



THE TOWN OF
CORTE MADERA
MARIN COUNTY CALIFORNIA

TOWN OF CORTE MADERA PLANNING COMMISSION AGENDA

Tuesday, December 8, 2009

Council Chambers, 300 Tamalpais Drive, Corte Madera, California

7:30 P.M. REGULAR 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

Applicants may address the Commission for up to 15 minutes. Other speakers shall not exceed three minutes.

- 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 Local Shopping District) (Planner: Larisa Roznowski)
 - B. **300-700 ROBIN DRIVE; 100-200 UPLAND CIRCLE, CONDITIONAL USE PERMIT APPLICATION NO. 09-006 (condo conversion), TENTATIVE MAP 09-001 (condo conversion), and ZONING ORDINANCE AMENDMENT (affordable housing in-lieu fees); 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)
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5. NEW HEARINGS

A. NONE

6. ROUTINE AND OTHER MATTERS

The following items do not require a public hearing, although the Chair and staff will indicate why each item is on the agenda. Commission may decide to reschedule the item as a public hearing.

A. REPORTS AND ANNOUNCEMENTS

- i. Commissioners
- ii. Director - Presentation by Bob Brown, Community Development Director of the City of San Rafael, regarding Model Green Building Ordinance.

B. MINUTES

- i. Planning Commission Meeting Minutes of November 24, 2009.
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7. ADJOURNMENT

The next regularly scheduled Planning Commission Meeting of December 22, 2009 has been adjourned to the meeting date of January 12, 2010 at 7:30 p.m. in the Corte Madera Council Chambers, 300 Tamalpais Drive.

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.