



PRELIMINARY AGENDA
TOWN OF SAN ANSELMO PLANNING COMMISSION
San Anselmo Town Council Chambers
525 San Anselmo Avenue, San Anselmo, CA 94960

MEETING DATE: 7:00 P.M. MONDAY, FEBRUARY 3, 2014

- A. CALL TO ORDER**
- B. OPEN TIME FOR PUBLIC EXPRESSION**
- C. PLANNING DIRECTOR'S REPORT**
- D. PUBLIC HEARING ITEMS**

CONSENT AGENDA

- 1. Minutes of Planning Commission Meeting November 18, 2013.**

REGULAR AGENDA

- 2. VAR-1401, VAR-1402, VAR-1403 Michiko Conklin, 134 Madrone Avenue, APN 007-114-22:**
The applicant is requesting three variances. The first variance is for a proposed bedroom addition to be 14 feet from the front property line (Code: 20 feet). The second variance is for a proposed carport and covered walkway to be 10 feet 6 inches from the front property line (Code: 20 feet). The third variance is for one of the two required parking spaces to be 5 feet from the front property line (Code: 20 feet). The project site is located in the R-1 Zoning District (Staff person: Boyle).

E. ITEMS FROM PLANNING COMMISSION

- 1. Election of Planning Commission Chair and Vice-Chair.

F. ADJOURN TO THE MEETING OF MARCH 3, 2014

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, 415-258-4617. TTY phone number is: 415-453-4690.

When are Staff Reports Available?

Applicants will be sent a copy of the staff report for their item by 6 p.m. on the Friday before the public hearing. Staff reports will be available for review in the Planning Department and on San Anselmo's Website at townofsananselmo.org. Contact Phil Boyle, Senior Planner, at 415-258-4617 or pboyle@townofsananselmo.org.

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 and on the Town's Website at www.townofsananselmo.org. 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.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Town Clerk at 415-258-4652, TTY phone number is 415-453-4690. Notification at least 48 hours prior to the meeting will enable the Town to make reasonable accommodation to help insure accessibility to this meeting.

Phil Boyle
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(415) 258-4617
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