



Hybrid In Person Meeting at the Town Council Chambers located at 525 San Anselmo Avenue or Via Zoom at:
<https://us02web.zoom.us/j/4152584636>.

Planning Commission Agenda

Monday, December 2, 2024

7:00 PM

1. CALL TO ORDER

Jennifer Asselstine, Chair
Peter Strauss, Vice-Chair
Tim Heiman
Kim Pipkin
Gary Smith
Tom Tunny
Zack Koblick de Leon

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. PLANNING DIRECTORS REPORT

4. APPROVAL OF MINUTES

4.A November 4, 2024, Draft Minutes
[November 4, 2024, Draft Minutes](#)

5. PUBLIC HEARINGS

5.A Conditional Use Permit and Design Review at 60 Greenfield Avenue, APN 006-254-13, Project No. PRO2024-0034. Conditional Use Permit to allow outdoor seating and dining as an Outdoor Ancillary Use to an existing restaurant use and Design Review to allow for exterior modifications in the C-3 Zoning District at 60 Greenfield Avenue (APN 006-254-13). The project is categorically exempt from review under the California Environmental Quality Act under a Class 3 categorical exemption for “New Construction or Conversion of Small Structures,” and a Class 32 categorical exemption for “In-Fill Development Projects,” pursuant to 14 CCR Sections 15303(e) and 15332.
[Staff Report](#)

[Attachment 1 - Resolution, Findings and Conditions of Approval](#)
[Attachment 2 - Project Plans](#)
[Attachment 3 - Materials Board & Planting List](#)
[Attachment 4 - Concept Renderings](#)

- 5.B** Grading Permit, Design Review, and Variances at 160 Spring Grove Avenue, APN 006-221-05, Project No. PRO2023-0036. Grading Permit to allow for the movement of 600 cubic yards of soil, Design Review to allow for the new construction of a two-story, 2,491 square-foot single-family dwelling with an attached two-car garage, and Variances to allow developments within the 20-foot front property setback at 160 Spring Grove Avenue (APN 006-221-05). The Project is categorically exempt from review under the California Environmental Quality Act under a Class 3 categorical exemption for “New Construction or Conversion of Small Structures,” pursuant to 14 CCR Section 15303(a).

[Staff Report](#)

[Attachment 1 - Resolution](#)

[Attachment 2 - Project Plans](#)

[Attachment 3 - Biological Report](#)

[Attachment 4 - Arborist Report](#)

[Attachment 5 - Geotechnical Investigation Report](#)

[Attachment 6 - Neighbor Notification Letters](#)

[Attachment 7 - Staff Report from the July 15 Planning Commission Meeting](#)

[Attachment 8 - Meeting Minutes from the July 15 Planning Commission Meeting](#)

6. FUTURE AGENDA ITEMS AND PLANNING COMMISSIONER REPORTS

7. ADJOURN

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

This Notice is posted in accordance with Government Code §54954.2(a) or §54956. Members of the public can view electronic agendas and staff reports by accessing the Town of San Anselmo website. Under penalty of perjury, this Agenda was posted to the public at least 72 hours prior to the meeting.