



AGENDA

ZONING ADMINISTRATOR

REGULAR MEETING OF WEDNESDAY, October 19, 5:00 P.M.

COUNCIL CHAMBERS, CITY HALL

26 CORTE MADERA AVENUE,

MILL VALLEY, CALIFORNIA

1. 25 Laurelwood Avenue – Design Review and ADU– PL22-5117 (Weiss)

A Design Review and Accessory Dwelling Unit application to demolish a detached 337 square foot garage and construct a new 435 square foot ADU on a 5,750 square foot lot in the RM-3.5 District. The project requires exceptions to the ADU development standards in order to demolish the existing detached 335 square foot garage and to construct the new ADU as close as 5 inches from the side and rear property lines. Site work would include removal of 2 existing non-heritage trees. The proposed project has been determined to be exempt from further environmental review under Section 15301(1)(4) (Existing Facilities) and 15303(a) of the California Environmental Quality Act (CEQA) Guidelines.

2. 142 Manor Drive – Design Review, Tree Permit and ADU– PL22-5087 (Ross)

A Design Review, Tree Removal, and Accessory Dwelling Unit (ADU) Application to construct a 16-foot high, 745 square foot detached ADU on a 11,200 square foot lot in the RS-10 District. The applicant is requesting an exception to the ADU development standards in order to construct the ADU as close as 4 feet from the front property line (within the required 15-foot exterior /front yard setback) in order to preserve a 54-inch diameter Heritage oak tree. The project includes a Tree Removal Permit in the event that the tree, which is diseased, cannot be saved and must be removed. The proposed project has been determined to be exempt from further environmental review under Section 15303 (Class 3, New Construction or Conversion of Small Structures) of the California Environmental Quality Act (CEQA) Guidelines.

3. 161 W Blithedale Avenue – Tree Permit – PL22-5125 (Johnson)

Tree Removal Permit application to remove one unsafe coast redwood Heritage Tree. The tree trunk measures 35 inches in diameter and has been confirmed by a certified arborist to be damaging the exterior wall structure and slab foundation of the home. The proposed project is categorically exempt from environmental review under Sections 15301 and 15304 of the California Environmental Quality Act (CEQA) Guidelines.

4. 480 Edgewood Avenue – Design Review – PL22-5119 (Johnson)

A Design Review application for proposed exterior alterations to a single-family residence, including, new roof, paint, siding, and windows. Existing grading, landscape, and trees to remain unchanged. The proposed project has been determined to be exempt from further environmental review under Section 15301 (Existing Facilities) of the California Environmental Quality Act. (CEQA) Guidelines.

Any decision made by the Zoning Administrator on the above items may be appealed to the Planning Commission by filing a letter with the Planning Department within 10 calendar days describing the basis for the appeal accompanied by a \$768.00 appeal fee.

The City of Mill Valley does not discriminate against any individual with a disability. Upon request, City publications will be made available in the appropriate format to persons with a disability. The accessible entrance and parking are located in the main parking area behind City Hall. If you require assistance or auxiliary aids in order to participate in this meeting, please contact the City Clerk at 388-4033 (TTY 711) at least 24 hours prior to the meeting.