MINUTES
REGULAR PLANNING COMMISSION MEETING
APRIL 26, 2016
CORTE MADERA TOWN HALL
CORTE MADERA

COMMISSIONERS PRESENT:	Chair Peter Chase Vice-Chair Phyllis Metcalfe Commissioner Bob Bundy Commissioner Dan McCadden Commissioner Nicolo Caldera
STAFF PRESENT:	Adam Wolff, Planning Director Phil Boyle, Senior Planner Doug Bush, Assistant Planner Judith Propp, Town Attorney Joanne O'Hehir, Minutes Recorder

1. OPENING:

A. Call to Order – The meeting was called to order at 7:34 p.m.

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

C. Roll Call – All the commissioners were present.

2. PUBLIC COMMENT

Jane Levinsohn, 32 Tamal Vista Boulevard, said the Tam Ridge apartment buildings and the red planting bowls are ugly. Ms. Levinsohn asked the Town to ensure the balconies are inspected and wanted to know when they would be ready for rental. She also commented on the steps leading up to the grocery store in the complex and said that the sycamore trees on Tamal Vista are raising the sidewalk and are filthy trees.

3. CONSENT CALENDAR - NONE

4. CONTINUED HEARINGS

A. 145 GROVE AVENUE – A CONTINUED HEARING FOR DESIGN REVIEW PERMIT NO. PL-2016-0003: AN APPLICATION FOR MAJOR DESIGN REVIEW OF A 361 SQUARE FOOT ADDITION TO THE FIRST FLOOR OF AN EXISTING RESIDENCE AND REPLACEMENT OF AN EXISTING DETACHED SINGLE STORY GARAGE WITH A 1,248 SQUARE FOOT TWO CAR GARAGE AT 145 GROVE AVENUE. (Assistant Planner Doug Bush).

Assistant Planner Bush presented a brief staff report. Mr. Bush discussed the existing and proposed location of the garage and addition, as well as new elevation materials. He noted that a color and materials board has been provided that the commissioners requested at the last hearing. Mr. Bush used a slide presentation to discuss the garage, materials and landscape plan. He said the applicants would be extending the existing vegetation, including 5-gallon plantings, and confirmed that a lighting plan and cut sheets have been provided. Mr. Bush noted that the R1 zoning standards have been met with the exception of the height, which is proposed to be 30 feet and 11 inches.

Commissioner Bundy abstained from discussions because he had not been sworn in at the last hearing.

Chair Chase opened and then closed the public comment period when no one came forward to speak.

Vice-Chair Metcalfe said the applicants have provided all the information requested and she is satisfied with the project, to which Commissioner Caldera concurred.

Commissioner McCadden discussed his concern regarding differences in the details of the exterior elevation, including the existing and proposed windows that relate to divided lights. In response, John Chuharsky, Owner, confirmed that the upper windows are proposed to have divided lights, unlike those on the lower lever, which match the existing design. He discussed the west elevation design with Commissioner McCadden and the window materials, which Mr. Chuharsky said would have a wood exterior. They also discussed the shingle material, and Commissioner McCadden expressed a preference for an applied shingle, as opposed to panelized shingle.

Richard Esteb, Project Architect, confirmed the materials would be consistent with the existing, including the window trim. Commissioner McCadden said the trim must be matched for scale and materials to the existing trim, as should the wood shingle columns. Planning Director Wolff confirmed that staff would study Commissioner McCadden's marked up drawings highlighting those details.

> **MOTION:** Moved by Commissioner Caldera, seconded by Commissioner McCadden, to approve Design Review application No. PL-2016-003, Resolution No. 16-012, to allow construction of a 361 square foot addition to the primary residence, and construction of a new 1,248 square foot two car garage at 145 Grove Avenue, with the following conditions:
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> a) That the windows will be accurately drawn to match the existing windows on the construction drawings.
> b) That shingles will be hand applied rather than using pre-formed shingle sheets;
> c) Details on the columns will match existing columns;
> d) Fascia, railing cap, door and window trim will match existing:

AYES: Metcalfe, Chase, McCadden, Caldera
ABSTAIN: Bundy

Assistant Planner Bush read the appeal rights.

5. NEW HEARINGS

There was consensus among the commissioners to change the order of the agenda and switch Items A and B under New Hearings.

A. 82 SONORA WAY – DESIGN REVIEW PL-2016-0008 AND MAJOR VARIANCE PL-2016-0009 FOR THE CONSTRUCTION OF A 380 SQUARE FOOT ADDITION TO THE UPPER LEVEL OF AN EXISTING TWO STORY SINGLE-FAMILY DWELLING THAT ENCROACHES INTO THE FRONT SETBACK. (Assistant Planner Doug Bush).

Assistant Planner Bush presented the staff report. He discussed the size of the lot, noting that it is in the R1 zone and is uniquely shaped with a rear yard that has a significant slope.

Mr. Bush discussed the south elevation that includes an existing second story with a laundry room addition on the east side that was built in the late 2000s. He discussed the location of the proposed second-floor addition of 380 square feet to expand the master bedroom and add two walk-in closets and a bathroom.

Mr. Bush noted that the angled roofline of the dormers on the southern elevation will be changed to a shed roofline, while the addition will extend to the wall of the garage and laundry room below. He discussed the materials of the new dormer and addition (which he noted will be different to those of the existing dwelling), the addition of shutters and replacement windows. Mr. Bush noted that the roofline to the lower story has been raised to increase light to the lower floor.

Mr. Bush discussed the changes to the lower level windows and materials at the rear of the dwelling, before addressing the story poles, which he noted are a significant distance from the nearest neighbor.

Mr. Bush discussed the uniqueness of the lot in relation to the requested variance, noting the curved front property line, which is so considered because it is the shortest property line. Mr. Bush also discussed the side and rear property lines. Mr. Bush noted that the footprint of the dwelling is non-conforming, since the front encroaches into the setback in one area by 2 feet and by 4 feet in another area, when 20 feet is required. However, he said the second story would not increase the encroached area. He explained that the proposed height increase is less than 1 foot, resulting in a dwelling height of 22 feet and 8 inches. Mr. Bush also discussed the FAR, noting a slight increase from 20% to 23% when a maximum FAR of 40% is allowed.

Martha Carvalho, Project Designer, discussed the use of materials, noting that they have not been finalized, in response to Commissioner Bundy. Ms. Carvalho explained the reasons for the master suite design and said that they want to avoid building in the rear where there is a useable patio. She said there is sufficient distance between 82 Sonora and the nearest neighbors so that the proposed additions should not cause an impact. Ms. Carvalho discussed the setback encroachment and said that the intent is to create an addition that is architecturally compatible with the dwelling with the addition of board and batten as exterior materials to add interest.

In response to Commissioner Bundy, Ms. Carvalho discussed the exterior lower level materials, which she noted is a combination of stucco and the proposed board and batten for the addition.

Commissioner Caldera said the master suite is fantastic, but he thought that the second story windows above the garage appear to be oversized, noting that the other windows are smaller. In response, Ms. Carvalho said they believe it would add interest, in addition to the shutters. She commented on prospective changes to other upper floor windows.

Chair Chase opened and closed the public comment period when no one came forward to speak.

Vice-Chair Metcalfe commented on her preference to review a complete project, noting that the designer has referred to there being future changes to the windows.

Commissioner Bundy said the addition does not encroach the front setback further than the existing first floor, and that he supports the variance due to the unique shape of the lot. He said the overall appearance of the addition is acceptable and he also expressed an interest in seeing details of the changes to which the designer referred.

Commissioner Caldera said he agrees that the unique shape of the lot justifies granting a variance and that he would like the project to be built as proposed.

Commissioner McCadden expressed his agreement with the previous comments of the commissioners. He noted that there seemed to be consensus that the materials, bulk and height are acceptable. However, he suggested that, if the project is not being built according to the plans, the commissioners provide guidance rather than a decision.

Chair Chase said the commissioners should consider complete plans and he asked Mr. Bush if there is other documentation that has been resubmitted. In response, Mr. Bush confirmed no other documentation, besides the materials in front of the commissioners that have been submitted. He noted that the conditions of approval address significant changes.

Chair Chase opened the public comment period and Dana Mcray, Owner, said that the bedroom windows were changed to meet egress requirements. She explained that they

are considering widening the sliding doors at the rear of the lower level, but the structural changes that would be necessary might prove too expensive.

Mr. Bush said the Building Department expressed a preference that the upstairs windows, which are not part of the project, are changed to meet egress requirements. He said the applicants have updated the windows in response to this suggestion.

Chair Chase closed the public comment period and Commissioner McCadden confirmed that, with the exception of changes to the sliding doors, the Planning Commission should review other changes to the plans if they are made.

> **MOTION:** Motioned by Commissioner McCadden, seconded by Commissioner Caldera, to approve Design Review No. PL-2016-008 and Variance No. PL-2016-009 to allow construction of a 380 square foot addition to the upper level of a second story of an existing 2,541 sq. ft. two story residence that encroaches into the front setback located at 82 Sonora Way:
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> **AYES:** Metcalfe, Bundy, Chase, McCadden, Caldera

B. 516 CHAPMAN DRIVE – DESIGN REVIEW AND VARIANCE APPLICATION NO. 15-032 FOR A NEW 4,001 SQUARE FOOT, THREE-STORY RESIDENCE. (Senior Planner Phil Boyle).

Senior Planner Boyle discussed new materials that have been provided at the start of the meeting. Mr. Boyle said these include a revision to the conditions of approval relating to the need for the project to meet the requirements of local, state and federal agencies, communications from neighbors and an updated landscape plan. Mr. Boyle then went on to present the staff report.

Mr. Boyle discussed the new proposed three-level residence with a two-car garage and a variance to allow an elevated driveway, walkway and porch in the side yard setback. He said the maximum height reached would be 29 feet and 10 inches (below the allowable maximum), with a proposed FAR of 20% when a maximum of 40% is allowed. With the exception of the variance for the front, all other setbacks will be met.

Mr. Boyle discussed the unique site, which he noted is covered in eucalyptus trees.

Mr. Boyle discussed the proposed dwelling, with a first floor at street level consisting of a garage, entryway and a stairway leading to the lower level with a kitchen, dining room, living room, deck, spa and fire pit and also a loggia with a seating and table area. Stepping down, a basement level is proposed with a storage area, master suite, bedrooms and access to the back yard.

Mr. Boyle went on to discuss the elevations in a slide presentation and the elements requiring the variance. He noted that the decks and driveway exceed 3 feet in height and the railings 4 feet in height, which are the maximum allowed heights that render a

variance unnecessary. Mr. Boyle explained that, due to the unique shape and steepness of the lot, staff is able to make the findings for the variance, otherwise the structure would need to be moved further downhill, creating a sloping driveway, or the dwelling sunk further into the earth that would require more excavation.

Mr. Boyle discussed neighborhood outreach, noting that the applicants sent a postcard to their neighbors early in the process but that staff only received replies after the story poles were erected and the notice sent. He said that the removal of many trees is of specific concern to the neighbors, which include 35 eucalyptus trees and bay and pine trees. Mr. Boyle noted that an arborist's report addresses tree removal, and that the Fire Department has confirmed that eucalyptus trees are a fire hazard and a threat from falling limbs. Correspondence from Corte Madera Creek Watershed also explains their opinion of eucalyptus trees.

Mr. Boyle discussed the drainage issues on the property, including a biologist's report that concludes there is no wetland on the property but that there are waters of the U.S. that drain into Corte Madera Creek and San Francisco Bay. He asked the commissioners to note a condition requesting written approval and permits from federal and local agencies prior to submitting plans for a building permit.

Mr. Boyle noted that details of exterior lighting have been provided on the plans, which will be modified to be dark sky compliant.

Mr. Boyle confirmed the 4,000 square foot home and garage will be larger than dwellings in the surrounding area, which range from 1,200 – 2,200 square feet, but that the lot is also significantly larger. He noted that a materials board has been presented, showing the stucco and wood siding, and that the windows will be aluminum. Staff believes that the dwelling will be compatible with the surrounding area and structures. Mr. Boyle used a slide presentation to discuss the location of other properties in relation to the proposed dwelling. He confirmed that staff can make the findings for design review and the variance, and that staff is recommending approval with the attached conditions of approval.

In response to Commissioner Bundy, Mr. Boyle said he could not confirm the Town has the authority to request further drainage measures after the project has been finaled, should the drainage plan prove inadequate. Chair Chase said the Town relies on a licensed professional to provide a suitable drainage plan.

In response to Commissioner McCadden, Mr. Boyle said that this is the only design that has been proposed and he noted that the project at 502 Chapman Dr. was approved with a driveway at grade and a variance for a retaining wall.

In response to Vice-Chair Metcalfe, Mr. Boyle confirmed that a previous design review and variance application for a new dwelling and garage at this address had been approved with an elevated driveway.

In response to Chair Chase Mr. Boyle confirmed the general purpose of the study was to confirm whether wetlands existed on the property.

Chair Chase noted, with the exception of Commissioner McCadden, the remaining commissioners have visited the site and met with the neighbors and he confirmed they did not share their viewpoints.

Gladys Inga, Owner, discussed the reasons for their chosen design and the need to remove the eucalyptus trees due to the topography of the lot that limits the location of the proposed dwelling. Ms. Inga said there is no other place on the site for the dwelling other than the location chosen by the previous owner, which she discussed. She noted that the previous design was approved, which was also a 3-story, 30 feet high residence with the driveway in the same location. Ms. Inga said the Planning Commission at the time had recommended removing all eucalyptus trees and she referred to correspondence from Friends of Corte Madera Creek Watershed who recommend the removal of eucalyptus trees. She also discussed the need for defensible space around the dwelling, which is recommended by the Fire Department. Ms. Inga noted that a permit is not required to remove eucalyptus trees; that the trees are toxic and should be removed.

James MacNair, Arborist, said the eucalyptus trees on the property are healthy, but that they are prone to limb failure and cause environmental, fire and safety issues. Mr. MacNair said there is an increase in insect problems in eucalyptus trees, which will begin to decline. He recommended removal of the trees and replacement with California live oak trees.

Joe Farrell, Project Architect, discussed the house design. He said that drainage issues restricted them to choosing the same location for the dwelling as the previous application that had been approved. He said they are working with a similar design, which is a two-story home with a lower level basement, sloped roof to follow the topography of the lot, and an entry at the top with bedrooms at the lower level. Mr. Farrell noted that they have added more outdoor use area than the original plan, which he discussed. He noted that the previously approved driveway was functional and that the design is viable for downhill structures; that the garage is kept out of the setback. Mr. Farrell said the exterior materials will be a combination of stucco and wood with a varied color scheme to break up the massing and create articulation.

Glenn Dearth, Civil Engineer, discussed grading, noting that there will be no off haul for reasons he discussed, and which would lessen the impacts and will result in the foundation wall being less visible. Mr. Dearth discussed the two main drainage channels on the property, confirming wetlands do not exist on the site. He discussed one of the main channels that is severely eroded and recommendations for its restoration by various agencies, including the Army Corps of Engineers, which include the elimination of non-native species and replacement with native vegetation. Mr. Dearth said they do not anticipate difficulties with obtaining permits for the work.

Mr. Dearth also discussed storm water runoff, noting that water will collect in biofiltration basins and flow down drainage swales.

Brad Eigsti, Landscape Architect, said they are open to planting more trees, which they need to balance with meeting the Fire Department's requirements to avoid trees that are a fire hazard, while providing privacy. Mr. Eigsti said they intend using mostly native plants that are deer and drought tolerant, with no fencing to enable animals to roam freely.

Chair Chase asked if the landscape plan presented before the start of the hearing changes the planting ratio. In response, Mr. Eigsti said they have added 10 additional trees, and thus propose planting 29 replacement trees. He discussed the difficulties of replacing all the trees slated for removal, including the steepness of the site in part and the challenges of the remaining eucalyptus trees on Chapman Drive, which could create a fire ladder if trees are planted below.

Mr. Eigsti discussed the reasons they have not considered using evergreen tree species and magnolias on the south side of the property. He said that magnolias are ornamental and they feel that Arbutus is a native species.

Vice-Chair Metcalfe and Mr. Eigsti discussed the adequacy of screening. Mr. Eigsti said that Arbutus grows to approximately 30' x 20' in 10 years and is 10' x 6' wide when it is planted. Vice-Chair Metcalfe said the trees will not provide sufficient cover for the neighbors and that she would prefer to review a landscape plan that addresses screening.

Ms. Inga discussed the new landscape plan with the additional trees, and noted that four eucalyptus trees will remain in place to provide further privacy, in addition to a wax myrtle shrub. Ms. Inga discussed the difficulties of providing planting in defensible areas and in areas near the waterways. She said the oaks will be huge and they have added more trees in response to neighbors' concerns.

Chair Chase opened the public comment period.

Linda Haley, 200 Stetson Ave., said that she understands the hazards of eucalyptus trees, but she would be happy to see a smaller home on the property, similar to the one proposed by the previous owners, which was approximately 2,500 square feet. Ms. Haley said this design will be quite massive and that she is disturbed about the loss of trees because so many animals and birds will be affected. She said it will ruin the character of Chapman Park and the design is not consistent with the General Plan or Zoning Ordinance, which she discussed. Ms. Haley said the landscaping will not screen the proposed dwelling from the neighbors, although the trees will be fantastic in 30 years. She commented on the scale, harmony and views in relation to design review, and said the proposal does little to minimize the loss of privacy even with landscaping. Ms. Haley referred to documentation she had provided.

Chair Chase announced a 10-minute break at 9:55 p.m.

Dan Phipps, 495 Chapman Drive, discussed the character of Chapman Drive, which he said is a very private, park-like setting. He said he understands the reasons for denuding the property, but he is concerned that screening will be inadequate, albeit he believes screening for the south side of the property will be sufficient. However, Mr. Phipps said the north side, which will be a two-story building and deck, will appear to be a massive structure and he is not confident that screening will work with the steep hillside until the trees have grown. He noted that wax myrtle might be flammable and said that additional layering could be added around the defensible space. Mr. Phipps commented on the colors, which he said seem stark.

Elein Phipps, 495 Chapman Drive, discussed her concern that the habitat of wildlife will not be preserved and expressed a hope that nests will be protected and the trees not be removed all at once. She discussed the problems with wax myrtle and said that she supports the addition of more trees.

Elliel Redstone, 200 Stetson, architect and planner, discussed the process and said the owner should have approached them before the hearing. Mr. Redstone said the 2008 design by the previous owner has no bearing on this project and that the previous project had the support of the community. He asked if other ways of siting the dwelling and driveway had been explored, and said that he does not believe special circumstances exist (to grant a variance) given the size of the lot. Mr. Redstone noted that the dwelling would be less obtrusive to neighbors if it were set lower on the site. He said the proposal does not meet the Town's objective of ensuring projects are harmonious in an area with one and two story homes and that the design should be appropriately scaled.

Janet Prosser Tobin, 469 Chapman, said she has submitted an e-mail regarding her concerns about privacy and the proposed massive structure. She asked that the trees are removed in phases, and said that the structure is much larger than other homes in the area. She commented on her love for the ravine and said she understands the trees have issues.

Chair Chase closed the public comment period.

Chair Chase used a slide presentation of examples of other homes in the area that are exposed and the different designs in Chapman Park, including three-story homes, fence designs and bamboo screening. He showed that effective mitigation exists and said that the applicant could provide screening along the road so that none of the neighbors would see their home in 3 – 5 years time.

Commissioner McCadden said he believes the views from the home across Chapman Drive should not be excessive, while the view from the property to the north-west will be most affected. He said that providing the maximum number of trees is not necessarily the best method of screening, and that they need more information on the proposed

species. Commissioner McCadden said that long-term screening should mostly mitigate the screening issues, while medium-term screening could provide partial mitigation.

Vice-Chair Metcalfe said that resolving the screening issues could solve the other two main issues of the variance and mass. She said that some of the homes across the street would be at a higher elevation, which should be considered for screening purposes, and not just those dwellings at the street level.

Commissioner Bundy discussed a comment made by a member of the public about car lights shining into the house, and so he suggested screening by way of a retaining wall with plant materials, which he said would be preferable to a fence.

In response to Chair Chase, Mr. Boyle said that it is within the commissioners' purview to decide whether or not they wish to consider the new landscape plan materials to augment the plans officially submitted.

Vice-Chair Metcalfe said that more information is necessary on the choice of trees and hedges, to which Commissioner Caldera is in agreement. Chair Chase said that a final plan is needed for their consideration.

Vice-Chair Metcalfe commented on the colors of the house, noting that there is no stark white color, but a shade of beige. She said the size of the dwelling appears to be too massive, which could be reduced, and that it is important to consider the effect with screening.

Commissioner Bundy said that he does not feel the house is too massive, but he would like to see a view of the house with the eucalyptus trees left in place.

Commissioner McCadden noted that this is a large lot and the proposed dwelling could have been twice this size. He said the proposed design almost reaches the maximum allowable height, but that he has no issue with the scale because the code allows the applicant the square footage they have requested.

Commissioner Caldera said the proposal does not look massive and the renderings show that the volume is broken up. He commented on the reasoning behind having a maximum FAR and lot coverage allowance when it seems that applicants are unable to take advantage of them due to massing issues.

Chair Chase said the proposal appears to be in scale with the size of the lot, which he discussed, noting that the size is not especially large. He said the commissioners have reviewed applications for houses of this size on much smaller lots, and he noted this proposal is well below the FAR. Chair Chase said the size is not unreasonable and the way the house is broken up in sections will not make it appear massive.

Chair Chase discussed the tree removal issue, noting that he does not know of any town that requires a permit for removing a eucalyptus tree. He said the biologist will

ensure that birds leave their nests before removal, which will be addressed in their report. Chair Chase said he personally favors the removal of eucalyptus because they are a hazard, but that the applicants are responsible for a new environment on the property with new trees. He said that reasonable replacement measures are needed and a screening plan.

Commissioner McCadden said he has no issue with removing the eucalyptus trees, but that he does not believe the landscape plan submitted tonight is the right plan for the project. Commissioner Caldera said he is in agreement, and Vice-Chair Metcalfe agrees that the eucalyptus trees should be removed and that a full landscape plan is necessary before she could approve the project.

Commissioner Bundy commented on eucalyptus being a fire hazard, but that he would like to see a plan that might allow for half-a-dozen to be left in place and thinned. He expressed a preference for the arborist to work with a fire ecologist to ascertain the possibility, which he believes would create a better environment. However, Commissioner Bundy noted that the eucalyptus trees should not be those leaning towards the house.

Chair Chase summarized the need for a screening plan, including trees, which meets the Fire Marshal's requirements.

Commissioner Caldera said he could make the findings to support the variance for the driveway.

In response to Commissioner McCadden, Mr. Boyle said he could not confirm if the defensible space could be breached and Mr. Wolff said that they would discuss options with the Fire Department. Commissioner McCadden said he could support the variance, site and massing of the dwelling once they have reviewed a suitable landscape plan that is acceptable to the Fire Department.

Commissioner Bundy said that access to the garage seems to be logical and that he agrees with the findings.

Vice-Chair Metcalfe said that a revised landscape plan should be reviewed to see how it affects the proposed project before a decision can be made.

Chair Chase opened the public comment period to allow the owner to respond. Ms. Inga clarified aspects of the landscape plan, confirming that they will plant a dense screen, and she said that the plan before the commissioners is the one they are proposing.

Chair Chase discussed the need for a better landscape plan with appropriate imagery and Commissioner McCadden commented on myrtle possibly not being a suitable species.

MOTION: Motioned by Vice-Chair Metcalfe, seconded by Commissioner McCadden, to continue Design Review and Variance Application No. 15-032 for a new 4,001 square foot, three-story residence at 516 Chapman Drive to the meeting of May 24, 2016 and the applicant will provide a revised landscape plan that has been reviewed by the Fire Department, the Planning Department and the neighbors.

AYES: Metcalfe, Bundy, Chase, McCadden, Caldera

6. BUSINESS ITEMS

A. CORTE MADERA INN – REVIEW AND RATIFICATION OF RESOLUTION RECOMMENDING TO THE CORTE MADERA TOWN COUNCIL CERTIFICATION AND ADOPTION OF THE EIR AND CONDITIONAL APPROVAL OF THE CORTE MADERA INN REBUILD PROJECT, REFLECTING THE PLANNING COMMISSION MOTIONS OF APPROVAL AT THE MARCH 22, 2016 PUBLIC HEARING. (Planning Director Adam Wolff).

Planning Director Wolff noted that at the hearing on March 22, 2016, the commissioners made two motions, one of which was a unanimous vote to adopt and certify the EIR, and the other was passed 4:1 to recommend that the Town Council approve the application to facilitate the Corte Madera Project. Mr. Wolff said that staff has prepared a resolution reflecting those motions, which he asks the commissioners to review and ratify. He said that additional information has been provided that was requested by the commissioners, which relates to details of the façade, windows and a lighting plan for the parking lot. There is also correspondence from the applicant describing how the facility might be used as a disaster relief center and commitments to providing solar energy.

Mr. Wolff noted that a materials board has been provided, and said the stone is at the site. He also discussed some staff revisions to the Zoning Ordinance amendment, which he confirmed are not substantive, but were made for clarification purposes.

Mr. Wolff drew their attention to two additional comment letters that have been received since the staff report was issued, and he discussed some minor edits to the resolutions.

The commissioners did not have questions for the applicant, Garrett Grialou, and Chair Chase commented on the clear additions to the documentation. Commissioner McCadden said the disaster relief plan is a major plus for the town, which he hopes is never needed.

Commissioner McCadden discussed his concern that the materials for the white trim under the eaves and above the windows are not specifically stated. In response, the project architect said they usually would prefer to see a mockup before deciding on the materials. Commissioner McCadden expressed a preference for wood on the trellis and

columns while the upper areas could be fiber cement, to which Chair Chase is in agreement.

In response to Commissioner McCadden, the lighting architect explained the exterior lighting plan, noting that there is no wall lighting because it is not favored by the brand. He noted that the accent lighting will be low voltage and that there will be path lighting. Mr. Wolff drew their attention to a condition that relates to the brightness of the lighting. Commissioner McCadden discussed his concerns that the lighting will be too bright and he asked staff to ensure the lighting plan is reviewed closely. Mr. Grialou clarified the lighting fixtures in response to Commissioner McCadden.

Chair Chase said he does not believe the lighting will be too bright.

Commissioner McCadden led a discussion on construction noise and Mr. Wolff noted that the usual hours of construction are listed in the conditions, allowing for one day off a week from construction. There was consensus that the condition will be amended to allow the applicants to seek an extension of the construction hours from the Planning Department, with special consideration being given to non-intrusive construction related work.

Chair Chase opened the public comment period and Jane Levinsohn, 32 Tamal Vista, said the exit from Town Center to Madera Boulevard should be a right hand turn only. Chair Chase closed the public comment period.

MOTION: Motioned by Vice-Chair Metcalfe, seconded by Commissioner Caldera, to approve Resolution No. 16-015, General Plan No. 14-002, Zoning Ordinance Amendment No. 14-001, Preliminary Plan No. 13-001, Precise Plan No. 14-001, Conditional Use Permit No. 14-009 and Environmental Assessment No. 13-002, to recommend that the Town Council adopt an Environmental Impact Report (EIR), and approve a General Plan Amendment, Zoning ordinance Amendment, Preliminary Plan, Precise Plan (including Design Review), and Conditional Use Permit, for the development of a 174-room dual-branded hotel at 56 Madera Boulevard:

AYES:	Metcalfe, Chase, Caldera
NOES:	McCadden
ABSTENTION:	Bundy

Commissioner McCadden confirmed that he favors approval of the EIR, but that he does not favor the project for reasons stated at the previous hearing.

7. ROUTINE AND OTHER MATTERS

A. REPORTS, ANNOUNCEMENTS AND REQUESTS

i. Commissioners

Vice-Chair Metcalfe reported on the joint meeting with the Town Council.

ii. Planning Director

Planning Director Wolff commented on the joint Planning Commission and Town Council meeting. He thanked the commissioners for their feedback on the Tamal Vista Corridor project. Mr. Wolff expressed a hope that the draft report can be reviewed at the first Planning Commission meeting in June.

iii. Tentative Agenda Items for May 10, 2016 Planning Commission Meeting

1. **159 PRINCE ROYAL DRIVE** – PRELIMINARY REVIEW OF DESIGN REVIEW APPLICATION NO. PL-2016-0009 FOR A COMPLETE REMODEL OF AN EXISTING TWO STORY DWELLING AND THE ADDITION OF A THIRD STORY TO CREATE A NEW 3026 SF RESIDENCE.
2. **220 GRANADA DRIVE** – PRELIMINARY REVIEW OF DESIGN REVIEW APPLICATION NO. PL-2016-0037 FOR A NEW 3564 SF TWO STORY RESIDENCE TO REPLACE EXISTING SINGLE STORY 1583 SF RESIDENCE.
3. **NUGGET MARKET, 5627 PARADISE DRIVE** – DESIGN REVIEW APPLICATION NO. DR-16-002 FOR EXTERIOR FAÇADE IMPROVEMENTS

B. MINUTES

i. Planning Commission Meeting Minutes of March 22, 2016

MOTION: Motioned by Vice-Chair Metcalfe, seconded by Commissioner McCadden, to approve the minutes of March 22, 2016 with the following amendments:

Page 12, third paragraph from the bottom: "….Vice-Chair Metcalfe said it is important that the FAR has been evaluated and that .34 will meet the applicant's requirements….", amended to read:

"….Vice-Chair Metcalfe said it is important that the FAR has been evaluated and that .34 will not meet the applicant's requirements….",

Page 15, Motion: "Motioned by Commissioner McHugh, seconded by ____ to direct staff to prepare….", was amended to read:

"Motioned by Commissioner McHugh, seconded by Vice-Chair Metcalfe, to direct staff to prepare….''

"The motion was withdrawn because Commissioner McCadden said he would not support the motion….."

AYES:	Metcalfe, Chase, Caldera, McCadden
ABSTENTION:	Bundy

8. ADJOURNMENT

A motion was made, seconded and unanimously approved to adjourn the hearing at 12:05 a.m.