



THE TOWN OF
CORTE MADERA

MARIN COUNTY CALIFORNIA

TOWN OF CORTE MADERA

FRIDAY MAILING

FOR WEEK ENDING:

4/3/15



AGENDA

CORTE MADERA TOWN COUNCIL
AND SANITARY DISTRICT NO. 2 BOARD
TOWN HALL COUNCIL CHAMBERS
300 TAMALPAIS DRIVE
TUESDAY, APRIL 7, 2015
7:00 P.M.

CLOSED SESSION I - 7:00pm

CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION

Closed Session Pursuant to paragraph (1) of subdivision (d) of Cal. Gov't Code Section 54956.9;

Name of case: *Panagotacos v. Town of Corte Madera and related cross-action*

1. OPEN SESSION - 7:30pm
CALL TO ORDER, ROLL CALL AND SALUTE TO THE FLAG
2. PRESENTATION
 - 2.I. Update on US101 Northbound Ramp Metering Program
Presentation by Bill Whitney, Project Manager, Transportation Authority of Marin

3. OPEN TIME FOR PUBLIC DISCUSSION

Please confine your comments during this portion of the agenda to matters not already on this agenda. Speakers will be limited to three (3) minutes unless otherwise specified by the Mayor or the Presiding Officer.

The public will be given an opportunity to speak on each agenda item at the time it is called. The Council may discuss and/or take action regarding any or all of the items listed below. Once the public comment portion of any item on this agenda has been closed by the Council, no further comment from the public will be permitted unless authorized by the Mayor or the council and if so authorized, said additional public comment shall be limited to the provision of information not previously provided to the Council or as otherwise limited by order of the Mayor or Council.

4. TOWN MANAGER AND COUNCIL REPORTS

- Town Manager Report
- Council Reports

5. CONSENT CALENDAR

The purpose of the Consent Calendar is to group items together which are routine or have been discussed previously and do not require further discussion. They will be approved by a single motion. Any member of the Town Council, Town Staff, or the Public may request removal of an item for discussion. Rescheduling of the item(s) will be at the discretion of the Mayor and Town Council.

5.I. Waive Further Reading And Authorize Introduction And/Or Adoption Of Ordinances And Resolutions By Title Only

This item contains standard language authorizing Town Council to introduce and/or adopt Resolutions and Ordinances by Title only and waive further reading.

5.II. Adopt Resolution 13/2015 Accepting Language Revisions To The Marin County Major Crimes Task Force Joint Exercise Of Powers Agreement

Report from Todd Cusimano, Police Chief

Documents: 5.II STAFF REPORT REVISIONS TO MAJOR CRIMES TASK FORCE JPA.PDF, 5.II ATTCH 1 TASK FORCE 2015 JPA.PDF, 5.II ATTCH 2 TASK FORCE 2015 JPA - REDLINE.PDF, 5.II ATTCH 3 TASK FORCE 2012 JPA.PDF, 5.II ATTCH 4 TASK FORCE PROPOSED RESOLUTION.PDF

5.III. Approve Motion Authorizing The MCCMC Legislative Committee Representative To Vote On Behalf Of The Town Council Should A Vote Be Required Before The Next Regular Meeting Of The Town Council

Report from Rebecca Vaughn, Town Clerk

Documents: 5.III STAFF REPORT AUTH FOR MCCMC LEGISLATIVE COMM REP TO VOTE.PDF

5.IV. Approve Warrants And Payroll For The Period 3/13/15 Through 3/24/15: Warrant Check Numbers 210554 through 210630, Payroll Check Numbers 4861 through 4875, Payroll Direct Deposit Numbers 26464 through 26581, Payroll Wire Transfer Numbers 1830 through 1837, and Wire Transfer of 3/18/15

Report from George T. Warman, Jr., Director of Administrative Services/Town Treasurer

Documents: 5.IV APPROVAL OF PAYROLL AND WARRANTS 3.13.15 - 3.24.15.PDF

5.V. Approve Warrants And Payroll For The Period 3/25/15 Through 3/31/15: Warrant Check Numbers 210631 through 210707, Payroll Check Numbers 4876 through 4883, Payroll Direct Deposit Numbers 26582 through 26659, and Payroll Wire Transfer Numbers 1838 through 1841.

Report from George T. Warman, Jr., Director of Administrative Services/Town Treasurer

Documents: 5.V APPROVAL OF PAYROLL AND WARRANTS 3.25.15 - 3.31.15.PDF

6. PUBLIC HEARING - NONE

7. BUSINESS ITEMS

- 7.I. Consideration And Possible Direction To Staff Regarding Proposal To Jointly Fund, Along With All Of The Cities/Towns And County Of Marin, The Current Rotating Homeless Winter Emergency Shelter Program.

Report from David Bracken, Town Manager

Documents: 7.I STAFF REPORT JOINTLY FUNDED ROTATING EMERGENCY SHELTER PROGRAM.PDF, 7.I ATTCH 1 MINUTES OF 10.21.14 PERTAINING TO REST PRESENTATION.PDF, 7.I ATTCH 2 MCCMC ELECTED OFFICIALS HOMELESS SUBCOMMITTEE REPORT MARCH 2015.PDF

- 7.II. Approval Of Minutes Of March 17, 2015 Town Council Meeting

Documents: 7.II 031715 DRAFT CORTE MADERA COUNCIL MINUTES.PDF

8. CLOSED SESSION II

Closed session pursuant to Government Code Section 54957
PUBLIC EMPLOYEE PERFORMANCE EVALUATION
TITLE: TOWN ATTORNEY

9. ADJOURNMENT

TOWN COUNCIL STAFF REPORTS ARE USUALLY AVAILABLE BY 5:00 P.M., FRIDAY PRIOR TO THE COUNCIL MEETING, AND MAY BE OBTAINED AT THE CORTE MADERA TOWN HALL, OR BY CALLING 927-5050. AGENDA ITEMS ARE AVAILABLE FOR REVIEW AT CORTE MADERA LIBRARY, FIRE STATION 13 (5600 PARADISE DRIVE) AND THE TOWN HALL. IF YOU CHALLENGE THE ACTION OF THE TOWN COUNCIL 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 CLERK, AT OR PRIOR TO THE PUBLIC HEARING.

Any member of the public may request placement of an item on the agenda by submitting a request to the Town Clerk. The public is encouraged to contact the Town Manager at 415-927-5050 for assistance on any item between Council meetings.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Town Clerk at 415-927-5086. For auxiliary aids or services or other reasonable accommodations to be provided by the Town at or before the meeting please notify the Town Clerk 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.

To sign up to receive automatic notifications regarding meetings and agendas, please visit the Town's website at <http://www.townofcortemadera.org> and click on "Notify Me" to register, or email the Town Clerk at: rvaughn@tcmmail.org



THE TOWN OF
CORTE MADERA
MARIN COUNTY CALIFORNIA

TOWN OF CORTE MADERA PLANNING COMMISSION

NOTICE OF SPECIAL MEETING INFORMATIONAL STUDY SESSION 1441 CASA BUENA TOWNHOMES PROJECT

TOWN AGENCY: CORTE MADERA PLANNING COMMISSION
MEETING DATE: **Wednesday, April 22, 2015**
TIME AND PLACE: **7:30 P.M., CORTE MADERA RECREATION CENTER, 498 TAMALPAIS DRIVE**
SUBJECT: STUDY SESSION TO REVIEW INFORMATION ABOUT THE 1441 CASA BUENA TOWNHOME PROPOSAL FOR A 46-UNIT RESIDENTIAL TOWNHOME PROJECT. THE PROJECT SPONSOR WILL BE PRESENT TO DISCUSS ITS PROPOSAL AND ANSWER QUESTIONS.

On Wednesday, April 22, 2015 at 7:30pm at the Corte Madera Recreation Center, the Corte Madera Planning Commission will hold Special Meeting to conduct an informational study session to review information related to the proposed 1441 Casa Buena Townhomes project and related land use applications. This meeting is intended to provide the Planning Commission and the public with an informal opportunity to better understand the necessary Town approvals associated with the proposed project, the upcoming land use process, and the applicant's objectives in the redevelopment of the project site from its existing use – a 32-unit, four building apartment complex – to a new 46-unit townhome project. The applicant will also present information about the project's design, massing, and site plan.

The Planning Commission will not take any actions or make any decisions at this meeting. Public comment will be limited to questions about the information presented at or prior to the meeting or other questions related to the 1441 Casa Buena Townhome project intended to help facilitate thoughtful consideration of the proposal. Future public meetings to formally review the applications and the environmental review documents will be held in the upcoming months. Comments about the merits of the proposal should be made at that time.

The proposed 1441 Casa Buena Townhome Project seeks to redevelop the existing 32-unit, approximately 28,000 square foot, four building, Cortebella apartment complex with a new 46-unit, approximately 104,000 square foot, 20 building townhome project, including eight homes for moderate and low income residents. The new residential units would be predominantly two-stories in height with some three-story elements, and would be a maximum 30 feet tall. The proposed project would comply with all of the development standards of the R-2 zoning district.

Additional information about the applications can be found on the Town's website at: <http://www.townofcortemadera.org/528/Active-Projects> or by visiting the Corte Madera Planning Department offices at 300 Tamalpais Drive, lower level, during public hours: 8:00am – 11:30am and 1:00pm – 3:00pm Monday through Thursday. If you have any questions about the information contained in this notice, please contact the Planning Department at (415) 927-5064.

Adam Wolff
Director of Planning and Building

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Planning Division at 415-927-5064. Notification two business days (the Friday before the meeting) prior to the meeting will enable the Town to make reasonable arrangements to ensure accessibility to this meeting.

Sent on April 2, 2015

**** SAVE THE DATE ****

**TOWN CENTER TO HOST COMMUNITY OPEN HOUSE ON
WEDNESDAY, APRIL 8, 2015 FROM 6:00pm to 8:00pm**

CORTE MADERA, CA (March 25, 2015) – Town Center Corte Madera has plans to revitalize the popular Center’s look and further embrace its charm and whimsicality. The plans will continue to enhance the center’s uniqueness, continue to engage the community, and, of course, continue to delight children of all ages. In May, construction will begin with the approved changes to the “Clock Tower” and the beloved “Elephant Fountain” and many of the Center’s businesses are looking forward to the improvements. www.shoptowncenter.com

“Our customers love our new location, it’s spacious and airy,” said Jonathan Meyer, President, A Child’s Delight, Inc. “We can hardly wait for the new configuration and the Elephant Fountain to be closer for kids and families to enjoy.”

In continued efforts to keep the community informed, Town Center will host an Open House on Wednesday, April 8, 6 pm – 8 pm at Town of Corte Madera – Community Room (770 Tamalpais Professional Office Building, Suite 201).

“The progress of Town Center and its role in our community is an ongoing, daily conversation for everyone involved. We are excited to share the amenities with the Corte Madera Community,” said Town Center Management and Ownership.

Included in the project plan are new pavers throughout the center, an additional water feature with playful small animal sculptures that flow water, a “dog drinking fountain” at the north end, even more landscape plantings throughout common areas; new seat grouping areas with accent paver “rugs” throughout the North and South Concourses, and new decorative lighting elements throughout the center.

The 2015 revitalization project is an extension of what people have experienced for years at Town Center with its distinct feel and design, underscored by its status as the “Town” of Corte Madera – the place to gather for shopping, dining, meeting friends and spending the day strolling and sharing with family and friends.

CENTRAL MARIN POLICE AUTHORITY
Community Facilities District No, 2008-1
(Public Safety, Police and Emergency Response Facilities Services)

VERY LOW-INCOME EXEMPTION AVAILABILITY

NOTICE IS HEREBY GIVEN that the Central Marin Police Authority (CMPA) has made available Very Low-Income Exemption application forms. Very Low-Income Exemption application forms may be obtained at one of the following locations:

City of Larkspur
City Hall
400 Magnolia Avenue
Larkspur, CA 94939
www.cityoflarkspur.org

Town of Corte Madera
Town Hall
300 Tamalpais Drive Corte
Madera, CA 94925
www.ci.corte-madera.ca.us

Central Marin Police Authority
250 Doherty Drive Larkspur,
CA 94939
www.centralmarinpolice.org

Background: The Community Facilities District was established by the Central Marin Police Authority under the Mello-Roos Community Facilities Act of 1982 pursuant to (i) a resolution adopted by the Police Council on August 6, 2008, following a public hearing and (ii) an election held on November 4, 2008 at which 69.32% of the 12,188 then qualified electors of the Community Facilities District that voted on the measure (being the registered voters then residing in the City of Larkspur and the Town of Corte Madera). As a part of the Rate and Method of Apportionment of Special Tax, the CMPA has allowed for an annual exemption of the special tax in whole or in part. Each year prior to May 31, a new exemption form must submitted to the CMPA. Please note that only households that earned less than the qualifying income limits for very low-income families as established from time to time by the U.S. Department of Housing and Urban Development (HUD), as referenced in Section 50105 of the California Health and Safety Code, may qualify for a Very Low-Income Exemption.

For additional information regarding this form and the exemption process please contact the district administrator; NBS at (B00) 676-7516.

**Central Marin Police Authority
Community Facilities District No. 2008-1
(Public Safety, Police and Emergency Response Facilities and Services)**

**Fiscal Year 2015-2016
Very Low-Income Exemption Application Form**

ELIGIBILITY REQUIREMENTS: Only households that earned less than the qualifying income limits for very low-income families as established from time to time by the U.S. Department of Housing and Urban Development (HUD), as referenced in section 50105 of the California Health and Safety Code, may qualify for a very low-income exemption (the attached table identifies the applicable current HUD income limits). The maximum amount of the exemption is \$109, and may be less. If a full or partial exemption is granted pursuant to this very low-income exemption form, it shall be for the 2015-2016 fiscal year special tax levy only. Each year, prior to May 31, a new form must be submitted and approved in order to qualify for a very low-income exemption for the special tax levy for the following fiscal year. Eligibility requirements are subject to annual review and amendment by the police authority and thus may vary from year-to-year.

Assessor's Parcel Number: _____ - _____ - _____ ###-###-##
(for which exemption is requested)

Street Address for the Above-Listed Parcel: _____

Name of Applicant (print): _____

Signature of Applicant: _____

Mailing Address of Applicant: _____

Names of All Persons Residing at the
Above-Listed Street Address: _____

2014 Household Income _____ *

2013 Household Income _____ *

- *To qualify for a Very Low-Income Exemption, there must be attached to this form copies of the 2013 and 2014 income tax returns for all persons residing at the address for the above-listed parcel, or other documents that identify the combined household income. Any such other documents will be subject to the approval of the CFD No. 2008-1 Administrator.*

Please send this form, along with supporting documentation, to the Central Marin Police Authority at the following address:

Central Marin Police Authority
Attn: CFD No. 2008-1 Administrator
250 Doherty Drive
Larkspur, CA 94939

Note: If a full or partial exemption is granted pursuant to this Very Low-Income Exemption Form, it shall be for the 2015-2016 fiscal year special tax levy only. Each year, prior to May 31, a new form must be submitted and approved in order to qualify for a Very Low-Income exemption for the special tax levy for the following fiscal year.

Fiscal Year 2014 Very Low-Income Limits Summary for Marin County, CA

<u>Household Size</u>							
1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
\$38,750	\$44,300	\$49,850	\$55,350	\$59,800	\$64,250	\$68,650	\$73,100

Source: U.S. Department of Housing and Urban Development



Media Advisory
Marin Emergency Radio Authority
*A Joint Powers Authority of
25 Marin Agencies Providing Public
Safety Communications*

For Immediate Release:

March 5, 2015

Contact:

Dave Jeffries, (707) 483-1098

mera.djeffries@gmail.com

MERA Announces Senior Homeowner Exemption Applications

A Process for Income Qualified Seniors to Claim an Exemption from MERA's Parcel Tax

Qualified low-income seniors in Marin County are eligible to file for a tax exemption from a parcel tax that supports the County's next-generation emergency radio system.

In November, 2014, Marin County voters approved Measure A, a parcel tax measure to fund the Marin Emergency Radio Authority's Next Generation Public Safety Radio System.

One item included in the measure was the ability of income-qualified senior homeowners to file for an exemption from the parcel tax.

Eligibility:

To qualify for a low-income senior exemption for the Measure A parcel tax for a single-family residence, you must (1) be 65 years of age or older by December 31, 2015, (2) own and occupy your residence, and (3) not have earned a total annual household income of more than **\$62,050 in 2014**.

Deadline:

The deadline to file a low-income senior exemption application for the 2015-2016 tax year is June 1, 2015. The exemption must be renewed annually.

Applications:

Applications for exemption and additional details are available at: www.meraonline.org
Applications have also been made available to all 25 member agencies for distribution as well.

If you have questions about the parcel tax exemption, please contact NBS at (800) 676-7516.