



## AGENDA

### ZONING ADMINISTRATOR

**REGULAR MEETING OF TUESDAY, November 21; 4:00 P.M.**

**COUNCIL CHAMBERS, CITY HALL**

**26 CORTE MADERA AVENUE,**

**MILL VALLEY, CALIFORNIA**

**1. 70 Upland Avenue – Tree Removal – PL23-5216 (Johnson)**

Tree Removal Permit application to remove one unhealthy coast live oak tree located in the front side yard at 70 Upland Avenue. The tree has one trunk that measures 24” dbh and is approximately 40’ tall. The tree is located near high voltage lines, shows signs of significant trunk lean, severe internal trunk decay, and is hazardous and should be removed to prevent damage or harm to nearby persons and property. The proposed project has been determined to be categorically exempt from environmental review under Sections 15301 and 15304 of the California Environmental Quality Act (CEQA) Guidelines.

**2. 289 Tamalpais Avenue – Tree Removal – PL23-5219 (Johnson)**

Tree Removal Permit application to remove one unhealthy coast live oak tree located in the front yard at 289 Tamalpais Avenue. The tree has one trunk that measures 81" Circumference. This tree is infected with Armillaria root rot, the fungus has infected about 70% of the base of the trunk and may be infected with S.O.D. (Sudden Oak Death). The tree is leaning and has the potential to damage the home and occupants of home. The proposed project has been determined to be categorically exempt from environmental review under Sections 15301 and 15304 of the California Environmental Quality Act (CEQA) Guidelines.

**3. 175 Marguerite Avenue – Design Review and Variance – PL23-5208 (Johnson)**

A Design Review Application to replace a failing parking pad with a new parking pad and new partially enclosed carport, garbage enclosure, concrete stairs and a 5,000-gallon concrete water storage tank. A Variance Application to allow a partially enclosed carport and access stairs to encroach into the required front & side yard setbacks and for the proposed subject carport to exceed the 15’ height limit for accessory structures by 2’-4” for a new maximum height of 17’-4”. The proposed project has been determined to be exempt from further environmental review under Section 15303 (New Construction of Small Structures) of the California Environmental Quality Act (CEQA) Guidelines.

*Any decision made by the Zoning Administrator on the above items may be appealed to the Planning Commission by filing a letter with the Planning Department within 10 calendar days describing the basis for the appeal accompanied by a \$851.00 appeal fee.*

*The City of Mill Valley does not discriminate against any individual with a disability. Upon request, City publications will be made available in the appropriate format to persons with a disability. The accessible entrance and parking are located in the main parking area behind City Hall. If you require assistance or auxiliary aids in order to participate in this meeting, please contact the City Clerk at 388-4033 (TTY 711) at least 24 hours prior to the meeting.*