

**MINUTES  
REGULAR PLANNING COMMISSION MEETING  
AUGUST 23, 2016  
CORTE MADERA TOWN HALL  
CORTE MADERA**

**COMMISSIONERS PRESENT:** Chair Peter Chase  
Vice-Chair Phyllis Metcalfe  
Commissioner Jennifer Freedman  
Commissioner Bob Bundy  
Commissioner Nicolo Caldera

**STAFF PRESENT:** Adam Wolff, Planning Director  
Joanne O'Hehir, Minutes Recorder

**1. OPENING:**

- A. Call to Order** – The meeting was called to order at 7:35 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 – NONE**

**3. CONSENT CALENDAR –**

- A. 21 ENDEAVOR COVE – ADOPTION OF RESOLUTION 16-024, PREPARED AS DIRECTED BY THE PLANNING COMMISSION AT THE AUGUST 9, 2016 MEETING, FOR THE APPROVAL OF MAJOR DESIGN REVIEW PL-2016-0013 AND MAJOR VARIANCE PL-2016-0015 FOR A COMPLETE REMODEL INCLUDING A 550 SQUARE FOOT ADDITION TO THE SECOND STORY AND A 130 SQUARE FOOT ADDITION TO THE ENTRYWAY OF THE LOWER LEVEL OF AN EXISTING SINGLE FAMILY HOME WITH A REQUEST FOR A 9 FOOT ENCROACHMENT INTO THE REQUIRED 20 FOOT FRONT SETBACK.**

**MOTION:** Motioned by Vice-Chair Metcalfe, seconded by Commissioner Bundy and unanimously approved to adopt Resolution 16-024, Design Review PL-2016-0013 and Major Variance PL-2016-0015 for a complete remodel including a 550 square foot addition to the second story and a 130 square foot addition to the entryway of the lower level of an existing single family home with a request for a 9 foot encroachment into the required 20 foot front setback at 21 Endeavor Cove:

**AYES:** Metcalfe, Bundy, Chase, Freedman, Caldera  
**NOES:** None

Planning Director Wolff read the appeal rights.

**4. CONTINUED HEARINGS - NONE**

**5. NEW HEARINGS – NONE**

**6. BUSINESS ITEMS**

**A. TAM RIDGE RESIDENCES – REVIEW AND POSSIBLE RECOMMENDATION TO APPROVE MODIFICATIONS TO THE COLORS OF THE EAST ELEVATION OF BUILDING 1 (FACING NELLEN AVENUE AND HIGHWAY 101). (Planning Director Adam Wolff)**

Planning Director Wolff presented the staff report. He discussed the color options, including a new fifth option that was not included in the Commissioners' packets. Mr. Wolff discussed the meeting notice, which included residences within a 500 square foot radius and the Casa Madera subdivision, and receipt of public comments. Mr. Wolff said the purpose of the discussions is for the Planning Commission to recommend a suitable color scheme for the east elevation of Building 1 to the Town Council.

Eric Olsen, TCA Architects, discussed the five color schemes, noting that the new option presented this evening includes different color combinations. Mr. Olsen said all the color combinations are consistent with the colors on the other sides of the buildings and he discussed the reasons he would recommend option 3.

Vice-Chair Metcalfe discussed the reasons she does not favor the white color trim on options 3 and 5.

In response to Commissioner Bundy, Mr. Olsen confirmed the color changes affect the freeway side of the building.

In response to Commissioner Caldera, Mr. Olsen discussed the reasons he believes a lighter color pallet would be suitable.

Chair Chase opened the public comment period.

Stephanie Acree, San Rafael resident, said she favors option 3 and that she dislikes the orange color in other options.

Michael Harlock, 533 Redwood Avenue, said the architect has made a good case for option 3, which he prefers to the darker color options.

Becky Reed, 15 Council Crest, said she likes the darker color combinations.

Chair Chase closed the public comment period.

Vice-Chair Metcalfe suggested eliminating the color options with the pale Prodema and confirmed she prefers option 3 without the white trim.

Chair Chase announced that the commissioners viewed the colors at the site, where they met the project owners.

Commissioner Bundy said he has visited the site several times and that he prefers the paler Prodema, although he could support option 3.

Commissioner Caldera expressed a preference for option 5, which he said simplifies and brings together the architectural elements and is consistent. However, he said he would be satisfied if option 3 is chosen and agrees with Vice-Chair Metcalfe that the white trim should be removed.

Commissioner Freedman said she prefers option 3 as presented and that she likes the accent color, which she said breaks up the monotony of the building color. Chair Chase was in agreement, noting that the design is similar to other sides of the buildings.

**MOTION:** Motioned by Commissioner Bundy, seconded by Commissioner Freedman, and unanimously approved to recommend that the Town Council choose option 3 color modifications for the east elevation of Building 1:

**AYES:** Metcalfe, Bundy, Chase, Freedman, Caldera

**NOES:** None

## **7. ROUTINE AND OTHER MATTERS**

### **A. REPORTS, ANNOUNCEMENTS AND REQUESTS**

#### **i. Commissioners**

Vice-Chair Metcalfe commented on the proposed Senate Bill that would remove certain zoning laws relating to the provision of affordable housing.

Chair Chase reported on the August 16<sup>th</sup> Town Council meeting where Town Manager Bracken discussed items that included the reopening of negotiations with Macerich on the gravel lot opposite The Village and the Tamal Vista Corridor Study. Chair Chase confirmed that the amendments to the Planning Commission Rules and Procedures were adopted, and that discussions will take place on changing the election year.

#### **ii. Planning Director**

Planning Director Wolff provided an update on the Zoning Ordinance Amendment relating to the Tamal Vista Corridor.

Mr. Wolff reported that the Town is in the process of hiring a new Building Official, noting that the current Building Official is retiring in October.

Mr. Wolff provided an update on the 1421 Casa Buena project. He confirmed that monitoring controls are in place per the CEQA process and that the project will have a designated building inspector.

**iii. Tentative Agenda Items for September 13, 2016 Planning Commission Meeting**

- A. NEW MIXED USE ZONING DISTRICT – REVIEW, CONSIDERATION AND POSSIBLE ADOPTION OF RESOLUTION RECOMMENDING ADOPTION OF PROPOSED ZONING ORDINANCE AMENDMENT CREATING A NEW MIXED-USE ZONING DISTRICT AND A ZONING MAP AMENDMENT REZONING SEVEN PROPERTIES ALONG THE EAST SIDE OF TAMAL VISTA BOULEVARD BETWEEN MADERA BOULEVARD AND WORNUM DRIVE FROM C-3 AND PUBLIC/SEMI PUBLIC FACILITIES TO MIXED USE.**
- B. 159 PRINCE ROYAL DRIVE – DESIGN REVIEW APPLICATION NO. PL-2016-0007 FOR A COMPLETE REMODEL AND THIRD FLOOR ADDITION TO AN EXISTING TWO STORY SINGLE FAMILY DWELLING AT 159 PRINCE ROYAL DRIVE.**
- C. 122 GROVE AVENUE – DESIGN REVIEW AND VARIANCE APPLICATION FOR A NEW SINGLE FAMILY RESIDENCE TO REPLACE THE EXISTING. A VARIANCE IS REQUESTED TO ALLOW TANDEM PARKING WHERE ONE SPACE WOULD PARTIALLY ENCROACH INTO THE FRONT SETBACK.**

**B. MINUTES**

**i. Planning Commission Meeting Minutes of July 12, 2016**

**MOTION:** Motioned by Vice-Chair Metcalfe, seconded by Commissioner Bundy, to approve the minutes of July 12, 2016:

**AYES:** Metcalfe, Bundy, Chase, Freedman, Caldera  
**NOES:** None

**ii. Planning Commission Meeting Minutes of July 26, 2016**

**MOTION:** Motioned by Commissioner Caldera, seconded by Vice-Chair Metcalfe, to approve the minutes of July 26, 2016:

**AYES:** Metcalfe, Bundy, Chase, Freedman, Caldera  
**NOES:** None

**iii. Planning Commission Meeting Minutes of August 9, 2016**

Page 2, paragraph 5: “.....U.S. Army Corps of Engineers”, amended to read “....U.S. Army Corps of Engineers”.

Page 3, paragraph 6: “Carla Condon.....with the conclusions of the Native Declaration”, amended to read “Carla Condon.....with the conclusions of the Negative Declaration”.

Page 4, paragraph 6, “.....He suggested the pier is moved towards the west of the property and portion constructed parallel to the house...”, amended to read “.....He suggested the takeoff for the pier is moved to the west, next to the deck off the bedroom”.

**MOTION:** Motioned by Vice-Chair Metcalfe, seconded by Commissioner Bundy, to approve the minutes of August 9, 2016 as amended:

**AYES:** Metcalfe, Bundy, Chase, Freedman, Caldera  
**NOES:** None

## **8. ADJOURNMENT**

A motion was made, seconded and unanimously approved to adjourn the meeting at 8:20 pm.