



THE TOWN OF
CORTE MADERA
MARIN COUNTY CALIFORNIA

TOWN OF CORTE MADERA PLANNING COMMISSION AGENDA

Tuesday, February 26, 2019

Council Chambers, 300 Tamalpais Drive, Corte Madera, California

7:00 P.M.

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. **THE RESIDENCES AT PRESERVE RESIDENTIAL SUBDIVISION AT ROBIN DRIVE, APN 038-011-21** – Public hearing to consider a recommendation to the Corte Madera Town Council regarding a Mitigated Negative Declaration (MND) prepared pursuant to the California Environmental Quality Act (CEQA) and applications for: 1) a Zoning Map Amendment to replace the Hillside Land Capacity Overlay Zoning district with a Planned Development Overlay Zoning district; 2) a Preliminary Plan and Precise Plan for the development of 16 single-family homes and 8 accessory dwelling units (ADUs); 3) A Tentative Subdivision Map to subdivide the property into 19 lots, including private open space and street; and 4) Design Review, including landscaping, tree removal, and site improvements. (Planning Director Adam Wolff and Contract Planner Milan Nevajda)

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 the Thursday, February 28, 2019 Special Planning Commission Meeting

(PROPOSED ITEMS, AND ORDER, ARE SUBJECT TO CHANGE)

- A. **78 GRANADA DRIVE** – DESIGN REVIEW FOR A RESIDENTIAL ADDITION AND REMODEL TO AN EXISTING TWO STORY DWELLING AT 78 GRANADA DRIVE
- B. **360 CORTE MADERA AVENUE** – DESIGN REVIEW AND VARIANCE FOR CONVERSION OF AN EXISTING GARAGE TO LIVING SPACE AND ADDITION OF TWO CAR GARAGE IN THE FRONT AND SIDE SETBACKS.
- C. **38 LAKESIDE DRIVE** – DESIGN REVIEW FOR A SECOND STORY ADDITION.

iv. Future Agenda Items

(PROPOSED ITEMS, AND ORDER, ARE SUBJECT TO CHANGE)

B. MINUTES

Minutes for the January 22, 2019 and February 12, 2019 Planning Commission meetings will be reviewed at the February 28, 2019 Special Planning Commission meeting.

9. ADJOURNMENT

To the next Planning Commission Meeting (Special Meeting) which will be held on **February 28, 2019 at 7:00 p.m.** in the Corte Madera Council Chambers, 300 Tamalpais Drive.

TO ACCESS PLANNING COMMISSION PACKET MATERIALS, VISIT:

<http://www.townofcortemadera.org/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 10:00 P.M. UNLESS THE COMMISSION VOTES TO EXTEND THE MEETING

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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