



**PLANNING COMMISSION**

**AGENDA**

**COUNCIL CHAMBERS, CITY HALL**

**26 CORTE MADERA AVENUE**

**REGULAR MEETING OF August 23, 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:**

**CONSENT CALENDAR:** The following item(s) listed on the Consent Calendar are considered routine and are approved by a single motion without discussion. The Chair or any member of the Planning Commission or the public may request that any item listed under the Consent Calendar be removed and action taken separately. In the event that an item is removed from the Consent Calendar, it shall be considered in its numerical order.

**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. THIS ITEM IS CONTINUED AND WILL NOT BE HEARD 8/23.**

**87 Throckmorton Avenue – Conditional Use Permit Amendment – PL22-5097 (Weiss)**

A Conditional Use Permit (CUP) Amendment application to allow outdoor live amplified music on the back patio of The Depot Café and Bookstore. The request includes a schedule for outdoor live music on Fridays and Saturdays from 5:00 pm to 9:00 pm, and Sundays for occasional brunch from 11:30 am to 6:00 pm. In addition, The Depot Café proposes amplified outdoor live music 12 days per year for special events, (i.e., small parties, birthdays, weddings, bar and bat mitzvahs, retirement parties, and similar occasions) from 11:30 am to 9:00 pm.

**2. 90 Walnut Avenue – Design Review– PL22-5093 (Ross)**

A Design Review application to demolish the existing single-story, 1,552 square foot home and to construct a new two-story, 2,208 square foot home with a one-car garage that meets FEMA flood elevation requirements. 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. Zoning Code Amendment Regarding Outdoor Dining and Merchandise Display (Kelly)**

Ordinance to amend Title 20 (“Zoning Code”) of the Mill Valley Municipal Code amending Section 20.65 (“Outdoor Dining Areas and Outdoor Merchandise Displays”) to create a seasonal outdoor business use program to temporarily allow expanded seasonal outdoor business uses on certain private property.

**APPROVAL OF MINUTES: None**

**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:**

September 8, 2022: City Council Meeting – 6:30 PM

September 13, 2022: Planning Commission Meeting – 7:00 PM