



THE TOWN OF
CORTE MADERA
MARIN COUNTY CALIFORNIA

TOWN OF CORTE MADERA

PLANNING COMMISSION AGENDA

Tuesday, September 27, 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. **52 SUMMIT DRIVE** – DESIGN REVIEW AND VARIANCE APPLICATION FOR A NEW 3,809 SQUARE FOOT TWO-STORY RESIDENCE. THE APPLICATION INCLUDES REQUESTS FOR SIDE, REAR AND LOT COVERAGE VARIANCES. (Senior Planner Phil Boyle)
- B. **11 MADRONO AVENUE** – DESIGN REVIEW APPLICATION FOR A MAJOR REMODEL AND THIRD LEVEL ADDITION TO AN EXISTING TWO STORY RESIDENCE WITH A VARIANCE APPLICATION FOR FRONT SETBACK ENCROACHMENT, RESULTING IN A 4,699 SQUARE FOOT THREE LEVEL STRUCTURE. (Assistant Planner Doug Bush)

6. BUSINESS ITEMS

- A. **HOLIDAY AND SPECIAL MEETING SCHEDULE** – DISCUSSION OF UPCOMING HOLIDAY SCHEDULE AND NEED FOR POSSIBLE SPECIAL MEETINGS FOR PLANNING COMMISSION. (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 October 11, 2016 Planning Commission Meeting

A. DISCUSSION AND DIRECTION REGARDING "JUNIOR SECOND UNITS" – DISCUSSION OF "JUNIOR SECOND UNITS," INCLUDING REVIEW OF ORDINANCES ADOPTED IN OTHER JURISDICTIONS, AND DIRECTION TO STAFF REGARDING POSSIBLE PREPARATION OF ORDINANCE FOR CORTE MADERA. (Senior Planner Phil Boyle and Assistant Planner Doug Bush)

B. MINUTES

- i. Planning Commission Meeting Minutes of August 23, 2016
- ii. Planning Commission Meeting Minutes of September 13, 2016

8. ADJOURNMENT

To the next Planning Commission Regular Meeting which will be held on **October 11, 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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