



THE TOWN OF  
CORTE MADERA  
MARIN COUNTY CALIFORNIA

# TOWN OF CORTE MADERA PLANNING COMMISSION AGENDA

*Tuesday, February 9, 2010*

Council Chambers, 300 Tamalpais Drive, Corte Madera, California

## **7:00 P.M. HOUSING ELEMENT WORKSHOP**

The Corte Madera Planning Commission will hold a community workshop to discuss the Draft Housing Element of the Town General Plan. As mandated by California state law, the Town is currently in the process of updating the Housing Element. At the workshop, the Planning Commission will consider a draft Housing Element that has been prepared by staff with input from the Citizens' Advisory Committee appointed by the Town Council to oversee the process. The Planning Commission has scheduled this workshop to inform residents about the update project and to solicit comments. At the conclusion of the workshop, Planning Commission will forward their recommendations to Town Council.

## **8:00 P.M. REGULAR MEETING**

### **1. OPENING**

- A. Call to Order
- B. Pledge of Allegiance
- C. Roll Call

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### **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.

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### **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

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### **4. CONTINUED HEARINGS**

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

- A. NONE
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## 5. NEW HEARINGS

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

- A. 190 LUCKY DRIVE, CONDITIONAL USE PERMIT NO. 09-005, DESIGN REVIEW NO. 09-012, ZONING ORDINANCE AMENDMENT NO. 09-004, ENVIRONMENTAL ASSESSMENT NO. 09-003** – (1) To replace the pre-existing 718.5 sq. ft. Higgins Landing Dock with a 1,190 sq. ft. ADA-accessible dock and to construct two ADA-accessible parking spaces in the right-of-way; and (2) to rezone the property from R-2 (Low-Density Multiple Dwelling District) to POS (Parks, Open Space, and Natural Habitat) to make the zoning consistent with the General Plan land use designation of “Park” that was assigned to the property by the 2009 General Plan. (Planner: Larisa Roznowski)

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## 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. Interim Planning Director

### B. MINUTES

- i. **Planning Commission Meeting Minutes of January 26, 2010.**

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## 7. ADJOURNMENT

To the next Planning Commission Meeting on February 23, 2010 at 7:30 p.m. in the Corte Madera Council Chambers, 300 Tamalpais Drive.

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### 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.