



**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, AUGUST 18, 2014**

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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 August 4, 2014.
- 2. **GP-1403, Jim Catlin, 531 Oak Avenue, 007-201-17:** Grading permit for the construction of new retaining walls to create three level terraces in the backyard of a single family residence. The project includes excavation of approximately 65 cubic yards of dirt and 166 cubic yards of fill. There is a net import of 101 cubic yards of material. The project site is located in the R-1 Zoning District (Staff person: Blomquist).

**REGULAR AGENDA**

- 3. **UP-1403, Daniel and Celeste Ezell, 921 Sir Francis Drake Boulevard, Red Hill Church, APN 006-073-09:** Use permit for a tutoring center operating Monday through Saturday from 9 A.M. to 9 P.M. and Sundays from 2 P.M. to 9 P.M. The project site is located in the R-3 Zoning District (Staff person: Boyle).
- 4. **UP-1404, Amber Smith, 921 Sir Francis Drake Boulevard, Red Hill Church, APN 006-073-09:** Use permit for a preschool for children ages 2-5 years old. The school will be open Monday through Friday from 8 A.M to 5:30 P.M. The project site is located in the R-3 Zoning District (Staff person: Boyle).
- 5. **UP-1405, DR-1404, LM-1401, GP-1404, Michael Weiss, 476 Laurel Avenue, APN-007-131-10 and APN 007-131-46:** Use permit to demolish the existing single family residence, hillside design review for a new ~~3,024~~ 3,540 square foot, three story, single family residence, including garage, a lot merger of APN 007-131-10 and APN 007-131-46, and a grading permit to excavate 570 cubic yards, fill 140 cubic yards and off-haul 430 cubic yards at 476 Laurel Avenue. The project site is located in the R-1 Zoning District and within the Bald Hill Area Plan (Staff person: Boyle).

- E. ITEMS FROM PLANNING COMMISSION
- F. ADJOURN TO THE MEETING OF SEPTEMBER 15, 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](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 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 **August 8, 2014**, in accordance with Government Code Section 65091 et seq.

Phil Boyle  
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