

TOWN OF CORTE MADERA

PLANNING COMMISSION AGENDA

Thursday, November 10, 2016

Council Chambers, 300 Tamalpais Drive, Corte Madera, California



THE TOWN OF
CORTE MADERA
MARIN COUNTY CALIFORNIA

7:30 P.M. SPECIAL MEETING

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.

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. NONE
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5. NEW HEARINGS

- A. **5221 PARADISE DRIVE (MARIN COUNTRY DAY SCHOOL)** – DRAFT INITIAL STUDY/MITIGATED NEGATIVE DECLARATION, GENERAL PLAN AMENDMENT, REZONING, DESIGN REVIEW AND CONDITIONAL USE PERMIT AMENDMENT FOR MODIFICATIONS TO MARIN COUNTRY DAY SCHOOL. (Senior Planner Phil Boyle)
 - B. **200 TAMAL PLAZA** – CONDITIONAL USE PERMIT TO INCREASE THE NUMBER OF MEDICAL OFFICE USES WITHIN THE EXISTING OFFICE BUILDING. (Senior Planner Phil Boyle)
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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 November 29, 2016 Special Planning Commission Meeting

- A. **CORTE MADERA MARSH ECOLOGICAL RESERVE** – ENVIRONMENTAL ASSESSMENT, GENERAL PLAN AMENDMENT, ZONING AMENDMENT, AND GRADING AND DRAINAGE PERMIT APPLICATIONS TO RESTORE TIDAL MARSH ON MARIN AUDUBON SOCIETY AND CA DEPARTMENT OF FISH AND WILDLIFE PROPERTY AT 72 INDUSTRIAL WAY (Planning Director Adam Wolff)
- B. **57 GOLDEN HIND PASSAGE** – MAJOR DESIGN REVIEW (PLANNING COMMISSION) APPLICATION FOR A 280 SQUARE FOOT ADDITION TO THE FIRST FLOOR AND THE ADDITION OF A NEW 962 SQUARE FOOT SECOND STORY TO AN EXISTING SINGLE STORY BUILDING WITH TWO CAR GARAGE RESULTING IN 2,691 SQUARE FEET OF HABITABLE SPACE. THE HOUSE IS IN THE FLOOD ZONE AND WAS RAISED IN 2011 TO A FINISHED FLOOR ELEVATION OF 11.70'. (Assistant Planner Doug Bush)

B. MINUTES

- i. Planning Commission Meeting Minutes of October 25, 2016
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8. ADJOURNMENT

To the next Planning Commission Special Meeting which will be held on **November 29, 2016 at 7:30 p.m.** (note Special meeting date) 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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