



**PLANNING COMMISSION**

**AGENDA**

**COUNCIL CHAMBERS, CITY HALL**

**26 CORTE MADERA AVENUE**

**REGULAR MEETING OF September 13, 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. 90 Walnut Avenue – Design Review – PL22-5093 (Ross)**

**THIS ITEM WAS CONTINUED FROM THE AUGUST 23, 2022 PLANNING COMMISSION MEETING**

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.

**2. 110 Ryan Avenue – Design Review– PL22-5098 (Weiss)**

A Design Review application to demolish the existing single story, 1,174 square foot home and attached single-car garage and construct a new two-story, 2,090 square foot home and single-car garage on a 6,000 square foot lot in the RS-6 district. The proposed project has been determined to be exempt from further environmental review under Section 15303(a) (New Construction or Conversion of Small Structures) of the California Environmental Quality Act (CEQA) Guidelines.

**APPROVAL OF MINUTES: August 23, 2020**

**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:**

September 19, 2022: City Council Meeting – 6:30 PM

September 27, 2022: Planning Commission Meeting – 7:00 PM