



PLANNING COMMISSION

AGENDA

COUNCIL CHAMBERS, CITY HALL

26 CORTE MADERA AVENUE

REGULAR MEETING OF March 14, 2023

6:30 PM

PLANNING COMMISSION MEMBERS: Jon Yolles, Chair
Eric Macris Vice-Chair
Greg Hildebrand
Ernest Cirangle
Kevin Skiles

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. 31 Hilarita Avenue – Design Review– PL2-5083 (Johnson)

A Design Review application to add a 139 sq. ft. basement, 127 sq. ft. to the existing residence at the front, 163 sq. ft. to the existing garage and construct a new, 732 square foot second story on a 5,173 sq. ft. lot in the RS-6 Zoning District. Site improvements include new landscaping, deck, and lighting. 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. 506 Throckmorton Avenue – Design Review, Variance, Tree Removal and Fence Permit – PL22-5111 (Ross)

Design Review, Variance, Tree Removal, and Fence Permit applications for a 8,318 square foot lot in the RS-7.5 District. The application proposes to demolish the existing 1,193 square foot home and one-car garage and to construct a new two-story 2,724 square foot home with a pool and spa and a detached one-car 486 square foot garage at the front of the lot. A Variance is required to reduce the interior side yard setbacks from 8.3 feet to less than 1 foot for the garage and to allow retaining walls over 18 inches in height (up to 6 feet high). In addition, a Variance is required to reduce the exterior (front) yard setback for the garage from 5 feet to 2 feet. A Variance is also required to reduce the required off street parking spaces from 3 to 1. A Tree Removal Permit is requested to remove 10 non-Heritage trees. A Fence Permit is required to permit a 6-foot tall entry gate and plaster wall 2 feet from the front property line, adjacent to the garage. 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: January 24, 2023 and February 28, 2023

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 \$1,004.00 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) at 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:

March 20, 2023: City Council Meeting – 5:30 PM

March 28, 2023: Planning Commission Meeting – 6:30 PM