



PLANNING COMMISSION

AGENDA

COUNCIL CHAMBERS, CITY HALL

26 CORTE MADERA AVENUE

REGULAR MEETING OF April 12, 2022

7:00 PM

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

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: For each of the following items, the public will be given an opportunity to speak. After a staff report, the Chair will open the public hearing and invite the applicant or applicant's representative to make any comments. Members of the public will be invited to provide testimony to the Commission following the applicant. Speakers should state their name for the record and can address the Commission for three minutes. After all public comments have been received, the public hearing will be closed, and the Commission will discuss the item and take appropriate action(s).

DISCLOSURE OF EX PARTE COMMUNICATIONS: Prior to a project hearing Planning Commission Members must disclose any communications they have had on any quasi-judicial agenda items. This includes, but is not limited to, Design Reviews, Tentative Subdivision Maps, Parcel Maps, Variances, and Conditional Use Permits. This does not disqualify the Planning Commission Member from participating and voting on the matter but gives the public and applicant an opportunity to comment on the ex parte communication.

1. 585 Throckmorton Avenue – Tentative Parcel Map – PL20-4961 (Ross)

A Tentative Parcel Map application to subdivide an existing 23,030 square foot lot occupied by an existing single-family home with an attached Accessory Dwelling Unit (ADU) into two separate lots (Lot 1: 11,445 square feet; Lot 2: 11,585 square feet) in the RS-10 zoning district (Single Family Residential, 10,000 square foot minimum lot size). The proposed subdivision requires exceptions from the minimum lot area and lot width requirements specified in Subdivision Ordinance Section

21.08.200 pursuant to Chapter 21.36, Exceptions. Pursuant the California Environmental Quality Act (CEQA), the City has prepared a Draft Initial Study (IS) and intends to adopt a Mitigated Negative Declaration (MND). The Draft Initial Study will be available for public review and comment for 20 days, from April 7-April 28, 2022. The site is not a hazardous waste site identified pursuant to Government Code Section 65962.5.

2. 6 Locust Avenue – Conditional Use Permit and Variance – PL21-5048 (Johnson)

A Conditional Use Permit and Variance application to expand a 1,228 sq. ft. existing dine-in cafe to the 442 sq. ft. adjoining tenant space within the CN Neighborhood Commercial zone. The proposed hours of operations are 7am to 3pm, seven days a week. No exterior modifications are proposed. A Variance application requests a reduction of two required parking spaces from 17 spaces to 15 spaces. The proposed project has been determined to be exempt from further environmental review under Sections 15301 & 15303 (Existing Facilities and Conversion of Small Structures) of the California Environmental Quality Act (CEQA) Guidelines.

3. 47 Myrtle Avenue – Study Session for Design Review – PL22-5064 (Johnson)

Study Session for a Design Review application to demolish the existing 1,566 square foot, one-story residence and construct a new 2,202 square foot, two-story home with a 276 square foot attached garage and 820 square feet of exterior decks on a 67,840 square foot lot. The Study Session is a preliminary review hearing that provides an opportunity to discuss the proposed project and its conformance to City standards and guidelines and to receive public comments. Staff will not make a recommendation on the project design and the Planning Commission will provide comments but will not take action at this hearing.

APPROVAL OF MINUTES: March 8, 2022

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.

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:

April 18, 2022: City Council Meeting – 6:30 PM

April 26, 2022: Planning Commission Meeting – 7:00 PM