



PLANNING COMMISSION

AGENDA

COUNCIL CHAMBERS, CITY HALL

26 CORTE MADERA AVENUE

REGULAR MEETING OF February 13, 2024

6:30 PM

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

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. 341 Miller Avenue – Study Session for Design Review – PL23-5227 (Ross)

A Design Review Study Session application for a 4,025 square foot (SF) parcel with an existing 1,200 SF single family home with attached two-car garage, and two nonconforming dwelling units. The property is in the Neighborhood Commercial (C-N) District, Miller Avenue "Main Street" and is within the FEMA-mapped AE Floodway. The proposed project would demolish and replace the existing structures with a new two-story ~3,290 SF single family home with an attached ~490 SF office and attached one-car garage. The project also includes an attached ~525 SF accessory dwelling unit (ADU) at the rear of the lot. Because this is a conceptual proposal, the project has not yet been evaluated pursuant to the California Environmental Quality Act.

2. 2023-2031 HOUSING ELEMENT IMPLEMENTATION (Staudé)

Consideration of a Resolution Recommending that the City Council Amend the “Multi-Family Residential, Downtown Residential and Mixed-Use Design Guidelines and Development Standards” to Establish an Addendum with Objective Design Standards for Qualifying Development Projects

APPROVAL OF MINUTES: January 9, 2024, January 16, 2024 and January 23, 2024

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 \$1057.00 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) at 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 22, 2024: City Council Meeting – 5:30 PM

February 27, 2024: Planning Commission Meeting – 6:30 PM