

FINAL AGENDA

TOWN OF SAN ANSELMO PLANNING COMMISSION



TOWN HALL COUNCIL CHAMBER
525 SAN ANSELMO AVENUE, San Anselmo

MEETING DATE: 7:00 P.M. MONDAY, APRIL 21, 2008

A. CALL TO ORDER

B. OPEN TIME FOR PUBLIC EXPRESSION

C. CONTINUED ITEMS

1. **DR-0806/U-08008 – Catherine and Guy Sene, 53 Indian Rock Road, APN-177-250-24**, Hillside Design Review of a new 4,298± square foot, two story dwelling with a 202± square foot garage, a 500± square foot garage, and Use Permit to construct a new, detached, 500± square foot, two story second unit to be up to 29.5' above average grade and on a second floor (Code: 18' height, one story) located within the R-1 zoning district. (staff person: Consultant Henderson) **CONTINUED TO 5/5/08**

D. PUBLIC HEARING ITEMS

CONSENT AGENDA

1. **Minutes – March 17, 2008**
2. **V-08005 – Silke Von Bauer dba Local Flora, 100 Red Hill Avenue, APN 006-167-04**, Variance to place a sign on the existing monument sign in the parking lot of United Market facing Red Hill Avenue, located within the C-3 zoning district. (staff person: Chambers)
3. **U-0807 - Lassa Frank, 1604 Sir Francis Drake Blvd., APN – 005-121-14**, Conditional Use Permit to operate an optometrist practice in a building that is in excess of 1,200 square feet, located in the C-L zoning district. (staff person: Chambers)

REGULAR AGENDA

4. **DR-0741 – Sean Condry, 15 Fernwood Drive, APN 007-131-36**, Design Review Amendment to the previously approved project which was a 2,348± square foot dwelling, 990± square foot uncovered decking, 170± square foot covered porch, and 500 square foot garage, to add a 1,135± square foot lower floor area and reduce the upper floor 56 square feet, bringing the total floor area to 3,427± square feet, reduce the uncovered decking 245 square feet, bringing the total uncovered decking to 745± square feet, no change to the size of the 170± square foot porch, and reduce the garage 60 square feet to 440± square feet, and other design modifications, located within the R-1 zoning district (above 150' msl). (staff person: Wight)

5. **U-0806/V-0806 – Catherine and Alex Hargrave, 50 Alder Avenue, APN 007-041-29**, Use Permit to demolish 50% or more of the existing dwelling; Setback Variance to demolish and rebuild the south wall of the existing dwelling within 5' of the south side property line and raise it approximately 2' in height (Code: 8'); Setback Variance to construct a one car garage in a similar location as the existing carport within 0' of the north side property line (Code: 8'), and a Parking Variance to relocate one existing 9' x 19' parking space to the rear of the proposed garage within 0' of the north side property line (Code 8'), located within the R-1 zoning district. (staff person: Chambers)

E. ITEMS FROM PLANNING COMMISSION

F. ITEMS FROM STAFF

G. ADJOURNMENT TO THE MEETING OF MONDAY, MAY 5, 2008

There may be a 5-minute break at approximately 9:30 p.m. Any item not under discussion before 11:00 p.m. may be continued to the next regular meeting. If you need an accommodation to attend or participate in this meeting due to a disability, please contact the Planning and Building Department at Town Hall, (258-4653). TTY phone number is: 453-4690.

When are Staff Reports Available?

Applicants will be sent a copy of the staff report for the item by 6 p.m. on the Friday before the public hearing. Staff reports will be available for review in both the Planning and Building Department and San Anselmo Public Library (located adjacent to Town Hall) during regular business hours after 6:00 p.m. on the Friday before the public hearing.

What does the Consent Agenda Mean?

The opportunity for public comment on consent agenda items will occur prior to Planning Commission discussion of the consent agenda. The Planning Commission may approve the entire consent agenda with one action. In the alternative, items on the consent agenda may be removed by any Planning Commissioner or staff member, for separate discussion and vote.

Appeals

An appeal of a Planning Commission decision must be made in writing to the Town within ten (10) calendar days after the decision was made.

Court Challenges

Judicial review of an administrative decision of the Town Council must be filed with the Court not later than the 90th day following the date of the Council's decision. (Code of Civil Procedure Section 1094.6). If a public hearing item listed on this agenda is challenged in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this agenda, or in written correspondence delivered at, or prior to, the above referenced public hearing (Government Code Section 65009).

Final Agenda

A final agenda will be available on the Friday evening before the hearing on The Town Hall Bulletin Board. Because some items may be placed on the Consent Agenda or taken out of order, all interested parties should be at the meeting promptly at 7:00 p.m.

PLEASE NOTE: In order to give all interested persons an opportunity to be heard, and to ensure the presentation of all points of view, members of the audience should:

(1) Limit presentation to three minutes; (2) Always address the Chair; (3) State name and address; (4) State views/concerns succinctly; (5) Speak directly into microphone and (6) All documents submitted at the meeting must first be submitted at the Staff table, to be entered into the record and retained by the Town.

If an item is continued, it is the responsibility of interested parties to note the new meeting date. Notices will not be sent out for items continued to a specific date.

The preliminary agenda was noticed in accordance with Government Code Section 65091 et seq. on or before April 11, 2008.


BARBARA CHAMBERS
ASSISTANT PLANNER