

PROPERTY INFORMATION

APPLICANT NAME

PROPERTY ADDRESS

ASSESSOR PARCEL NUMBER(S)

FINDINGS FOR DESIGN REVIEW APPLICATIONS

Provide the Town with written facts to support the following conclusions the Planning Director or Planning Commission must make to approve the Design Review application. Please provide facts in support of each conclusion so they can make a logical connection between the facts and the conclusion.

Commercial, Professional, and Residential R-3 (four (4) or more units, churches, and convalescent homes) design review.

1. Is functionally and aesthetically compatible with the existing improvements and the natural elements in the surrounding area;
2. Provides for protection against noise, odors, and other factors which may make the environment less desirable;
3. Will not tend to cause the surrounding area to depreciate materially in appearance or value or otherwise discourage occupancy, investment, or orderly development in such area;
4. Will not create unnecessary traffic hazards due to congestion, distraction of motorists, or other factors and provides for satisfactory access by emergency vehicles and personnel;
5. Will not adversely affect the health or safety of persons using the improvement or endanger property located in the surrounding area; and
6. Is consistent with the Town General Plan.

Residential R-1, R-2, and R-3 (three (3) or fewer units) below 150 feet Mean Sea Level (flatland).

1. Is functionally and aesthetically compatible with the existing improvements and the natural elements in the surrounding area;
2. Provides for protection against noise, odors, and other factors which may make the environment less desirable;
3. Will not tend to cause the surrounding area to depreciate materially in appearance or value or otherwise discourage occupancy, investment, or orderly development in such area;
4. Will not create unnecessary traffic hazards due to congestion, distraction of motorists, or other factors and provides for satisfactory access by emergency vehicles and personnel;
5. Will not adversely affect the health or safety of persons using the improvement or endanger property located in the surrounding area; and
6. Is consistent with the Town General Plan.
7. Will not unreasonably impair access to light and air of structures on neighboring properties;
8. Will not unreasonably affect the privacy of neighboring properties including not unreasonably affecting such privacy by the placement of windows, skylights and decks;
9. Will be of a bulk, mass and design that complements the existing character of the surrounding neighborhood; and
10. Will not materially affect adversely the health or safety of persons residing or working in the neighborhood of the property of the applicant and will not be materially detrimental to the public welfare or injurious to property or improvements in such neighborhood.

☐ Hillside Residential R-1-H, R-1-C, and R-1 above 150 feet Mean Sea Level

1. Is functionally and aesthetically compatible with the existing improvements and the natural elements in the surrounding area;
2. Provides for protection against noise, odors, and other factors which may make the environment less desirable;
3. Will not tend to cause the surrounding area to depreciate materially in appearance or value or otherwise discourage occupancy, investment, or orderly development in such area;
4. Will not create unnecessary traffic hazards due to congestion, distraction of motorists, or other factors and provides for satisfactory access by emergency vehicles and personnel;
5. Will not adversely affect the health or safety of persons using the improvement or endanger property located in the surrounding area; and
6. Is consistent with the Town General Plan.
7. Will not unreasonably impair access to light and air of structures on neighboring properties;
8. Will not unreasonably affect the privacy of neighboring properties including not unreasonably affecting such privacy by the placement of windows, skylights and decks;
9. Will be of a bulk, mass and design that complements the existing character of the surrounding neighborhood; and
10. Will not materially affect adversely the health or safety of persons residing or working in the neighborhood of the property of the applicant and will not be materially detrimental to the public welfare or injurious to property or improvements in such neighborhood.
11. Adequacy of screening;
12. Selection of architectural features and colors that enable the structure to blend with its environment and which results in a low visual profile.

☐ Residential R-1 and R-2 design review for additions to existing dwellings and accessory structures originally and legally built less than eight (8) feet but not less than five (5) feet from the interior side property line.

1. Is functionally and aesthetically compatible with the existing improvements and the natural elements in the surrounding area;
2. Provides for protection against noise, odors, and other factors which may make the environment less desirable;
3. Will not tend to cause the surrounding area to depreciate materially in appearance or value or otherwise discourage occupancy, investment, or orderly development in such area;
4. Will not create unnecessary traffic hazards due to congestion, distraction of motorists, or other factors and provides for satisfactory access by emergency vehicles and personnel;
5. Will not adversely affect the health or safety of persons using the improvement or endanger property located in the surrounding area;
6. Is consistent with the Town General Plan.
7. Will not unreasonably impair access to light and air of structures on neighboring properties;
8. Will not unreasonably affect the privacy of neighboring properties including not unreasonably affecting such privacy by the placement of windows, skylights and decks;
9. Will be of a bulk, mass and design that complements the existing character of the surrounding neighborhood;
10. Will not materially affect adversely the health or safety of persons residing or working in the neighborhood of the property of the applicant and will not be materially detrimental to the public welfare or injurious to property or improvements in such neighborhood.
11. Is of a scale, intensity, and design that complements the existing character of the surrounding neighborhood.

Floor Area Exception for Hillside (Above 150 feet Mean Sea Level) Lots

1. Is functionally and aesthetically compatible with the existing improvements and the natural elements in the surrounding area;
2. Provides for protection against noise, odors, and other factors which may make the environment less desirable;
3. Will not tend to cause the surrounding area to depreciate materially in appearance or value or otherwise discourage occupancy, investment, or orderly development in such area;
4. Will not create unnecessary traffic hazards due to congestion, distraction of motorists, or other factors and provides for satisfactory access by emergency vehicles and personnel;
5. Will not adversely affect the health or safety of persons using the improvement or endanger property located in the surrounding area;
6. Is consistent with the Town General Plan.
7. Will not unreasonably impair access to light and air of structures on neighboring properties;
8. Will not unreasonably affect the privacy of neighboring properties including not unreasonably affecting such privacy by the placement of windows, skylights and decks;
9. Will be of a bulk, mass and design that complements the existing character of the surrounding neighborhood; and
10. Will not materially affect adversely the health or safety of persons residing or working in the neighborhood of the property of the applicant and will not be materially detrimental to the public welfare or injurious to property or improvements in such neighborhood.
11. Adequacy of screening;
12. Selection of architectural features and colors that enable the structure to blend with its environment and which results in a low visual profile.
13. Will not be materially visible offsite;
14. Is of a scale, intensity, and design that integrates with the existing character of the surrounding neighborhood; and
15. Internal efficiency and/or space utilization problems exist.

Maximum Adjusted Floor Area Exception for lots below 150 Mean Sea Level pursuant to San Anselmo Municipal Code Section 10-3.412:

1. The dwelling and/or improvements were built prior to November 9, 2009;
2. The site will not exceed an Adjusted Floor Area of 5,000 square feet;
3. Is functionally and aesthetically compatible with the existing improvements and the natural elements in the surrounding area;
4. Provides for protection against noise, odors, and other factors which may make the environment less desirable;
5. Will not tend to cause the surrounding area to depreciate materially in appearance or value or otherwise discourage occupancy, investment, or orderly development in such area;
6. Will not create unnecessary traffic hazards due to congestion, distraction of motorists, or other factors and provides for satisfactory access by emergency vehicles and personnel;
7. Will not adversely affect the health or safety of persons using the improvement or endanger property located in the surrounding area; and
8. Will not unreasonably impair access to light and air of structures on neighboring properties;
9. Will not unreasonably affect the privacy of neighboring properties including not unreasonably affecting such privacy by the placement of windows, skylights and decks;
10. Will be of a bulk, mass and design that complements the existing character of the surrounding neighborhood; and
11. Employs mass-reducing techniques such that the additional square footage over the maximum Adjusted Floor Area is reasonably mitigated and does not result in overbuilding of the lot.

12. Will not materially affect adversely the health or safety of persons residing or working in the neighborhood of the property of the applicant and will not be materially detrimental to the public welfare or injurious to property or improvements in such neighborhood.
13. Is consistent with the Town General Plan.

Professional and commercial (one thousand two hundred (1,200) square feet or more of gross floor area)

1. Is functionally and aesthetically compatible with the existing improvements and the natural elements in the surrounding area;
2. Provides for protection against noise, odors, and other factors which may make the environment less desirable;
3. Will not tend to cause the surrounding area to depreciate materially in appearance or value or otherwise discourage occupancy, investment, or orderly development in such area;
4. Will not create unnecessary traffic hazards due to congestion, distraction of motorists, or other factors and provides for satisfactory access by emergency vehicles and personnel;
5. Will not adversely affect the health or safety of persons using the improvement or endanger property located in the surrounding area; and
6. Is consistent with the Town General Plan.
7. That the project will not be detrimental to the existing facade(s) of buildings constructed prior to January 1, 1960.

All parking spaces created in required setbacks in association with conversion of a garage to an accessory dwelling unit pursuant to San Anselmo Municipal Code Section 10-3.504(b).

Plans must be designed with sensitivity so that public views and neighbors are not impacted by the loss of landscaping and views of parked vehicles.

1. Visual effects have been mitigated with screening and landscaping, including plants, trees, berms, fencing or walls; and
2. Is functionally and aesthetically compatible with the existing improvements and the natural elements in the surrounding area;
3. Provides for protection against noise, odors, and other factors which may make the environment less desirable;
4. Will not tend to cause the surrounding area to depreciate materially in appearance or value or otherwise discourage occupancy, investment, or orderly development in such area;
5. Will not create unnecessary traffic hazards due to congestion, distraction of motorists, or other factors and provides for satisfactory access by emergency vehicles and personnel;
6. Will not adversely affect the health or safety of persons using the improvement or endanger property located in the surrounding area; and
7. Is consistent with the Town General Plan.