

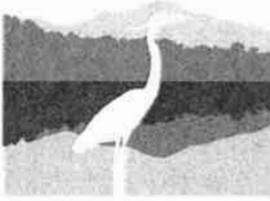
# SPECIAL MEETING NOTICE AND AGENDA

## CORTE MADERA TOWN COUNCIL SUBCOMMITTEE

TOWN HALL COUNCIL CHAMBERS  
300 TAMALPAIS DRIVE

WEDNESDAY, JUNE 8, 2016

5:00 P.M.



THE TOWN OF  
CORTE MADERA  
MARIN COUNTY CALIFORNIA

[www.townofcortemadera.org](http://www.townofcortemadera.org)

1. CALL TO ORDER / ROLL CALL
2. OPEN TIME FOR PUBLIC DISCUSSION

*Please confine your comments during this portion of the agenda to matters only on this agenda. Speakers will be limited to three (3) minutes unless otherwise specified by the Mayor or the Presiding Officer.*

*The public will be given an opportunity to speak on each agenda item at the time it is called. The Council may discuss and/or take action regarding any or all of the items listed below. Once the public comment portion of any item on this agenda has been closed by the Council, no further comment from the public will be permitted unless authorized by the Mayor or the council and if so authorized, said additional public comment shall be limited to the provision of information not previously provided to the Council or as otherwise limited by order of the Mayor or Council.*

### 3. INTERVIEWS OF PLANNING COMMISSION APPLICANTS

*The Town Council Planning Commission Subcommittee, consisting of Vice Mayor Diane Furst and Councilmember Michael Lappert, will interview the following applicants for future recommendation to the Town Council. (Interview times are approximate)*

5:00 p.m. – 5:15 p.m.	Jennifer Freedman
5:15 p.m. – 5:30 p.m.	Jennifer Sterling
5:30 p.m. – 5:45 p.m.	Bob Bundy ( <i>incumbent</i> )
5:45 p.m. – 6:00 p.m.	Marcus Berry
6:00 p.m. – 6:15 p.m.	Phyllis Metcalfe ( <i>incumbent</i> )
6:15 p.m. – 6:30 p.m.	Tony Garza

*Three seats on the Planning Commission have terms that will expire on June 30, 2016. One incumbent is not seeking re-appointment. At the June 21, 2016 Town Council meeting, the Subcommittee will make a recommendation to the Town Council to appoint three applicants to the Planning Commission to two-year terms beginning July 1, 2016 and expiring June 30, 2018.*

### 4. ADJOURNMENT

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Town Clerk at 415-927-5086. For auxiliary aids or services or other reasonable accommodations to be provided by the Town at or before the meeting please notify the Town Clerk 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.

RECEIVED

MAR 10 2016

**TOWN OF CORTE MADERA  
APPLICATION  
FOR APPOINTMENT TO BOARDS, COMMISSIONS AND COMMITTEES**

NAME: Jennifer K. Freedman

DATE: March 10, 2016

ADDRESS: (Home) [REDACTED]  
Corte Madera, CA 94925

PHONE: [REDACTED]

ADDRESS: (Business) c/o BlackRock  
400 Howard St.  
San Francisco, CA 94105

PHONE: 415-670-4191

EMAIL ADDRESS: jenniferkfreedman@gmail.com

BOARD, COMMITTEE OR COMMISSION DESIRED: Planning Commission

STATEMENT OF INTEREST AND/OR QUALIFICATIONS:

SEE ATTACHED

STATEMENT REGARDING KNOWLEDGE OF CORTE MADERA AND ANY PAST OR PRESENT COMMUNITY INVOLVEMENT:

SEE ATTACHED

PERSONAL INFORMATION (How long have you lived in Corte Madera, family size, etc.)

SEE ATTACHED

If you are not selected at this time, may we keep your application on file for future consideration?

YES:  NO:

MAIL OR DELIVER TO: Rebecca Vaughn, Town Clerk/300 Tamalpais Drive/Corte Madera 94925  
OR EMAIL TO: rvaughn@tcmmail.org

J. Freedman – Planning Commission Application – March 10, 2016

1. STATEMENT OF INTEREST AND/OR QUALIFICATIONS

I moved to Corte Madera because my husband and I fell in love with the people. Corte Madera is a wonderfully small town, and neighbors enjoy knowing each other. Like everywhere in the Bay Area, our town is in a constant state of evolution. The Planning Commission is one of the key ways we determine what kind of evolution we want.

I have a young family and intend to live here and raise my children here. As a mother of two, I have a personal interest in responsible (re)development in the area as well as an interest in improving the community and physical spaces where we spend our time.

I met with Commissioner Dan McCadden several weeks ago to discuss my interest in joining the Corte Madera Planning Commission, and he encouraged me to apply given the upcoming vacancy with Tom McHugh's departure in April.

I have nine years of real estate investment management and development experience at Prudential and Blackrock. I have managed every asset type: office, retail, multi-family, hotels, and industrial. I understand the unique characteristics of each and what economic and design drivers result in successful projects. I also understand the importance of the public hearing and approval process. Conflicts can arise between developers/investors and the public when projects are not appropriately vetted. I understand that the role of the Commission is to actively listen and address the desires and concerns of its residents, while also making judicious decisions about projects that will have a lasting, positive impact on the community.

Additionally, I am very familiar with the LEED certification process, USGBC green building standards, Title 24, and other sustainability measures that can be taken to lessen the negative environmental impacts of developments. I think this knowledge would be very valuable to the Commission as we evaluate major projects like the Corte Madera Inn redevelopment, the Tamal Vista Corridor, The Village at Corte Madera (Restoration Hardware) project, and the need for additional affordable housing development. I have reviewed the Town's General Plan and Housing Element and understand the importance of thoughtful decision making consistent with their intent.

I want to help the Town of Corte Madera evolve carefully, maintaining the character that brought me and my family here. I believe that my familiarity with the public hearing and approval process, my ability to read building and engineering plans, and my development and real estate investment experience would make me a valuable contributor to the Planning Commission.

2. STATEMENT REGARDING KNOWLEDGE OF CORTE MADERA AND ANY PAST OR PRESENT COMMUNITY INVOLVEMENT:

Our family moved to Madera Gardens from San Francisco last October and we intend to be very active community members. We love Corte Madera and for years have been coming here to shop at Town Center and The Village, to bike ride on Paradise Loop, and to take our daughter to play at the Corte Madera Town Park. We spend most weekends biking and hiking in the area and love Corte Madera for its small town charm and accessibility to San Francisco.

I have joined the Southern Marin Mom's Group and have already met many moms in the area. I have never held a public office but I have served on many boards and have been an active community member wherever I have lived.

3. PERSONAL INFORMATION (How long have you lived in Corte Madera, family size, etc.)

- My husband Jason and I moved to Madera Gardens in October 2015 with our 18 month old daughter Alexandra. In February, we welcomed Caroline Ruby to our family.
- I work at Blackrock, a large institutional investment management company in their real estate group. My husband runs a technology start up called 42Floors.
- I am originally from the East Bay (Lafayette) and went to college at the University of Colorado, Boulder. I moved to New York City where I lived for seven years after graduating CU and attended NYU Stern School of Business where I received my MBA, focusing on finance and real estate.
- Jason is originally from Denver, CO and we met in San Francisco in 2010.

RECEIVED

MAY 06 2016

**TOWN OF CORTE MADERA  
APPLICATION  
FOR APPOINTMENT TO BOARDS, COMMISSIONS AND COMMITTEES**

TOWN OF CORTE MADERA

NAME: \_\_\_\_\_Jennifer Sterling, JD\_\_\_\_\_ DATE: \_\_\_\_\_05/06/16\_\_\_\_\_

ADDRESS: (Home) \_\_\_\_\_  
\_\_\_\_\_Corte Madera, CA 94925\_\_\_\_\_

PHONE: \_\_\_\_\_

ADDRESS: (Business) \_\_\_\_\_  
\_\_\_\_\_

PHONE: \_\_\_\_\_

EMAIL ADDRESS: \_\_\_\_\_sterling.jennifer@icloud.com\_\_\_\_\_

BOARD, COMMITTEE OR COMMISSION DESIRED: \_\_\_\_\_Corte Madera Planning Commission\_\_\_\_\_

STATEMENT OF INTEREST AND/OR QUALIFICATIONS:

I have recently graduated from law school, and would appreciate the opportunity to be of service and lend my voice to the Planning Commission. My legal knowledge and experience would be put to good use in this position. I have wanted to be more involved in our local community for some time now, and am excited to finally have the time and space to do so.

STATEMENT REGARDING KNOWLEDGE OF CORTE MADERA AND ANY PAST OR PRESENT COMMUNITY INVOLVEMENT:

My previous occupation as a personal trainer and lifestyle coach in Corte Madera offered insight into some issues that my clients/local residents go through when they or their neighbors wanted to remodel and expand their dwellings. Furthermore, ten years living in Old Town Center has sparked numerous conversations about parking and commercial expansion in the area. I have performed research on conditional use permits in neighboring jurisdictions and have worked with local businesses and Phil Boyle on how best to deal with our shared parking situation. This remains a work in progress, and I can appreciate how difficult these planning changes and conversations can be!

PERSONAL INFORMATION (How long have you lived in Corte Madera, family size, etc.)

I have been a resident of Corte Madera for almost 10 years, and have been employed in both Corte Madera and San Francisco during this time. I am single, and have resided in the beautiful and historic Parkside Hotel at Old Town Center since I moved here.

If you are not selected at this time, may we keep your application on file for future consideration?

YES:  NO: \_\_\_\_\_

MAIL OR DELIVER TO: Rebecca Vaughn, Town Clerk/300 Tamalpais Drive/Corte Madera 94925  
OR EMAIL TO: rvaughn@tcmmail.org

TOWN OF CORTE MADERA  
APPLICATION  
FOR APPOINTMENT TO BOARDS, COMMISSIONS AND COMMITTEES

RECEIVED  
MAR 09 2016  
TOWN OF CORTE MADERA

NAME: ROBERT BUNDY DATE: 3/9/2016  
ADDRESS: (Home) [REDACTED] PHONE: [REDACTED]

ADDRESS: (Business) RETIREE PHYSICIAN PHONE: \_\_\_\_\_

EMAIL ADDRESS: bundyworld@comcast.net

BOARD, COMMITTEE OR COMMISSION DESIRED: PLANNING

STATEMENT OF INTEREST AND/OR QUALIFICATIONS: I AM FAMILIAR WITH THE GENERAL PLAN AND CURRENT CODES. AVAILABLE TO ATTEND MEETINGS AND MAKE SITE VISITS. UNDERSTAND GENERAL CONSTRUCTION PLANNING AND NEED TO UPGRADE RESIDENTIAL AND COMMERCIAL STATEMENT REGARDING KNOWLEDGE OF CORTE MADERA AND ANY PAST OR PRESENT COMMUNITY INVOLVEMENT: PROPERTIES TO MEET ENVIRONMENTAL AND AESTHETIC CONCERNS.

HAVE SERVED AS CORTE MADERA REPRESENTATIVE FOR THE RUPA 87-05 CURRENCY ON FLOOD BOARD (WHICH I WOULD CONTINUE)

PERSONAL INFORMATION (How long have you lived in Corte Madera, family size, etc.)

LINDA AND I HAVE LIVED IN CORTE MADERA FOR 38 YEARS. INVOLVED WITH THE LIONS, CENTENNIAL COMMITTEE, CORTE MADERA COMMUNITY FOUNDATION.

If you are not selected at this time, may we keep your application on file for future consideration?

YES:  NO:

MAIL OR DELIVER TO: Rebecca Vaughn, Town Clerk/300 Tamalpais Drive/Corte Madera 94925  
OR EMAIL TO: rvaughn@tcmmail.org

RECEIVED

MAR 25 2016

TOWN OF CORTE MADERA

**TOWN OF CORTE MADERA  
APPLICATION  
FOR APPOINTMENT TO BOARDS, COMMISSIONS AND COMMITTEES**

NAME: Marcus E. Berry III

DATE: 3/25/16

ADDRESS: (Home)

[REDACTED] Cortes Madera, CA 94925

PHONE: [REDACTED]

ADDRESS: (Business)  
Prudential Real Estate Investors  
4 Embarcadero Center  
Suite 2700  
San Francisco CA 94111

PHONE: 415-486-3832

EMAIL ADDRESS: [mepplanning@gmail.com](mailto:mebplanning@gmail.com)

BOARD, COMMITTEE OR COMMISSION DESIRED: Planning Commission

STATEMENT OF INTEREST AND/OR QUALIFICATIONS:

The opportunity to be a steward of growth and preservation within Cortes Madera is an honor and a privilege. My education, professional experience, and sincere commitment to the envisioned future of the General Plan uniquely qualify me to serve as Planning Commissioner.

My wife Kim and I moved to Cortes Madera over a year ago. Our move to Marin County from Los Angeles was a thoughtful decision to pursue new career opportunities and a specific quality of life which we found in Cortes Madera. My wife works for a company based in Cortes Madera while I oversee public pension fund client relations for Prudential Real Estate Investors in San Francisco. We love Cortes Madera's unique small town and neighborhood character with its access to the outdoors, great schools, walkability to retail, public transportation, and diverse neighbors that made us feel welcome the day we moved into our house. There is no other town in the Bay Area we would rather live and raise a family.

I am a graduate of the University of Colorado and earned an MBA of real estate finance from the University of Southern California with much of my real estate curriculum taught through the School of Public Policy. I have built a career in real estate investment management having acquired, managed, sold, developed and redeveloped real estate investments throughout California. I have worked with local/state governments on real estate related matters, led industry leading sustainability initiatives, and am an active member of the State Association of County Retirement Systems and the California Association of Public Retirement Systems. This education and experience allows me to provide a measured and insightful evaluation of the topics and concerns related to the General Plan and future development of Cortes Madera.

**STATEMENT REGARDING KNOWLEDGE OF CORTE MADERA AND ANY PAST OR PRESENT COMMUNITY INVOLVEMENT:**

My wife and I have lived in Corte Madera for over one year. With the realization that this is our ideal community in which to raise a family, I have proactively sought a meaningful way to be involved civically through which I can apply my education and experience for the greater good of our city. I consider non-profit volunteerism a core value and have exhibited a long history of volunteerism, fundraising, and leadership for organizations related to cancer research, cancer survivorship, hospital development, wildlife conservation, public pension oversight, and at-risk-youth sports programs. While continuing some of those efforts, I will primarily be committed to role of planning commissioner during my tenure.

**PERSONAL INFORMATION (How long have you lived in Corte Madera, family size, etc.)**

My wife and I have lived in Corte Madera for over one year after moving to Marin County from Southern California. This is my second time living in the Bay Area and my wife and I feel blessed to have discovered such a warm community. In fact we are lucky enough to live on the the same street as my old college roommate from the University of Colorado and his wife and kids. They have been very gracious and have introduced us to many members of the Corte Madera community. We enjoy walking out our front door to hike, run, bike, shops eat, or, when feeling adventurous, heading into the city or exploring the endless small towns to our north.

If you are not selected at this time, may we keep your application on file for future consideration?

YES: \_\_\_\_\_ NO: \_\_\_x\_\_

**MAIL OR DELIVER TO: Rebecca Vaughn, Town Clerk/300 Tamalpais Drive/Corte Madera 94925**

**OR EMAIL TO: [rvaughn@tcmmail.org](mailto:rvaughn@tcmmail.org)**

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MAR 01 2016

TOWN OF CORTE MADERA  
APPLICATION  
FOR APPOINTMENT TO BOARDS, COMMISSIONS AND COMMITTEES OF CORTE MADERA

NAME: Phyllis Metcalfe DATE: 1 March 2016

ADDRESS: (Home) [REDACTED] PHONE: [REDACTED]  
Corte Madera, CA 94925

ADDRESS: (Business) \_\_\_\_\_ PHONE: \_\_\_\_\_

EMAIL ADDRESS: plmetcalfe@comcast.net

BOARD, COMMITTEE OR COMMISSION DESIRED: Planning Commission

STATEMENT OF INTEREST AND/OR QUALIFICATIONS:

*see attached*

STATEMENT REGARDING KNOWLEDGE OF CORTE MADERA AND ANY PAST OR PRESENT COMMUNITY INVOLVEMENT:

*see attached*

PERSONAL INFORMATION (How long have you lived in Corte Madera, family size, etc.)

*see attached*

If you are not selected at this time, may we keep your application on file for future consideration?

YES:  NO:

MAIL OR DELIVER TO: Rebecca Vaughn, Town Clerk/300 Tamalpais Drive/Corte Madera 94925

OR EMAIL TO: rvaughn@tcmmail.org

## APPLICATION FOR RE-APPOINTMENT TO CORTE MADERA PLANNING COMMISSION

### STATEMENT OF INTEREST AND/OR QUALIFICATIONS:

I ask to be re-appointed to the Planning Commission to continue serving and giving back to our unique community.

During my tenure, I've appreciated being part of a hard-working group, made up of commissioners who bring a broad diversity of expertise to addressing planning matters in a businesslike way that enhances our environment. This group has worked well with the town's professional staff and with the residents who will live with the results of our decisions that can affect quality of life.

In addition to the knowledge and skills I've gained through my studies of architecture at Pratt Institute and of interior architecture and design at the Academy of Art University, my experience includes working with land use, environmental and traffic issues, knowledge of EIRs, the use of negative declarations in lieu of EIRs and with ADA issues. During my 24-year tenure as a local elected official I have worked with many of the same issues that are seen in Corte Madera. The combination of my knowledge, skills and experience should be an asset on our Planning Commission.

### STATEMENT REGARDING KNOWLEDGE OF CORTE MADERA AND ANY PAST OF PRESENT COMMUNITY INVOLVEMENT:

I live in Corte Madera because of my appreciation of how the town has maintained its small-town ambiance while being close and convenient to an urban center. The great variety of architectural styles that appear in the neighborhoods, which range from upscale to some more affordable sub-divisions and well-designed multifamily units, gives the town much of its charm and uniqueness.

Even though the town is built out from Christmas Tree Hill eastwards towards the Bay, the provision of workforce and affordable housing units is encouraged through in-fill on the few available individual lots and by the creation of second-units in appropriate locations. Elements of good and careful planning are being used to address the upgrading and renewal of commercial properties that contribute in many ways to the quality of our town's environment.

It should be noted Corte Madera has been a pioneer in land preservation using public resources as well as private donations from caring citizens to protect its ridges and wetlands.

While living in Marin County, in addition to being an elected official, my community involvement includes having served on the boards of several non-profit, service and educational organizations. I am grateful for the opportunities that have enabled me to be an active participant in the Marin County community.

### PERSONAL INFORMATION (How long have you lived in Corte Madera, family size, etc.):

I have lived in Marin County since 1967. I have been a resident of Corte Madera since 2001 when, as an empty-nester, I moved to Meadowcreek Station on the eastside of Corte Madera.

Phyllis Metcalfe  
23 Parkview Circle

RECEIVED

APR 11 2016

**TOWN OF CORTE MADERA  
APPLICATION  
FOR APPOINTMENT TO BOARDS, COMMISSIONS AND COMMITTEES**

**TOWN OF CORTE MADERA**

NAME: **Tony Garza**

DATE: **11 April 2016**

ADDRESS: (Home) [REDACTED]

PHONE: [REDACTED]

**Corte Madera, CA 94925-2602**

ADDRESS: (Business) **BRR Architecture**

PHONE: **415.782.4105**

**250 Sutter St., Suite 350 SF 94108**

EMAIL ADDRESS: **tonygarza1@gmail.com**

BOARD, COMMITTEE OR COMMISSION DESIRED: **Planning Commission**

STATEMENT OF INTEREST AND/OR QUALIFICATIONS:

**I am interested in continuing my involvement with the goal of aiding in the enrichment of the built environment and providing depth to my career in architecture. I have been working in the field of commercial architecture with periods of residential architecture since 1994.**

STATEMENT REGARDING KNOWLEDGE OF CORTE MADERA AND ANY PAST OR PRESENT COMMUNITY INVOLVEMENT:

**Active Member/Commissioner: Corte Madera AAC (Accessibility Advisory Commission)**

PERSONAL INFORMATION (How long have you lived in Corte Madera, family size, etc.)

**Resident/Homeowner since Fall 2011. Married with (3) children.**

If you are not selected at this time, may we keep your application on file for future consideration?

YES:  NO:

**MAIL OR DELIVER TO: Rebecca Vaughn, Town Clerk/300 Tamalpais Drive/Corte Madera 94925**

**OR EMAIL TO: rvaughn@tcmmail.org**