



THE TOWN OF
CORTE MADERA
MARIN COUNTY CALIFORNIA

TOWN OF CORTE MADERA PLANNING COMMISSION AGENDA

Tuesday, January 24, 2017

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. **122 GROVE AVENUE** – MAJOR DESIGN REVIEW AND MAJOR VARIANCE FOR RENOVATION OF AN EXISTING TWO LEVEL STRUCTURE INCLUDING ADDITIONS OF 1,036 SQUARE FEET WITH A VARIANCE FOR PARKING, LOT COVERAGE AND SIDE SETBACK ENCROACHMENT. (Assistant Planner Doug Bush)
- B. **100 CORTE MADERA TOWN CENTER** – DESIGN REVIEW AND PRECISE PLAN AMENDMENT NO. PL-2016-0147 TO MODIFY THE SOUTH ENTRY OF THE CORTE MADERA TOWN CENTER, INCLUDING REMOVING AND REPLACING PAVERS, REMOVING THE ARCHED ENTRY, INSTALLING NEW LANDSCAPING AND LIGHTING. (Senior Planner Phil Boyle)

6. BUSINESS ITEMS

- A. NONE
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7. ROUTINE AND OTHER MATTERS

A. REPORTS, ANNOUNCEMENTS AND REQUESTS

- i. Commissioners
- ii. Planning Director
- iii. **Tentative Agenda Items for February 14, 2017 Planning Commission Meeting**
 - A. **5164-5200 PARADISE DRIVE (MARIN MONTESSORI SCHOOL)** – GENERAL PLAN AMENDMENT, ZONING ORDINANCE AMENDMENT, CONDITIONAL USE PERMIT, AND MAJOR DESIGN REVIEW APPLICATION FOR RENOVATION OF A RESIDENTIAL PROPERTY FOR EDUCATIONAL USE AND ANNEXATION TO THE EXISTING MARIN MONTESSORI SCHOOL CAMPUS; INCLUDING REZONING TO P/SP; AND DEMOLITION OF TWO OLDER EXISTING CAMPUS BUILDING AND ADDITION OF ONE NEW CLASSROOM BUILDING; NEW LANDSCAPING; AND PEDESTRIAN AND VEHICULAR CIRCULATION IMPROVEMENTS. (Senior Planner Phil Boyle)
 - B. **159 PRINCE ROYAL DRIVE** – MAJOR DESIGN REVIEW APPLICATION NO. PL-2016-0007 FOR A COMPLETE REMODEL AND THIRD LEVEL ADDITION TO AN EXISTING TWO LEVEL SINGLE-FAMILY DWELLING. (Assistant Planner Doug Bush)

B. MINUTES

- i. **Planning Commission Meeting Minutes of December 13, 2016**
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8. ADJOURNMENT

To the next Planning Commission Meeting which will be held on **February 14, 2017 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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