



525 San Anselmo Avenue  
San Anselmo, CA 94960

## Planning Commission

### Agenda

---

**Monday, May 2, 2022**

**7:00 PM**

**Via Zoom**

---

Webinar ID: 815 4745 6636

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/81547456636>

This meeting will be conducted via Zoom (<https://zoom.us/join>). Public comments will be accepted during the meeting. Members of the public are encouraged to participate remotely via Zoom by using the link above “raise hand” to comment, or call in with webinar ID above to participate in the meeting by telephone: (669) 900-6833 (San Jose Area Code, press \*9 to “raise hand” to comment by phone)

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**

4A. April 18, 2022 Planning Commission Minutes

**Attachments:** [Minutes](#)

5. **PUBLIC HEARINGS**

5A. 141 Crescent Road Design Review for two-story addition and floor area exception to construct a 172 square foot, two-story addition to the south facing side of the existing single-family residence. The maximum building height would be approximately 22’ (up to 30 feet allowed).

Lot Size	8,179 sq. ft.
Existing Lot Coverage	1,802 sq. ft. 22%
Proposed Lot Coverage	1,886 sq. ft. 23% (up to 35% allowed)

Existing Adjusted Floor Area (FAR) 2,833 sq. ft. 35 %  
Proposed FAR 3,005 sq. ft. 37% (max. allowed 3,188 sq. ft./35% + 325 sq. ft. with design review)

**Attachments:** [Staff Report](#)  
[Attachment 1 Project Plans](#)  
[Attachment 2 Design Review Findings](#)  
[Attachment 3 Findings & COAs](#)

## 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** Some items may be taken out of order. 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 staff at 525 San Anselmo Avenue, San Anselmo, CA 94960 or [planning@townofsananselmo.org](mailto: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://sananselmo-ca.legistar.com/Calendar.aspx>.

**Staff Reports and Other Information** Staff reports and project information is available for review at <https://sananselmo-ca.legistar.com/Calendar.aspx>. 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 star 9 (\*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 Planning Commission and not the applicant or members of the audience; 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 [ckacmar@townofsananselmo.org](mailto: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.

**Questions.** Please contact staff (415) 258-4617 or [planning@townofsananselmo.org](mailto:planning@townofsananselmo.org).