

MILL VALLEY PLANNING COMMISSION

AGENDA

REGULAR MEETING OF MONDAY, DECEMBER 10, 2012

COUNCIL CHAMBERS, CITY HALL, 7:00 PM

26 CORTE MADERA AVENUE

PLANNING
COMMISSION
MEMBERS

David Rand - Chair
Barbara Chambers – Vice Chair
Steve Geiszler
Heidi Richardson
John McCauley

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: *Report on items being considered by the City Council.*

LIAISON REPORTS:

APPROVAL OF MINUTES: OCTOBER 22, 2012

APPROVAL OF AGENDA:

CONSENT CALENDAR:

1. 110 East Blithedale – Summers – Design Review & Conditional Use Permit – File No. DC12-3965 (Zanarini)

The Planning Commission held a public hearing on this application on June 11, 2012. Application of **Stewart Summers, Architect** for a Design Review, Conditional Use Permit and Categorical Exemptions from the Requirements of CEQA to raise an existing building 3 feet 6 inches and convert the lower level of residence to administrative and professional offices on an existing parcel owned by **Greg Norris**. The project includes revisions to the parking area to preserve a tree in the rear yard.

PUBLIC HEARING:

2. 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**.

3. 111 Kipling – Tardy – Design Review – File No. 3953 (Zanarini)

A public hearing to hear the application of **Jill Tardy, Tardy and Associates Architects** for Design Review and a Categorical Exemption from the California Environmental Quality Act in connection with an 1,157 square foot addition on a parcel owned by **Chris and Jill Lebsock**. The proposed project includes revisions recommended by the Planning Commission at the October 22, 2012 Public Hearing, including: A proposed 208 square foot bedroom in a newly proposed basement, relocating 2 bedrooms from the upper floor to the main floor, reducing the proposed upper floor from 640 square feet to 582 square feet, reducing the head height in the proposed stairwell and removing second story mass from the south property line.

4. 23 Janes – Skiles – Design Review – File No. 3972 (Zanarini)

A study session to hear the application of **Kevin Skiles** for Design Review and a Categorical Exemption from the California Environmental Quality Act in connection with a proposed 3,178 square foot residence with a 430 square foot garage on a parcel owned by **23 Janes St., LLC**.

5. 493 Lovell – McGuire – Design Review & Variance – File No. 4013 (Zanarini)

A public hearing to hear the application of **Joe McGuire** for Design Review, Variance and a Categorical Exemption from the California Environmental Quality Act in connection with a proposed 1,463 square foot addition to an existing residence, a 40 square foot garage addition to an existing detached second unit and a proposed 488 square foot garage above the existing second unit that partially encroaches into the City right-of-way on a parcel owned by **493 Lovell Ave., LLC**.

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.

Upcoming Meetings:	
Monday, January 7, 2013	City Council meeting 7:30 p.m. (Geiszler)
Monday, January 14, 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 Department in advance of the meeting at 388-4033. TDD phone number is: 711.