



THE TOWN OF
CORTE MADERA
MARIN COUNTY CALIFORNIA

TOWN OF CORTE MADERA PLANNING COMMISSION AGENDA

Tuesday, May 26, 2020, 7:00 PM

VIA VIDEOCONFERENCE ONLY

NOTICE TO PUBLIC Due to Coronavirus (COVID-19), the May 26, 2020, regular Planning Commission meeting will occur via videoconference only. All Commissioners will be participating remotely. As allowed under the Governor's Executive Order N-29-20 (March 17, 2020), during the duration of the COVID emergency the Town of Corte Madera will no longer offer an in-person meeting location for the public to attend. Members of the public may watch the meeting remotely by registering at the following link:

<https://tinyurl.com/ya6lafyy>

Or call in via +1 (415) 655-0060 / Access Code: 292-684-278

If you choose the "call in" option, you will be in listen-only mode and won't be able to make public comment verbally.

Submit public comment remotely by:

1. Emailing PublicComment@tcmmail.org prior to 5:00 P.M. on the day of the meeting.
2. Emailing PublicComment@tcmmail.org during the meeting.
3. Registering for the meeting at the link above and selecting the "Raise Hand" icon during the meeting to provide public comment verbally when recognized by staff at the appointed time.

Anyone with a disability needing further assistance with public comment should contact the Planning Department at least 2 hours before the beginning of the meeting to make alternative arrangements at thegarty@tcmmail.org or call 415-927-5064.

Click on the following link <https://tinyurl.com/y82vusyp> for more information on how to register to watch the meeting and submit public comment remotely. Additional guidelines on use of GoToWebinar can be found here: <https://tinyurl.com/yan8xtwn>

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. HOTEL FLOOR AREA BONUS ORDINANCE** - CONSIDERATION AND POSSIBLE ACTION BY THE PLANNING COMMISSION REGARDING A RECOMMENDATION TO THE TOWN COUNCIL TO: 1) APPROVE AN INITIAL STUDY/MITIGATED NEGATIVE DECLARATION (MND) PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA); AND 2) ADOPT A ZONING ORDINANCE AMENDMENT TO CHAPTERS 18.12 (COMMERCIAL DISTRICTS) AND 18.13 (MIXED-USE DISTRICTS), TO PERMIT HOTEL USES IN THE C-4 ZONING DISTRICT AS A CONDITIONAL USE, AND MODIFY THE PERMITTED FLOOR AREA RATIO (FAR) AND HEIGHT FOR HOTEL USES IN C-3, C-4, AND MX ZONING DISTRICTS THROUGH THE CREATION OF A FLOOR AREA BONUS. (Planning Director Adam Wolff)
- B. 626 OAKDALE AVENUE** - DESIGN REVIEW APPLICATION PL-2019-0106 AND VARIANCE APPLICATION PL-2019-0107 FOR A 935 SQUARE FOOT SECOND LEVEL ADDITION TO AN EXISTING SINGLE-STORY HOME AND A VARIANCE FOR A PORTION OF THE SECOND-FLOOR ADDITION ENCROACHING 1 FOOT 3 INCHES INTO THE SIDE YARD SETBACK AT 626 OAKDALE AVENUE. (Senior Planner Phil Boyle)

6. BUSINESS ITEMS

- A. None**

7. ROUTINE AND OTHER MATTERS

- A. REPORTS, ANNOUNCEMENTS AND REQUESTS**
- i. Commissioners**
 - ii. Planning Director**
 - iii. Tentative Agenda Items for the Thursday, June 11, 2020 Special Planning Commission Meeting**
(PROPOSED ITEMS, AND ORDER, ARE SUBJECT TO CHANGE)
 - a. 17 TRADEWIND PASSAGE** – DESIGN REVIEW APPLICATION FOR A SECOND STORY ADDITION TO THE EXISTING SINGLE-FAMILY HOME.
 - iv. Future Agenda Items**
(PROPOSED ITEMS, AND ORDER, ARE SUBJECT TO CHANGE)
- B. MINUTES**
- i. Planning Commission Meeting Minutes of April 28, 2020**

8. ADJOURNMENT

To the next Planning Commission Meeting (Special Meeting) which will be held on **Thursday, June 11, 2020 at 7:00 p.m.** via videoconference or 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.