

**DRAFT MINUTES
PLANNING COMMISSION MEETING
JULY 23, 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: Adam Wolff, Planning Director
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. MARIN LUXURY CARS** – PUBLIC HEARING FOR DESIGN REVIEW AND VARIANCE FOR MODIFICATIONS TO THE EXISTING LAND ROVER, JAGUAR AND VOLVO DEALERSHIPS AND ASSOCIATED SIGNS AT 195 AND 201 CASA BUENA DR., PL-2019-0038-DRC AND 0039-VARC. (Senior Planner Phil Boyle)

Commissioner Bandel announced that she has patronized the dealerships and Commissioner Bundy announced that he had met the owner, Mr. Price, who clarified aspects of the project.

Senior Planner Boyle discussed the project to remodel the exterior of the building, including the front and side elevations and signage and a variance to allow parking in the front setback. Mr. Boyle provided information on the property's entitlements, including design review and sign permit modifications for two freestanding signs on two parcels that the Planning Commission approved in 2004 as a single project. He explained that the 2004 approval was appealed and the Town Council upheld the Commission's decision.

Mr. Boyle discussed the proposed project, which concerns the front of the showroom facing Casa Buena. The plans include the removal of a test track in order to create 15 parking spaces to show cars, which requires a variance. Mr. Boyle noted that 10 feet of landscaping will be

added, in addition to the existing palm trees, to create a buffer in front of the cars. He confirmed the plantings would be drought tolerant and connected to an irrigation system.

Mr. Boyle discussed the current building design, which includes two tower elements that will be removed under the proposal. He noted that the new Jaguar and Land Rover signs will be swapped; that the maximum roof height will be decreased by 2 to 3 feet with the removal of the towers, and that the changes to the exterior materials will reduce the amount of glass. Mr. Boyle confirmed the front entrance will remain in the same location and he noted the availability of a materials board.

Mr. Boyle moved on to discuss changes to the building signs and the two monument signs and said the Range Rover sign will be removed from the vertical monument sign at 201 Casa Buena. He explained that the horizontal sign at 195 Casa Buena will be replaced with a vertical sign at approximately 10 feet in height, and that all signs will be internally illuminated with dimmers and timers and will meet the Town's lighting requirements.

Mr. Boyle concluded his report by stating that the signs conform both to the Corte Madera Municipal Code and the Master Sign Program for the property and that staff can make the findings for Design Review and the Variance.

In response to Commissioner Lee, the applicant confirmed the pole with the American flag is existing.

In response to Chair Chase, Mr. Boyle confirmed that the only exterior lighting relates to bollards in the parking lot. Chair Chase discussed his concern with interior LED lighting and stated he would ask the applicant if they were parking cars on San Clemente Dr.

Christian Oakes, Project Architect, stated that the project should not impact the community and he provided background information on the site. Mr. Oakes discussed the importance of continuing to improve the site for the business; the background color of the proposed signs, and his belief the adjacent properties will not be impacted by the project.

Mr. Oakes introduced the project team.

Nick Price, Owner, discussed the importance of the project for their business.

Willy McDevitt of McDevitt Construction discussed the interior LED lighting, which he said would not produce glare outside the immediate vicinity of the building. Mr. McDevitt confirmed the lighting will have dimming capabilities in response to Vice-Chair Metcalfe.

Mr. Boyle and Vice-Chair Metcalfe discussed the inclusion of lighting restrictions in the conditions. Chair Chase discussed his concern that the interior illumination will be too bright.

In response to Chair Chase, Mr. Boyle stated that the Public Works Department did not believe that visibility from the street would be impacted by the proposed new parking spaces. He noted that the cars will sit lower with the new plan as opposed to when the cars were on the test track which was partially elevated.

Commissioner Bundy stated that cars parked on Casa Buena would create more visibility impact than the new parking spaces.

Chair Chase and Mr. Price discussed parking along San Clemente Dr. Mr. Price confirmed they have an understanding with the Acura dealership that relates to parking.

In response to Commissioner Bandel, Mr. Price confirmed the new parking spaces would be used for car inventory and not for general parking purposes.

Chair Chase opened and closed the public comment period when no one came forward to speak.

Vice-Chair Metcalfe stated that she liked the handsome, modern design and that the colors were excellent. She expressed concern about the lighting but confirmed she could make the findings.

Commissioner Bundy expressed a preference for the design of the current building. He discussed his concern that the architectural elements will be lost in order to impose a design in keeping with a corporate image, while creating construction materials in need of disposing.

Commissioner Lee stated the cost of disposing construction materials is prohibitive and that recycling is a preferred option where possible. Commissioner Lee commented on the importance of updating building stock to reflect the current trends in design and ensuring the commercial corridor is viable. He expressed a preference for clean, modern designs and confirmed he could support the findings.

Commissioner Bandel confirmed she could also support the findings. Commissioner Bandel discussed the importance of the monument sign at 195 Casa Buena, which she said is hidden.

Chair Chase stated that he agreed with Commissioner Bundy that the current building is attractive, and he expressed concern about the gray metallic color, which he thought could be overwhelming. Chair Chase stated that he had a preference for a warmer color, such as brown, but that he would support the application and could make the findings.

Mr. Boyle confirmed he would add a condition of approval requiring that exterior and interior lighting must be turned off at the close of business and that the LED light strips along the perimeter of all of the showroom openings shall be controlled by dimmer(s).

MOTION: Motioned by Commissioner Bundy, seconded by Vice-Chair Metcalfe, to approve Resolution No. 19-020, with the above condition added for application PL-2019-0038-DRC, 0039-VARC for modifications to the existing Land Rover, Jaguar and Volvo Dealerships and Associated signs at 195 and 201 Casa Buena Drive.

Mr. Boyle discussed the appeal rights and Chair Chase announced a 15- minute break.

6. BUSINESS ITEMS – None

7. ROUTINE AND OTHER MATTERS

A. REPORTS, ANNOUNCEMENTS AND REQUESTS

i. Commissioners

Chair Chase stated he would not be present for the August 27th meeting.

ii. Planning Director

Planning Director Wolff discussed a site visit to the RH Galleria construction project with some of the commissioners. Mr. Wolff said he could arrange a visit for the other commissioners should they be interested. Mr. Wolff confirmed that construction is scheduled to end by October 24th.

Mr. Wolff stated that discussions will take place on accessory dwelling units at the next Planning Commission meeting, although he noted the discussions will take place before new legislation is passed.

In response to Vice-Chair Metcalfe, Mr. Wolff suggested staff schedule a discussion on the Town's housing policy in September or October.

iii. Tentative Agenda Items for the Tuesday, August 13, 2019 Planning Commission Meeting

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

A. ACCESSORY DWELLING UNIT ORDINANCE DISCUSSION – REVIEW AND DISCUSSION OF PROPOSED AMENDMENTS TO CORTE MADERA'S EXISTING ACCESSORY DWELLING UNIT (ADU) REGULATIONS.

iv. Future Agenda Items

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

B. MINUTES

i. Planning Commission Meeting Minutes of July 9, 2019 will be reviewed at the August 13, 2019 meeting.

Planning Director Wolff stated that this item would be continued to allow Senior Planner Battaglia to review the minutes.

8. ADJOURNMENT

A motion was made, seconded and unanimously approved to adjourn the meeting at 8:25 p.m.