



**PLANNING COMMISSION**

**AGENDA**

**COUNCIL CHAMBERS, CITY HALL**

**26 CORTE MADERA AVENUE**

**REGULAR MEETING OF July 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.

**1. 104 Underhill Road – Variance – PL21-5043 (Johnson)**

**THIS ITEM WAS CONTINUED FROM THE MARCH 8, 2022 PLANNING COMMISSION MEETING**

A Variance Permit 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. A portion of the deck and related improvements (existing stairs, fence, stone patio, fire pit, hot tub, and retaining wall) were constructed without permits and encroach into the required 15' interior (side) and 20' rear yard setbacks. The proposed deck expansion improvements would

increase the lot coverage from 41.49% to 42.29%, 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. 210 Summit Avenue – Design Review and Tree Permit – PL22-5061 (Ross)**

**THIS ITEM WAS CONTINUED FROM THE JULY 12, 2022 PLANNING COMMISSION MEETING**  
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. 36 Birch Street – Study Session for Design Review and Ministerial ADU – PL22-5053 (Ross)**

Study Session for Design Review application to demolish the existing 1,557 square foot home and garage and to construct a 2,096 square foot two-story home and a detached 530 square foot Accessory Dwelling Unit over a two-car garage on a 6,002 square foot lot in the RS-10 District. Three acacia trees would be removed from the northeast corner of the rear yard as part of the project. 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: July 12, 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:**

August 1, 2022: City Council Meeting – 6:30 PM

August 9, 2022: Planning Commission Meeting – 7:00 PM