



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, August 17, 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 July 20, 2026, Draft Minutes
[July 20, 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 Variances at 16 Traxler Road, APN 005-082-44, Project No. PRO2025-0088, to allow a second story addition located primarily within the existing footprint of the residence, with a small section outside the existing footprint to extend the front building wall and create a rectilinear building form, maintaining the existing two-foot five-inch interior side setback where an eight-foot interior side setback is required, and a nineteen-foot seven-inch front setback on the northwest corner of the existing residence where a twenty-foot front setback is required; a parking space located within a one-foot, seven-inch interior side setback where an eight-foot interior side setback is required; and two parking spaces where a minimum of three are 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 - Resolution \(PDF\)](#)

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

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

6. BUSINESS ITEM

6.A Abandonment of a Portion of Right-of-Way abutting 250 Redwood Road. The project is exempt from review under the California Environmental Quality Act under a Class 5 categorical exemption for "Minor Alterations to Land", pursuant to CCR Section 15305.

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

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

[Attachment 2 - Legal Description \(PDF\)](#)

[Attachment 3 - Site Plan \(PDF\)](#)

[Attachment 4 - Abandonment Letter \(PDF\)](#)

[Attachment 5 - Town Council Draft Resolution of Intent \(PDF\)](#)

6.B Abandonment of a Portion of Right-of-Way abutting 79 Sequoia Drive. The project is exempt from review under the California Environmental Quality Act under a Class 5 categorical exemption for "Minor Alterations to Land", pursuant to CCR section 15305.

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

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

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

[Attachment 3 - Site Plan \(PDF\)](#)

[Attachment 4 - Resolution 2026-4612 \(PDF\)](#)

[Attachment 5 - Town Council Draft Easement Resolution \(PDF\)](#)

- 6.C** Update and Discussion Item Regarding State Housing Streamlining, Ministerial Approval Pathways, and Reviewing Objective Standards. This informational item is exempt from review under the California Environmental Quality Act (CEQA) because it is not a “project” under CEQA Guidelines section 15378.

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

[Attachment 1 - San Anselmo Objective Development and Design Standards \(PDF\)](#)

[Attachment 2 - Flow Charts for ODDS Applicants \(PDF\)](#)

[Attachment 3 - Association of Bay Area Governments \(ABAG\) Density Bonus Model Program Guidelines \(PDF\)](#)

7. FUTURE AGENDA ITEMS AND PLANNING COMMISSIONER REPORTS

8. 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

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