

MILL VALLEY PLANNING COMMISSION

AGENDA

REGULAR MEETING OF MONDAY, MAY 13, 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: APRIL 8 & APRIL 22, 2013

APPROVAL OF AGENDA:

PUBLIC HEARING:

1. 7 Via Van Dyke – Bonapart – Design Review – File No. 4071 (Zanarini)

A **STUDY SESSION** to construction of a new two-story 3,498 square foot single-family residence with a 490 square foot attached garage on a vacant lot.

2. 500 Miller Avenue –Deibel, Olympic Residential Group – File No. 4083 (Moore)

A **STUDY SESSION** for a Design Review Application of a new mixed residential and commercial development on the site of a previously approved mixed residential and commercial development. In December of 2010, the Planning Commission approved a mixed residential and commercial development comprised of a 27,369 square foot building of 9 attached, single-family residential units with parking above and a separate two story 4,948 square foot commercial building. The proposed project is a 26,987 square foot building of 9 attached single-family residential units with parking at the rear of the site and a separate one story 2,643 square foot commercial building with a separate at-grade parking lot.

CONTINUED DISCUSSION:

3. 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 20, 2013.

4. Revised Planning Commission General Plan Hearing Public Schedule (Moore).

The Planning Commission will be selecting special meeting dates to conduct public hearings on the Draft MV2040 General Plan and the General Plan Draft Environmental Impact Report (DEIR).

5. Planning Commission 2013 Work Program (Moore).

The Planning Commission will continue its discussion of its 2013 Work Program, including priorities for additional amendments to the City’s Zoning Ordinance (Title 20 of the Mill Valley Municipal Code).

This item has been continued to the Tuesday, May 28th meeting.

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, May 20, 2013	City Council meeting 7:30 p.m. (Capretta)
TUESDAY , May 28, 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 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. 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.