



525 San Anselmo Avenue  
San Anselmo, CA 94960

## Planning Commission

### Agenda

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**Monday, September 19, 2022**

**7:00 PM**

**Zoom <https://zoom.us/join>  
<https://us02web.zoom.us/j/8542357487>**

**6**

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Webinar ID: 854 2357 4876

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/8542357487>

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.

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**3 PLANNING DIRECTORS REPORT**

**4 APPROVAL OF MINUTES**

**5.A** August 15, 2022 Draft Minutes

**Attachments:** [August 15, 2022 Draft Minutes](#)

**6 PUBLIC HEARINGS**

- 6.A** Foley Residence, 825 San Anselmo Ave., Project No. PRO-2020-0022 SUMMARY: Planning Commission consideration of a Design Review Permit to allow for the construction of a 920 sq. ft. two-story addition to an existing residence. (APN 007-162-12)

**Attachments:** [Staff Report](#)  
[Attachment 1- Resolution](#)  
[Attachment 2- Project Plans](#)  
[Attachment 3- Historic Narrative prepared by Studio J Architecture dated March 12, 2022](#)  
[Attachment 4- Neighbor Acknowledgement Forms](#)

- 6.B** Quinn Residence, 81 Alder Drive, Project No. PRO-2022-0033 SUMMARY: Planning Commission consideration of a Design Review to construct a 522 square-foot addition and 90 square-foot expansion of the garage to the existing two-story, single-family residence and a Variance to allow the second story additions within the footprint of the existing residence that has legal nonconforming side yard setbacks. (APN 007-042-03)

**Attachments:** [Staff Report](#)  
[Attachment 1- Resolution](#)  
[Attachment 2- Project Plans](#)  
[Attachment 3- Neighbor Acknowledgement Forms](#)

- 6.C** 5 Bungalow Avenue, Project No. PRO-2022-0056 SUMMARY: Planning Commission consideration of a modification to a previously approved Design Review (PRO2020-0068) and a Conditional Use Permit to permit an Accessory Dwelling Unit greater than 1,000 sq. ft. for an accessory dwelling unit that provide more than one bedroom. (APN 006-164-04)

**Attachments:** [Staff Report](#)  
[Attachment 1- Resolution](#)  
[Attachment 2- Project Narrative](#)  
[Attachment 3- Project Architectural Plans](#)  
[Attachment 4- Landscape Plans](#)  
[Attachment 5- Project Civil Plans](#)  
[Attachment 6- Arborist Report prepared by Dr. Kent Julin, dated August 10, 2022](#)  
[Attachment 7- Geotechnical Report prepared by Miller Pacific Engineering Group dated August 10, 2022](#)  
[Attachment 8- Neighbor Acknowledgement Form](#)

- 6.D** 115 Sequoia Drive, Project No. PRO-2022-0016  
SUMMARY: Planning Commission consideration of a Demolition Permit to allow for the demolition of an existing residence. (APN 006-127-04)

**Attachments:** [Staff Report](#)

[Attachment 1- Resolution](#)

[Attachment 2- Project Narrative](#)

[Attachment 3- Project Plans](#)

[Attachment 4- Neighbor Acknowledgement Forms](#)

[Attachment 5- Historic Resource Evaluation Report prepared by Evans & De Shazo Archaeology and Historic Preservation dated February 29, 2020](#)

[Attachment 6- General Home Inspection Report prepared by Sonoma-Marin Home Inspections dated December 14, 2021](#)

- 7** Future Agenda Items and/or Commissioner Reports
- 8.** Adjourn