# PLANNING COMMISSION

# AGENDA

## COUNCIL CHAMBERS, CITY HALL

## 26 CORTE MADERA AVENUE

## REGULAR MEETING OF April 26, 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.

**PUBLIC HEARING:**

1. **104 Underhill Road – Variance – PL21-5043 (Johnson)**
   *This item was continued from the March 8, 2022 Planning Commission meeting.*
   A Variance application to replace and expand a deck originally approved through a Variance in 1993 (PC #1732) for the 9,995 square foot lot in the R-P (Planned Development) District. The expanded deck and related improvements (existing stairs, stone patio, fire pit, hot tub, and retaining wall) were constructed without permits and further encroach into the required 15' interior (side) and 20' interior (rear) yard setbacks. The proposed improvements would increase the lot coverage from 35.6% to 46.3 %, and therefore also require a variance to exceed the lot coverage limit of 40%. 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. **4 Plymouth Circle – Study Session for Design Review – PL22-5063 (Newman)**
   Study Session for a Design Review proposal to add 595 square feet to the existing residence at the rear and construct a new, 901 square foot second story as well as a rear yard deck, new metal roof and solar panels. The purpose of the Study Session is to provide comments on how the proposal responds to Zoning standards and Design Guidelines and allow for public comments and questions on the design proposal. Staff will not make a recommendation and the Planning Commission will not take final action at this meeting.

**APPROVAL OF MINUTES: April 12, 2022**

**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:**
May 2, 2022: City Council Meeting – 6:30 PM
May 10, 2022: Planning Commission Meeting – 7:00 PM