



PLANNING COMMISSION

AGENDA

COUNCIL CHAMBERS, CITY HALL

26 CORTE MADERA AVENUE

REGULAR MEETING OF October 25, 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. 27 Plymouth Avenue – Design Review – PL22-5120 (Johnson)

27 Plymouth Avenue - A Design Review application to demolish the existing 1,261 square foot single-story home and construct a new two-story 1,916 square foot home on a 5,500 square foot lot in the RS-6 Zoning District. Site improvements include an accessory structure, new landscaping, deck, pavers, and lighting. The project design meets FEMA flood elevation requirements. 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.

This item is being continued to the November 22, 2022 Planning Commission meeting, due to the story poles not being installed within the minimum 10 day period.

2. 444 Miller Avenue – Conditional Use Permit – PL22-5115 (Johnson)

A Conditional Use Permit (CUP) application to allow a furniture consignment store as allowed in the Neighborhood Commercial (C-N) zone to occupy more than 1,500 square feet of floor area pursuant to Municipal Code Section 20.40.030.R. The CUP application requests approval to occupy a 2,856 square foot tenant space. The applicant also requests approval to reconfigure a portion of the outdoor space for outdoor display of furniture outside the building. The application has been determined to be exempt from further environmental review under Section 15301(a) (Class 1, Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines.

3. 506 Throckmorton Avenue– Study Session for Design Review, Variance and Tree Permit– PL22-5111 (Ross)

A Design Review Study Session application for a 8,318 square foot lot in the RS-7.5 District. The application proposes to demolish the existing 1,193 square foot home and one-car garage and to construct a new two-story 2,727 square foot home and detached one-car 493 square foot garage and a pool. In order to accommodate three parking spaces on site, the proposed garage would be accessed via a new ~50-foot long driveway extending from Throckmorton Avenue. A Variance is required to reduce the interior side yard setback for the garage and driveway retaining walls, and a Tree Removal Permit is requested to remove approximately 9 non-Heritage trees. The proposed project has been determined to be exempt from further environmental review under Section 15303 (Class 3, New Construction or Conversion of Small Structures) of the California Environmental Quality Act (CEQA) Guidelines.

APPROVAL OF MINUTES: October 11, 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:

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

November 8, 2022: Planning Commission Meeting – 6:30 PM