# MILL VALLEY PLANNING COMMISSION

# MINUTES

# REGULAR MEETING OF MONDAY, JUNE 24, 2013

# COUNCIL CHAMBERS, CITY HALL, 7:00 PM

# 26 CORTE MADERA AVENUE

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| PLANNING COMMISSION MEMBERS: | John McCauley – Co-Chair<br>Heidi Richardson – Co-Chair<br>Steve Geiszler – Vice-Chair<br>Chris Skelton<br>Ricardo Capretta | ABSENT |

**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: None**

**APPROVAL OF MINUTES: JUNE 10, 2013**

It was **M/s** by Commissioner McCauley/Commissioner Skelton to approve minutes from JUNE 10, 2013 . The motion was carried 4/0.

**APPROVAL OF AGENDA:**

It was **M/s** by Commissioner Skelton/Commissioner Capretta to approve agenda. The motion was carried 4/0.

**PUBLIC HEARING**

1. 575 Summit - White - Design Review - File No. 4064 (Zanarini) A STUDY SESSION to construct a new 3,865 square foot three (3) level single-family residence with a 590 square foot detached below grade garage.

*575 Summit doc.*

**Presentation from Associate Planner, Tom Zanarini & Director of Planning and Building, Mike Moore**

**Presentation from Architect, Richard Beard**

**Public Comments**

**Commission Deliberation**

Commissioner Skelton began by thanking the applicants and public for all of their helpful comments. He stated that he prefers Scheme II of the proposed plans. When it comes to the swimming pool, he stated the site is not suitable for one. A pool creates too many retaining walls and too much cut, especially when cut and fill management is already difficult. He feels when one requests a variance with a swimming pool in the plans the applicant probably has some room and might not be as stretched for space as one might think. He felt the applicant could do a better job showing the landscape and it is not clear which trees are staying/being removed. In the previous study session he noted the floor heights need to be tightened up, as well as the 18 foot pinch that could be remedied yet he saw no fix to his issues in the current plan. Commissioner Skelton is concerned about the construction management. Myrtle Avenue is a narrow road and construction, particularly cut, could prevent accessibility to homes and safety of the neighbors. He stated the garage on Myrtle is an issue and he is preferential to the access point on Summit Avenue. He thought the neighbors reaching out to an engineer at Miller Pacific was a great idea. He recommended the applicant do the same to consider the impact of a potential increase in size of the water tank.

Commissioner Capretta noted the site is tough but definitely buildable. He stated his biggest issue is the fact that this was the second study session and he still did not receive the information that was requested of the applicant during the previous session. He would like detailed cut and fill information and an improved landscape plan. Commissioner Capretta noted the inconsistencies in the plans and felt the drawings do not reflect the actual site. Scales are off and some drawings have grades while others do not. Not only did he feel the plans were incomplete but, on top of this, applicants presented another plan option that the Planning Commission did not have time to review or consider. He does not think a variance is necessary and agreed with Commissioner Skelton on the construction management plan. He stated the garage is too big and should be much smaller. He suggested the garage could be raised and living space could be utilized below. With this design, the applicants would be able to reduce the severe 10 degree slope as well as structure. The deck is too large and the colors should be more natural. He mentioned the big positive of the project is the design style and he would like to see green building practices included in the project. He closed by stating that the applicants should not be too concerned with the water tank, the safety issues and responsibilities lie with MMWD.

Commissioner McCauley echoed the sentiments of Commissioners Capretta and Skelton. According to the Commissioner, the deed issue is the first item that needs to be cleared up before any more progress is made in order to understand the allowed FAR. In regards to the landscape

he finds it hard to accept the Oak trees on the edge of the property will remain at the end of the project. He stated when considering screening the existing trees should be kept in mind. He cannot find any reason for a variance. Parking on the lower street is fine with him, he would need more information on the underground garage to get on board with the idea. The biggest problem will be the construction. He asked the applicant, "What will be done with the dirt?" He then stated any dirt removed would need to stay on sight. He thinks it is a great idea to remove the Eucalyptus tree, unless there is any public opposition.

Chairperson Richardson stated she is in agreement with her fellow Commissioners. She felt Scheme II is not much more impactful than Scheme I on Myrtle. The house is too big and does not fit in with the surrounding area. She prefers the Summit approach because she does not feel the garage on Myrtle would work. She is not a fan of the variance because it does not help the massing issue on Myrtle. Chairperson Richardson noted the drawings and story pole plans are incomplete. The deck is going to be very impactful. She encouraged the applicant to consider no variance, a smaller home, and consider the proposed new changes in relation to FAR as they may impact the project. She mentioned if the trees are removed the applicant could be eliminating a lot of greenery; because of this she would like the applicant to also consider the trees on the property. She liked the suggestion of dispersing the impact, such as the pool, on the other side of the home. The applicant must submit a good, civil landscape plan, a grading plan, and a full, comprehensive arborist report.

At the end of the deliberation the Planning Commissioners collectively decided that the applicant no longer needs to submit for a study session. Instead, the applicant should complete the plans and acquire the items necessary for Design Review. They also recommended the applicant to arrange a meeting with the city attorney on the questionable effective lot area of the property.

2. 375 Summit - - Design Review - File No. 4058 ( Zanarini) The applicant proposes a 2,037 square foot single-family residence that is divided into two pods and one 390 square foot detached carport on a 26,191 square foot lot. The proposed project at 375 Summit Avenue has been determined to be exempt from further environmental review under Section 15303(a) the California Environmental Quality Act (CEQA) Guidelines.

*375 Summit doc.*

**Presentation from Associate Planner, Tom Zanarini & Director of Planning and Building, Mike Moore**

**Applicant Presentation**

**Commission Deliberation**

It was **M/s** by Commissioner Skelton/Commissioner Capretta to approve the application and find that:

A. *The project is Categorically Exempt from the CEQA requirement for the preparation of environmental documents under Section* 15303(a) *of the CEQA Guidelines*.

CEQA Guidelines Section 15303(a) exempts, "one single-family residence in a single-family zone."

*B. The proposal is consistent with the General Plan and the Municipal Code.*

The new house is a single-family residential development project consistent with the single-family land use designation in the General Plan. The project meets the height, setback and floor area ratio requirements of the Municipal Code for single-family residences. <u>The unique nature of the separate structures form one single-family residence as defined in Section 20.08.070 of the Municipal Code, and constitute one dwelling unit as defined in Section 20.08.080 of the Municipal Code.</u>

*C. The proposal is consistent with the residential design guidelines adopted by the City.*

The construction of the new residence complies with Design Guideline 2 by using a one-story design to integrate into the slope; Design Guideline 3 by maintaining the existing mature trees on site; Design Guideline 6 by providing landscape screening that maximizes privacy along the driveway easement; Design Guideline 11 by providing low retaining walls into the landscape plan; Design Guideline 17 by providing a 17 foot 6 inch tall residence that reduces the scale, mass and bulk; and Design Guideline 21 by providing 3 off-street parking spaces.

D. *The City has considered whether to apply any limitations on building, size, height and setbacks pursuant to Section 20.66.045.*

No limitations have been placed on the project pursuant to Section 20.66.045.

**Conditions of Approval**

**<u>PLANNING DEPARTMENT: Any questions, contact Tom Zanarini, 415-388-4033 x 4810</u>**

1. Floor plans and building elevations shall be in substantial conformance with plans prepared by Chambers and Chambers Architects dated and received by Planning Department April 8, 2013 on file with the Mill Valley Planning and Building Department, except as may be modified by these conditions of approval.

**Conditions Requiring Compliance Prior to Issuance of Building Permits**

2. Except as otherwise modified by these conditions of approval, plans submitted to the Building Department for plan check shall be in substantial conformance with those approved by the Planning Commission. Any changes to the approved Design Review

plans, including changes to windows or the demolition plan, must be reviewed with and approved by the Planning Department prior to submitting for a building permit or a revision to the building permit. Any changes must be clearly highlighted (with a "bubble" or "cloud") on plans submitted to the Planning Department. A list describing in detail all such changes shall be submitted and attached to the plans. Any changes that have not been explicitly approved by the Planning Department are not valid and may be subject to stop work orders and/or require removal.

3. All conditions of approval shall be included on the front sheet of the construction drawing submitted for a building permit.

4. Prior to issuance of building permit, the applicant shall submit Green Building Compliance Form, which includes a signature page for the certifying agency (Build it Green or LEED) to confirm Design Conformance based on the Green Building Checklist submitted during the planning application. The project plans referenced in Condition #1 show the project has targeted 93 points on the Green Point Blueprint Scoresheet.

5. Prior to issuance of a building permit, on the proposed project, the applicant shall arrange a pre-construction meeting with staff that shall be attended by Mill Valley staff, the owner, contractor and all sub-contractors to review these conditions of approval, permitted hours of operation etc.

6. Prior to issuance of a building permit, a sign shall be posted in a location where the sign is clearly readable from the public right-of-way. The sign shall be 9 to 12 square feet in size. Information on the sign shall include:

   a. Address of site.
   b. Permitted hours of construction.
   c. Name, address and phone number of the contractor.
   d. Name, address and phone number of the person responsible for the project.
   e. Name and phone number of the party to call in case of an emergency.
   f. Requirement that workers carpool to the site.
   g. The phone number of the City of Mill Valley Code Enforcement Officer.

**Conditions Requiring Compliance Prior to Final Inspection/Occupancy**

7. Site landscaping shall be in substantial conformance with the Landscape Plan on file with the Mill Valley Planning and Building Department. The final landscape plan shall be stamped by a licensed landscape architect and filed with the Planning Department prior to occupancy. Plans for any irrigation of the site shall be incorporated into the landscape plan. All planting shown on the approved plan shall be installed prior to occupancy of the proposed residence. Upon the discretion of the Planning Director, installation may be suitably guaranteed by posting a cash bond equal to 100% of the cost and installation of any landscape improvements.

**General Conditions**

8. The applicant shall indemnify, defend and hold harmless the City, its officers, agents and employees (collectively "the City") from any and all claims, actions, lawsuits, damages, losses and liabilities arising or resulting from the granting of this permit by the City, the performance of the use authorized by this permit or the exercise of the rights granted by this permit. The applicant's obligation to indemnify, defend and hold harmless the City shall include, but not be limited to, paying all fees and costs incurred by legal counsel of the City's choice in representing the City in connection with any such claims, actions or lawsuits, any expert fees, and any award of damages, judgments, verdicts, court costs or attorneys' fees in any such claim, action or lawsuit.

9. The light source of all exterior lighting fixtures shall be shielded from adjacent properties.

10. The project shall comply with all applicable Energy Efficiency Regulations in the Mill Valley Municipal Code.

11. All portions of the job site in view of the public and immediately adjacent neighbors shall be maintained in an orderly condition. All trash, debris, construction scraps and broken or unused machinery shall be removed from the site at the end of each work week. Construction materials not used within two weeks of their delivery date shall be screened from public view. All sidewalks, driveways and public/private roadways fronting the subject site shall be broom cleaned at the end of each work day.

12. Prior to pouring a foundation, the applicant shall have the property lines string lined and marked by a licensed surveyor.

13. The hours of construction activity, including the use of power tools, shall be limited to 8:00 a.m. to 5:00 p.m. Monday through Friday. Construction is not allowed on Saturdays, Sundays, or holidays.

14. <u>Prior to submitting for a building permit, the owner shall dedicate to the City of Mill Valley a service path (easement for right-of-way) along the northwest property line as shown on Sheet A1.1 of the project plans referenced in Condition #1.</u>

15. <u>Prior to submitting for a building permit, the owner will coordinate with the City of Mill Valley to vacate the right-of-way along the southeast property line.</u>

16. <u>Prior to submitting for a building permit, the owner will submit a Lot Line Adjustment to the Planning Department to adjust the southeast property line as shown on Sheet A1.1 of the project plans referenced in Condition #1.</u>

17. <u>The two structures shall constitute one single-family dwelling as defined in Section 20.08.070 of the Municipal Code.</u>

18. <u>The two structures shall constitute one dwelling unit as defined in Section 20.08.080 of the Municipal Code.</u>

19. The project plans submitted for a building permit are not required to have the subterranean connecting tunnel.

**FIRE DEPARTMENT: Any questions, contact Tom Welch, Fire Marshal, 389-4130**

20. VMP provided with a copy taken for the file. Prior to approval or issuance of a building permit, provide a Vegetation Management Plan (VMP) in compliance with Fire Department Standard 220. Please contact Battalion Chief Barnes with any questions at 389-4130**.**

21. This project is within the Wildland Urban Interface (WUI) Zone as established by City Ordinance and shall comply with the provisions of Ordinance 1245 (Fire Code) and 1228 (WUI Code).

22. Fire Sprinklers:

    A fire sprinkler system shall be provided for:

    a) All new construction.
    b) Fire sprinkler coverage shall be provided through the entire structure as per Uniform Fire Code Section 1001.9.
    c) Plans for fire sprinkler system design and hydraulic calculations shall be completed by a licensed C-16 sprinkler contractor and submitted to the Mill Valley Fire Department for approval prior to installation. Fire sprinkler system design and installation shall conform to the provisions of the Mill Valley Fire Department and N.F.P.A. Standard 13D.

23. The address shall be posted in accordance with requirements of the California Building Code, Uniform Fire Code, and Fire Department Standard 205. Final inspection and signoff of address posting shall be coordinated through the Building Department.

24. Smoke and CO detectors shall be installed in accordance with the California Building Code. Final inspection and signoff of smoke and CO detectors shall be coordinated through the Building Department.

25. Noncombustible roofing shall be provided for:

    a) All new roofs shall be non-combustible.

    NOTE: A “noncombustible” roof is a Class A roof (for other than Group R Occupancies, a Class A or Class A assembly) as defined in the Uniform Building Code and approved by the Building Department.

26. Final occupancy approval shall not be granted by the Fire Department unless all conditions have been met.

27. Fire Department and City personnel shall be granted access to private driveways and private roadways in order to enforce applicable ordinances related to fire codes, municipal and penal codes pertaining to maintaining road access for emergency vehicles.

28. To avoid inspection delays by the Fire Department, all requests must be made at least 48 hours in advance.

29. All permits and/or inspection fees required by the Fire Department shall be paid in full prior to final occupancy being granted.

**DEPARTMENT OF PUBLIC WORKS: Any questions, contact Dan Hughes, 388-4033**

30. GENERAL - A construction management plan/schedule is required from Department of Public Works as part of the building permit submittal and prior to building permit approval and shall be incorporated into the job set of plans. This plan shall be a binding document; failure to adhere to the plan may result in stoppage of the project. This plan shall be updated as project conditions may change. Updates to plan shall be provided to the Department of Public Works. Plan / schedule shall include (but not be limited to) work schedule (intended start of construction date, road or lane closure intent/dates, important milestones and proposed final dates), storage type and location and travel routes.

31. DRAINAGE - All site drainage shall be dissipated in a manner that prevents erosion and conforms to current storm water discharge practices in Marin County. The applicant is responsible for ensuring storm water runoff is maintained in its natural path.

32. The applicant shall provide a hydraulic report prepared by a civil engineer, which includes the following:
    a. Determination of watershed area containing proposed development.
    b. Hydraulic grade line to creek (where appropriate).
    c. Watercourse capacity.
    d. Drainage rate quantities (existing and proposed).
    e. Culvert design calculations.
    f. Runoff calculations to determine increased flow from impervious surface areas.
    g. Necessary mitigation from any increased flow.

33. Final drainage improvements shall be prepared by a Civil Engineer, and reviewed and approved by the City Engineer prior to issuing a Building Permit. Drainage improvements shall implement Low Impact Development standards. These shall include but not be limited to no increase runoff, maintain natural drainage patterns, no concentration of flows, allowing drainage to flow naturally and to percolate and mimic existing and sheet flow conditions. All stormwater runoff lines must be discharged in a manner that conforms to the current stormwater discharge practices in Marin County.

34. Rock rip-rap outfalls shall be located as far from property lines as possible and shall be

designed to mimic existing drainage conditions.

35. Drainage improvements shall be installed as per the recommendation of the soils evaluation prepared for the proposed project and reviewed by the Department of Public Works.

30. Since drainage is not codified, but controlled by civil law, an Attorney should be consulted to verify that any proposed concentration of water that is currently sheet flowing over the property will not result in legal liability for the applicant.

31. STORMWATER POLLUTION PREVENTION – Applicant is responsible for ensuring that contractor uses Best Management Practices for the Construction Industry ("General Construction and Site Supervision" brochure available at the Department of Public Works) to prevent storm drain pollution. Applicant shall be responsible for any environmental damage caused by his/her contractors or employees.

32. SOILS AND GRADING – Grading may not be permitted between October 15 and April 15. Grading is considered to be any movement of earthen materials necessary for the completion of the project that is not covered under a required building permit such as (but not limited to) miscellaneous site grading, grading for driveways, walkways and landscaping. Proposed grading activity shall comply with the requirements of Section 14.32 of the Municipal Code and are subject to the review and approval of the Department of Public Works.

a. All exposed areas resulting from excavation and grading shall be seeded or planted with appropriate vegetation and maintained until established to prevent erosion.
b. A Grading Permit is required from Department of Public Works <u>for site grading</u>. The applicant shall comply with the requirements of Section 14.32 of the Municipal Code (copies available at the Public Works office) by providing the Department of Public Works with the following:
**Note: The applicant should submit the application and all supporting documents at least two weeks prior to the scheduled start of construction in order to avoid delay.**
   i. A site map, foundation plan and grading plan.
   ii. A completed Grading Permit Application.
   iii. Submit 3 copies of the soil engineers report to the Department of Public Works along with 2 copies of the site plan showing the outline of the proposed structure, cross sections, a foundation plan if available, and $1,500 refundable deposit to cover actual cost of peer review by City-retained soils engineer.
   iv. A construction schedule.
   v. A grading security for $5,000 shall be submitted in the form of a Certificate of Deposit (CD) or cash to cover grading, drainage, and erosion control. Contact the Department of Public Works for details.
c. An erosion control plan, which includes a signed statement by the soils

engineer that erosion control is in accordance with CAQSA standards. The erosion control plan shall demonstrate protection of disturbed soil from rain and surface runoff and demonstrate sediment controls as a "back-up" system. (Temporary seeding and mulching or straw matting are effective controls.). This plan shall be part of the building permit submittal and is subject to review/approval by the Department of Public Works prior to issuance of the building permit.

d. The Soils Engineer shall provide a letter to the Department of Public Works certifying that all grading and drainage has been constructed according to plans filed with the grading permit and his/her recommendations. Any changes in the approved grading and drainage plans shall be certified by the Soils Engineer and approved by the Department of Public Works. No modifications to the approved plans shall be made without approval of the Soils Engineer and the Department of Public Works.
e. The existing vegetation shall not be disturbed until landscaping is installed or erosion control measures, such as straw matting, hydroseeding, etc, are implemented.

33. ENCROACHMENTS

a. A Revocable Encroachment Permit is required from the Public Works Department for all work within the right-of-way.
b. A Revocable Encroachment Permit shall be recorded at the Marin County Recorder's Office prior to any construction in the right-of-way.
c. Construction within the public right-of-way is limited to that necessary to support the lot's use. This includes driveways, sidewalks, and sometimes car garages or decks on steep hillsides. Garbage can enclosures are not permitted in the right-of-way. Fences, gates, structures, and walls within the right-of-way will only be approved when they meet the conditions set in Section 11.16.010 and 20.60.065 of the Mill Valley Municipal Code.
d. Submit drawing(s) of the fence/gate/wall showing height, type of material and location proposed of all improvements to the Public Works Department for review and approval.

34. SEWAGE SYSTEM REQUIREMENTS – If an existing sewer connection does not exist, the following shall apply:

a. A new sewer lateral shall be connected to the City sewer main.
b. The applicant shall obtain a sewer connection permit from the Department of Public Works. The fee for this permit is $5,000 for a single family home. Inspection fees may be added to the basic connection fee.

35. If an existing sewer connection does exist, the following shall apply:

a. The sewer lateral for this property shall be replaced from the house to the

City. This requirement may be waived if the applicant supplies a DVD to the Department of Public Works showing that the existing lateral is in satisfactory condition and is constructed of plastic or metal material. If any stormwater runoff lines are found to be connected to the sewer lateral, they must be disconnected from the sewer lateral and discharged in a manner that conforms to the current stormwater discharge practices in Marin County. If the new lateral connects to the City main in a different place than the old lateral, then the old lateral shall be capped at the City main.

b. Should a new sewer lateral be installed, a backwater valve shall also be installed in the sewer lateral.

36. MATERIAL STORAGE – All construction materials, debris, and equipment shall be stored on site. If that is not physically possible, an encroachment permit shall be obtained from the Department of Public Works prior to placing any construction materials, debris, debris boxes or unlicensed equipment in the right-of-way. The fee for using the right-of-way for storage of construction materials or equipment is $10.00 per day in residential areas, and $20.00 per day in commercial areas. A minimum of 12' clearance shall be maintained at all times along the roadway. The placing of portable restroom facilities in the City right-of-way will not be permitted.

37. ROAD CLOSURES

a. Road closures will only be permitted with prior authorization of the Department of Public Works consistent with the City's road closure policy. Persons wanting to close the road are required to provide written notification to affected property owners and neighbors. Signs containing details of the proposed closure must be posted 48 hours in advance. Coordinate traffic control and all temporary road closures with the Mill Valley Department of Public Works. Contact Julie McClure, Engineering Technician, at the Department of Public Works at 388-4033 to obtain a road closure permit.

b. Submit a traffic detour plan to the Department of Public Works.

38. ROAD IMPACT FEE - All Projects with a construction value of $10,000 or more will be charged a fee of 1% of the building permit value.

39. TREES AND VEGETATION - Trees and vegetation shall be trimmed according to Section 11.24.090 of the Mill Valley Municipal Code. Trees and shrubs shall be kept trimmed so that the lowest branches projecting over public properties provide a clearance of not less than eight (8) feet. Bushes and other vegetation shall be trimmed so no portion hangs over the sidewalk or the road if no sidewalk is present.

40. OFFSITE IMPROVEMENT REQUIREMENTS - All improvements within the public right-of-way shall be in accordance with the Uniform Construction Standards of All Cities and County of Marin unless noted otherwise herein.

41. All cracked, broken or uplifted curb/gutter fronting the property shall be replaced. Applicant shall coordinate with the Department of Public Works prior to the start of the project improvements to identify the extents and limits of sidewalk replacement.

42. TREES AND VEGETATION – Trees and vegetation shall be trimmed according to Section 11.24.090 of the Mill Valley Municipal Code. Trees and shrubs shall be kept trimmed so that the lowest branches projecting over public properties provide a clearance of not less than eight (8) feet. Bushes and other vegetation shall be trimmed so no portion hangs over the sidewalk, or the road if no sidewalk exists.

**BUILDING DEPARTMENT: Any questions, contact Dan Martin, 388-4033**

43. The project shall be subject to the 2012 California Building, Plumbing, Electrical, Mechanical, Energy, and other applicable Title 24 codes.

**MARIN MUNICIPAL WATER DISTRICT: Any question contact Joseph Eischens, Engineering Technician at (415) 945-1531**

44. The referenced parcel is currently being served. The purpose and intent of this service are to provide water to a single-family dwelling. The proposed demolition of the existing single-family structure and construction of a new residence will not impair the District's ability to continue service to this property.

45. Compliance with all indoor and outdoor requirements of District Code Title 13 – Water Conservation is a condition of water service. Indoor plumbing fixtures must meet specific efficiency requirements. Landscape plans shall be submitted and reviewed to confirm compliance. The Code requires a landscape plan, an irrigation plan, and a grading plan. Any questions regarding District Code Title 13 – Water Conservation should be directed to the Water Conservation Department at (415) 945-1497.

46. Should backflow protection be required, said protection shall be installed as a condition of water service. Questions regarding backflow requirements should be directed to the Backflow Prevention Program Coordinator at (415) 945-1559.

**Expiration of Approval**

47. This approval shall expire one year from the date of approval unless a building permit has been issued. Prior to the expiration of a design review approval, the applicant may apply to the Director of Planning and Building for a one-year extension from the date of expiration. The Director of Planning and Building may make minor modifications of the approved design at the time of extension if he/she finds that there has been a substantial change in the factual circumstances surrounding the originally approved design. If building permit is issued during the effective life of the design review approval, the expiration date of the design review approval shall be automatically extended to coincide with the expiration date of the building permit.

48. This approval is effective from the date of approval until the building permit is issued and shall expire one year after approval should a building permit not be issued.

The motion was carried 3/0.
*Chairperson Richardson Recused*

**DISCUSSION:**

3. Single-Family Residential Design Review Guidelines (Moore): Continued to July 8, 2013 meeting

**ADJOURN**

It was **M/s** by Commissioner Skelton/Commissioner McCauley to adjourn. The motion was carried 4/0.

*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 Department within 10 calendar days describing the basis for the appeal accompanied by the $250 appeal fee.*