



PLANNING COMMISSION

AGENDA

COUNCIL CHAMBERS, CITY HALL

26 CORTE MADERA AVENUE

REGULAR MEETING OF January 25, 2022

7:00 PM

PLANNING COMMISSION MEMBERS: Greg Hildebrand, Chair
Alan Linch, Vice-Chair
Eric Macris
Jon Yolles

CALL TO ORDER

ROLL CALL

PUBLIC OPEN TIME: Time for comments from members of the public on issues not on this Planning Commission agenda. (Limited to 3 minutes per person)

APPROVAL OF AGENDA:

PUBLIC HEARING:

1. 48 Fern Avenue – Variance – PL21-5035 (Johnson)

A Variance application to allow a proposed 216 square foot addition to a front porch that received Design Review approval (PL21-4985). The expansion would extend 6.5' into the required 15' front setback. The proposed project has been determined to be exempt from further environmental review under Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines. The proposed project has been determined to be exempt from further environmental review under Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines.

2. 23 Walnut Avenue – Design Review, Fence and Tree Permit – PL21-5040 (Ross)

A Design Review application to demolish an existing 2,508 square foot single family home that currently encroaches into the 30-foot creek setback and 576 square foot Accessory Dwelling Unit (ADU) and to construct a new 3,006 square foot single family home and 344 square foot ADU on a 8,609 square foot lot in the RS-6 district. The application requests a Fence Permit to retain a 6-foot high fence in the front setback and a Tree Removal Permit to remove 4 trees, including a large (non-heritage) incense cedar tree. The proposed project has been determined to be exempt from further

environmental review under Section 15303 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act (CEQA) Guidelines.

APPROVAL OF MINUTES: None

LIAISON REPORTS:

PLANNING AND BUILDING DIRECTOR'S REPORT:

ADJOURN

APPEALS: Any decision made by the Planning Commission on the above items may be appealed to the City Council by filing a letter with the Planning and Building Department within 10 calendar days following the date of the decision describing the basis for the appeal and accompanied by the \$955.00 appeal fee.

EX PARTE COMMUNICATIONS: In the context of adjudicative matters that come before the Planning Commission, ex parte communications are those which occur outside the noticed hearing. In the interest of protecting the fair hearing process, it is the policy of the Commission to avoid ex parte communications. If Commissioners receive or participate in ex parte communications, the identity of the persons who participated and a description of the content of the communication should be disclosed at the commencement of the hearing on that item. Written ex parte communications must be forwarded to the Director of Planning and Building for distribution to the full Commission and the public.

ACCESS: Upon request, City publications will be made available in the appropriate format to persons with a disability. If you require assistance or accommodation to participate in a Planning Commission meeting, please contact the City Clerk at (415) 388-4033 (TTY 711) least 24 hours prior to the meeting. The City will use its best efforts to make reasonable accommodations to provide as much accessibility as possible, while also maintaining public safety.

Upcoming Meetings:

February 7, 2022: City Council Meeting – 6:30 PM

February 8, 2022: Planning Commission Meeting – 7:00 PM