

**MINUTES
REGULAR PLANNING COMMISSION MEETING
JANUARY 12, 2016
CORTE MADERA COMMUNITY CENTER
CORTE MADERA**

COMMISSIONERS PRESENT: Chair Peter Chase
Vice-Chair Phyllis Metcalfe
Commissioner Nicolo Caldera
Commissioner McCadden

COMMISSIONERS ABESENT: Commissioner Tom McHugh

STAFF PRESENT: Adam Wolff, Planning Director
Phil Boyle, Senior Planner
Judith Propp, Assistant Town Attorney
Joanne O'Hehir, Minutes Secretary

1. OPENING:

A. Call to Order – The meeting was called to order at 7:05 p.m.

B. Pledge of Allegiance – Chair Chase led in the Pledge of Allegiance.

C. Roll Call – All the commissioners were present with the exception of Commissioner McHugh and Commissioner McCadden.

MOTION: Motioned by Vice-Chair Metcalfe, seconded by Commissioner Caldera, to change the order of the meeting to make item 6A on the commercial cultivation of marijuana the first public hearing item.

AYES: Metcalfe, Chase, Caldera

ABSENT: McHugh, McCadden

2. PUBLIC COMMENT - None

3. CONSENT CALENDAR – None

4. CONTINUED HEARING ITEMS

A. COMMERCIAL CULTIVATION OF MEDICAL MARIJUANA: Public hearing to consider adoption of a resolution affirming the existing prohibition on the commercial cultivation of medical marijuana in the town of Corte Madera and recommending to the town council the continuation of such prohibition.

Town Attorney Propp presented the staff report. She discussed legislation that she explained is giving some control over the cultivation of medical marijuana to the State unless a local jurisdiction takes action to retain control. Ms. Propp noted that the Town's zoning code states that anything not expressly provided for in the code is prohibited and provision for the commercial cultivation of medical marijuana is not made in any zone or district under the zoning code.

Ms. Propp asked that the Planning Commissioners consider the interpretation of the code and affirm that the commercial cultivation of marijuana is prohibited. Ms. Propp noted that the Council will review and make a decision on whether the cultivation of medical marijuana continues to be prohibited. She noted that the rules could be reconsidered in the future but that affirmation is made on the current state of the Town's code to ensure local control is maintained.

Commissioner McCadden arrived at 7:10 p.m. and Chair Chase opened the public comment period.

Peter Orth, Meadowsweet, discussed his concerns that the Town is considering passing a resolution that affirms the prohibition of medical marijuana. Mr. Orth said that an open mind should be maintained with regard to medical marijuana for reasons he discussed. He asked the commissioners to refrain from passing the resolution.

Vice-Chair Metcalfe said that she understands Mr. Orth's concerns but clarified that the matter before the Commission is limited to the commercial cultivation of medical marijuana, and for that reason said that she supports the resolution.

MOTION: Motioned by Commissioner McCadden, seconded by Vice-Chair Metcalfe to adopt Resolution No. 16-001 affirming the existing prohibition on the commercial cultivation of medical marijuana in the town of Corte Madera and recommending to the town council the continuation of such prohibition

AYES: Metcalfe, Chase, McCadden, Caldera

ABSENT: McHugh

- A. CORTE MADERA INN REBUILD PROJECT (56 MADERA BOULEVARD):** Public hearing to consider applications by Reneson Hotels, Inc., for a new 185-room dual-branded Marriott hotel, including a 78-room Springhill suites and a 107-room extended stay residence inn. Applications include a proposed General Plan Amendment and Zoning Ordinance Amendment to create a new General Plan land use designation and zoning district that would allow .55 FAR for hotels and motels; Preliminary Plan, Precise Plan, including Design Review, and Conditional Use. (Planning Director Wolff).

Chair Chase made a statement on the items that will be reviewed and Planning Director Wolff presented the staff report. Mr. Wolff provided background information on the continuing discussions on the Corte Madera Rebuild Project. He noted that, as directed

by the commissioners at the last meeting, staff provided a summary to the applicant of the information requested and questions asked by the commissioners. He noted that the information and the applicant's response are in the staff report.

Mr. Wolff said that additional public comments have been received since the last public hearing and that there is an attachment to the staff report including those comments. He added that correspondence was received from Attorney Edward Yates yesterday. Mr. Wolff said that all of this information is available for the public to review on the table in the back of the room.

Mr. Wolff noted that the presentation materials from the 8th December meeting are available, in addition to David Parisi's traffic analyses. He also confirmed that slides are available on the findings relating to the different applications.

Garrett Grialou, Reneson Hotels introduced the Applicant's team. Tom Holloway, Landscape Architect, discussed the landscape plan. He discussed the screening around the facilities and in the courtyard space, which he noted has the most guest amenities. Mr. Holloway discussed the shrubs, ground cover and trees between the parking spaces and buildings, which he said are designed to accentuate the architectural features. He also discussed the materials and screening for the entry way, and also for the swimming pool and spa area, sports court and barbecue area, which he said will be trellised. Mr. Holloway noted that there will be a large outdoor area for lounging and a lawn which will allow guests to spill out of the meeting rooms. Mr. Holloway also noted the location of the fire pit, pond and waterfall feature. He said they would be maintaining some existing trees, augmented with additional plantings, and will be providing large, screen trees along Tamal Vista and a fence with evergreen vines, which he discussed. Mr. Holloway said that screening from Highway 101 should block the views of cars from the freeway.

Mr. Holloway explained that the landscaping is designed for sustainability, using low water-use plants, bioswales and storm water filtration, which he discussed. He noted that the shrubs and ground cover will be non-invasive and that they will be relying on native plant species and other regionally appropriate species. Mr. Holloway said the species will meet the Bay Friendly guidelines and will be an appropriate size without having to be constantly pruned.

Mr. Holloway discussed the irrigation system. He noted that information on the plant species is provided in the packet.

Mr. Holloway and Commissioner Caldera discussed the location of the bioswales.

In response to Commissioner McCadden, Mr. Holloway said that they have not modified the plan since the last meeting. Commissioner McCadden said that H101 and Tamal Vista sides seem void of trees in places and Mr. Holloway identified areas on the Tamal Vista side of the property where street trees could be added.

In response to Commissioner McCadden, Mr. Holloway confirmed that the sidewalk around the interior perimeter of the fence is not complete for reasons relating to landscaping. Commissioner McCadden commented on the possible effects that a Tamal Vista bike lane might have on the parking plans on the Tamal Vista side of the property.

Chair Chase discussed exhibits in the packet that relate to screening on the H101 side and the applicant's desire that the signage can be seen. They also discussed the bioswales in relation to increasing absorption of run-off.

Gina Rodda, energy consultant, discussed the project in relation to the need to meet the California Green Building Standards Code. Ms. Rodda discussed the four main components of energy use and she noted that lighting consumes 40% of energy use. She discussed lighting control requirements and the cost-effectiveness of energy savings in relation to the climate zone. Ms. Rodda noted that only four cities in the State exceed the minimum code requirements for energy consumption and said that it is not cost-effective.

Ms. Rodda discussed code enforcement by cities in response to Commissioner Caldera and the role she plays in educating building departments. Ms. Rodda confirmed that the proposed design reflects a building with low energy usage, noting that the new building would be more energy efficient than the current design.

Chair Chase and Ms. Rodda discussed the solar hot water system in relation to increased LED credits. Ms. Rodda said that air conditioning is not considered a significant energy consumer for reasons she discussed, which include the design of the building, such as a cool roof.

Chair Chase opened the public comment period.

Marc Schwartz, Corte Madera resident, said that the project is of no benefit to the Town and that he could not imagine another town considering changing its General Plan to accommodate a single for-profit entity. Mr. Schwartz commented on the pressure the applicant is applying to the Town to accommodate their plans and that the Town should do what is best for Corte Madera. He said the real impact on traffic will not be known before Wincup is occupied and questions why a bad traffic situation is allowed to worsen. Mr. Schwartz commented on destroying the remaining wetland and said that the swimming pool is valuable to local residents.

Pagerie Jacobi, 16 Tamal Vista, said she generally supports the project, noting that the current hotel building is dilapidated. Ms. Jacobi discussed her concern about the three story portion of the hotel, which she said is not in character with the neighborhood and will block morning sunlight to her property. Ms. Jacobi invited the commissioners to visit and see how the proposed project will affect the residents.

Bob Bundy, 89 Golden Hind Passage, Flood Board Committee member, said he supports the project because he is concerned that an unknown and unwanted use could occupy the space if the hotel is not built. Mr. Bundy also commented on the hotel's provision of resources to protect the town from flooding and he said the project will generate occupancy taxes. Mr. Bundy said a different use might produce less revenue for the town, more problems and still be of no benefit to the town. He commented on a different hotel proposal in another area of town that was not approved and, in its place, he said another bulkier complex was built that generates more traffic than the original proposal would have generated.

Peter Hensel, Willow Avenue, discussed the General Plan's policy on maintaining and enhancing a small community town and the effect of the Wincup development. Mr. Hensel said the road will be a bookend of density. He noted that, at the present time, the hotel serves the community with a subscription pool, wildlife pond and restaurant. He said the pond has been allowed to degrade to a horrible degree because the hotel owners have not been good stewards of the pond.

Andre Pessis, Crescent Road, discussed his concerns that questions at past meetings relating to the pond, wildlife and traffic, have not been answered. Mr. Pessis said that the project is very large and that the applicants are requesting the kinds of changes homeowners would not be allowed to undertake. He discussed his concerns about adding long-term units, parking overflow and the effect on traffic when Wincup opens. Mr. Pessis said nothing has changed and the residents' comments have not been considered; that the pool will be filled in and there will be three stories and insufficient parking. He said that the crowds and density will be much worse.

Phyllis Galanis, Bayside, said she drives past the project two to three times a day. She said the proposal is too big and the proposed traffic plan concerns her. Ms. Galanis said that she would like to see an animation of how the traffic will flow round the roundabout and that she disagrees there will be no backup, which she discussed. She said the current design is safer for pedestrians due to there being perfect visibility. Ms. Galanis noted that sidewalk improvements are planned but that there is a telephone pole in the way that does not belong to the property, which she would like addressed. Ms. Galanis said she echoes the comments made on the effect on traffic when Wincup opens.

Jane Levinsohn, said that traffic on Tamal Vista Blvd is becoming unbearable and she discussed rumors regarding the sale of the movie theater site. Ms. Levinsohn said she supports replacing the Corte Madera Inn with another hotel but that the proposed design looks like a glorified army barracks; that it is flat and two-dimensional. Ms. Levinson said she is disappointed in the whole look of the design, that the landscape presentation represents a hodge-podge of plantings with different textures. She commented on landscaping being improperly pruned because proper pruning is expensive, which she said is evident in the Town Park. Ms. Levinsohn said the hotel is on one of the main entrances to the town and should be grand and attractive. She said the roundabout should be eliminated and that she is concerned about traffic once

Wincup opens. Ms. Levinsohn added that she believes the pond is a cesspool and that the birds will find other places to roost.

Robert Burton, Mill Valley, said that he has served for 48 years on public bodies in County and that he uses the freeway and shopping center. Mr. Burton acknowledges that the hotel building should be replaced, but that he is totally mystified by the proposed design, given the issues with Wincup. He said that the project should be great and exciting and that the pond may be in a bad condition but that it could be improved. He suggested that a new hotel building could be constructed around the pond so that people can view the wildlife. Mr. Burton said the design is dull and boring and that they should design something attractive and inviting in its place.

Cheryl Longinotti, 8 Tamal Vista, said that she is in favor of the project in general. Ms. Longinotti said the traffic mitigation in the form of a roundabout is a positive change and one that would be too expensive for the Town to build, in addition to a new sewer line on Monona. She commented on the positive attributes of roundabouts, and said that the proposal will improve the looks of the hotel a little and that the new building would be more environmentally friendly.

Steven Sklad, 11 Council Crest, said that he has spoken to his neighbors and that the height of the proposed hotel is of concern. He encouraged the applicant to reconsider the third story area and suggested the density could be shifted to the H101 side.

Peter Orth, Meadowsweet, said that he feels the location is a special place and that removal of the pond removes the character of the area. He said it is arrogant to allow a project without enhancing and retaining the pond. Mr. Orth noted that extended stay residents do not provide taxes. He asked that something good be designed that reflects the character of the town and said the Town should pump out the lagoons.

David Kunhardt, Christmas Tree Hill, said the pond is a non-functioning swamp within feet of Highway 101 and littered with wind-blown trash. Mr. Kunhardt said the pond is not part of the character of Town. He said he encourages an extended-stay hotel because Corte Madera has twice as many jobs as housing units and that the hotels are full and extended stay rooms are needed. He noted that there is already a 4-story building at Town Center and that the theater is 30 feet in height. He said it would not be appropriate to impose a different standard on another developer and that, since hotel properties were downsized 20 years ago, an applicant could not renovate a hotel without asking for a special favor.

Julie Allecta, 10 Woodhue Lane, said that the fourth story at Town Center was controversial. She said that most of the points have already been made and she commented on the expectation that the General Plan is like a rubber band that can be stretched for commercial purposes. Ms. Allecta said that Wincup creates a view issue and detracts from the attractiveness of the Town, which she said will look like Burlingame. She said that the Town has liberally granted exceptions but that extraordinary reasons should be needed for allowing them, and she questions the need

for the hotel to have a larger footprint and more rooms. Ms. Allecta suggested the applicants raise their room rates instead, and said the pond should be restored. Ms. Allecta commented on the revenue generated by hotels and the Town's budget, and asked that the applicant returns with a plan that does not need exceptions.

Cindy Winter, Larkspur resident, said she knows Madera Boulevard well as a pedestrian and cyclist. Ms. Winter said she favors the roundabout, which she thinks will help traffic.

Michael Harlock, 533 Redwood, said that it is time the inn is rebuilt and that a strong case could be made for adding additional rooms. He said his biggest concern is that the design is ordinary, consisting of donut shaped buildings surrounded on all sides by parking. Mr. Harlock said the building's height is not of great concern as opposed to the additional impervious surface, which is. He said the architecture is mediocre and does not represent anything that is excellent in such a highly visible location. Mr. Harlock said that, besides the hotel occupancy tax, the applicant is not providing anything else that benefits the community. He said he believes the project is overwhelming, which he discussed. Mr. Harlock said the project is the equivalent of Wincup and the Town should focus on what would be most appropriate for the land use, separating land use from the details of the project.

Barbara Salzman, Marin Audobon Society, said they are not opposed to the use or rebuilding the hotel but that they are opposed to removing the pond. She said that the pond should not be filled in to allow increased density, and that it has been neglected. Ms. Salzman said the pond is not a swamp and that it does support wildlife. She suggested that a smaller hotel could be built and the pond could be saved. Ms. Salzman said the current facility is not fully occupied and that she does not see any reason to increase the size of the hotel. She asked that a decision is not based on the fear of getting something worse in its place and stated that traffic is also of concern.

David Zeff, Chapman Drive, said the Town should lift its sights and do something that is beneficial for the town. Mr. Zeff said that they are angry about Wincup and that nature should not be destroyed. He said the project must be stopped.

Chair Chase announced a 10-minute break at 9:50 p.m.

Commissioner McCadden asked if a roundabout could be replaced by an alternative mitigation measure, similar to the impact of the project, leaving the evaluation of a roundabout to be built by the Town as a separate project. Commissioner McCadden said the roundabout seems to be a larger issue requiring further study. He thought it might not be necessary if there is another mitigation option.

In response, Ms. Skewes-Cox said the impact should be mitigated as identified. She noted that a mitigation cannot be deferred and that introducing a fee without stipulating what it is for is not an adequate mitigation. Ms. Skewes-Cox said they had studied other alternatives to mitigating turning problems and none were satisfactory. She said that a

supplemental mitigation can be used but it is unlikely that a mitigation exists that is not the equivalent of the roundabout.

Commissioner McCadden asked if the mitigation measure requires the roundabout to be built or if it is possible for the applicant to contribute towards a mitigation deemed feasible by the Public Works Department. In response, Ms. Skewes-Cox said the Public Works Department has reviewed and endorsed the roundabout conceptually. Mr. Wolff noted that Caltrans would be involved in the process and that there does not appear to be a reason to prevent the roundabout from being able to be constructed.

David Parisi said the final layout of the roundabout would be similar to the current design.

Commissioner McCadden and Mr. Wolff discussed reimbursement of the roundabout costs by other parties. Mr. Wolff said that reimbursement would be based on future development that would contribute to additional increases in traffic flow. Mr. Parisi noted that the traffic analysis includes projected traffic patterns for future developments.

In response to Commissioner McCadden, Mr. Wolff said that a traffic analysis will be included in the environmental review for any implementation measures that come out of the Tamal Vista Corridor Study but will not be undertaken at the current stage.

Commissioner McCadden discussed traffic in relation to the Moratorium and commented on traffic worsening with increased development. Mr. Wolff noted that the purpose of the Moratorium study is to create appropriate zoning regulations.

Ms. Skewes-Cox said that future zoning of sites under the Moratorium could result in trip reductions, and Ms. Propp noted that if the project is Corte Madera Inn project is approved the traffic studies will already have been included.

In response to Vice-Chair Metcalfe, Mr. Parisi discussed the reasons why the left hand picket designs were discarded in favor of a roundabout. He discussed the issues with there being 6 driveways along the short road (Madera Boulevard) and said that the roundabout should have the least number of conflict points and traffic should move more smoothly.

In response to Commissioner McCadden, Mr. Parisi said that they could study the possibility of consolidating the driveways at the Chevron garage, noting that gas truck turns would need to be taken into consideration.

Vice-Chair Metcalfe and Mr. Parisi discussed ways in which the roundabout could be tested by drivers.

In response to Commissioner McCadden, Mr. Parisi noted that the mitigation is required if there are increased trips to and from the hotel, and therefore even a rebuilt hotel would require mitigation.

In response to Chair Chase, Mr. Parisi said he does not believe there are any plans in progress to address the traffic entrances and exits to and from H101 by Caltrans.

Chair Chase and Mr. Parisi discussed a mockup of the roundabout, which Mr. Parisi confirmed could be undertaken, in addition to a simulation model of the roundabout.

Vice-Chair Metcalfe and Mr. Wolff discussed the roundabout proposal in relation to Town Center. Mr. Wolff discussed the circumstances under which Town Center might be responsible for reimbursements under an agreement. He noted that a traffic analysis would need to be undertaken to ascertain the number of additional trips. Mr. Wolff said it would be more difficult to attribute additional trips to a facelift.

In response to Chair Chase, Ms. Skewes-Cox noted that amendments can be made to the FEIR.

Commissioner Caldera said that he is not convinced the traffic design will work and Ms. Skewes-Cox noted that the Public Works Department could be involved in the design.

Commissioner McCadden discussed his concerns that the Town might be endorsing the project if it endorses the EIR. Chair Chase said that they are not at a stage to endorse the EIR until the rest of the project has been considered.

Chair Chase moved on to discuss the Zoning Ordinance Amendment and the request for an increase in FAR. He said they must consider what would be a suitable density for the site.

In response to Commissioner Caldera, Mr. Grialou confirmed they would not move forward with the project if an increase in the FAR is not approved.

Vice-Chair Metcalfe commented on the difficulty of determining a suitable FAR, and said that she believed a hotel is a good use for the property.

Chair Chase and Mr. Wolff discussed the Conditional Use Permit application. Mr. Wolff said that the proposal for extended stay or transient hotel accommodations are both categorized as a hotel use.

In response to Vice-Chair Metcalfe, Mr. Wolff confirmed that if the zoning changes and General Plan changes are approved, the property could only be used as a hotel or ancillary use.

Commissioner McCadden noted that the applicant does not need to increase the FAR to build a new hotel. He said they are requesting an increase in the FAR in order to build more rooms.

Chair Chase discussed the bulk on Tamal Vista Boulevard, noting that there is a large, high wall section in proximity to the residential area on Tamal Vista Boulevard, and that the three-story section is objectionable. He questioned whether design changes could be made to reduce the impact of the proposal or if the requested FAR should be reduced. Commissioner McCadden commented on whether the proposed hotel needs to be larger than the code allows and whether a larger hotel is appropriate for the site. He said he has not been convinced that they need to change the zoning. Commissioner McCadden said it might not be prudent to allow an increase in the FAR without knowing the results on the Moratorium study. He questions whether a larger hotel is desirable, rather than concentrating on whether an increase in FAR is suitable.

Commissioner Caldera commented on the need to improve the old structure, and that a modern structure that meets today's needs is desirable. He said that the design is an improvement to the site, for which reason he is in favor of the General Plan and Zoning Amendment, which he thought should be considered separately from the design. Commissioner Caldera said the pond should be studied further, and that the residents would welcome the project if the applicant tried to create something more unique. He said the design lacks appeal.

Vice-Chair Metcalfe said the .55 is a more realistic than the existing FAR and that projects are considered individually to see if they fit the town and the property.

Chair Chase commented on the difficulty of building a hotel on this site that is appealing to the residents and commissioners. He said there is a problem with the building and it is difficult to know how to reduce it to something acceptable. He believes that a .55 FAR is too large and that he would not want to consider the zoning amendment without understanding how a different structure would look on the property.

Vice-Chair Metcalfe discussed the design, which she said needs some work and that it could be more attractive. She said she would like to know the size of other hotels to compare with the proposed design.

Commissioner Caldera said there is a problem with the scale. He said the windows are huge, the columns thick and that there are too many architectural elements that do not fit well together. Commissioner Caldera said the design is not elegant and is cheap-looking.

Commissioner McCadden said that the site is suitable for a hotel and that he could support a good design under the existing FAR. He noted that setbacks have been maintained with the exception of parking on the Madera Boulevard side, and he commented on the need to show the proposed bike lane on Tamal Vista Boulevard in relation to parking. Commissioner McCadden said that the ingress/egress seems to be agreeable to the Town Engineer and that landscaping needs to be increased on the H101 side. He said that a standalone sign with no landscaping is not necessarily appropriate. Commissioner McCadden discussed the project in relation to "back of house" design and commented on the windowless three-story element on the Tamal

Vista side, which he said should be architecturally unique. He suggested the third floor is removed as a gesture that would bode well. Commissioner McCadden suggested the applicant increase bicycle parking, provide two gates on the Tamal Vista side and a sidewalk around the whole of the building. He said that strides have been made since the original plan was presented, which he discussed, and he suggested design changes, such as reducing the amount of stone. Commissioner McCadden said another color might be more appropriate, and that the asphalt shingle roof is not well done. He thought the design should be less repetitious and he questioned the purpose of the trellises, which he discussed.

Chair Chase asked that as much trees screening as possible is provided at the front and that more is provided at the back to screen H101. He discussed the bulk and visibility issues of the façade and said there is insufficient articulation. Chair Chase said the use of stone and how it is applied, along with the different materials, needs to be thought through. He said the windows are the same size and that some interest should be created, perhaps from floor to floor.

Mr. Grialou said there is no point in redesigning the project if the increased FAR is not approved.

Mr. Wolff suggested ways in which the Commissioners could consider what a reasonable FAR might be for the hotel – more abstractedly by looking at what other jurisdictions allow and to what FAR other hotels have been built, both in Corte Madera and beyond, or by evaluating how the proposed hotel fits on the site and within the larger context, or a combination of both. He recommended that both be considered as tools in the evaluation process, which he discussed.

Vice-Chair Metcalfe and Commissioner Caldera said that an FAR of .55 is acceptable but that design changes are needed, and Commissioner McCadden said that justification is still needed for increasing the FAR. He thought that the FAR might be acceptable in conjunction with a good design.

Chair Chase said that he cannot make the findings for a .55 FAR. He suggested the density is reduced with different architecture and that he would not approve the request for an increase in FAR with the current design. Chair Chase said the hotel is the right project for the site, and the increase in density is appropriate but the existing bulk and height are too large for the site and the community. Furthermore, Chair Chase said he would like Commissioner McHugh to be present before continuing with discussions.

Mr. Wolff noted that the design would be radically different if the commissioners are not considering removal of the pond. There was agreement by the commissioners that filling in the pond is acceptable.

Mr. Grialou and Chair Chase discussed design and what Chair Chase might consider an acceptable FAR.

Commissioner McCadden questioned the benefit of a larger hotel for the town and whether there is an issue related to the Moratorium.

Chair Chase said the size is a significant impact on the town and Vice-Chair Metcalfe discussed the benefits of the hotel to businesses in town.

Ms. Propp discussed the CEQA process, noting that the public can continue to submit comments until the Town Council hearing when a decision is made on the environmental document.

Vice-Chair Metcalfe and Ms. Propp discussed the EIR. Ms. Propp noted that if a CEQA standard is mitigated to a level less than significant, the Town cannot require a gold standard if a silver standard mitigates the condition.

Vice-Chair Metcalfe and Mr. Grialou discussed the two different types of hotel rooms under discussion and the necessity of achieving the desired number of rooms. Mr. Grialou discussed the changes they would need to make to the design if they removed some of the rooms.

MOTION: Motioned by Commissioner McCadden, seconded by Commissioner Caldera, to continue the Corte Madera Inn Rebuild Project (56 Madera Boulevard) to a date uncertain.

AYES: Metcalfe, Chase, McCadden, Caldera

ABSENT: McHugh

6. NEW HEARING ITEMS – None

7. ROUTINE AND OTHER MATTERS

A. REPORTS, ANNOUNCEMENTS AND REQUESTS - None

B. MINUTES

i. Planning Commission Meeting Minutes of December 8, 2015

ii. Planning Commission Meeting Minutes of December 17, 2015

MOTION: Motioned by Vice-Chair Metcalfe, seconded by Commissioner McCadden, to approve the minutes of December 8, 2015 and December 17, 2015.

8. ADJOURNMENT

A motion was made, seconded and unanimously approved to adjourn the meeting at 11:30 p.m.