

FINAL MINUTES

**TOWN OF CORTE MADERA
ACCESSIBILITY ADVISORY COMMISSION
JULY 13, 2009
CORTE MADERA TOWN HALL COUNCIL CHAMBERS**

NOTATION: Some of the discussion was missed due to the poor quality of the tape.

Commissioners Chair Robert Czeck
Present: Barbara Becker
 Stuart Tanenberg

Commissioners Nance Becker
Absent: Ted Meyer

Staff Present: Planning Director Bob Pendoley

1. Call Meeting to Order

Chair Czeck called the meeting to order at 7:07 p.m.

2. Introductions

The Commissioners and residents introduced themselves.

3. Approve Meeting Minutes of May 11, 2009

M/s, Tanenberg/B. Becker, to approve the meeting minutes of May 11, 2009 as amended.

Ayes: All Absent: N. Becker, Meyer

4. Approval of Agenda

M/s, Tanenberg/B. Becker, to approve the agenda as submitted.

Ayes: All Absent: N. Becker, Meyer

5. Old Business

A. Tamalpais/Corte Madera Avenue Overlay Plan Review

Chair Czeck stated this item would be continued to next month's agenda.

6. New Business

A. Higgins Landing Boat Dock Plan Review

Planning Director Pendoley presented the staff report. He described the project and stated it included: 1) rebuilding the bus stop so it was accessible; 2) elevation of the existing bulkhead, 3) a 100- foot long, hinged gangway; 4) a floating dock. The configuration of the dock has been slightly revised to make it easier to use. Staff was concerned about the elevation data and is of the opinion that there was an error in the calculations with reference to "mean low/low water". They have asked for documentation from the consultant. This information is significant because it will affect the slope of the movable gangway at various tidal conditions. This issue must be resolved before continuing to the permitting process and the drafting of the actual working drawings. He noted they were making progress.

Commissioner Tanenberg asked about the cost of the new design. Planning Director Pendoley stated the original estimates were \$425,000 but they might be able to do it for less.

Mr. Kevin Jensen, resident, discussed the implications of the possible error in the elevation data and how that would affect the design. Chair Czeck asked if the high tide would be an issue and thought the problem would be at low tide only. Mr. Jensen discussed the recommendations regarding the slope of the gangway. Planning Director Pendoley stated one of the bottom line questions might turn out to be whether or not a fixed ramp is needed on the floating portion of the dock. He discussed the current design vs. the concept design provided by Mr. Jensen. Mr. Jensen's concept design includes a movable gangway that lands on a fixed ramp on the dock. This would reduce the slope at low tide.

Commissioner B. Becker stated the Commission wanted to make sure there was enough width on the ramp for wheelchairs to maneuver. She asked about the dimensions of the designs.

Mr. Larry Chin, resident, asked about the cost difference between the two docks. Mr. Jensen stated his design would cost more (?). He discussed the materials that would be used for each design. Mr. Chin asked who came up with the estimate of \$425,000. Planning Director Pendoley stated he got that estimate from the State of California who used standard construction estimating methods. Mr. Jensen stated it is not a bad idea to come in with higher estimates on public projects. Commissioner B. Becker asked if they would need to do any local fundraising. Planning Director Pendoley stated "probably not".

Chair Czeck had questions about the materials and construction costs. Mr. Jensen stated most of it would be prefabricated but they would need to drive some piles, which would cost about \$10,000.

Chair Czeck had questions about an escape mechanism in case someone loses control coming off the ramp, such as a guardrail. Mr. Jensen stated they could install a raised lip around the entire float. Mr. Chin stated a raised lip would make it hard to get a boat into the water.

Mr. Chin asked about the distance between the dolphin and the existing piles. Planning Director Pendoley stated about 40 feet. The new piles would be further out.

Mr. Jensen discussed the recent projections regarding the rise in sea level and noted they vary from 6" to 3'.

Commissioner B. Becker asked if the dock would be large enough to accommodate the maneuvering of more than one person. Planning Director Pendoley stated they need to get the engineer to verify the elevation data and then analyze the implications of the design of the gangway and the dock. They might need to consider the original concept design of a fixed ramp. Commissioner B. Becker stated she would like to see it defined before they go out to bid. Planning Director Pendoley agreed.

Mr. Chin had questions about the railings.

Chair Czeck asked if there were any steps involved in the design. Planning Director Pendoley stated "no".

Mr. Chin stated this was a great opportunity and he hoped the project would be completed soon.

Chair Czeck thanked everyone for his or her comments and stated this item would be on the next agenda.

7. Commissioner Reports

Commissioner B. Becker stated she would like to see if there were any topics from the May meeting minutes that need to be addressed in the near future. She stated she would like the Old Business item, Tamalpais/Corte Madera Avenue Overlay Plan Review, placed on the next agenda. Chair Czeck noted that Public Works Manager Johnson had indicated that she did not have anything new to report. However, Commissioner Tanenberg was in disagreement about the completeness of the project. Commissioner B. Becker stated there were several topics that were "left in the air" by either the Council or the Commission.

She would like to discuss how the Commission could become more effective. Commissioner Tanenberg asked whether they should discuss changing Ordinance No. 893, which created the Commission, to increase the scope of the Commission's responsibilities. He would like to add this to an upcoming agenda. Chair Czeck stated they should invited the Town Manager to that meeting. He stated he would like to add the following item: Update on the Richard Skaff Lawsuit. Commissioner Tanenberg stated he would like to add the following item: Discussion of the Lakeside Drive asphalt path near the High Canal. Commissioner B. Becker stated she would like to add the following item: Discussion with various Department Heads on how the Commission could be a resource. Chair Czeck stated they had discussed how Commissioners could attend other meetings.

Chair Czeck had questions about the staff liaison to the Commission.

Chair Czeck asked about the status of the replacement for Commissioner N. Becker. Planning Director Pendoley stated he was not sure if the vacancy would be advertised.

8 Adjournment

Chair Czeck stated the next meeting would be on Monday, August 10th. He noted he would be out of town.

The meeting was adjourned at 8:17 p.m.