



THE TOWN OF
CORTE MADERA
MARIN COUNTY CALIFORNIA

TOWN OF CORTE MADERA

PLANNING COMMISSION AGENDA

Tuesday, February 9, 2016

Council Chambers, 300 Tamalpais Drive, Corte Madera, California

7:30 P.M. REGULAR MEETING

1. OPENING

- A. Call to Order
- B. Pledge of Allegiance
- C. Roll Call

2. PUBLIC COMMENT

The public is invited to address the Planning Commission on any matter in the Commission's jurisdiction, except for items scheduled for continued or new hearings. Comments are limited to three minutes per speaker.

3. CONSENT CALENDAR

All items placed on the consent calendar may be acted on collectively on a motion by any Commissioner, and each shall be deemed to have received the action recommended by staff. Any Commissioner or member of the public may request the removal of any item from the consent calendar and it will then be considered last under "New Hearings".

- A. None

4. CONTINUED HEARINGS

- A. None

5. NEW HEARINGS

- A. **74 SONORA WAY**, DESIGN REVIEW PERMIT NO. DR 15-034 FOR THE PROPOSED ADDITION OF 380 SQUARE FEET TO THE EXISTING SECOND STORY OF A SINGLE FAMILY DWELLING. THE PROPOSAL CONFORMS TO ALL SETBACKS AND DEVELOPMENT STANDARDS (Senior Planner Phil Boyle).
- B. **30 PRINCE ROYAL PASSAGE**, DESIGN REVIEW APPLICATION NO. 15-035 FOR THE CONSTRUCTION OF A NEW 704 SQ. FT. SECOND STORY AND A REMODEL OF THE FIRST STORY OF AN EXISTING SINGLE STORY SINGLE-FAMILY RESIDENCE (Assistant Planner Doug Bush).

6. BUSINESS ITEMS

A. 11 MADRONE AVENUE: STUDY SESSION REGARDING A DESIGN REVIEW AND VARIANCE APPLICATION FOR A MAJOR REMODEL AND THIRD STORY ADDITION (Senior Planner Phil Boyle).

B. TENTATIVE AGENDA FOR FEBRUARY 23, 2016 PLANNING COMMISSION MEETING

- i. CONTINUATION OF PUBLIC HEARING TO CONSIDER APPLICATIONS FOR A NEW 185-ROOM DUAL-BRANDED MARRIOTT HOTEL, INCLUDING A 78-ROOM SPRINGHILL SUITES AND A 107-ROOM EXTENDED STAY RESIDENCE INN. APPLICATIONS INCLUDE A PROPOSED GENERAL PLAN AMENDMENT, ZONING ORDINANCE AMENDMENT, NEW PRELIMINARY AND PRECISE PLANS (INCLUDING DESIGN REVIEW), AND A CONDITIONAL USE PERMIT AT 56 MADERA BLVD.
 - ii. GENERAL PLAN AMENDMENT TO ADD THE HIGHWAY COMMERCIAL ZONING DISTRICT(C-3) AS AN APPLICABLE ZONING DISTRICT WITHIN THE MIXED-USE COMMERCIAL LANDUSE DESIGNATION (PAGE 2-21 OF THE CORTE MADERA 2009 GENERAL PLAN) AND ZONING ORDINANCE AMENDMENT TO REMOVE A CONDITIONAL USE PERMIT ALLOWING WITHIN THE HIGHWAY COMMERCIAL ZONING DISTRICT (C-3), *RESIDENTIAL UNITS IN LOCATIONS AND AT DENSITIES DETERMINED BY THE PLANNING COMMISSION TO CONFORM TO THE GENERAL PLAN.*
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7. ROUTINE AND OTHER MATTERS

A. REPORTS, ANNOUNCEMENTS AND REQUESTS

- i. **Commissioners**
- ii. **Planning Director**
 1. Update on Tamal Vista East Corridor Study

B. MINUTES

- i. **Planning Commission Meeting Minutes of January 26, 2016**
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8. ADJOURNMENT

To the next Planning Commission Regular Meeting which will be held on **February 23, 2016 at 7:30 p.m.** in the Corte Madera Council Chambers, 300 Tamalpais Drive.

PROCEDURAL NOTES

1. ALL DOCUMENTS RELATING TO AGENDA ITEMS ARE AVAILABLE FOR PUBLIC REVIEW IN THE PLANNING DEPARTMENT OF THE TOWN OF CORTE MADERA OFFICES AT 300 TAMALPAIS DRIVE, BETWEEN THE HOURS OF 8:00 A.M. TO 5:00 P.M., MONDAY THROUGH FRIDAY. STAFF REPORTS ARE NORMALLY AVAILABLE ON FRIDAY AFTERNOON PRECEDING THE TUESDAY MEETINGS. IT IS RECOMMENDED THAT YOU CONTACT THE PLANNING DEPARTMENT FOR AVAILABILITY.
2. EACH PERSON DESIRING TO SPEAK ON A PUBLIC HEARING ITEM WILL BE GIVEN AN OPPORTUNITY AT THE APPROPRIATE TIME. PLEASE STATE YOUR NAME AND ADDRESS AS THE MEETING IS BEING RECORDED
3. **APPEAL** - FOLLOWING ACTION BY THE PLANNING COMMISSION AT A PUBLIC HEARING OR MEETING, ANY DECISION OF THE PLANNING COMMISSION MAY BE APPEALED TO THE TOWN COUNCIL WITHIN TEN (10) CALENDAR DAYS. APPEAL FORMS ARE AVAILABLE AT THE PLANNING DEPARTMENT, CORTE MADERA TOWN HALL. A \$300 FILING FEE IS REQUIRED.

4. IF YOU CHALLENGE THE ACTION OF THE PLANNING COMMISSION IN COURT, YOU MAY BE LIMITED TO RAISING ONLY THOSE ISSUES YOU OR SOMEONE ELSE RAISED AT THE PUBLIC HEARING DESCRIBED IN THIS AGENDA, OR IN WRITTEN CORRESPONDENCE DELIVERED TO THE TOWN AT OR PRIOR TO THE PUBLIC HEARING.
5. IT IS THE PLANNING COMMISSION'S POLICY TO ADJOURN ALL MEETINGS BY 12:00 A.M.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Planning Department at (415) 927-5064. For auxiliary aids or services or other reasonable accommodations to be provided by the Town at or before the meeting, please notify the Planning Department at least 3 business days (the Thursday before the meeting) in advance of the meeting date. If the Town does not receive timely notification of your reasonable request, the Town may not be able to make the necessary arrangements by the time of the meeting.

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