



**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, JULY 1, 2013**

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- 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 May 6, 2013.

**REGULAR AGENDA**

2. **DR-1306, UP-1302, GP-1301 Rob Hart, San Francisco Theological Seminary, 2 Kensington Road, APN 007-292-03:** Design review for plans to construct the Faculty Row, the Student Village, the Flex Use Townhomes and a storage building to implement the San Francisco Theological Seminary (SFTS) Master Plan Amendment (MPA) approved in March 2012. The application also includes a use permit to demolish four existing single family homes (108 and 130 Bolinas Avenue, 25 Kensington Court and 30 Kensington Road) and a storage building (105 Mariposa Avenue). In addition, the applicant seeks a grading permit to excavate 1,875 cubic yards, fill 370 cubic yards and export up to 2,505 cubic yards of material (up to 1,000 cubic yards of strippings may be spread and used on-site).

**The July 1, 2013 public hearing will focus on the Faculty Row and overall grading; it is the first of two scheduled hearings on the SFTS design review, use permit and grading permit application.** Two existing single family homes (108 Bolinas Avenue and 130 Bolinas Avenue) are proposed to be demolished to accommodate the construction of four 3-bedroom duplex units located within two separate buildings in Faculty Row. The duplexes would have vehicular access from Seminary Road, which provides the opportunity to remove three curb cuts on Bolinas Avenue that would be replaced with landscaping, street trees, and on-street parking spaces.

**The second hearing, focusing on the Student Village, the Flex Use Townhomes and the storage building is scheduled for July 15, 2013.** (Staff person: Boyle).

**E. ITEMS FROM PLANNING COMMISSION**

**F. ADJOURN TO THE MEETING OF JULY 15, 2013**

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](http://townofsananselmo.org). Contact Phil Boyle, Senior Planner, at 415-258-4617 or [pboyle@townofsananselmo.org](mailto: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 90<sup>th</sup> 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](http://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.**

This preliminary agenda was noticed on or before June 21, 2013, in accordance with Government Code Section 65091 et seq.

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