



Hybrid In Person Meeting at the Town Council Chambers located at 525 San Anselmo Avenue or Via Zoom
Click the below hyper link 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.

Planning Commission Agenda

Monday, September 21, 2026

7:00 PM

1. CALL TO ORDER

Tim Heiman, Chair
Elizabeth Thomas, Vice-Chair
Kim Pipkin
Jennifer Asselstine
Peter Strauss
Jake Shemano
Tara Ticknor

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 August 17, 2026, Draft Minutes
[August 17, 2026, Draft Minutes \(WORD\)](#)

5. PUBLIC HEARINGS

The Planning Commission will follow this structured process for the agenda item:

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 Grading Permit at 50 Mariposa Avenue, APN 007-284-50, Project No. PRO2026-0039, for consideration of a Grading Permit for a swimming pool and associated site improvements. 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.

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

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

[Attachment 2- Project Plans \(PDF\)](#)

[Attachment 3- Preliminary Geotechnical Report \(PDF\)](#)

[Attachment 4- DPR 660 Form- 50 Mariposa \(PDF\)](#)

[Attachment 5- Neighborhood Acknowledgement \(PDF\)](#)

5.B Conditional Use Permit at 121 Tunstead Avenue, APN 007-251-39, Project No. PRO2026-0037, to allow off-premises sales of beer and wine in conjunction with the Maison Nico bakery/café and pastry production center and ice cream shop. The Project is categorically exempt from review under the California Environmental Quality Act under a Class 1 categorical exemption for "Existing Facilities," pursuant to 14 CCR Section 15301.

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

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

[Attachment 2- Project Narrative \(PDF\)](#)

6. BUSINESS ITEM- NONE

7. FUTURE AGENDA ITEMS AND PLANNING COMMISSIONER REPORTS

8. ADJOURN TO OCTOBER 19, 2026, 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.

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