



PLANNING COMMISSION

AGENDA

COUNCIL CHAMBERS, CITY HALL

26 CORTE MADERA AVENUE

REGULAR MEETING OF October 26, 2021

7:00 PM

PLANNING COMMISSION MEMBERS: Greg Hildebrand, Chair
Alan Linch, Vice-Chair
Eric Macris
Kevin Skiles
Jon Yolles

CALL TO ORDER

ROLL CALL

PUBLIC OPEN TIME: Time for comments from members of the public on issues not on this Planning Commission agenda. (Limited to 3 minutes per person)

APPROVAL OF AGENDA:

CONSENT CALENDAR:

PUBLIC HEARING:

1. 342 Lovell Avenue – Study Session for Design Review– PL20-4901 (Newman)

A Study Session for Design Review request to demolish the existing 1,920 square foot, two-story residence and construct a new 3,963 square foot, three-story home with a 500 square foot garage and attached 799 square foot Accessory Dwelling Unit on a 24,550 square foot lot. The proposed project has been determined to be exempt from further environmental review under Section 15302 (Replacement and Reconstruction) of the California Environmental Quality Act (CEQA) Guidelines.

2. Amendments to the Mill Valley Municipal Zoning Code Title 20 (Kelly)

Amendments to the Zoning Code (Mill Valley Municipal Code Title 20) to add Sections 20.68.050 (“Violations”) and 20.68.060 (“Enforcement Actions”); amending Sections 20.66.110 (“Non Compliance”), 20.60.075 (“Regulations for Accessory Building or Structure”), 20.62.060 (“Appeals”), 20.67.200 (“Appeals”), 20.74.100 (“Appeals”), 20.100.120 (“Planning Commission Decision on an Appeal”), and 20.100.130 (“City Council Decision on Appeal”).

APPROVAL OF MINUTES: September 28, 2021

LIAISON REPORTS:

PLANNING AND BUILDING DIRECTOR'S REPORT:

ADJOURN

APPEALS: 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 within 10 calendar days following the date of the decision describing the basis for the appeal and accompanied by the \$955.00 appeal fee.

***EX PARTE COMMUNICATIONS:** In the context of adjudicative matters that come before the Planning Commission, ex parte communications are those which occur outside the noticed hearing. In the interest of protecting the fair hearing process, it is the policy of the Commission to avoid ex parte communications. If Commissioners receive or participate in ex parte communications, the identity of the persons who participated and a description of the content of the communication should be disclosed at the commencement of the hearing on that item. Written ex parte communications must be forwarded to the Director of Planning and Building for distribution to the full Commission and the public.*

***ACCESS:** Upon request, City publications will be made available in the appropriate format to persons with a disability. If you require assistance or accommodation to participate in a Planning Commission meeting, please contact the City Clerk at (415) 388-4033 (TTY 711) least 24 hours prior to the meeting. The City will use its best efforts to make reasonable accommodations to provide as much accessibility as possible, while also maintaining public safety.*

Upcoming Events/Meetings:

November 1, 2021: City Council Meeting – City Council Chambers 6:30 PM

November 9, 2021: Planning Commission Meeting – City Council Chambers 7:00 PM