

**FINAL MINUTES
REGULAR PLANNING COMMISSION MEETING
OCTOBER 27, 2009
CORTE MADERA TOWN HALL
CORTE MADERA**

COMMISSIONERS

PRESENT:

Chair Bruce Mace
Commissioner Richard Esteb
Commissioner Sloan Bailey
Commissioner Patrick Pagnillo

STAFF

PRESENT:

Bob Pendoley, Planning Director
Dan Dell, Senior Planner
Nancy Salcedo, Minute Recorder

1. OPENING

A. Call to Order

B. Pledge of Allegiance

C. Roll Call

All the Commissioners were present with the exception of Commissioner Schwartz.

2. PUBLIC COMMENT: NONE

3. CONSENT CALENDAR: NONE

4. CONTINUED HEARINGS: NONE

5. NEW HEARINGS

- A. 502-518 TAMALPAIS DRIVE, DESIGN REVIEW APPLICATION NO. 09-019 AND SIGN PERMIT APPLICATION NO. 09-001, TOWN OF CORTE MADERA (PROPERTY OWNER), BARBER SIGN COMPANY (DESIGNER)-**
To allow a revised Master Sign Program for the Park Madera Center. (Zoning: C-1-A Local shopping District) (Planner: Larisa Roznowski)

This item has been continued to a date uncertain.

- B. 300-700 ROBIN DRIVE; 100-200 UPLAND CIRCLE, GENERAL PLAN AMENDMENT, ZONING ORDINANCE AMENDMENT, TENTATIVE MAP, CONDITIONAL USE PERMIT APPLICATION NO 09-006, AND VARIANCE APPLICATION NO. 09-005, STELLAR CORTE MADERA, L.L.C. (PROPERTY OWNERS)**-To convert the Madera Vista Apartment Complex to condominium ownership. (Zoning: R-2 Low-Density Multiple Dwelling District) (Planner: Dan Bell)

Senior Planner Bell presented the staff report for which he used a slide presentation. He explained that in May 2008 the Planning Commission approved a Design Review to allow extensive renovations and remodel for all seven buildings at the Madera Vista Apartment Complex. One of the seven buildings has nearly completed the remodel. Building Permits are being submitted for four of the other buildings, including one building that was damaged by fire. Stellar Management is proposing to convert the property to condominium ownership.

He provided a background on site's development. The Madera Vista Apartment Complex was approved by the Planning Commission in June 1962. A Planned Unit Development and Conditional Use Permit were approved that allowed a density of 342 units on 25 acres (1 dwelling unit/3,150 sq. ft. of land). At the time, the property was zoned R-3 District which allowed that density. Only 126 of the 342 units were constructed in seven separate buildings with 18 units in each building on approximately 7 acres, while the undeveloped land was subsequently detached from the apartment complex.

A 1978 Comprehensive Zoning Ordinance Amendment down zoned the property to the R-2 District which allows a density of 1 dwelling unit/4,000 sq. ft. The current R-2 zoning would allow only 78 units and thus the property exceeds the current density regulations. The 1978 Amendment also increased parking standards for multi-family residential developments. The Madera Vista Apartment Complex was originally approved for 198 on-site parking spaces, while today's parking standard requires 265 spaces. These actions rendered the property Legal Non-conforming for parking and density. This status limits certain improvements to the buildings and if such buildings are damaged to a degree, the building shall not be restored unless in full conformity with the regulations of the District.

Due to recent economic downturn and devaluation of residential properties, Stellar Management began discussing with Town Staff in July 2009 the possibility of converting the apartment complex to condominium ownership. Stellar Management explained that financing for the renovations and remodel is in jeopardy for the apartment complex because of property devaluation. Stellar believes the condo conversion is necessary to

secure the needed financing and continue the renovation approved by the Commission in 2008.

Condo conversion is a complex process for this property since the Town's Condominium Ordinance requires that a Conditional Use Permit be approved showing that the project, among other criteria conforms to today's General Plan and Zoning Ordinance. The legal non-conforming use would have to be eliminated through a process of General Plan and Zoning Ordinance amendments to create a new high-density residential zoning district, which would simply allow continuation of the density that has been there since the mid 1960s. It would not allow more density. It would not establish a new parking standard. A Parking Variance would have to be approved to allow the continuation of the existing number of on-site parking spaces at Madera Vista. The applicant has offered to develop 6 more on-site parking spaces.

Attachment 2 is the text of the R-3 District proposed by the applicant. The text is based on to Town's R-2 District standards, except that the proposed density, lot coverage, height and open space criteria reflects what we see there. No increased development rights are proposed. The Zoning Map would also have to be amended to identify the R-3 District at the Madera Vista Complex.

The current High-Density Residential Land Use Designation in the General Plan is proposed to be amended. The amended text is also found in Attachment 2. The General Plan Land Use Map would also have to be amended.

The Town Council has the prescribed authority to adopt or deny amendments to the General Plan and the Zoning Ordinance. The Planning Commission's role is to make a recommendation to the Town Council after hearing public testimony and discussing the merits of the amendments.

The Parking Variance is also intended to eliminate the non-conforming parking status. Parking standards do not distinguish between condo ownership and apartment complex. A study done by the Concord Group and commissioned by the applicant is included in Attachment 3, and concludes little difference between parking ratios for apartments and condominium developments. In addition, Robin Drive only serves the subject property with approximately 70 on-street parking spaces, for a total of 268 parking spaces.

The Conditional Use Permit also requires that the project meet numerous other criteria. The applicant must show that the condo conversion would not be detrimental to the available rental stock. Condo conversions are only allowed if it is shown that rental vacancies are greater than 5% and at least 25% of the total dwelling units. Attachment

4 contains a study prepared by the Concord Group and commissioned by the applicant, which shows that the project meets both criteria thresholds.

The Conditional use Permit requires that the buildings must be evaluated for building code compliance and a list must be prepared of those items that do not strictly meet today's codes. A 1962 complex will not comply with all of today's building codes. The Commission must make a Finding that the deficiencies are acceptable to fulfill the objective of ensuring that multiple family dwellings have been constructed in a manner suitable for individually owned units. The purpose of this evaluation is to notify future condo buyers of building code deficiencies. Similar vintage condo units, as well as older single-family houses are bought and sold every year without the requirement to conform to current building codes. Buyers are typically aware of building code non-compliance as part of disclosure. Future buyers of these condominiums would be provided a list of code deficiencies.

Building Official Walt Groditski has been working with applicant to develop a deficiency list that is comprehensive and approved for content. The Building Official is requiring that a more detailed and thorough analysis be completed before he is comfortable with approving the report content. The Building Official is in the audience this evening for questions regarding likely building code items.

The Conditional Use Permit requires contribution to the Town's affordable housing stock in that 25% of the condominium units shall be made permanently available to low and moderate-income families. This infers that 32 of the 126 units at Madera Vista shall be sold (or rented) to low and moderate-income families at affordable prices. Stellar Management is proposing to amend this portion of the Zoning Ordinance to allow in-lieu payments to Town's Affordable Housing Fund as an option. In-lieu payments are currently allowed when new residential construction takes place. In-lieu payments to the Affordable Housing Fund would be used to subsidize affordable housing projects elsewhere in Town.

The current in-lieu affordable housing fees legislation was first established in 2003 as part of updated Housing Element. For purposes of determining the fee, the cost of construction was assumed to be \$125/sq. ft. for a 1,500 sq. ft. unit. The amount that the low-income household could afford is based on a formula using median household income. The median income has increased 5.7% between 2003 and 2009, and staff is proposing to proportionally increase the formula's assumption of construction cost of \$125/sq. ft. by 5.7% for a revised figure of \$132/sq. ft.. Staff also recommends that the average size of the condominium units (1,433 sq. ft) be used instead of the generic 1,500 sq. ft. size. When the formula is applied with revised construction costs, average

condo size and 2009 median household income, the resulting in-lieu fee becomes \$47,618 per unit. This multiplied by 32 required units amounts to an \$1,523,792 in-lieu affordable housing fee for Madera Vista.

The Tentative Map was submitted late, which did not allow sufficient time for the public works department to review the Map preparation for completeness or to include public works comments in this staff report. Senior Planner Bell recommended this item be continued to a later date.

In conclusion he said that staff recommends the Commission discuss the merits of the proposed General Plan Amendment and Zoning Ordinance Amendment. If the Commission favors recommending approval to the Town Council, they should direct staff to draft a resolution for adoption at a subsequent hearing. If the Commission favors recommending denial, the Commission should discuss the rationale and direct staff to prepare a resolution accordingly.

If the Commission favors approval of the Parking Variance, they should direct staff to draft a resolution for adoption at a subsequent hearing. If the Commission favors denial, it should accordingly direct staff to prepare a resolution.

No action need be taken on the Conditional Use Permit or the Tentative Map since they are both incomplete. Staff recommends that the Commission discuss the requirements of the proposed Conditional Use Permit, particularly the purpose of the code deficiency report. He also recommended the Commission discuss various requirements and likely Madera Vista building code items that will not meet today's codes. He concluded by noting that staff has received one opposing letter by email, which was forwarded to the Commission identifying undesirable items and processes of the proposed condominium conversion.

Commissioner Bailey asked for a copy of the letter from the neighbor.

Chair Mace requested a presentation from the applicant.

Seth Mallen of Napa County, and Executive Vice President for Stellar Management said Stellar Management had been involved with the property since 2007, at which time they realized the deferred maintenance. They conducted a complete and thorough due diligence report, which allowed them to create a substantial budget for renovation. He said they had always considered this a rental property. He said Stellar Management hasn't done many condo conversions since 1986, adding that this is their 2nd. He explained the company's intent to renovate and continue to rent, but the downturn of

the market forced them to look at other options. He said they have completed the first building so far, and that rents receivable are not sufficient to continue renovation. He reiterated the company's need to continue financing and construction work.

He brought a copy which he distributed to staff and the Commissioners of the initial notification to residents their of intent to do work. He said they held a town hall meeting and did a draft schedule of work include when buildings would be vacated. Building 7 is in the process now of receiving sign off. Building 1 is vacant. Building 2 (damaged in a fire in 2008) is vacant. Building 3 is vacant. Building 4 is not fully vacant. Buildings 5 and 6 are occupied. He said the vacancy schedule followed the schedule the tenants received, except that a mistake was made by the property management company extending leasing beyond the construction schedule, which is a problem in buildings 5 and 6. The scope of work problem would continue with or without out condo conversion approval.

He presented improvements completed to date with a slide presentation. He said they had replaced leaking windows, original galvanized plumbing, galvanized waste lines, and a soft story below one wing. They eliminated the inconvenience of exterior stairways passing through balconies, and installed some sprinklers on stairwells, but not on buildings themselves. They replaced exterior siding, and added architectural detail. He said there was an interior cost implication of skylights, which were removed due to cost. They waterproofed the interior, and installed new gutters, flashing and railings in the Atrium. The egress stairwells and exterior appearance have been cleaned up. Water intrusion issues were remedied on balconies. HVC systems were replaced with high efficiency units. New countertops and appliances were installed in kitchens. Bathrooms were equipped low-flow fixtures. A shared common laundry facility was replaced with in-unit washers and dryers. New floor-to-ceiling windows were installed to improve light, ventilation and view. Common storage was converted to a common recreation room. The soft story condition was corrected with new installed brace frames. The buildings were fully fire-sprinklered and alarmed.

He said the General Plan and Zoning Ordinance amendment issues are important for the sale element. He said regarding the building code deficiencies, that Stellar Management has shown intent to renovate the property. The buildings do not meet current code, but the renovated building meets fire and safety code. He said typical house disclosures are modest, but the disclosures of the condo conversion would be much fuller.

Commissioner Esteb asked whether the first building was complete, which the applicant confirmed. He asked if anyone had moved back in, which the applicant denied as Stellar

Management was waiting for Building Permit sign off. He asked if there were separate meters for water, which the applicant said no. Commissioner Esteb asked if the project included any low-income units. The applicant said no, the proposed in-lieu fees would address affordable housing requirements.

Commissioner Bailey asked how the work relates to request for amendments.

The applicant said the intent was to rent the property as a whole. Improvements made were those that were intended all along. He said Building 7 would need to be retrofitted for a condo conversion, with improved noise attenuation.

Commissioner Esteb asked if an appraisal had been commissioned when the property was purchased, which the applicant confirmed. Commissioner Esteb asked if there were a current appraisal, adding that said apartment buildings have not seen as much of the economic downturn.

The applicant explained that they bought at the height of the market, and lower anticipated rents have lowered the project value.

Commissioner Esteb asked whether there were currently elevators.

The applicant explained that one exists, but does not meet ADA requirements.

Commissioner Pagnillo said Building 7 is nice, but that all that needed to be addressed regarding this application has not yet been addressed.

Homad Baytola, long time Robin Drive resident, said the apartment complex should not be converted to condominiums. Marin is exclusive and is getting more so every year, and that this project would take Marin in a more negative direction. He said he disagreed that changing to condos would benefit the Town, as there is a lot of existing inventory, which is bad for the tax base. He said the current management company is more interested in their interest than in Corte Madera as a community. The cash flow net present value has to be more than the cost to renovate, but that Stellar Management wants to get out as fast as they can. Meanwhile, the renovation will take place and he will have to move to a comparable property, which would be in Terra Linda or Sausalito. He said he hated to have to move and commute to his favorite stores.

Joanne Hanley, Madera Vista resident, said the tenants were told buildings would be renovated one at a time, per the renovation schedule dated May 2008. She said

according to that schedule, Buildings 7, 1 and 2 would be completed in 2009, but instead, the entire complex has been evicted. She said there are no single water meters in this unit and there are no plans to do this. She said that though it would be nice for the Town of Corte Madera to get \$1.5 million to get affordable housing where nobody can see it, increased parking increases traffic, and that the renovations are an environmental issue. She said she hoped the Commission would turn down the condominium conversion proposal because it is not good for the community or for Marin.

Chair Mace asked for rebuttals from Stellar Management. There were none.

Commissioner Bailey asked to verify if Stellar Management believes a condominium conversion is necessary to get financing, and if it were true that the renovations would not continue without this.

The applicant explained that their lender has to review the next remodeling contract before construction can proceed.

Commissioner Bailey asked if Stellar Management believed they must do a condo conversion to continue get financing, which was confirmed.

Commissioner Esteb asked about the construction schedule and conditions. He said they had evicted more people than what's necessary.

The applicant explained that leases had been up at the time of eviction. It was a business decision to push forward. He said there were delays on the first building, followed by delays with funding. The project has been a challenge all the way through, but that they are trying to get back to the schedule.

Commissioner Esteb asked if the applicant had considered with the lender terms of cash flow to get the tenants back in the building.

The applicant said that if the lender doesn't continue to fund the remodeling project, there will be a challenge.

Chair Mace asked for a discussion of Walt's list of building code deficiencies

Senior Planner Bell said Walt is working with Stellar, but that we don't have a comprehensive list yet, and that there may be a potential for discussion of what might be on the list.

Chair Mace said this request was for public's benefit.

Planning Director Pendoley explained for the benefit of the public that the statement that "the Building Official had been working with applicant" means the applicant is required to prepare list of deficiencies. The Building officials job is to determine its accuracy. He is requiring documents be submitted to him and he performs a critical review of the list for completeness.

The Building Inspector said he was not prepared to list deficiencies. He explained that he had received 3 reports from 3 consultants, but that only one is complete. He said he would prefer to wait for complete reports before he discusses the list to avoid a piecemeal result.

Chair Mace said he questions life safety egress fire protection issues. He said he made a call to Planning Director Pendoley regarding the incomplete application, and feels that the result is that the potential for discussion is limited tonight. Chair Mace said this project would require 5-prong discussion of General Plan Amendment, Zoning Ordinance Amendment, Conditional Use Permit, Parking Variance, and Tentative Map. This is one of the most complex proposals he's seen, and the project is coming to the Commission with an incomplete package. A discussion of the General Plan Amendment and a Zoning Ordinance amendment cannot be completed tonight, as the Commission will need at least one public hearing in each case. The Tentative Map and Conditional Use Permit discussion are not possible as those applications are incomplete, and the building code deficiency list can only be discussed when complete.

Commissioner Bailey said he had reviewed the analysis in the summary of the legislative history of the 1978 Comprehensive Zoning Ordinance Amendment. He asked why the property was downzoned from R-3.

Senior Planner Bell said this probably wasn't the only property downzoned, and that it is typical to find this in sweeping amendments.

Planning Director Pendoley said he's gleaned in talking to staff that was here at that time that there was a basic feeling to control the right of growth, so they rolled back zoning. This property is an example of overdoing. Rollbacks have caught up with properties. He said he wished staff had recommended a high-density designation for this property and several others in the recent General Plan Amendment to reflect reality.

Commissioner Bailey said this density level didn't trouble him greatly, as the proposed project's density is between that permitted in the R-2 District and that permitted in the R-3 District. At the current density level, the project is already maxed out. A new R-3 designation is requested to replicate what is there..

Senior Planner Bell referred to Attachment 2 to explain that Zoning Ordinance Amendment Section 18.08.620 (a) (1) states that the minimum required area for each site (126 units divided by the site's square footage) is 2,640 sq. ft. of land per dwelling unit. This was designed to allow what's there and not a unit more. The range is artificially created by this amendment for a new R-3 District reflecting today's conditions.

Commissioner Bailey verified this R-3 designation would apply only to the two Madera Vista parcels shown with an "x" in the Power Point, which was confirmed.

Commissioner Esteb said it seems that the General Plan Amendment is primary, but that he has a tough time with General Plan Amendment. Our Zoning Ordinance says in section 18.08.030 that condo conversion diminishes supply of rental housing. Our General Plan lists as a goal increasing the amount of workforce housing and affordable housing strategies to reduce greenhouse gases and pollutants. He said that, though the applicant is not proposing to change the amount of units, converting to market rate condos, is not encouraging workforce low-income housing. He said therefore the amendment does not work for him. The General Plan is a brand new document not to be amended every time someone wants special request.

Commissioner Pagnillo said this condition already exists, and should have been corrected when the document was finished a year ago. It is before the Commission that a particular part needs to be cleaned up, and the Commission will likely will find other things. He said he is not convinced there are merits to a condo conversion, but that the General Plan Amendment does not bother him.

Senior Planner Bell said that the proposed density is equal to the existing conditions at the complex, and that the point of the amendment is to rid the legal non-conforming status.

Planning Director Pendoley said the General Plan and Zoning Ordinance amendments only address density. By considering the amendments, the Commission is not necessarily approving a condo conversion or reducing its discretion to approve condo conversion. He said it is undesirable to reduce rental stock, as this tends to drive cost of

housing up. The policy in the Land Use element says the Commission may consider condo conversion with a vacancy rate above 5%.

Chair Mace asked when staff identified properties for General Plan designations earlier, how was this missed.

Planning Director Pendoley said the error was in the method used. Staff advised the consultant to mirror existing zoning in the General Plan revision, which was good in principle, but he said this the time to take a closer look at couple of situations.

Chair Mace said that given the required affordable units, there is a nexus of what is required and what we need as a community. We have few properties in town that can be modeled in several ways. He said the General Plan Amendment and the Zoning Ordinance Amendment are separate. He asked if the project were noticed properly for these discussions, which Planning Director Pendoley confirmed. He asked if it were appropriate to separate out the General Plan and Zoning Ordinance amendments and treat the projects that pertain specifically to this property as a separate entity.

Planning Director Pendoley said staff thinks it would be appropriate. The Commission has the discretion to treat the General Plan and Zoning Ordinance issues separately, and to hold off on voting until all areas are complete. He said staff had scheduled space on the next 3 hearings for this at least.

Chair Mace said that for tonight we are limited to consideration of the Parking Variance.

Senior Planner Bell said the Conditional Use Permit is also complete, except for the building code deficiency list.

Chair Mace asked how fellow commissioners felt about the direction for separately discussing the General Plan and Zoning Ordinance amendments.

Commissioners agreed.

Senior Planner Bell said a decision should be voted on for all 5 items in one evening after individual discussions.

Chair Mace said that the Commission must make all required findings listed in the Zoning Ordinance for Parking Variance. He said he could not make the special circumstances finding, and perhaps not the special privilege finding, and that he would

have trouble making the damage to public welfare finding and General Plan consistency findings.

Commissioner Pagnillo said the Commission discussed the project's parking issues once already in 2008 when the Commission was told there was no more possible space for additional parking. But now we've found 6 more spaces. He said maybe there are too many buildings, but that the Commission will want to know precisely how many more spaces there are potentially possible.

Senior Planner Bell said the Commission didn't have to address parking with the Design Review in 2008.

Chair Mace said now we are faced with a variance request.

Planning Director Pendoley said the Conditional Use Permit requires that a condo conversion must comply with the Zoning Ordinance.

Commissioner Esteb said that if 20-year residents now in living in a 2-bedroom apartment are displaced as rents go up with a condo conversion, the result could be a high-end residence affordable to family of 4 with more cars, thus the parking situation could be exacerbated by the condo conversion.

Commissioner Pagnillo said it's market rate housing now, and that a conversion could result in more cars, but it is also possible that there are currently lots of people with cars all living in one apartment.

Commissioner Esteb said the High-Density Residential land use designation in the General Plan states that at least half of units be affordable and that the applicant is proposing to eliminate this.

Commissioner Pagnillo said they are proposing an in-lieu payment.

Commissioner Esteb said he had a problem with whether that constitutes the best use.

Commissioner Pagnillo agreed and added that he has a problem with the affordable housing fund formula. He added that low income housing doesn't mean more cars.

Planning Director Pendoley said that when the General Plan was updated, the instructions to the consultant were to mirror existing zoning. We just had the one potential affordable housing parcel at the west extension of Wornum Drive, which the

town owns. He said only on those parcels owned by a non-profit or by the Town are we able to establish and require the affordable housing designation. It would be difficult to place this restriction on a privately owned property, as this may constitute a taking of so much value out of the property.

Chair Mace added that where we've provided tremendous incentives or benefits is where we may require affordable housing.

Commissioner Bailey said as an attorney there is nothing clear about this. He said that it would be inappropriate to have anything but the most general discussion regarding this. If we can upgrade the area, that is progress.

Chair Mace said the Commission must make a Finding that the list of building code deficiencies is complete and thorough.

Commissioner Bailey asked whether it was staff's opinion that the current legal non-conforming zoning of the site is an oversight, which Planning Director Pendoley confirmed, adding that staff should have examined the property for a new land use designation and high-density zoning.

Chair Mace asked Planning Director Pendoley for a quick assessment of similar legal non-conforming properties in Town.

Planning Director Pendoley listed one on Pixley, one on Paradise and several others.

Commissioner Esteb said that at the time of the General Plan Update, the Town Council denied a request from the owners of the WinCup property to change that property to a higher FAR to remedy a legal non-conforming use.

Planning Director Pendoley said the WinCup request would have amounted to the creation of a single-property zoning district. In the case of the Madera Vista Apartment Complex, the Commission is being asked to rezone the property to an existing higher density zone, with other instances of the District existing elsewhere in town. He added that this is a request to maintain something we can use as a community.

Commissioner Esteb said the General Plan Amendment is a precedent for the other requests.

Planning Director Pendoley proposed the Commission discuss how they would like to organize the discussion. He said though the Town had advertised 2 amendments to the

General Plan, it is actually a single amendment with 2 parts. The Map change applies to a single property. A text change applies across the community. The goal is to establish a designation that can be used across the community. We have done advertising for both, and the same for the Zoning Ordinance Amendment with proposed district language and map change on a single property.

Chair Mace asked if the Commission decides to recommend a crafted rezone to the Town Council how would the other rezoned properties come under the rezone.

Planning Director Pendoley explained that they could apply for the rezone or that the town could initiate the rezoning. He said sooner than later, staff should initiate the studies of the number of units at the similar properties. He said the next step would be to get the building code deficiency report ready for the Commission's consideration, and to continue the hearing to November 10, 2009.

Commissioner Bailey said he would like to see more on the reason for the 1978 down zoning.

Planning Director Pendoley said staff would prepare more on the history.

Commissioner Esteb asked which aspect of the project would be discussed when the item is continued.

Senior planner Bell said the application would be complete with the deficiency report, and that it is in front of the Commission to make a recommendation regarding all aspects to the Town Council.

Commissioner Esteb said he would like to see a current appraisal in relation to the original.

Commissioner Pagnillo said Stellar Management has been in business for years, and that just because this property is down doesn't mean they couldn't carry it with another.

Chair Mace thanked the public for their comments.

MOTION: Motioned, seconded and approved unanimously to continue the hearing to November 10, 2009.

6. ROUTINE AND OTHER MATTERS

A. REPORTS AND ANNOUNCEMENTS

- i. Commissioners:** Commissioner Bailey said he had attended the Town Council Meeting. Commissioner Esteb said he had attended the BERST meeting.
- ii. Director:** Planning Director Pendoley said the Housing Element had solicited comments from the State, and that the Committee is holding a workshop November 18, 2009.

B. Appoint Planning Commissioner to the Traffic Advisory Committee (TAC)

MOTION: Motioned, seconded and unanimously approved to appoint Commissioner Bailey to the Traffic Advisory Committee.

- C. MINUTES:** Planning Commission Meeting Minutes of September 22, 2009 were motioned, seconded and approved as amended.

- 7. ADJOURNMENT:** The meeting was adjourned at 9:30 pm. The next Planning Commission Regular Meeting is November 10, 2009 at 7:30 p.m. in the Corte Madera Council Chambers, 300 Tamalpais Drive.