

**MILL VALLEY PLANNING COMMISSION  
MINUTES**

**REGULAR MEETING OF MONDAY, MARCH 11, 2013**

**COUNCIL CHAMBERS, CITY HALL 7:00pm**

**26 CORTE MADERA AVENUE**

PLANNING	Heidi Richardson – Co-Chair
COMMISSION	John McCauley – Co-Chair
MEMBERS:	Steve Geiszler – Vice Chair
	Chris Skelton
	Ricardo Capretta

**CALL TO ORDER**

**INTRODUCTION OF NEW COMMISSIONERS:**

**ELECTION OF CHAIR & VICE CHAIR 2013:**

It was M/s Commissioner Geiszler/Commissioner Skelton to elect Commissioner Richardson and Commissioner McCauley to Co-Chair. The motion was carried 5/0.

It was M/s Commissioner McCauley/Commissioner Richardson to elect Commissioner Geiszler to Vice-Chair. The motion was carried 5/0.

**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:**

Commissioner McCauley discussed the items reported on from the City Council, including Council's direction for clarifications of the proposed definitions. Commissioner McCauley also reviewed illustrations that he prepared to clarify the recommendations on FAR for large volume spaces.

**APPROVAL OF MINUTES: FEBRUARY 25, 2013**

It was M/s by Commissioner Geiszler/Commissioner McCauley to approve the minutes of FEBRUARY 25, 2013. The motion was carried 5/0.

**APPROVAL OF AGENDA:**

It was M/s by Commissioner Skelton/Commissioner Geiszler to approve the agenda. The motion was carried 5/0.

## **PUBLIC HEARING:**

1. [375 Summit - Design Review - Chambers - File No. 4058 \(Zanarini\) A STUDY SESSION for a new 2,037 square foot residence divided into two separate wings, connected by a below grade walkway and a new 430 square foot detached carport on a 22,162 square foot vacant lot.](#)

*375 Summit Ave. doc.*

Commissioner Richardson recused.

### **Staff presentation from Associate Planner Zanarini**

Associate Planner Zanarini briefly explained that according to the City Attorney, the previously approved variance didn't vest with the building permit that was pulled on this property as they didn't work on the actual garage. The City Attorney concluded that the new design will have to apply for a new variance for the proposed carport, or move it out of the setback.

### **Applicant presentation from architect Barbara Chambers**

### **Public Comment**

### **Commission Deliberation**

Commissioner Geiszler feels the variance is an important part of the application. He feels the structures work well with the hillside. He stated regardless of the location, he feels the garage could be reduced in bulk. He feels this whole project is about the garage and everything else he likes a lot. He appreciates all the vegetative screening.

Commissioner Capretta disclosed that he spoke with Mr. Robins, the neighbor. He thinks this current design is far superior to the previous. He likes the massing and green aspects and feels the scale is a big improvement. He agrees with Commissioner Geiszler in regards to the garage variance. He feels it could be scaled down to comply and doesn't see a hardship here. He likes the landscape and pathway elements and likes the project overall.

Commissioner Skelton echoes the comments of the previous Commissioners. He loves that the applicant is preserving the trees.

Commissioner McCauley stated that other than the garage he doesn't have any other issues. He doesn't have an issue with the decks or the cross canyon views. He is interested in seeing the cut and fill working. He stated he wouldn't have an issue with the garage if it didn't need a variance.

2. [355 Vista Linda - Design Review & Second Unit Permit - File No. 4056 \(Zanarini\) A STUDY SESSION for demolition of an existing structure to construct a new 2-story 3,055 square foot residence with a 570 square foot attached garage and a 535 square foot attached Residential Second Unit.](#)

*[355 Vista Linda doc.](#)*

### [Applicant presentation from architect Jessica Seaton](#)

#### [Public Comment](#)

#### [Commission Deliberation](#)

Commissioner McCauley likes the project but would like to see an arborist report with the trees slated to be removed. He is interested in the cut and fill numbers and would like to see the lawn be less than 500 square feet. He would like to hear the other Commissioners comments on the roof form as he feels it adds height.

Commissioner Skelton echoes everything Commissioner McCauley stated. He stated that the building is beautiful and agrees with the minimum lawn size and arborist report request.

Commissioner Capretta wouldn't support going to 10' with the setback as it wouldn't be equitable to the neighbor on the other side. He is curious about the policy for relocation of improvements not located on the subject property when the City is the neighbor in regards to the setbacks. He would like to see a lower roof pitch to decrease the mass. He stated that the north elevation would be friendlier to the neighbor if had some step scale to it.

Commissioner Geiszler agrees with everything that has been said and agrees with the removal of pine trees. He would like to see the height mitigated a little and suggested dropping the side elevation 18" to 2' to help. He stated it's great that this is fitting into the hillside and would like to see natural colors for the house.

Commissioner Richardson stated she is in agreement with everything that has been said. She is also concerned about the view from the golf course of the west elevation and likes the mitigation measures outlined from Commissioner Geiszler to reduce the height.

3. [Discussion - FAR calculation examples](#)

#### **Adjourn**

It was **M/s** by Commissioner McCauley/Commissioner Geiszler to adjourn the meeting. The motion was carried 5/0.

*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.*