

**MINUTES
PLANNING COMMISSION MEETING
JUNE 11, 2019
CORTE MADERA TOWN HALL
CORTE MADERA**

COMMISSIONERS PRESENT: Chair Peter Chase
Vice-Chair Phyllis Metcalfe
Commissioner Bob Bundy
Commissioner Charles Lee
Commissioner Margaret Bandel

STAFF PRESENT: Phil Boyle, Senior Planner

1. OPENING:

- A. Call to Order** – The meeting was called to order at 7:00 p.m.
- B. Pledge of Allegiance** – Commissioner Chase led in the Pledge of Allegiance.
- C. Roll Call** – All the commissioners were present.

2. PUBLIC COMMENT - None

3. CONSENT CALENDAR – None

4. CONTINUED HEARINGS – None

5. NEW HEARINGS

- A. VILLAGE AT CORTE MADERA (1618 REDWOOD HWY) - DESIGN REVIEW AND PRECISE PLAN AMENDMENT FOR RENOVATIONS TO THE CENTER COURT AND THE EAST AND SOUTH PARKING LOTS OF THE VILLAGE OF CORTE MADERA** (Senior Planner Phil Boyle)

Senior Planner Boyle presented the staff report. Mr. Boyle discussed the proposed Design Review and Precise Plan Amendment to modify the existing center court and the east and south parking lots. He explained that the proposed center court plans would include new large specimen trees, paving and new furniture and seating areas. Mr. Boyle noted that the fountain will remain.

Mr. Boyle discussed the landscaping project to the east and south parking lot areas, where it is proposed to remove old and diseased trees and those that are invasive species or in poor health. He noted that replacement trees are designed to provide a rich canopy of color and that there is no proposal to change the hardscape, parking

lot or curbs. Mr. Boyle added that new soil would be laid and broken irrigation parts fixed. He showed images of the site, including renderings of the landscaping at 5-year maturity.

Mr. Boyle confirmed that comments have not been received from the public or from the businesses at The Village.

Mr. Boyle stated that all lighting in the center court will be dark sky compliant, and he confirmed that staff could make all of the required findings for Design Review and the Precise Plan Amendment.

In response to Commissioner Bandel, Mr. Boyle confirmed that the proposed plan did not include any areas outside the shopping center.

John Seckley, representing Macerich, stated that the proposed improvements should result in a better experience for the shopper and the community.

Chad Kovaleski, Principal Landscape Architect, explained how the proposed design will improve connectivity to other areas of the center and create an inviting environment for visitors. Mr. Kovaleski noted that materials common to other areas in the center will be used, including blue stone, and he discussed renderings of the finished project showing the improvements in circulation. Mr. Kovaleski stated that they are proposing similar plant materials that were used for the RH project and that the color pallet will be subdued.

Manuela King, RHAA Landscape Architects, discussed the perimeter landscape plan, noting that the goals of the project include the replacement of failing plants and the upgrade of the streetscape appearance. Ms. King discussed the problems with the trees in the parking lot and along the entrance from Redwood Highway, which mainly related to their age.

Ms. King discussed the success of more recent plantings and the tree replacement proposal, including the replacement of eucalyptus. Ms. King concluded her report by showing renderings of landscaping at maturity.

In response to Vice-Chair Metcalfe, Ms. King confirmed that some of the perimeter plants will have flowers and seasonal color.

Commissioner Bundy and Mr. Seckley discussed the construction work relating to the elimination of driveway turnings along the entrance driveway to create more parking spaces under the permits for the Restoration Hardware (RH) project.

In response to Commissioner Bundy, Lewis Grace, Lead Design and Construction Manager for Macerich, stated that storm water and bio retention system requirements did not apply to the landscaping upgrades discussed by Manuela King. He confirmed that those requirements applied to the center court landscape project.

Commissioner Bandel and Mr. Kovaleski discussed fire safety precautions relating to the fire pit and drainage. Mr. Kovaleski confirmed that water will drain from hardscape surfaces to landscaped areas.

Mr. Kovaleski provided a timeline of the construction work in response to Commissioner Lee. Mr. Grace stated that the intention is to complete the center court work at the same time the RH project is completed.

Chair Chase discussed the need for signage to inform visitors of the work and for the new landscaping to be maintained. Chair Chase discussed his concern that the landscaping on the north side of The Village is in need of maintenance.

Vice-Chair Metcalfe discussed the design of the fire pit, which she believed would prevent a child from reaching the flames, and Commissioner Lee discussed motion sensors that could kill the flame.

Chair Chase opened the public comment period.

Patti Stoliar, Casa Buena resident, discussed her concern that 1985 handprints and signatures of Neil Cummins' students might not be preserved during construction.

Chair Chase closed the public comment period and the commissioners discussed the fire pit.

Vice-Chair Metcalfe expressed a hope that the proposed landscaping is compatible with the landscape plan for RH.

Commissioner Bundy stated that he supported the project, and added that he would ask the applicants to consider incorporating a storm water system within the plans.

Commissioner Lee stated that he could support the findings.

Commissioner Bandel stated that the proposed project is attractive, but that she has reservations relating to the fire pit and she stated the need for a maintenance plan.

Chair Chase commented on the success of The Village being contingent on landscape maintenance, and he asked the applicants to do their best to inform the public of the project given the scale of construction work.

MOTION: Motioned by Commissioner Bundy, seconded, by Vice-Chair Metcalfe, to approve Resolution No. 19-018, Design Review and Precise Plan Amendment No. PI-2019-0053-DRC, 0054 PP for renovations to the Center Court and the east and south parking lots of The Village of Corte Madera:

AYES: Metcalfe, Bundy, Chase, Lee, Bandel

NOES: None

Mr. Boyle read the appeal rights and Chair Chase announced a 5-minute break.

6. BUSINESS ITEMS – None

7. ROUTINE AND OTHER MATTERS

A. REPORTS, ANNOUNCEMENTS AND REQUESTS

i. Commissioners

Vice-Chair Metcalfe reported on the June 4th Town Council meeting during which the following items were discussed: The operating budget for the next 2 years, a 5-year list of capital improvements, and two options for the new Town Hall complex addition, including a 3-story and 2-story building adjacent to Town Hall. Also included in the discussions were the approved fiscal budgets for Central Marin Police Authority and Central Marin Fire Authority.

Chair Chase reported on his attendance of a May 21st public meeting where Mill Valley Refuse Service discussed a dual stream service. He also reported on Commissioner Kunhardt's decision to change his vote on the cannabis ordinance to a negative vote, and he noted that the Town Council approved the ordinance banning recreational and medicinal dispensaries.

ii. Planning Director

In the absence of the Planning Director, Senior Planner Boyle asked the commissioners to let him know if they have vacation plans that might prevent them from attending forthcoming meetings. Mr. Boyle noted that no items have been scheduled currently for the next Planning Commission meeting on June 25th.

iii. Tentative Agenda Items for the Tuesday, June 25, 2019 Planning Commission Meeting

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

A. None

iv. Future Agenda Items

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

B. MINUTES

i. Planning Commission Meeting Minutes of February 26, 2019

MOTION: Motioned by Vice-Chair Metcalfe, seconded by Commissioner Bundy, to approve the minutes of February 26, 2019:

AYES: Metcalfe, Bundy, Chase

NOES: None

ABSTAIN: Lee, Bandel

ii. Planning Commission Meeting Minutes of March 26, 2019

MOTION: Motioned by Commissioner Lee, seconded by Vice-Chair Metcalfe, to approve the minutes of March 26, 2019:

AYES: Metcalfe, Lee, Chase, and Bandel, who was recused from the item relating to 159 Prince Royal Drive.

NOES: None

ABSTAIN: Bundy

iii. Planning Commission Meeting Minutes of April 23, 2019

MOTION: Motioned by Commissioner Bundy, seconded by Vice-Chair Metcalfe, to approve the minutes of April 23, 2019:

AYES: Metcalfe, Bundy, Chase, Bandel

NOES: None

ABSTAIN: Lee

iv. Planning Commission Meeting Minutes of May 14, 2019

MOTION: Motioned by Commissioner Lee, seconded by Vice-Chair Metcalfe, to approve the minutes of May 14, 2019:

AYES: Metcalfe, Lee, Chase, Bandel

NOES: None

ABSTAIN: Bundy

8. ADJOURNMENT

A motion was made, seconded, and unanimously approved to adjourn the meeting at 7:45 p.m.