

**MILL VALLEY PLANNING COMMISSION**

**REVISED AGENDA**

**REGULAR MEETING OF MONDAY, APRIL 8, 2013**

**COUNCIL CHAMBERS, CITY HALL, 7:00 PM**

**26 CORTE MADERA AVENUE**

PLANNING  
COMMISSION  
MEMBERS

Heidi Richardson, Co-Chair  
John McCauley, Co-Chair  
Steve Geiszler, Vice-Chair  
Ricardo Capretta  
Chris Skelton

**CALL TO ORDER:**

**ORAL COMMUNICATIONS:** *Time for comments from members of the public on issues not on this Planning Commission agenda. (Limited to 3 minutes per person.)*

**PLANNING AND BUILDING DIRECTOR'S ORAL REPORT:** *Report on items being considered by the City Council.*

**LIAISON REPORTS:**

**APPROVAL OF MINUTES:** MARCH 11, & MARCH 25, 2013

**APPROVAL OF AGENDA:**

**PUBLIC HEARING:**

**1. 575 Summit Avenue – Design Review & Variance – White – File No. 4064 (Zanarini)**

A STUDY SESSION to construct a new 3,815 square foot 3 level single-family residence with a 565 square foot attached garage.

**2. 315 Hillside Avenue – Design Review & Variance – Parquet – File No. 4066 (Zanarini)**

A STUDY SESSION of the demolition of an existing residence and the construction of a new 2,091 square foot residence and an 495 square foot detached garage with a 150 square foot studio above the garage.

**3. 49 Cornelia – Design Review & Second Unit Permit – Deitch – File No. 4068 (Zanarini)**

A STUDY SESSION to conduct a preliminary Study Session for determination of the proposed driveway and residence location on a steep sloping lot.

**REVISED DISCUSSION:**

**4. Discussion and Direction to Staff Regarding a Referral from the City Council to Review and Address Proposed Revisions to the Zoning Ordinance (Title 20 of the Mill Valley Municipal Code) Regarding the Calculation of Allowable Floor Area. (Moore).**

At its meeting of April 1, 2013, the City Council referred certain portions of the Planning Commission’s recommended amendments to the City’s Zoning Ordinance back to the Planning Commission for further review and discussion. The City Council has asked the Commission to clarify proposed language regarding the calculation of allowable floor area, including “large volume” spaces. The City Council will consider the Planning Commission’s recommendations at a continued public hearing on this matter on Monday, May 6, 2013.

*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 \$250.00 appeal fee.*

**Upcoming Meetings:**

Monday, April 15, 2013

City Council meeting 7:30 p.m. (McCauley)

Monday, April 22, 2013

Planning Commission meeting 7:00 p.m.

*Materials related to an item on this agenda submitted to the Planning Commission after distribution of the agenda packet are available for public inspection at City Hall, 26 Corte Madera Avenue during regular business hours. Such documents are also available on the City’s website at [www.cityofmillvalley.org](http://www.cityofmillvalley.org) subject to staff’s ability to post the documents prior to the meeting.*

***Project Plans and staff reports will be available for public review at the Reference desk in the Mill Valley Library on the Tuesday evening prior to the meeting date or earlier. Staff reports will be available online on the City website at [www.cityofmillvalley.org](http://www.cityofmillvalley.org). Look under the Community tab, then City Calendar and go to the date of the meeting.***

*Any item not under discussion before 11:00 p.m. may be continued. If any item is continued, it is the responsibility of interested parties to note the new meeting date. Notices will not be sent out for items continued to a specific date. The City of Mill Valley does not discriminate against any individual with a disability. City publications will be made available upon request in the appropriate format to persons with a disability. If you need and accommodation to attend or participate in this meeting due to a disability, please contact the Planning and Building Department in advance of the meeting at 388-4033. TDD phone number is: 711.*