

MILL VALLEY PLANNING COMMISSION

AGENDA

REGULAR MEETING OF MONDAY JUNE 10, 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: MAY 28, 2013

APPROVAL OF AGENDA:

PUBLIC HEARING:

1. 175 Bolsa – Dreksler – Design Review – File No. 4084 (Zanarini)

A **STUDY SESSION** to construction of a new four (4) level 2,192 square foot single-family residence with a 432 square foot attached garage on a 6,076 square foot lot. The garage, main entry and interior stairway would require a Variance from the Municipal Code to locate inside the exterior yard setback.

2. 401 B Miller – Sol Food - Conditional Use Permit - File No. 4090 (Zanarini)

A Public Hearing to amend an existing Conditional Use Permit to adjust the existing business hours of Monday – Saturday: 11:30 am – 9:00 pm and Sunday: 11:30 am – 8:00 pm to the proposed business hours of Monday – Friday: 10:00 am – 9:00 pm and Saturday – Sunday: from 9:00 am – 9:00 pm.

DISCUSSION:

3. Single-Family Residential Design Review Guidelines (Moore).

The Planning Commission will discuss possible clarifications to the City’s Design Review Guidelines to address lawn area, house colors and the effects on adjacent properties and distant, cross-canyon views of home designs that include large expanses of glass and related night-time lighting (sometimes identified as the “Lantern Effect”). The Commission will also discuss whether or not there should be Design Review Guidelines that distinguish between “flat” properties and properties on “slopes” or “hillsides”.

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, June 17, 2013

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

Monday, June 24, 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.