



**PLANNING COMMISSION**

**AGENDA**

**COUNCIL CHAMBERS, CITY HALL**

**26 CORTE MADERA AVENUE**

**REGULAR MEETING OF July 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. 110 Summit Avenue – Design Review and Tree Permit – PL21-5016 (Ross)**

**THIS ITEM WAS CONTINUED FROM THE JUNE 28, 2022 PLANNING COMMISSION MEETING**  
A Design Review application to rehabilitate and expand an existing 3,621 square foot home on a 51,714 square foot lot in the RS-7.5 District. The project would add approximately 1,156 square feet of floor area through excavation of the lower level and a new attached pool house. The building height would also be raised 5 feet, from 18 feet to 23 feet. Site work would include demolition and replacement of the existing pool and new landscaping. The Tree Removal Permit application proposes to remove 43 trees including 2 heritage-size coast live oak trees to comply with vegetation

management requirements and to comprehensively update the landscaping. 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. 210 Summit Avenue – Design Review and Tree Permit – PL22-5061 (Ross)**

A Design Review application to demolish the existing 1,282 square foot two-story house and attached 1-car garage and to construct a new 2,564 square foot two-story home and two-car carport on a 10,800 square foot lot in the RS-7.5 District. The project includes a Tree Removal Permit for the removal of 4 non-heritage trees, including two in the public right-of-way. 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.

**3. 4 Plymouth Circle – Design Review– PL22-5063 (Newman)**

Design Review proposal to expand and remodel the existing one-story 1,214 square foot residence with a 227 square foot garage by adding 632 square feet to the main floor, constructing a 887 square foot second story, replacing the garage with uncovered parking, and providing a new metal roof with solar panels, fencing, and landscaping. The proposed project has been determined to be categorically exempt from further environmental review under Section 15303 of the California Environmental Quality Act (CEQA).

**4. 70 Mirabel Avenue – Variance – PL22-5085 (Johnson)**

A Variance Application (PL22-5085) to allow a 34 square foot addition to the corner of a single-family residence. A portion of the addition would extend 10' into the required 15' exterior (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.

**5. 47 Myrtle Avenue – Design Review– PL22-5064 (Johnson)**

A Design Review proposal (PL22-5064) to demolish the existing 1,415 square foot, one-story residence and construct a new 2,200 square foot, two-story home with a 275 square foot attached garage and 580 square feet of exterior decks on a 67,840 square foot lot. The proposed project has been determined to be exempt from further environmental review under Section 15303 (New Construction) of the California Environmental Quality Act (CEQA) Guidelines.

**APPROVAL OF MINUTES: June 14, 2002; June 28, 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:**

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

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