

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.

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
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

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.