



THE TOWN OF
CORTE MADERA
MARIN COUNTY CALIFORNIA

TOWN OF CORTE MADERA PLANNING COMMISSION AGENDA

Tuesday, May 23, 2017

Council Chambers, 300 Tamalpais Drive, Corte Madera, California

6:30 P.M. SPECIAL MEETING

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. **CORTE MADERA INN REBUILD** – CONTINUED PUBLIC HEARING TO REVIEW ALL PROJECT INFORMATION, INCLUDING NEW INFORMATION FROM THE APPLICANT IN RESPONSE TO COMMISSION DIRECTION AND CONCERNS RAISED AT THE APRIL 11, 2017 PUBLIC HEARING AND CONSIDERATION AND POSSIBLE RECOMMENDATION TO THE CORTE MADERA TOWN COUNCIL REGARDING A REVISED FINAL ENVIRONMENTAL IMPACT REPORT (FEIR) AND APPLICATIONS FOR A NEW DUAL-BRANDED MARRIOTT HOTEL, INCLUDING A 71-ROOM SPRINGHILL SUITES AND A 103-ROOM EXTENDED STAY RESIDENCE INN. APPLICATIONS INCLUDE A PROPOSED GENERAL PLAN AMENDMENT, ZONING ORDINANCE AMENDMENT, NEW PRELIMINARY AND PRECISE PLANS (INCLUDING DESIGN REVIEW), AND A CONDITIONAL USE PERMIT. (Planning Director Adam Wolff)

5. NEW HEARINGS

- A. **5200 PARADISE DRIVE (MARIN MONTESSORI SCHOOL)** – PUBLIC HEARING FOR CONSIDERATION AND POSSIBLE RECOMMENDATION TO THE CORTE MADERA TOWN COUNCIL REGARDING THE DRAFT INITIAL STUDY/MITIGATED NEGATIVE DECLARATION, GENERAL PLAN AMENDMENT, REZONING, DESIGN REVIEW AND CONDITIONAL USE PERMIT AMENDMENT FOR ADDITIONS AND MODIFICATIONS TO MARIN MONTESSORI SCHOOL, INCLUDING INCORPORATION OF PROPERTY AT 5164 PARADISE DRIVE INTO SCHOOL CAMPUS. (Contract Planner Sean Kennings)

6. BUSINESS ITEMS

- A. None
-

7. ROUTINE AND OTHER MATTERS

A. REPORTS, ANNOUNCEMENTS AND REQUESTS

- i. Commissioners
- ii. Planning Director
- iii. **Tentative Agenda Items for June 13, 2017 Planning Commission Meeting**
PROPOSED ITEMS, AND ORDER, ARE SUBJECT TO CHANGE

A. CORTE MADERA TOWN PLAZA – PUBLIC HEARING FOR A WOODEN TRELLIS SHADE STRUCTURE TO BE CONSTRUCTED AT THE CENTER OF CORTE MADERA TOWN PLAZA, INCLUDING LIGHTING, TO BE INSTALLED OVER EXISTING TOWN PLAZA SEATING AREA.

B. 5200 PARADISE DRIVE (MARIN MONTESSORI SCHOOL) – CONTINUED PUBLIC HEARING FOR CONSIDERATION AND POSSIBLE RECOMMENDATION TO THE CORTE MADERA TOWN COUNCIL REGARDING THE DRAFT INITIAL STUDY/MITIGATED NEGATIVE DECLARATION, GENERAL PLAN AMENDMENT, REZONING, DESIGN REVIEW AND CONDITIONAL USE PERMIT AMENDMENT FOR ADDITIONS AND MODIFICATIONS TO MARIN MONTESSORI SCHOOL, INCLUDING INCORPORATION OF PROPERTY AT 5164 PARADISE DRIVE INTO SCHOOL CAMPUS.

B. MINUTES

- i. **Planning Commission Meeting Minutes of April 25, 2017**
- ii. **Planning Commission Meeting Minutes of May 9, 2017**

8. ADJOURNMENT

To the next Planning Commission Meeting which will be held on **June 13, 2017 at 7:30 p.m.** in the Corte Madera Council Chambers, 300 Tamalpais Drive.

TO ACCESS PLANNING COMMISSION PACKET MATERIALS, VISIT:
<http://www.ci.corte-madera.ca.us/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 12:00 A.M.

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.

O:\Planning Department\PLANNING COMMISSION\AGENDAS AND PACKETS\AGENDAS\PC Agendas 2017\PC Agenda 5_23_17.docx