

MILL VALLEY PLANNING COMMISSION

REVISED AGENDA

REGULAR MEETING OF MONDAY AUGUST 26, 2013

COUNCIL CHAMBERS, CITY HALL, 7:00 PM

26 CORTE MADERA AVENUE

PLANNING
COMMISSION
MEMBERS

John McCauley, Co-Chair
Heidi Richardson, 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: GENERAL PLAN HEARINGS – JULY 22, 24 AND 25, 2013;
REGULAR MEETING - AUGUST 12, 2013**

APPROVAL OF AGENDA:

CITY COUNCIL REFERRAL (information only):

1. City Council Sub-Committee Recommendations for Zoning Ordinance Amendments

Following the last City Council public hearing on the proposed amendments to the Zoning Ordinance on July 15, a sub-committee of Councilmembers Lion and Wachtel have drafted the latest version of the proposed amendments pertaining to various definitions and regulations regarding Floor Area and the regulations governing Residential Second Units. These revisions are being provided to the Planning Commission for information and do not require formal Commission action.

PUBLIC HEARING:

2. Adoption of a Planning Commission Resolution Recommending to the Mill Valley City Council that the City Council 1) Certify the MV2040 General Plan Final Environmental Impact Report (FEIR); 2) Adopt the related Findings of Fact and Statement of Overriding Considerations as required by the California Environmental

Quality Act (CEQA); 3) Adopt the MV2040 General Plan; and 4) adopt the 2009-2014 Housing Element (Moore/Staude)

The Planning Commission will review the proposed revisions and additions to the Draft MV2040 General Plan and Draft 2009-2014 Housing Element based on Commission and public comments from the public hearings on July 22, 24 and 25, 2013 and subsequent written public comments in Exhibit A of Planning Commission Resolution 13-01 before making its recommendation to the City Council. The public comment period on the Draft Environmental Impact Report (DEIR) will close at 3:00 PM on Monday, August 26, 2013. No additional public comments on the DEIR may be offered at this public hearing.

3. 315 Hillside – Parquet – Design Review – File No. 4066 (Svanstrom)

The applicant proposes a 1,806 square foot residence and a 495 square foot detached garage with a 249 square foot studio above the garage. The applicant is requesting a variance in the front and side setbacks in order to construct the garage. The proposed project at 315 Hillside has been determined to be exempt from further environmental review under Section 15303(a) the California Environmental Quality Act (CEQA) Guidelines. **The Commission will only be reviewing floor area and off haul calculations.**

4. 630 E. Blithedale – Chase Bank – Study Session – File No. 4074 (Zanarini)

The applicant proposes the construction of a new 3,942 square foot building and revised parking lot for Chase Bank. This is the second Study Session on this application.

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:

Tuesday, September 3, 2013	City Council meeting 7:30 p.m.
Monday, September 9, 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.