



Hybrid In Person Meeting at the Town Council Chambers located at
525 San Anselmo Avenue, San Anselmo, CA 94960,
4908 Wakanda Dr, Waunakee, WI 53597, and
Via Zoom by clicking the hyperlink below to access meeting:
<https://us02web.zoom.us/j/4152584636>.

Please be advised that those participating in the meeting remotely via Zoom do so at their own risk. The Planning Commission regular meeting will not be cancelled if any technical problems occur during the meeting.

How to Submit Comments Before the Meeting: Members of the public are encouraged to submit eComments on the Agendas and Meeting webpage (<https://www.townofsananselmo.org/1613/Agendas-Meetings>) or email planning@sananselmo.gov before the meeting begins.

Planning Commission Agenda

Monday, August 18, 2025

7:00 PM

1. CALL TO ORDER

Peter Strauss, Chair
Tim Heiman, Vice-Chair
Kim Pipkin
Gary Smith
Jennifer Asselstine

2. OPEN TIME FOR PUBLIC EXPRESSION

This is the time for members of the public to address the Planning Commission regarding items Not on the agenda.

3. COMMUNITY DEVELOPMENT DEPARTMENT REPORT

4. APPROVAL OF MINUTES

4.A July 21, 2025 Draft Minutes
[July 21, 2025 Draft Minutes](#)

5. PUBLIC HEARINGS

The Planning Commission will follow this structured process for the agenda items: 1. Staff Presentation - Limited to 15 minutes. 2. Planning Commission Questions - Commissioners may

ask clarifying questions of staff. 3. Applicant Presentation - Limited to 15 minutes. 4. Planning Commission Questions - Commissioners may ask clarifying questions of the applicant. 5. Public Comment - Open for public input. Comments limited to 3 minutes per speaker. 6. Close Public Comment - No further public input after closure. 7. Deliberation and Action - The Planning Commission will discuss and take action to approve, deny, or continue the project.

- 5.A** Zoning Ordinance Amendments Related to Nonconforming Uses, Structures, and Conditional Use Permits (CUPs). The item is not subject to CEQA pursuant to Section 15060(c)(3) of the CEQA Guidelines because it does not constitute a "project".

[Staff Report \(PDF\)](#)

[Attachment 1 - Resolution \(PDF\)](#)

[Attachment 2 - Draft Ordinance- Redline Version \(WORD\)](#)

[Attachment 3 - Conditional Use Permit and Nonconforming Use Legal Summary Memo prepared by Assistant Town Attorney Emily Longfellow \(PDF\)](#)

6. BUSINESS ITEMS

- 6.A** Review the Draft Land Use Map for the General Plan Update. This item is not a project under CEQA as it does not result in a physical change to the environment or a commitment to a specific development activity per CEQA Guidelines Section 15378(b)(4) and Section 15060(c)(3).

[Staff Report](#)

[Attachment 1 - Draft Land Use Map](#)

[Attachment 2 - Draft Land Use Categories](#)

[Attachment 3 - Summary of Community Engagement Activities](#)

- 6.B** Discuss Objective Standards and Application of a Hillside Development Ordinance. This item does not include formal action and, therefore, does not constitute a "project" under CEQA, as defined by CEQA Guidelines Section 15378(b)(5), and is consequently exempt from CEQA review.

[Staff Report](#)

[Attachment 1 - September 16, 2024 Planning Commission Staff Report](#)

[Attachment 2 - January 9, 2025 GPAC Background Report](#)

[Attachment 3 - Map of Properties at or Above 150 Feet MSL](#)

[Attachment 4 - Map of Properties with an Average Slope Greater than 35%](#)

[Attachment 5 - Existing Town of San Anselmo Objective Standards](#)

[Attachment 6 - Land Use and Zoning Classification Descriptions](#)

7. FUTURE AGENDA ITEMS AND PLANNING COMMISSIONER REPORTS

8. ADJOURN TO SEPTEMBER 15, 2025, REGULAR MEETING

Any writings or documents provided to the Planning Commission regarding any item on this agenda after the distribution of the original packet will be made available for public inspection at the public counter at Town Hall located at 525 San Anselmo Avenue.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Town staff at 415-258-4616. Notification at least 48 hours in advance will enable the Town to make reasonable accommodation to help ensure

accessibility to this meeting.

Declaration of Posting

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