

Planning Division, 525 San Anselmo Avenue, San Anselmo, California 94960  
Tel. (415)-258-4616/FAX 454-4683/email: [planning@townofsananselmo.net](mailto:planning@townofsananselmo.net)

TOWN OF SAN ANSELMO  
PLANNING, BLDG. PUBLIC WORKS

**GENERAL PLANNING APPLICATION FORM**

Job Site Address: <i>711 Sir Francis Drake</i>	Assessor Parcel No.: <i>006-083-08</i>	Zone: <i>C-L</i>
Property Owner(s) Name: <i>FORD GREENE</i>	Phone Numbers: Home: Work: <i>415.258 0360</i>	Fax Number: Cell Phone: E-Mail: <i>FORDGREENE@COMCAST.NET</i>
Mailing Address: <i>711 SIR FRANCIS DRAKE</i>	City: <i>SAN ANSELMO</i>	State/Zip: <i>CA 94960</i>
Applicant(s) Name (contact person): <i>FANI HANSEN, AIA</i>	Phone Numbers: Home: Work: <i>415-435-5767</i>	Fax Number: <i>415-435-4240</i> Cell Phone: E-Mail: <i>FANI@HANSENARCHITECTS.COM</i>
Mailing Address: <i>P.O. BOX 868</i>	City: <i>TIBURON</i>	State/Zip: <i>CA/94920</i>

TYPE OF APPLICATION/FEE	ACCOUNT	FEE
<b>Planning Commission Action Applications:</b> Annexation, General Plan Amendment, Rezoning, Design Review*, Use Permit, Variance*, Subdivision, Parcel Split, Lot Line Adjustment* Illuminated Sign Review, FAR Exception	01.00.48057.	\$ 1,200 <sup>(1)(2)</sup>
Environmental Review/Negative Declarations/ Environmental Impact Reports	01.00.48057 01.00.20312	\$ 1,920 <sup>(3)(4)</sup> Consultant cost plus 20%
Administrative Design Review (commercial)	01.00.48057	\$ 360
Administrative Design Review (residential)	01.00.48057	\$ 600
Ministerial Residential Second Unit	01.00.48057	\$ 720 <sup>(5)</sup>
Administrative Variance	01.00.48057	\$ 720
Administrative Minor Exception	01.00.48057	\$ 238
Administrative Sign Review (conforming)	01.00.48057	\$ 119
Administrative Lot Line Adjustment	01.00.48057	\$ 1,200
Administrative Lot Merger	01.00.48057	\$ 238
Administrative Temporary Outdoor Display	01.00.48057	\$ 100
Certificate of Compliance	01.00.48057	\$ 1,200
Peer Review	01.00.20327	Consultant cost plus 20%
Plan Storage	01.00.20313	\$ 2 per/sheet X
General Plan Maintenance Fee	01.00.48012	10% of application fee X
Planning Technology Fee	01.0048058	5% of application fee X
Planning Training Fee	01.0048059	5% of application fee X
Appeal (to Planning Commission or Town Council)	01.00.48057	\$ 504
Additional Planning Deposit and Research Fee	01.00.20312	\$ 119/hour
<b>TOTAL APPLICATION FEE</b>		\$ <b>1,464</b>

Notes: See Planning Division Acknowledgement of Application Fees

DEDUCT DEPOSIT 1,000  
DUE 464<sup>00</sup>

MAR - 2 2012



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**DETAILED DESCRIPTION OF PROJECT:** LEVEL 1, 719 SIR FRANCIS DRAKE BVD.  
DOCUMENTING EXISTING CONDITIONS FOR PLANNING APPLICATION  
FOR USE PERMIT OF AN EXISTING, OWNER OCCUPIED  
RESIDENTIAL UNIT LOCATED AT 719 SIR FRANCIS DRAKE BVD.  
SAN ANSELMO, CA 94960

	EXISTING	PROPOSED
Lot Size	10,000 SF	SAME AS EXISTING
Dwelling Size	Total: LEVEL 1 - 1370 SF 1 <sup>st</sup> story: LEVEL 2 - 1700 SF 2 <sup>nd</sup> story: LEVEL 3 - 1810 SF Basement/other: TOTAL - 4,840 SF	Total: SAME AS EXISTING 1 <sup>st</sup> story: 2 <sup>nd</sup> story: Basement/other:
Other Building Size	Total: 1 <sup>st</sup> story: GARAGE 800 SF 2 <sup>nd</sup> story: BARN 600 SF Basement/other: UNCOVERED 180 SF	Total: AS EXISTING 1 <sup>st</sup> story: 2 <sup>nd</sup> story: Basement/other:
Parking	Number of spaces & dimensions: 8 Garage: 3 (1770 SF) Carport: Uncovered: 5	Number of spaces & dimensions: Garage: AS EXISTING Carport: Uncovered:
Deck and Stairs	Deck: 220 SF Stairs: 120 SF	Deck: Stairs: AS EXISTING
Porch	N/A	N/A
Lot Coverage or FAR <sup>1</sup>	LOT COVERAGE - 40%	
Dwelling/Building Height Above Average Grade (roof peak) <sup>2</sup>	33' 11.5%	AS EXISTING
Number of Stories <sup>3</sup>	3	AS EXISTING
Zoning	C-1	
Flood Zone	ABOVE FLOOD ZONE	

**Notes:**

1. Minimum parking dimensions are 9' wide by 19' long by 7' high.
2. Lot Coverage applies to flatland residential in R-1, R-2, and R-3 zones and to Professional zones. It is defined as the land area covered by all buildings and improvements with a finished height above grade of 36" or more, including all projections except for eaves which project less than 2' from the face of a building.
3. Floor Area Ratio (FAR) applies to Residential zones R-1-H, R-1-C and R-1 and to all Commercial zones. It is defined as the ratio between the total floor area of a building(s) on a lot and the area of that lot in gross square feet.
4. Average Grade: The average slope of the land in the building footprint only.
5. Stories: Reference "Story" handout

Signature of Property Owner

Signature of Applicant

Date

Date

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PLANNING AND BUILDING DEPARTMENT

TOWN OF SAN ANSELMO  
PLANNING BLDG PUBLIC WORKS

**PLANNING DIVISION ACKNOWLEDGEMENT OF APPLICATION FEES**

This form advises you of the costs that are involved in processing discretionary applications through the Planning Division. You are hereby requested to acknowledge this information and agree to be responsible for all expenses incurred in the processing of your application. X applicant, shall be responsible for the payment of all costs, direct and indirect, associated with the processing of the discretionary permit application referenced below. The following fees are required to initiate permit processing:

TYPE OF APPLICATION/FEE	ACCOUNT	FEE
Planning Commission Action Applications: Annexation, General Plan Amendment, Rezoning, Design Review*, Use Permit, Variance*, Subdivision, Parcel Split, Lot Line Adjustment* Illuminated Sign Review, FAR Exception	01.57.705	\$ 1,200 <sup>(1)(2)</sup> X
Environmental Review/Negative Declarations/ Environmental Impact Reports	01.57.705 01.24.20	\$ 1,920 <sup>(3)(4)</sup> Consultant cost plus 20%
Administrative Design Review (commercial)	01.57.705	\$ 360
Administrative Design Review (residential)	01.57.705	\$ 600
Ministerial Residential Second Unit	01.57.705	\$ 720 <sup>(5)</sup>
Administrative Variance	01.57.705	\$ 720
Administrative Minor Exception	01.57.705	\$ 238
Administrative Sign Review (conforming)	01.57.705	\$ 119
Administrative Lot Line Adjustment	01.57.705	\$ 1,200
Administrative Lot Merger	01.57.705	\$ 238
Administrative Certificate of Compliance	01.57.705	\$ 1,200
Administrative Temporary Outdoor Display	01.57.705	\$ 100
Peer Review	01.24.30	Consultant cost plus 20%
Plan Storage	01.24.02	\$ 2 per/sheet X
General Plan Maintenance Fee	01.57.710	10% of application fee X
Planning Technology Fee	01.57.711	5% of application fee X
Planning Training Fee	01.57.712	5% of application fee X
Appeal (to Planning Commission or Town Council)	01.57.705	\$ 504
Additional Planning Deposit and Research Fee	01.24.20	\$119/hr

\$  
1,200.00  
  
22.00  
132.20  
61.10  
61.10  
TOTAL 1,466.40

Notes:

- Includes the first 8 hours of direct planner time. Projects exceeding 8 hours planning time will be required to submit deposits in \$500 increments to cover additional planner time at the current hourly research rate.
- When multiple applications are submitted for the same project, e.g., use permit and variance, the application fee shall be the sum of the most costly fee plus 50% of each of the other application fees, e.g., \$1,000 for use permit and \$500 for variance = \$1,500 for 8 hours of time.
- Fees charged by outside agencies for review and processing of environmental documents will be charged to the applicant in addition to the fees herein.
- Includes the first 16 hours of planner time. Projects exceeding 10 hours planning time will be required to submit deposits in \$500 increments to cover additional planner time at the current hourly research fee rate.
- Includes the first 4 hours of planner time. Projects exceeding 4 hours will be required to submit deposits in \$500 increments to cover additional planner time at the current hourly research fee rate.

I have read the information provided above and agree to be responsible for all debts incurred in connection with the processing of my planning application, including all court costs and attorney fees should enforcement action be necessary, for the following address and project:

Applicant's signature Fanni Hausell Date: FEB 29, 2012

Project Address: 711-715 SIR FRANCIS DRAKE BLVD, SAN ANSELMO, CA 94960

\* NOTE: PAYMENT WILL BE DELIVERED BY OWNER FORD GREENE



PLANNING AND BUILDING DEPARTMENT

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**USE PERMIT SUPPLEMENTAL QUESTIONNAIRE**

**Administrative Review** (Planning and Building Director): 1) Accessory use that is very low in scale, will not cause a significant increase in intensity of use of the property, and will not alter the primary use of the facility; and 2) Outdoor storage and display of merchandise, plants, and street furniture based upon one of the following: a) within all the commercial (C) districts: outdoor display and sale of merchandise for a limited time period, not exceeding thirty (30) consecutive days and not exceeding more than thirty (30) days in any one calendar year; and b) within all zoning districts: outdoor placement of plants and street furniture on public or private property in limited quantity which, in the opinion of the Planning and Building Director will not hinder the free use of the public sidewalk. Such plants and street furniture shall not bear signs, price tags, or other indications that the plants or street furniture is for sale or rent.

**Planning Commission Review:** The following applications are acted upon by the Planning Commission: 1) Any of the above applications referred by the Planning and Building Director; 2) All other use permit applications not identified above; and 3) Should a property require more than one planning application, and should any of those applications require Planning Commission review, then all planning applications associated with the property shall require Planning Commission review.

Complete the information below:

What is the most recent use of the building/tenant space prior to your occupancy? If this is an expansion of your existing use, so indicate.

PROPOSED USE: *THIS IS AN EXISTING 3 STORY BUILDING CONSTRUCTED MORE THAN 100 YEARS AGO, IN 1905. THIS APPLICATION IS FOR A CONDITIONAL USE PERMIT FOR ONE BEDROOM UNIT USED AS OWNER'S LIVING QUARTER. OWNER OCCUPIED THE BUILDING SINCE 1986.*

Number of employees associated with the use who would work on-site: *0*; *THIS APPLICATION IS FOR AN EXISTING RESIDENTIAL UNIT*

	Day of Operation? (Yes or No)	Hours of Operation	Maximum no. of employees on-site at any one time	No. of vehicular trips typically expected (include deliveries/pick ups)	Number of clients/customers typically expected
Sunday					
Monday					
Tuesday					
Wednesday					
Thursday					
Friday					
Saturday					

If this space in this table is inadequate for complete answers, attach this information.



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Type of machines, equipment, materials used for business: ∅

Floor Area (square footage) of portion of the building intended for subject use:

Basement: \_\_\_\_\_ 1<sup>st</sup> Floor: \_\_\_\_\_ 2<sup>nd</sup> Floor: \_\_\_\_\_ 3<sup>rd</sup> Floor: \_\_\_\_\_

**For ~~Second~~ Living Units in ~~Single Family Residential~~ Zoning Districts: C-L**

What was the date the unit was established? BUILDING CONSTRUCTED IN 1905

**For All Use Permit Applications:**

List why the establishment, maintenance, or operation of the use will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of the proposed use, or be detrimental or injurious to property or improvements in the neighborhood or to the general welfare of the Town: THIS IS AN EXISTING USE. THE CONDITION SHOULD BE GRAND FATHERED

**For Gasoline Stations In All Commercial (C) Zoning Districts:**

1) For Full Serve and Self-Service Gasoline Stations: Will all operations including storage, excepting service with gasoline, oil, air, and water be conducted within a closed building, as required by Code? \_\_\_\_\_ (yes or no).

2) For Self-Service Gasoline Stations: List why the granting of the use permit will not adversely affect the public health, safety, or welfare by either diminishing the availability of minor emergency health and safety services, including rest rooms and minor automobile repair: \_\_\_\_\_

**For Uses in Limited Commercial (C-L) Zoning District:**

1) Will the use generate traffic at a rate greater than: fifty (50) vehicle trip ends for each 1,000 gross square feet of gross leasable building area? NO

**-OR-**

2) Will the use generate traffic at a rate greater than the existing number of trips during the a.m. and p.m. peak hours generated by the existing use as of July 22, 1997 (the determination for vacant buildings will be the most recent use between February 26, 1991 and July 22, 1997) on Sir Francis Drake Boulevard (those numbers of traffic trips typically generated for existing and proposed uses shall be obtained from the current edition of Trip Generation, Institute of Transportation Engineers)? NO

**For On-Sale and Off-Sale of Beer and Wine in Conjunction with the Sale of Motor Fuel:**

List the substantial evidence in view of the whole record to justify the granting of a use permit: \_\_\_\_\_

Note that in addition to the standards listed in the state Business and Professions Code Licensing Restrictions, the Town has the authority to further condition this type of use permit.



APPENDIX NO. 2  
JUNE 18, 2012

PLANNING AND BUILDING DEPARTMENT

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**VARIANCE SUPPLEMENTAL QUESTIONNAIRE**

Complete the information below: 711-715 SIR FRANCIS DRAKE BOULEVARD  
SAN ANSELMO, CA 94960

**Setback Variance:**

N.A

\_\_\_\_\_ foot front yard variance to construct a \_\_\_\_\_ within \_\_\_\_\_ feet of the front property line.

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\_\_\_\_\_ foot rear yard variance to construct a \_\_\_\_\_ within \_\_\_\_\_ feet of the rear property line.

JUN 18 2012

\_\_\_\_\_ foot side yard variance to construct a \_\_\_\_\_ within \_\_\_\_\_ feet of the side property line.

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\_\_\_\_\_ foot side yard variance to construct a \_\_\_\_\_ within \_\_\_\_\_ feet of the side property line.

**Other Variance Requests:**

Fence height: EXISTING FENCE IS 14 FEET HIGH;  
6 FEET ABOVE CODE Building Height: \_\_\_\_\_

Lot Coverage: \_\_\_\_\_ Floor Area Ratio (FAR): \_\_\_\_\_

Parking number and/or size: REDUCTION OF ONE PARKING  
STALL REQUIRED

**For All Variance Applications (does not include Sign Variance):** SEE ATTACHED

1. List below special circumstances applicable to the property, including size, shape, topography, location, or surroundings, to show why the variance should be granted, and why the granting of the variance will not be a granting of special privileges inconsistent with the limitations upon other properties in the vicinity and zone (you may attach a statement).

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

2. List below your reasons why the variance will not materially affect adversely the health or safety of persons residing or working in the neighborhood or be materially detrimental to the public welfare or injurious to property or improvements in the neighborhood (you may attach a statement).

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



DANADJIEVA HANSEN ARCHITECTS. Inc

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AUG 1 2012

August 1, 2012

**Variance application for Existing Fence Height:**

711-715 Sir Francis Drake Boulevard, San Anselmo, CA 94960

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This application is for granting of variance to an existing fence height of 14 feet height that exceeds the 8 feet Code maximum height by 6 feet.

There are special circumstances applicable to this property. Those are:

**1. Location: refer to drawing A7.0 and images 3, 12 and 38 on sheet A0.1**

- The subject property is the only property in the Town of San Anselmo which contains residential units and which is exposed to Sir Francis Drake, Bridge Street and Center Boulevard. The result is that the subject property has more exposure to four different aggregate impacts from multiple sources than any other property in the Town.
- The corner of the property where the fence is located is at a distance of
  - a) 123 feet from the loading dock of Andronico's Supermarket,
  - b) 218 feet from the Golden Gate San Anselmo Hub Transit Bus stop at Center Boulevard
  - c) 322 feet from Station 19 of the Ross Valley Fire Department
- The Two lane Center Boulevard/ Bridge Street and four lane Sir Francis Drake Boulevard are the busy traffic arteries that feed from Sonoma County, West Marin County, Fairfax and San Anselmo to Highways 101, 580 and beyond to the greater Bay Area.

For this unique location granting of the variance does not present a special privilege to the property owner of 711-715 Sir Francis Drake Boulevard due to:

**2. Special Circumstances:**

- Sound pollution
  - a) From cars: 35,000 cars per day from Sir Francis Drake to the north according to a 2009 traffic study.
  - b) From buses: 177 times each day from Golden Gate Transit Center located on Center Boulevard, Monday through Friday- Routes 22, 23, 24, 27, 29 and 68, arrival and departure from the Hub Transit Center
  - c) From semi truck routs, 24 hours daily from Andronico's loading dock to the east which loads from Bridge Street
  - d) From sirens and horns generated from Fire engines and vehicles responding to emergency calls coming from Station 19 of the Ross Valley Fire Department to the South and frequently accessing Sir Francis Drake Boulevard westbound by means of Bridge Street;

- Exhaust pollution

- a) From cars: 35,000 cars per day from Sir Francis Drake to the north according to a 2009 traffic study.
- b) From buses: 177 times each day from Golden Gate Transit Center located on Center Boulevard, Monday through Friday- Routes 22, 23, 24, 27, 29 and 68, arrival and departure from the Hub Transit Center
- c) From semi truck routes, 24 hours daily from Andronico's loading dock to the east which loads from Bridge Street
- d) From Fire engines and vehicles responding to emergency calls coming from Station 19 of the Ross Valley Fire Department to the South and frequently accessing Sir Francis Drake Boulevard westbound by means of Bridge Street;

The existing fence height improves the health of the persons residing and working in the neighborhood as it blocks the extensive exhaust and noise from cars, buses, trucks and fire engines.

- Privacy invasion

Hundreds of people walk, drive or bike near the area when going to the San Anselmo Hub Transit Center, Andronico Supermarket or Downtown San Anselmo. They

- a) Look directly into the back yard of the subject property,
- b) Survey the activity there,
- c) Observe whether bicycles are exposed and unlocked,
- d) Observe whether activity is occurring and, if so, what it is.

- Security issues - Residential

Hundreds of people who walk, drive or bike near the area

- a) Survey residential areas of the property,
- b) Access into the back yard of the property,
- c) Penetrate the backyard and residential areas.

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- Security issues - Professional

An ordinary 8' fence would allow both the hundreds of people who frequent the San Anselmo Hub Transit Center to

- a) Survey professional areas and property,
- b) Access into the back yard of the subject,
- c) Penetrate the residential areas.

The Owner's law practice is nationally known for taking on and beating powerful religious cult groups. A consequence of his success has been the targeting of his home and office for surveillance at all hours of the day and night, burglarizing and other forms of harassment.



po box 868 tiburon california 94920 p: 415 435-5767 f: 415 435-4240 [www.hansenarchitects.com](http://www.hansenarchitects.com)

The existing fence height protects the barn from the street and is critical for the safety of the occupants of 711-715 Sir Francis Drake.

The surrounding neighbors do not object to the existing fence's height as demonstrated by their signature shown on drawing sheet A7.0.

In addition the existing fence height contributes to the aesthetics of the neighborhood. The fence is practically not visible from the street as it is screened by existing trees and is of shorter height than the two buildings on either side of it. Please refer to images 3, 12 and 38 on sheet A0.1

Due to the special circumstances applicable to this property, location, surroundings, noise, exhaust pollution and safety the strict application of the regulations deprive the property of privileges enjoyed by other properties in San Anselmo. The granting of the variance will not constitute a grant of special privileges.

The granting of the variance does not affect adversely the health or safety of persons residing or working in the neighborhood as evident by the neighbors' signature of no objection.

Respectfully submitted



Fani D. Hansen, AIA, LEED AP, BD+C, NCARB, Architect; DHA, Inc

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