



PLANNING COMMISSION

AGENDA

COUNCIL CHAMBERS, CITY HALL

26 CORTE MADERA AVENUE

REGULAR MEETING OF January 24, 2023

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:

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. 36 Valley Circle – Design Review – PL22-5107 (Weiss)

This item was continued from the December 13, 2022 Planning Commission meeting.

A Design Review application to remodel and expand an existing 1,533 square foot home on a 6,080 square foot lot in the RS-6 District. The project would add approximately 155 square feet of floor area to the first floor at the front of the house and approximately 440 square foot new second level, a new front entry, and new landscaping. The proposed project has been determined to be exempt from further environmental review under Section 15301(e) (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines.

2. 206 E Blithedale Avenue – Conditional Use Permit – PL22-5140 (Johnson)

A Conditional Use Permit to operate a retail showroom for the sale, design and installation of Audio, Video, Network equipment and office within the C-L Limited Commercial zone. The proposed hours of operation are 8am to 4pm, Monday - Friday. No exterior modifications are proposed. The proposed project has been determined to be exempt from further environmental review under Section 15301 & 15303 (Existing Facilities and Conversion of Small Structures) of the California Environmental Quality Act (CEQA) Guidelines.

APPROVAL OF MINUTES: November 17, 2022 and January 10, 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 \$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) 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:

February 6, 2023: City Council Meeting – 6:30 PM

February 14, 2023: Planning Commission Meeting – 6:30 PM