

RESOLUTION NO. 32/2016

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF CORTE MADERA
MODIFYING THE COLORS AND MATERIALS APPLIED TO THE EAST
ELEVATION OF BUILDING 1 (FACING NELLEN AVENUE AND HIGHWAY 101) OF
TAM RIDGE RESIDENCES**

WHEREAS, on February 7, 2012 the Town Council of the Town of Corte Madera approved Resolution Nos. 3689 and 3690 denying an appeal filed by the Transportation Authority of Marin, thereby approving Design Review application No. 11-031, for the Tam Ridge Residences project; and

WHEREAS, the Tam Ridge Residences project received building permits in 2013 and construction has been ongoing since; and

WHEREAS, the east elevation of Building 1 was constructed with materials and colors consistent with building permits and Design Review application No. 11-031; and

WHEREAS, pursuant to an agreement between the Town and MacFarlane Development Company (DBA 195-205 Tamal Vista Boulevard, LLC) in March, 2016, MacFarlane Development Company (“MacFarlane”) agreed to present revised color options for the east facing façade of Building 1 in response to public concerns that were raised after the original colors were first applied to the structure; and

WHEREAS, on April 19, 2016, MacFarlane presented four revised color options at a joint Town Council/Planning Commission public meeting and direction was given to return to the Town with revised options based on the comments provided; and

WHEREAS, on August 12, 2016, notices of the Planning Commission hearing regarding revised color options were mailed to all property owners and residential tenants within 500 feet of the property and to those residents located within the Casa Madera subdivision not within 500 feet of the property. Additionally, information about the hearing was posted on the Town’s website, an email with information about the hearing was sent to all those signed up for “News Flash” e-notifications from the Planning and Building Department and the Weekly Newsletter, those signed up for Planning Commission agendas, was posted on Nextdoor.com for all users in Corte Madera, and posted at Town Hall, the Post Office, Library, and both Corte Madera Fire Stations; and

WHEREAS, on August 23, 2016, MacFarlane presented five revised color and material options to the Planning Commission at its regularly-scheduled public meeting and the Planning Commission, after receiving public comment, recommended, by motion, to the Town Council approval of Option 3, including the dark wood paneling; and

WHEREAS, on August 26, 2016, notice of the Town Council public hearing was posted on the Town’s website, an email with information about the hearing was sent to all those signed up for “News Flash” e-notifications from the Town Council and Weekly Newsletter, those

signed up for the Town Council agenda, was posted on Nextdoor.com for all users in Corte Madera, and posted at Town Hall, the Post Office, Library, and both Fire Stations; and

WHEREAS, on September 6, 2016, the Town Council of the Town of Corte Madera held a public hearing to review the revised color and material options, the Planning Commission's recommendation, and receive public comment; and


NOW, THEREFORE, BE IT RESOLVED, that the Town Council of the Town of Corte Madera does hereby find and resolve that the east elevation of Building 1 at Tam Ridge Residences shall be modified in conformance with "Option 3" presented in the materials titled "Town Presentation 8/23/2016" and stamped with a received by date of August 23, 2016, and in conformance with the material samples presented at the September 6, 2016 public hearing marked with an "Official Exhibit" stamp.

The Town Council further finds that "Option 3" will respond to concerns that have been raised by members of the public regarding the bright "orange" paneling and green colors that attract attention when viewed from the highway, by replacing such colors and materials with those that are more muted and visually cohesive. The approval of a new color scheme for the east elevation of Building 1 is approved pursuant to Condition of Approval No. 2 of Town Council Resolution 3690 and the Town Council finds that the changes to the colors do not affect prior findings made in conjunction with approval of Design Review application No. 11-031.

I HEREBY CERTIFY that the foregoing resolution was duly and regularly adopted by the Town Council of Corte Madera at a regular meeting held on the 6th day of September, 2016, by the following vote, to wit:

AYES:	Councilmembers:	Bailey, Condon, Furst, Lappert
NOES:	Councilmembers:	- None -
ABSTAIN:	Councilmembers:	Andrews
ABSENT:	Councilmembers:	- None


Sloan C. Bailey, Mayor

ATTEST:

Rebecca Vaughn, Town Clerk