



THE TOWN OF
CORTE MADERA
MARIN COUNTY CALIFORNIA

TOWN OF CORTE MADERA

PLANNING COMMISSION AGENDA

Tuesday, September 13, 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. **NEW MIXED USE ZONING DISTRICT** – REVIEW AND POSSIBLE ADOPTION OF A NEGATIVE DECLARATION PURSUANT TO CEQA GUIDELINES SECTION 15074 AND POSSIBLE ADOPTION OF A RESOLUTION RECOMMENDING ADOPTION OF PROPOSED ZONING ORDINANCE AND GENERAL PLAN AMENDMENTS CREATING A NEW MIXED-USE ZONING DISTRICT MX-1 AND REZONING SEVEN PROPERTIES ALONG THE EAST SIDE OF TAMAL VISTA BOULEVARD BETWEEN MADERA BOULEVARD AND WORNUM DRIVE FROM C-3 AND PUBLIC/SEMI PUBLIC FACILITIES TO MX-1. (Planning Director Adam Wolff)

6. BUSINESS ITEMS

- A. NONE

7. ROUTINE AND OTHER MATTERS

- A. **REPORTS, ANNOUNCEMENTS AND REQUESTS**
 - i. Commissioners

ii. **Planning Director**

iii. **Tentative Agenda Items for September 27, 2016 Planning Commission Meeting**

- A. **122 GROVE AVENUE** – DESIGN REVIEW AND VARIANCE APPLICATION FOR A NEW SINGLE FAMILY RESIDENCE TO REPLACE THE EXISTING. A VARIANCE IS REQUESTED TO ALLOW TANDEM PARKING WHERE ONE SPACE WOULD PARTIALLY ENCROACH INTO THE FRONT SETBACK.
- B. **52 SUMMIT DRIVE** – DESIGN REVIEW AND VARIANCE APPLICATION FOR A NEW 3,809 SQUARE FOOT TWO-STORY RESIDENCE. THE APPLICATION INCLUDES A REQUEST FOR A FRONT SETBACK VARIANCE, A REAR SETBACK VARIANCE, AND A LOT COVERAGE VARIANCE.
- C. **159 PRINCE ROYAL DRIVE** – DESIGN REVIEW APPLICATION NO. PL-2016-0007 FOR A COMPLETE REMODEL AND THIRD FLOOR ADDITION TO AN EXISTING TWO STORY SINGLE FAMILY DWELLING AT 159 PRINCE ROYAL DRIVE.

B. MINUTES

i. **Planning Commission Meeting Minutes of August 23, 2016**

8. ADJOURNMENT

To the next Planning Commission Regular Meeting which will be held on **September 27, 2016 at 7:30 p.m.** in the Corte Madera Council Chambers, 300 Tamalpais Drive.

TO ACCESS PLANNING COMMISSION PACKET MATERIALS, VISIT:
<http://www.ci.corte-madera.ca.us/Archive.aspx?AMID=41>

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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