MILL VALLEY PLANNING COMMISSION AGENDA

REGULAR MEETING OF <u>TUESDAY</u>, NOVEMBER 13, 2012 COUNCIL CHAMBERS, CITY HALL, 7:00 PM

26 CORTE MADERA AVENUE

PLANNING David Rand - Chair

COMMISSION Barbara Chambers – Vice Chair

MEMBERS Steve Geiszler

Heidi Richardson John McCauley

CALL TO ORDER:

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

PLANNING AND BUILDING DIRECTOR'S ORAL REPORT: Report on items being considered by the City Council.

LIAISON REPORTS:

APPROVAL OF MINUTES: OCTOBER 22, 2012

APPROVAL OF AGENDA:

PUBLIC HEARING:

1. 312 Eldridge – Fowler – Design Review & Second Unit Permit – File No. 4014 (Moore)

A **STUDY SESSION** to review the application of **Stephen Fowler** for the removal of a 1,896 square foot house and a 396 square foot garage and the construction of a 4,105 square foot house, a 490 square foot second unit, and a 520 square foot garage on a 22,500 square foot parcel owned by **Stephen Fowler**.

2. <u>51 Walnut – Chambers – Design Review – File No. 4004 (Zanarini)</u>

A public hearing to hear the application of **Chambers & Chambers Architects** for Design Review and a Categorical Exemption from the California Environmental Quality Act in connection with the demolition of an existing residence and the construction of a new 2,717 square foot residence on a parcel owned by **Shahram Ghoidsian**.

3. 410 Magee – Crescini – Design Review – File No. 4018 (Zanarini)

A public hearing to hear the application of **Michael Rex Associates** for Design Review and a Categorical Exemption from the California Environmental Quality Act in connection with the demolition of an existing residence and the construction of a new 5,148 square foot residence on a parcel owned by **Tiffanie DeBartolo**.

4. 414 Miller Avenue – Whole Foods – Conditional Use Permit – File 4030 (Moore)

Public Hearing to consider the application of **Whole Foods Market at 414 Miller Avenue** for an amendment to its existing Conditional Use Permit to change its opening time from 8:00 AM to 7:00 AM.

5. 7 Cottage Avenue – Design Review – Turner – File No. 4024 (Zanarini)

A STUDY SESSION to hear the application of Melanie Turner of Pfau Long Architecture for Design Review for a 983 square foot addition to an existing 560 square foot single-family home on a 5,090 square foot lot owned by Stefanie and Tim Rosa.

Any decision made by the Planning Commission on the above items may be appealed to the City Council by filing a letter with Planning within 10 calendar days describing the basis for the appeal accompanied by the \$250 appeal fee.

Upcom	ing M	leetings:
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Monday, November 5, 2012 City Council meeting 7:30 p.m. (Chambers)
Monday_, December 10, 2012 Planning Commission meeting 7:00 p.m.
Wednesday, November 14, 2012 Zoning Administrator meeting 3:00 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 Department in advance of the meeting at 388-4033. TDD phone number is: 711.