



THE TOWN OF
CORTE MADERA
MARIN COUNTY CALIFORNIA

TOWN OF CORTE MADERA PLANNING COMMISSION AGENDA

Tuesday, October 13, 2020, 7:00 PM

VIA VIDEOCONFERENCE ONLY

NOTICE TO PUBLIC Due to Coronavirus (COVID-19), the 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 view and participate in the meeting remotely through the following link:

<https://tinyurl.com/yakte53f> or use Zoom webinar ID: 930 6738 2315

(No pre-registration needed - click on link at meeting start time, or enter the Zoom webinar ID)

Or call in using the following phone number: (408) 638-0968 If you call in to the meeting, you will need to dial *9 in order to add yourself to the speaker queue during the meeting. Note: dial *67 before dialing in in order to not have your phone number appear to the public when you give public comment.

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. Join the meeting using the link above and select the "Raise Hand" icon during the meeting, or press *9 to add yourself to the speaker queue if calling into the meeting.

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 here](#) for more information on how to register to watch the meeting and submit public comment remotely.

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. **403 CHAPMAN DRIVE** - DESIGN REVIEW APPLICATION PL-2020-0018 FOR THE DEMOLITION OF TWO EXISTING RESIDENCES AND A CARPORT WITH A ROOF DECK AND THE CONSTRUCTION OF A NEW 2,582 SQUARE FOOT TWO-STORY RESIDENCE WITH A 626 SQUARE FOOT ATTACHED GARAGE AND STORAGE AREA AT 403 CHAPMAN DRIVE (Senior Planner Martha Battaglia)
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6. BUSINESS ITEMS

- A. **645 TAMALPAIS APARTMENTS** - PRELIMINARY REVIEW APPLICATION FOR A 2,560 SQUARE FOOT THREE UNIT APARTMENT BUILDING AT 645 TAMALPAIS DRIVE (PL-2020-0062) (Senior Planner Martha Battaglia)
- B. **ORDINANCE NO. 999** - REVIEW AND DISCUSSION OF RECENTLY-ADOPTED ORDINANCE NO. 999 ESTABLISHING A NEW PLANNING AND APPROVAL PROCESS FOR TOWN PROJECTS CURRENTLY SUBJECT TO TITLE 18 OF THE CORTE MADERA MUNICIPAL CODE (Planning Director Adam Wolff)
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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 Tuesday, October 27, 2020 Planning Commission Meeting**
(PROPOSED ITEMS, AND ORDER, ARE SUBJECT TO CHANGE)
 - a. **TOWN HALL REMODEL AND ADDITION, 300 TAMALPAIS DR** – PUBLIC HEARING FOR DESIGN REVIEW, VARIANCE CONDITIONAL USE PERMIT, AND LOT MERGER APPLICATIONS FOR CORTE MADERA'S TOWN HALL REMODEL AND ADDITION PROJECT AT 300 TAMALPAIS DRIVE (Senior Planner Phil Boyle)
- iv. **Future Agenda Items**
(PROPOSED ITEMS, AND ORDER, ARE SUBJECT TO CHANGE)

B. MINUTES

- i. **Planning Commission Meeting Minutes of September 22, 2020 will be reviewed at the next Planning Commission meeting.**
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8. ADJOURNMENT

To the next Planning Commission Meeting which will be held on **Tuesday, October 27, 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.