



TOWN OF
SAN ANSELMO
EST. 1907

AGENDA
PLANNING COMMISSION
Monday, March 1, 2021 7:00 p.m.
Zoom <https://zoom.us/join>
Webinar ID 843 1783 3495

This meeting will be conducted via Zoom. Public comments will be accepted during the meeting. Members of the public are encouraged to participate remotely via Zoom by clicking on the following link or calling the number below.

Please click the link below to join the meeting:
<https://us02web.zoom.us/j/84317833495>

Or Telephone:
(669) 900 6833 (San Jose Area Code)

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. **APPROVAL OF MINUTES February 1, 2021**
5. **PUBLIC HEARINGS ON PLANNING APPLICATIONS**
 - A. **26 RUTHERFORD AVENUE.** Design review of proposal to add a railing at the upper level roof to create a roof deck. The project triggers cumulative design review for the roof deck, a 120 sq. ft. accessory structure in the rear yard, and the 495 sq. ft. upper level addition. A Minor Exception is requested to retain a trellis in the east side setback.
 - B. **121 TUNSTEAD AVENUE.** Amendment to parking variance and design review application approved on October 19, 2020. The applicant proposes to revise the exterior elevations, including removal of the mansard roof and brick veneer.
 - C. **115 ROSS AVENUE.** Variances for an addition. The project includes a 520 square foot addition at the rear of the residence, extending the existing walls and roofline. The street facing façade will be remodeled with an expanded covered porch. The project requires side setback variances for the addition, which would extend the structure

within the setbacks (3' 1" south side and 4' 8" north side setbacks existing/proposed, 8 feet required); a front setback variance for the porch (approximately 6' proposed, 14' required); and a lot coverage variance (31% existing, 43% proposed, 35% allowed).

D. 19 SAN RAFAEL AVENUE. Setback variances to replace a garage within the rear and east side setbacks.

Lot size	7,500 sq. ft.	
Existing Adjusted Floor Area	2,608 sq. ft.	34.8%
Proposed Adjusted Floor Area	2,648 sq. ft.	35.3% (code: 38%)
Existing Lot Coverage	2,519 sq. ft.	33.6%
Proposed Lot Coverage	2,599 sq. ft.	34.7% (code: 35%)

E. 101 CEDAR STREET. Variance, Conditional Use Permit and Design Review application for a new garage and second story Accessory Dwelling Unit (ADU). A setback variance is requested to construct the new garage/ADU in the location of the existing garage, partially within the 20 foot setback from Tamalpais Avenue.

6. 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.

7. ADJOURN

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 planning@townofsananselmo.org 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 the recordings are posted online at <https://www.townofsananselmo.org/779/Town-Council-Meeting-Packets>.

Staff Reports and Other Information Staff reports and project information is available for review at <https://www.townofsananselmo.org/779/Town-Council-Meeting-Packets>. Plans area also are available for review at <https://www.townofsananselmo.org/1020/Pending-Development-Applications>.

To Comment During the Zoom Meeting

The raise hand feature allows attendees to raise their hand to indicate that they would like to comment. Click **Raise Hand** in the webinar controls. The host will be notified that you have raised your hand and will notify you when it is your time to talk and you may be prompted to unmute yourself. While unmuted, your profile picture and name are displayed to the host and panelists. Only your name is displayed to other attendees. **If you join the webinar by phone, dial *9 to raise your hand.**

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. To give all interested persons an opportunity to be heard please: a.) state name and address (voluntary); b.) limit presentation to three minutes and state views/concerns succinctly; c.) always address the Chair; and d.) 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)

Reasonable Accommodations. 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.