TOWN OF CORTE MADERA
PLANNING COMMISSION AGENDA

Tuesday, April 26, 2016

Council Chambers, 300 Tamalpais Drive, Corte Madera, California

7:30 P.M. REGULAR MEETING

THE TOWN OF CORTE MADERA
MARIN COUNTY CALIFORNIA

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1. OPENING

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

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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.

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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

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4. CONTINUED HEARINGS

A. 145 GROVE AVENUE – A CONTINUED HEARING FOR DESIGN REVIEW PERMIT NO. PL-2016-0003: AN APPLICATION FOR MAJOR DESIGN REVIEW OF A 361 SQUARE FOOT ADDITION TO THE FIRST FLOOR OF AN EXISTING RESIDENCE AND REPLACEMENT OF AN EXISTING DETACHED SINGLE STORY GARAGE WITH A 1,248 SQUARE FOOT TWO CAR GARAGE AT 145 GROVE AVENUE. (Assistant Planner Doug Bush).

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5. NEW HEARINGS

A. 516 CHAPMAN DRIVE – DESIGN REVIEW AND VARIANCE APPLICATION NO. 15-032 FOR A NEW 4,001 SQUARE FOOT, THREE-STORY RESIDENCE. (Senior Planner Phil Boyle).

B. 82 SONORA WAY – DESIGN REVIEW PL-2016-0008 AND MAJOR VARIANCE PL-2016-0009 FOR THE CONSTRUCTION OF A 380 SQUARE FOOT ADDITION TO THE UPPER LEVEL OF AN EXISTING TWO STORY SINGLE-FAMILY DWELLING THAT ENCROACHES INTO THE FRONT SETBACK. (Assistant Planner Doug Bush).

6. BUSINESS ITEMS

A. CORTE MADERA INN – REVIEW AND RATIFICATION OF RESOLUTION RECOMMENDING TO THE CORTE MADERA TOWN COUNCIL CERTIFICATION AND ADOPTION OF THE EIR AND CONDITIONAL APPROVAL OF THE CORTE MADERA INN REBUILD PROJECT, REFLECTING THE PLANNING COMMISSION MOTIONS OF APPROVAL AT THE MARCH 22, 2016 PUBLIC HEARING. (Planning Director Adam Wolff).

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7. ROUTINE AND OTHER MATTERS

A. REPORTS, ANNOUNCEMENTS AND REQUESTS

i. Commissioners
ii. Planning Director
iii. Tentative Agenda Items for May 10, 2016 Planning Commission Meeting

1. **159 PRINCE ROYAL DRIVE** – PRELIMINARY REVIEW OF DESIGN REVIEW APPLICATION NO. PL-2016-0009 FOR A COMPLETE REMODEL OF AN EXISTING TWO STORY DWELLING AND THE ADDITION OF A THIRD STORY TO CREATE A NEW 3026 SF RESIDENCE.
2. **220 GRANADA DRIVE** – PRELIMINARY REVIEW OF DESIGN REVIEW APPLICATION NO. PL-2016-0037 FOR A NEW 3564 SF TWO STORY RESIDENCE TO REPLACE EXISTING SINGLE STORY 1583 SF RESIDENCE.
3. **NUGGET MARKET, 5627 PARADISE DRIVE** – DESIGN REVIEW APPLICATION NO. DR-16-002 FOR EXTERIOR FAÇADE IMPROVEMENTS

B. MINUTES

i. Planning Commission Meeting Minutes of March 8, 2016
ii. Planning Commission Meeting Minutes of March 22, 2016

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8. ADJOURNMENT

To the next Planning Commission Regular Meeting which will be held on **May 10, 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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