



PLANNING COMMISSION

AGENDA

COUNCIL CHAMBERS, CITY HALL

26 CORTE MADERA AVENUE

REGULAR MEETING OF March 8, 2022

7:00 PM

PLANNING COMMISSION MEMBERS: Greg Hildebrand, Chair
Alan Linch, Vice-Chair
Jon Yolles
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. 104 Underhill Road – Variance – PL21-5043 (Johnson)

Variance to expand a deck originally approved through a Variance in 1993 (PC #1732) to encroach into the required 15' side yard setback and to allow existing decks and related improvements (existing stairs, stone patio, fire pit, hot tub, and retaining wall) constructed without permits and to encroach into the required 15' side and 20' rear yard setbacks, and to exceed the maximum 40% lot coverage requirement

2. 32 Thalia Street – Variance – PL21-5056 (Newman)

Variance to modify the existing roofline to create a gabled dormer that is within the required 15-foot front setback and a small modification to the rear roofline located within the 8-foot-10-inch setback. The dormer heights would be within the required 25-foot height limit and no increase in floor area is proposed. The property is down sloped, has a unique triangular shape, and is adjacent to City Open Space.

3. “0” Lomita Drive – Study Session for Design Review – PL21-5058 (Newman)

Design Review Study Session to evaluate two alternative design concepts for a multi-family rental apartment housing project located on a narrow, 6,884 square foot lot zoned C-G General Commercial. The Proposed Development Concept provides eight 1-, 2-, and 3-bedroom units on three floors located above two parking garages for 8 cars. The Alternative Development Concept provides 9 apartments that include seven, 2- and 3-bedroom units on two floors located above one parking garage for 4 cars plus two studio units. The project is subject to Municipal Code Chapter 20.80 Affordable Housing Requirements and Chapter 20.81 Density Bonus. The project proposal includes provisions for increased density, concessions from Development standards, and Alternative parking standards. Other Planning permits will be required to accomplish the project including a Conditional Use Permit, Tree Removal Permit, and Environmental Review.

APPROVAL OF MINUTES: February 8, 2022

OTHER BUSINESS

Appointment of new Chair and Vice-Chair

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.

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:

March 21, 2022: City Council Meeting – 6:30 PM

March 22, 2022: Planning Commission Meeting – 7:00 PM