

FINAL AGENDA

TOWN OF SAN ANSELMO PLANNING COMMISSION



TOWN HALL COUNCIL CHAMBER  
525 SAN ANSELMO AVENUE, San Anselmo

MEETING DATE: 7:00 P.M. MONDAY, MAY 5, 2008

- A. CALL TO ORDER
- B. OPEN TIME FOR PUBLIC EXPRESSION
- C. CONTINUED ITEMS
- D. PUBLIC HEARING ITEMS

**CONSENT AGENDA**

- 1. Minutes – April 7 and 21, 2008

**REGULAR AGENDA**

- 2. **Town of San Anselmo, at end of Creek Road** – Recommend to the Town Council that they declare as surplus a small portion of Town owned property at the end of Creek Road, east of Glen Road with the limited scope of determining whether disposal would conform with the General Plan, with the condition that it be conveyed to the owners of No. 4 Glen Road, for payment to be determined, to enlarge their property and shall not become a separate building parcel.
- 3. **ER-0801/U-0809/DR-0810 - Red Hill Community Park, 100 Shaw Drive, APN 006-061-14 and 006-061-33**, Environmental Review (Negative Declaration), Use Permit and Design Review of the proposed redevelopment of the former Red Hill Middle School athletic/recreation fields into a multi-purpose community athletic sports and dog park facility and a small portion of the Sunny Hills property for parking for the Park. *The Planning Commission approved Use Permit and Design Review have expired as the project was not commenced by February 21, 2008 (Code: 2 years after the approval date), although the property remains zoned Specific Planned Development for the existing Ross Valley School District facilities and educational uses, the existing Sunny Hills facilities and uses, and the Red Hill Community Park Project.*
- 4. **DR-0806/U-0808 – Catherine and Guy Sene, 53 Indian Rock Road, APN-177-250-24**, Hillside Design Review of a new 4,298± square foot, two story dwelling with a 202± square foot garage, a 500± square foot garage, and Use Permit to construct a new, detached, 500± square foot, two story second unit to be up to 29.5' above average grade and on a second floor (Code: 18' height, one story) located within the R-1 zoning district. (staff person: Consultant Henderson)

5. **V-0807/DR-0810 – Allan Rappaport and Laura Snelling, 1315 San Anselmo Avenue, APN 007-052-20,** Lot Coverage Variance to allow a first story addition of ±15 square feet and a second story addition of ±631 square feet that would further exceed the non-conforming lot coverage increasing it from 40.5% to 41.7% (Code maximum: 35%), and Flatland Design Review for the ±613 square foot second story addition, located within the R-1 zoning district. (staff person: Chambers)

**E. ITEMS FROM PLANNING COMMISSION**

**F. ITEMS FROM STAFF**

**G. ADJOURNMENT TO THE MEETING OF MONDAY, MAY 19, 2008**

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, (258-4653). TTY phone number is: 453-4690.

**When are Staff Reports Available?**

Applicants will be sent a copy of the staff report for the item by 6 p.m. on the Friday before the public hearing. Staff reports will be available for review in both the Planning and Building Department and San Anselmo Public Library (located adjacent to Town Hall) during regular business hours after 6:00 p.m. on the Friday before the public hearing.

**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. 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.

The preliminary agenda was noticed in accordance with Government Code Section 65091 et seq. on or before April 25, 2008.

  
**BARBARA CHAMBERS**  
**ASSISTANT PLANNER**