MILL VALLEY PLANNING COMMISSION AGENDA

REGULAR MEETING OF MONDAY DECEMBER 9, 2013 COUNCIL CHAMBERS, CITY HALL, 7:00 PM

26 CORTE MADERA AVENUE

PLANNING COMMISSION MEMBERS

Heidi Richardson, Chair Steve Geiszler, Vice-Chair

Ricardo Capretta Chris Skelton

CALL TO ORDER:

ORAL COMMUNICATIONS: Time for comments from members of the public on issues <u>not on this Planning Commission agenda.</u> (Limited to 3 minutes per person.)

PLANNING AND BUILDING DIRECTOR'S ORAL REPORT:

APPROVAL OF MINUTES: NOVEMBER 12, 2013

APPROVAL OF AGENDA:

PUBLIC HEARINGS:

1. <u>630 East Blithedale Avenue - Chase Bank - Negative Declaration and Design Review-</u> File No. 4074 (Zanarini)

Negative Declaration and Design Review for the proposed the construction of a new 3,942 square foot building and revised parking lot design for Chase Bank.

The subject property is in the General Commercial (C-G) Zoning District.

2. 511 Lovell Avenue - Hatfield Architects - Design Review - File No. 4058 (Svanstrom)

Design Review hearing for a proposed 6,725 square foot residence and a 1,044 square foot detached garage with a 468 square foot second unit below the garage. The proposed project at 511 Lovell Avenue has been determined to be exempt from further environmental review under Section 15303(a) the California Environmental Quality Act (CEQA) Guidelines.

<u>APPEALS</u>: 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 <u>within 10 calendar days following the date of the decision</u> describing the basis for the appeal and accompanied by the \$250.00 appeal fee.

Upcoming Meetings:

Monday, January 6, 2014

Monday, January 14, 2013

Tuesday, January 21, 2014

City Council meeting 7:30 p.m.

Planning Commission meeting 7:00 p.m.

City Council meeting 7:30 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.