



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, October 19, 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 September 21, 2026, Draft Minutes
[September 21, 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** Design Review and Variance at 231 San Francisco Blvd., APN 007-162-12, Project No. PRO2025-0044, to allow a second-story addition on an R-1 lot below 150 feet MSL, and an addition located with a four-foot southwest interior side setback where an eight-foot setback is required, in the R-1 Zoning District. 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 Plans \(PDF\)](#)

[Attachment 3 - Neighbor Acknowledgement Forms \(PDF\)](#)

- 5.B** Variance at 195 The Alameda, APN 005-101-03, Project No. PRO2026-0042, to allow the demolition of an existing detached garage and construction of an attached garage maintaining the existing one-foot north interior side setback where an eight-foot setback is required, in the R-1 Zoning District. 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, and a Class 3 categorical exemption for “New Construction or Conversion of Small Structures,” pursuant to 14 CCR Section 15303.

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

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

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[Attachment 3 - Neighbor Acknowledgement Forms \(PDF\)](#)

6. BUSINESS ITEM

6.A

Study Session: CEQA 101: General Plan 2045 and Environmental Impact Report Process. This informational item is not subject to CEQA pursuant to Section 15378(b)(5) of the CEQA Guidelines

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

7. FUTURE AGENDA ITEMS AND PLANNING COMMISSIONER REPORTS

8. ADJOURN TO NOVEMBER 2, 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.

Declaration of Posting

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