



PLANNING COMMISSION

AGENDA

COUNCIL CHAMBERS, CITY HALL

26 CORTE MADERA AVENUE

REGULAR MEETING OF November 22, 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. 27 Plymouth Avenue – Design Review – PL22-5120 (Johnson)

THIS ITEM WAS CONTINUED FROM THE OCTOBER 25, 2022 PLANNING COMMISSION MEETING

A Design Review application to demolish the existing 1,261 square foot single-story home and construct a new two-story 1,916 square foot home on a 5,500 square foot lot in the RS-6 Zoning District. Site improvements include an accessory structure, new landscaping, deck, pavers, and lighting. The project

design meets FEMA flood elevation requirements. The proposed project has been determined to be exempt from further environmental review under Section 15303 (New Construction) of the California Environmental Quality Act (CEQA) Guidelines.

2. 59 & 61 Throckmorton Avenue – Conditional Use Permit – PL22-5131 (Johnson)

A Conditional Use Permit application to allow a rug store, retail use, as allowed in the Downtown Commercial (C-D) zone to occupy more than 1,500 square feet of floor area pursuant to Municipal Code Section 20.40.030.R. The total combined floor area will be 3,314 sq. ft. The proposed project has been determined to be exempt from further environmental review under Section 15301(a) Existing Facilities of the California Environmental Quality Act (CEQA) Guidelines.

APPROVAL OF MINUTES: October 25, 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:

December 5, 2022: City Council Meeting – 6:30 PM

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