



**SPECIAL PLANNING COMMISSION  
AGENDA**

**MILL VALLEY COMMUNITY CENTER  
180 CAMINO ALTO, MILL VALLEY  
November 17, 2022  
6:30 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. 575 E Blithedale Avenue – Conditional Use Permit, Design Review, Tree Removal Permit and Tentative Map– PL20-4916 (Kennings):** A mixed-use project consisting of 25 multi-family residential units and one 2,240 sq. ft. commercial space. The project includes 51 on-site parking spaces and associated landscaping. The project proposes removal of 22 non-Heritage Trees and one Heritage Coast Live Oak Tree and the planting of 68 new trees. The project is on a 51,605 sq. ft. site in the Limited Commercial (C-L) Zoning District. The Initial Study prepared for the project provides substantial evidence that supports the conclusion that the project is categorically exempt from CEQA as an Infill Development pursuant to CEQA Guidelines Section 15332 and that the project qualifies as a “project consistent with a Community Plan or Zoning” pursuant to CEQA Guidelines Section 15183. Phil Richardson, Applicant/Owner – APN: 030-021-47.

**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.*