



PLANNING COMMISSION AGENDA

7:00 p.m. January 22, 2018

San Anselmo Town Council Chambers
525 San Anselmo Avenue, San Anselmo, CA 94960

1. CALL TO ORDER

2. OPEN TIME FOR PUBLIC EXPRESSION - *Members of the public may address the Planning Commission regarding items not on the agenda.*

3. PLANNING DIRECTORS REPORT

4. CONSENT AGENDA

The opportunity for public comment on consent agenda items will occur prior to Planning Commission vote on the consent agenda. There will be no separate discussion on these items before the vote. The Planning Commission may approve the entire consent agenda with one action. In the alternative, any Planning Commission or staff member may remove items on the consent agenda for separate discussion and vote.

A. APPROVAL OF DRAFT MINUTES DECEMBER 18, 2017

B. 97 TAMALPAIS – VARIANCE REQUEST

Owners: Fred Lange
Project Address: 97 Tamalpais Avenue
Assessor's Parcel No.: 007-212-02
Zoning: R-1, Single Family Residential
General Plan: Single Family Residential
FIRM Flood Zone: X

Request: Setback variance to replace an attached shed in the rear setback (adjacent to Magnolia Avenue) with habitable office space. The structure was destroyed last year by a tree, and was approximately 1.5 feet from the property line (code: 20 feet).

5. PUBLIC HEARING ON PLANNING APPLICATIONS

A. 392 REDWOOD – DESIGN REVIEW AND AMEND BUILDING ENVELOPE

Owner: Gavin and Susie Slader
Project Address: 392 Redwood Road
Assessor's Parcel No.: 007-360-01
Zoning: R-1-H, Very Low Density Residential, above 150 Mean Sea Level
General Plan: Very Low Density Residential
FIRM Flood Zone: Zone X (area of minimal flood hazard)

Request: Request to amend the building envelope established for the site and design review of proposed plans to construct a new deck to the north east of the existing single family residence. The proposed project would add 794 square feet of decking and stairs to an existing 565 square foot deck and would extend past the approved building envelope, but would not encroach into the setback. Approximately 50 square feet of the new deck extends past the building envelope approved in the Seminary Estates Subdivision. Design Review is required for any construction in the R-1-H zoning district.

Lot size	43,023 sq. ft.	
Existing Lot Coverage	2,500 sq. ft.	5.8%
Proposed Lot Coverage	2,808 sq. ft.	6.5 % (code: 35%)

B. 49 CEDAR – DESIGN REVIEW AND USE PERMIT

Owners:	David and Beth Borgeson
Project Address:	49 Cedar Street
Assessor’s Parcel No.:	007-222-57
Zoning:	SPD – Specific Planned Development
General Plan:	Downtown Mixed Use Residential
FIRM Flood Zone:	X

Request: Amendment to the Specific Planned Development (SPD), use permit and design review for demolition of the existing residence and construction of a new residence and attached second unit. The structure would have an 8-foot setback from the west property line, a 29-foot setback from the east property line, 56-foot setback from the south property line and 29-foot setback from the north property line. The residence would be up to three stories and 30 feet in height (height measured from the average grade at the footprint of the building). The proposed materials include Hardiplank horizontal siding painted “Simply White,” dark green/black asphalt shingle roofing, and stone veneer. The project would maintain the existing parking: one carport space and one uncovered space.

Lot size	11,371 sq. ft.	
Existing Adjusted Floor Area	1,193 sq. ft.	10.5%
Proposed Adjusted Floor Area	2,935 sq. ft.	25.8%
Existing Lot Coverage	1,950 sq. ft.	17%
Proposed Lot Coverage	2,388 sq. ft.	21 %

6. SELECTION OF 2018 CHAIR AND VICE CHAIR

7. ITEMS FROM PLANNING COMMISSION

Planning Commissioners may make announcements or inquiries of staff and may recommend items that may be placed on future meetings of the Planning Commission.

8. ADJOURN

The next Planning Commission Meeting is scheduled for a regular meeting date of 7:00 P.M. February 5, 2018.

Order of Agenda and Continued Items As some items may be taken out of order, all interested parties should be at the meeting promptly at 7 P.M. **Any item not under discussion before 11:00 P.M. may be continued to the next regular meeting.** If an item is continued, it is the responsibility of interested parties to note the new meeting date. Notices may not be mailed out for items continued to a specific date.

Written Materials and Comments To ensure the Commissioners have an opportunity to fully consider written materials, we suggest submitting them to staff by 12:00 p.m. on the Thursday prior to the meeting to be included in the Planning Commission agenda packet. Information received after that time may be provided to the Planning commission at the public meeting.

Public Meetings and Broadcast The Planning Commission welcomes the public to their meetings, which are regularly scheduled for the first and third Mondays of each month. Planning Commission meetings are videotaped and broadcast on Comcast Channel 27, AT&T Channel 99 and <http://cmcm.tv/livegov> and townofsananselmo.org

Staff Reports and Other Information Staff reports and project information is available for review in the Planning Department and at townofsananselmo.org under "Public Meeting Information."

Public Hearing Format Except as otherwise provided in the agenda, most public hearings on planning applications will be considered in the following order:

1. Staff report
2. Presentation by applicant (includes applicant, architects and other advisors) not to exceed a combined time of 15 minutes. Applicants may reserve some of this time to respond to public comments.
3. Public comment for and against the proposal. In order to give all interested persons an opportunity to be heard please: a.) speak directly into microphone; b.) state name and address (voluntary); c.) limit presentation to three minutes and state views/concerns succinctly; d.) always address the Chair; and e.) provide a copy of any written material submitted at the meeting to staff for the public record.
4. Discussion and action by the Planning Commission.

Appeals and Challenges Any action of the Planning Commission may be appealed to the Town Council by any person by filing a notice of appeal and the appeal fee with the Town Clerk within ten (10) calendar days of the date of the decision of the Planning Commission (San Anselmo Municipal Code Section 10-1.06). If you challenge an action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in the notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. (California Government Code Section 65009)

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Town Clerk at 415-258-4660 or email ckacmar@townofsananselmo.org. Notification at least 48 hours prior to the meeting will enable the Town to make reasonable accommodation to help insure accessibility to this meeting.