

**MILL VALLEY PLANNING COMMISSION
AGENDA**

REGULAR MEETING OF MONDAY SEPTEMBER 9, 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:

LIAISON REPORTS:

APPROVAL OF MINUTES: NONE

APPROVAL OF AGENDA:

PUBLIC HEARING:

1. 13 Daffodil Lane – Moyer – Design Review, Setback Variances – File No. 4049 (Zanarini)

A **DESIGN REVIEW** hearing for the construction of a new 2256.64 square foot home, a detached 439.25 square foot detached garage, and the reconstructions of a 229.50 square foot studio. The applicant is requesting a variance to construct all three structures in the interior front and side yard setbacks. The subject property is in the RS-20 (Residential Single-Family – 20,000 square foot minimum lot size) Zoning District.

2. 227 Elm – Stith – Study Session – File No. 4098 (Zanarini)

A **STUDY SESSION** for the construction of a new 1,732 square foot 2-story single family residence with a 500 square foot attached garage on a 4,950 square foot lot. The subject property is in the RS-6 (Residential Single-Family, 6,000 square foot lot size) Zoning District.

3. 11 Mountain View Ave – Whitcombe – Study Session – File No. 4096 (Svanstrom)

A **STUDY SESSION** for the construction of a renovation and addition to an existing 1,165 square foot house. The scope of work includes a renovation and a 749 square foot addition to the first floor as well as a new 447 square foot second-story addition. The subject property is in the RS-6 (Residential Single-Family, 6,000 square foot minimum lot size) Zoning District.

4. 20 Winwood Pl – Raymond – Study Session – File No. 4088 (Svanstrom)

A **STUDY SESSION** for the construction of a 2,353 square foot addition to an existing 1,043 square foot residence and a 233 square foot addition to the existing 359 square foot attached garage beneath the residence. The proposed project results in a 3-story 3,396 square foot single-family residence over a 592 square foot attached garage. The subject property is in the RS7.5 (Single Family Residential, 7,500 square foot minimum lot size) Zoning District.

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 16, 2013	City Council meeting 7:30 p.m.
Wednesday, September 18, 2013	City Council meeting 7:00 p.m. (General Plan)
Monday, September 23, 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.