# MILL VALLEY PLANNING COMMISSION

# AGENDA

# REGULAR MEETING OF MONDAY OCTOBER 14, 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>Ricardo Capretta<br>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 HEARINGS:**

**1. 511 Lovell – Hatfield – Design Review – File No. 4050 (Svanstrom)**

A **DESIGN REVIEW** hearing to demolish an existing 2,400 square foot single-family residence, 698 square foot detached second unit, and detached 400 square foot garage, and construct a new 6,100.5 square foot single-family residence and a 1,044 square foot detached garage. The subject property is in the RS-43 (Residential Single-Family – 43,560 square foot minimum lot size) Zoning District.

**2. 6 Longfellow – Chambers & Chambers – Study Session – File No. 4117 (Zanarini)**

A **STUDY SESSION** for Design Review to consider the construction of a 2-story 2,850 square foot single-family residence with a 500 square foot attached garage on an 8,574 square foot vacant lot. The subject property is in the RS-7.5 (Residential Single-Family – 7,500 square foot minimum lot size) Zoning District.

## 3. 170 Throckmorton – Assing – Study Session – File No. 4118 (Svanstrom)

A **STUDY SESSION** for a Conditional Use Permit and Design Review to demolish an existing duplex (1,097 square foot unit and a 457 square foot unit) and construct a new 3,605 square foot duplex (1,904 square foot front unit and 1,701 square foot second unit) over an attached 2, square foot 4-car garage. The subject property is in the C-N (Neighborhood Commercial) Zoning District.

## 4. Design Guideline Revision (Moore)

**CONSIDERATION** of an amendment to Guideline 10, "Minimizing Grading, Offhaul, Excavation and Erosion" of the City's Residential Design Guidelines. The proposed amendment would recommend that a new basements should be designed to minimize offhaul (the removal of soil by truck from the project site) and allow the Planning Commission to exercise discretion in determining whether or not a basement of more or less than 300 square feet would be appropriate for a given project site.

***APPEALS:*** *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:** | |
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| Monday, October 21, 2013 | City Council meeting 7:30 p.m. |
| Monday, October 28, 2013 | Planning Commission meeting 7:00 p.m. |
| Monday, November 4, 2013 | City Council meeting 7:30 p.m. |
| **Tuesday, November 12, 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.*