1:00 P.M.  1. INITIAL TRANSACTIONS
   a. Incorporate Staff Reports into Minutes
   b. Continuances
   c. Approval of Minutes

2. COMMUNICATIONS

3. DIRECTOR'S REPORT
   Update on Board of Supervisors’ Actions

4. OPEN TIME FOR PUBLIC EXPRESSION (LIMITED TO THREE MINUTES PER SPEAKER)

5. FUTURE AGENDA DISCUSSION ITEMS, FIELD TRIPS

1:30 P.M.  6A. NEGATIVE DECLARATION OF ENVIRONMENTAL IMPACT: MARIN HORIZON SCHOOL

6B. USE PERMIT & DESIGN REVIEW: MARIN HORIZON SCHOOL  JT

Public hearing to consider an application to demolish an existing 5,900 square foot one-story classroom building and construct a new 11,478 square foot classroom building for the Marin Horizon School on the 2.27-acre Homestead School site. The combined floor area of all the school buildings would be 24,451 square feet resulting in a 25% floor area ratio (FAR). The mechanical equipment enclosure on top of the new classroom building would have a maximum height of 39.5 feet above grade. The building would have the following minimum property line setbacks: 19.5 feet front (north), 15 feet side (west), 170 feet side (east), and 170 feet rear (south). The project includes: 1) increase the student enrollment by 50 students to a maximum of 300 students; 2) extend the student loading zone in the Melrose Avenue right-of-way; 3) remove 300 square feet of the classroom building to provide a 20-foot wide driveway; 4) install a bioswale and drainage filters; 5) expand the parking area and resurface 15 parking spaces with permeable paving; 6) remove 5 trees; 7) plant 26 trees and additional landscaping; 8) construct switchboard and storage enclosures along Montford Avenue; and 9) construct a stepped terrace along the western property line. The subject property is located at the corner of Melrose and Montford Avenue at 305 Montford Avenue, Mill Valley (Assessor’s Parcel 047-161-07).

Prior to taking action on the merits of the project, the Planning Commission will consider the adoption of a Negative Declaration of Environmental Impact for this project.