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[EXTERNAL] No Residential Rezoning in Paradise Shopping Center Please!



Adam Groth <adamgroth28@gmail.com>

Thu 12/29/2022, 1:14 PM

Charles Lee; Eli Beckman; Fred Casissa; Pat Ravasio; Rosa Thomas ▾

↻ Reply all | ▾

Public Comment



Action Items



Hello,

I am a resident of the Madera del Presidio neighborhood and live at 3 Wildflower Ct. I have just learned of the planned residential rezoning at Paradise shopping center and am very against it. This rezoning would make an already crowded parking lot essentially inaccessible, and as a result it would put a crucial local business at risk (The Nugget). Please vote against this rezoning on January 11th.

Thanks,
Adam Groth

--

Adam M. Groth

e-mail | adamgroth28@gmail.com

phone | 415.225.1725

 Reply all |   Delete Junk |  ...

[EXTERNAL] Proposed housing at Paradise Shopping Center



Alan Blumenthal <alanb@livinginmarin.com>

Yesterday, 7:19 PM

 Reply all | 

Charles Lee; Eli Beckman; Fred Casissa; Pat Ravasio; Rosa Thomas; Stacey Weeks (2) 

Public Comment

I thank Stacey Weeks for sharing her message about proposed high-density housing at Paradise Shopping Center. I agree with her opposition. This area has become increasingly congested and addition of a residential complex would be a burden on present residents of East Corte Madera.

I appreciate that you have a difficult job to meet state housing mandates, but bad decisions create irreversible problems.

Thanks,

Alan Blumenthal

[27 Creekside Ct](#)

[Corte Madera, CA 94925](#)

[\(415\) 310-8605 \(Mobile//Text\)](#)

Rebecca Vaughn

From: Alex Cloyd <alex.j.cloyd@gmail.com>
Sent: Tuesday, January 3, 2023 4:01 PM
To: Charles Lee; Eli Beckman; Fred Casissa; Pat Ravasio; Rosa Thomas; Rebecca Vaughn
Subject: [EXTERNAL] Concerned Community Member Re: Nugget Market

Town Council,

Good afternoon. I hope you all were able to enjoy the holidays with your family and friends.

I'm writing to you as a concerned community member. I was recently made aware of your possible intentions to rezone the parking lot of the Nugget Market on Paradise Drive. I'd like to ask that you please reconsider. While I can understand your efforts to reduce the housing shortage in California, I also understand there are other, unopposed areas identified for your housing project. It seems to be a no-brainer to leave the Nugget Market and parking lot as is since you have other options.

The Nugget Market was a big factor in our family's decision to move to this part of Corte Madera. Besides being that local market you always hope to find, it's a central place for the community on this side of Corta Madera. Please choose another location to rezone for housing. Thank you!

Cheers,
Alex

 Reply all |   Delete Junk |  

[EXTERNAL] Rezoning Nugget Market area



Alison Dumont <alisondumont23@gmail.com>

Tue 1/3, 4:57 PM

Eli Beckman; Fred Casissa; Pat Ravasio; Rosa Thomas; Charles Lee 

 Reply all | 

Public Comment



Action Items



Hello,

We have lived in East Corte Madera for 36 years, and have been thrilled with the improvements that have been made to the Paradise Shopping Center property, where Nugget Market, Five Points Fitness, and the Dry Cleaner are currently located. The entire shopping center has revitalized our area and given us a destination for local services. We understand and support the need for more local housing, but not at the expense of businesses that are vital to our community.

We request that Paradise Shopping Center be taken off the list of potential sites for housing. The progress that has been made over the past 30+ years to make East Corte Madera a more vibrant part of our community, would be negated if Nugget and Five Point Fitness have parkings spaces taken away or even worse, if they are forced to close. Losing these essential businesses would have a profound negative impact on our local community.

Please look carefully at other more viable options for this housing project.

We are hoping you make the right decision.

Alison and Richard Dumont

[9 Windward Dr, Corte Madera, CA 94925](#)

Rebecca Vaughn

From: Charles Lee
Sent: Thursday, January 5, 2023 3:07 PM
To: Rebecca Vaughn
Subject: Fwd: [EXTERNAL] No Residential Rezoning in Paradise Shopping Center Please!

Sent from my iPhone

Begin forwarded message:

From: Allen McKee <apmckee@sbcglobal.net>
Date: January 5, 2023 at 2:47:53 PM PST
To: Charles Lee <clee@tcmmail.org>, Eli Beckman <ebeckman@tcmmail.org>, Fred Casissa <fcasissa@tcmmail.org>, Pat Ravasio <pravasio@tcmmail.org>, Rosa Thomas <rthomas@tcmmail.org>
Subject: [EXTERNAL] No Residential Rezoning in Paradise Shopping Center Please!

Sent from my iPad

From: [Alon Naveh](#)
To: [Martha Battaglia; planning@ci.corte-madera.ca.us](mailto:planning@ci.corte-madera.ca.us)
Date: Sunday, January 1, 2023 7:27:17 PM

Dear Madam and the town planning team.

While understanding the need for more housing in general, I do not believe Corte Madera can afford a steep increase in housing and specifically high-density housing.

1. Water supply: Marin County relies only on its natural reservoirs for water, without a desalination backup or external supplies.
The last few years' of drought has brought our water levels to a dangerous low, imposing watering limitations on the existing households.
A steep increase in population would deplete our water reservoirs even further and pose a threat to the existing population and their way of life.
An alternative water supply needs to be defined and architected into the proposal before it can become viable
2. Electricity: Corte-Madera's electrical supply is based on very old above ground lines that have shown to fail under stress (heat, cold, wind).
A steep increase in population would stress that system even further, causing brownouts and blackouts for the existing population.
An increase in population needs to be matched with a clear plan of electrical infrastructure upgrading for the whole city for it to be viable
3. Traffic: Corte Madera has but a single connection point to the 101.
Paradise is already used heavily by traffic from Tiborun and the San-Clemente/Redwood-highway light is heavily backed up in the mornings and already from early afternoon.
Similar pressure can be felt in Tamalpais Drive and on the 101 interchange.
A steep increase in high density housing will increase the traffic pressure in the mornings and the afternoons, making the already difficult commute across 101 and onto it even more lengthy and burdensome.
4. General infrastructure: Corte Madera was designed for low density low-built housing all throughout.
There are a few complexes (on San Clemente, on Madera), however the number of units there is still small compared to the current total population.
Adding high density housing will increase the infrastructure pressure even further - sewer, local traffic and other factors included.

As such I do not believe it is possible to support such a large population increase at this time or in the future, in such a small town as ours.

Therefore I oppose the measure in general and specifically for the named points, unless a detailed plan is brought to explain how all of the above issues are addressed. per each of the proposed sites.

Best regards

Alon Naveh
3 Harbor Drive

[EXTERNAL] No Residential Rezoning in Paradise Shopping Center Please!



Amy Wu <amychristinewu@gmail.com>

Wed 12/28/2022, 3:34 PM

 Reply all | 

Charles Lee; Eli Beckman; Fred Casissa; Pat Ravasio; Rosa Thomas 

Public Comment

This is a horrible idea. The proposed spot is already extremely crowded. I am for expanding the Town's affordable housing, but this space is not the location for it. I understand there is a proposal to use the old Macy's space in the Village for this same purpose. That is a far better spot with ample space to accommodate all residents and current business activity. Nugget Markets has indicated that it may close if this proposal would go through, which would also lose out on a significant amount of taxes for the Town. Please consider other locations (such as the Macy's) for this proposal. Listen to the residents and the people of the Town. It is your duty to do so. Thank you for your consideration.

Amy Wu

Corte Madera resident - Madera Del Presidio Drive

Sent from my iPhone

 Reply all |   Delete Junk |  ...




[EXTERNAL] No Residential Rezoning in Paradise Shopping Center Please!



Amy Zlatoper <azlatoper@gmail.com>

Sun 1/1, 5:08 PM

 Reply all | 

Charles Lee; Eli Beckman; Fred Casissa; Pat Ravasio; Rosa Thomas; +1 more 

Public Comment

We do not support the rezoning of the paradise shopping center. The market is a communal area for east Corte Madera and adding housing would take up the parking and completely ruin the area. We fundamentally are against this proposal. Amy and Mike Zlatoper. 38 Paloma.

Sent from my iPhone

[EXTERNAL] No Residential Rezoning in Paradise Shopping Center Please!



Andrea Simon <glick.a.j@gmail.com>

Mon 1/2, 9:31 PM

 Reply all | 

Charles Lee; Eli Beckman; Fred Casissa; Pat Ravasio; Rosa Thomas 

Public Comment

Hello there,

I'd like to express my concern and opposition for the proposal to rezone half of the paradise shopping center for housing. This would negatively impact the parking lot for the nugget and create unnecessary crowded spaces. From what I've read it sounds like there are other options for this low income housing so please consider removing this option.

Thank you.
Andrea Simon

Rebecca Vaughn

From: Charles Lee
Sent: Friday, January 6, 2023 12:42 PM
To: Rebecca Vaughn
Subject: Fwd: [EXTERNAL] No Residential Rezoning in Paradise Shopping Center Please!

Sent from my iPhone

Begin forwarded message:

From: Andrew Deitz <deitz71@gmail.com>
Date: January 6, 2023 at 12:23:48 PM PST
To: Charles Lee <clee@tcmmail.org>, Eli Beckman <ebeckman@tcmmail.org>, Fred Casissa <fcasissa@tcmmail.org>, Pat Ravasio <pravasio@tcmmail.org>, Rosa Thomas <rthomas@tcmmail.org>
Subject: [EXTERNAL] No Residential Rezoning in Paradise Shopping Center Please!



Access to grocery store is important

[EXTERNAL] No Residential Rezoning in Paradise Shopping Center Please!



Angie Svendsen <iannelli.65@sbcglobal.net>

Tue 12/27/2022, 5:49 PM

 Reply all | 

Charles Lee; Eli Beckman; Fred Casissa; Pat Ravasio; Rosa Thomas 

Public Comment

Please do not rezone the Paradise Center to residential. As the best market in the area, Nugget needs parking for their customers to maintain their business.

Sincerely,

Angeline Svendsen

[121 Redwood Avenue](#)

[Corte Madera](#)

Sent from my iPhone

[EXTERNAL] No Residential Rezoning in Paradise Shopping Center Please!



Ann Cameron <annfcameron@gmail.com>

Tue 12/27/2022, 7:00 PM

 Reply all | 

Charles Lee; Eli Beckman; Fred Casissa; Pat Ravasio; Rosa Thomas 

Public Comment

Tear down the Safeway and put housing there.....Leave Nugget alone.

Ann Cameron

[16 Council Crest Dr.](#)

[Corte Madera CA](#)

[94925](#)

Sent from my iPad

From: [Anne Paterlini](#)
To: [Rebecca Vaughn](#)
Date: Thursday, December 29, 2022 2:50:37 PM

Please immediately remove the Paradise shopping center from your rezoning list and affordable housing plan.

You have not only ignored repeated requests but have also identified numerous other sites that are both more appropriate and unopposed by the community.

Stop pushing to rezone this land, and instead *abide by the 1999 agreement restricting it to commercial parking only*; please honor your commitment and respect the permanent easements.

There are already too few parking spaces to accommodate the businesses *who paid you* in 1999 to buy deed-restricted land for public parking to serve the shopping center.

Please *listen to your constituents*, who are watching carefully, and drop this reckless push to rezone. It's very simple: choose one of your already-identified and unopposed alternatives instead.

Thank you,
Sincerely,
Anne Paterlini

 Reply all |   Delete Junk |  ...



[EXTERNAL] No Residential Rezoning in Paradise Shopping Center Please!



Annette Bernardini <nanapooh1963@gmail.com>

Wed 12/28/2022, 10:38 AM

Charles Lee; Eli Beckman; Fred Casissa; Pat Ravasio; Rosa Thomas 

 Reply all | 

Public Comment

Don't think it's a good thing!!

Sent from my iPhone

Rebecca Vaughn

From: Annie Joseph <annietyrrelljoseph@att.net>
Sent: Thursday, January 5, 2023 8:43 PM
To: Rebecca Vaughn
Cc: Charles Lee; Eli Beckman; Fred Casissa; Pat Ravasio; Rosa Thomas
Subject: [EXTERNAL] Paradise shopping Center

Dear Town Council,

I am in disbelief that you would be considering putting low-moderate income housing in the Paradise Shopping Center.

This shopping center is central to the community. Nugget Markets does a huge business and having such a high quality grocery store in Corte Madera is fabulous for our town. It has heavy foot traffic and often you can not find a parking space. Five Point Fitness has been in business for many years and the community will be outraged if you close them down. I have been in the fitness industry for over 30 years and I know so many people who go there. It is heavily used by young people, ex Bay Club Members, and it has many long time members. Plus we need to have a local dry cleaning store.

There are many other sites in Corte Madera where you put more housing. There is already quite a bit of low-moderate income housing on the frontage road by Marin Joes and there is a large vacant lot further south on the hill by the bike path going to Mill Valley that could be developed.

You will be making an enormous mistake to go ahead with this plan and on behalf of myself and this community I am asking you to withdraw Paradise Shopping Center from your list of possible sites.

Sincerely yours,
Annie Joseph

 Reply all |   Delete Junk |  ...



[EXTERNAL] No Residential Rezoning in Paradise Shopping Center Please!



Anton <ocean3131@comcast.net>

Thu 12/29/2022, 9:04 AM

 Reply all | 

Charles Lee; Eli Beckman; Fred Casissa; Pat Ravasio; Rosa Thomas 

Public Comment

This is ridicules. There are lots of other sites to build this. Do not destroy a grocery store.

Rebecca Vaughn

From: Charles Lee
Sent: Thursday, January 5, 2023 2:34 PM
To: Rebecca Vaughn
Subject: Fwd: [EXTERNAL] No Residential Rezoning in Paradise Shopping Center Please!

This was to mayor Beckman

Sent from my iPhone

Begin forwarded message:

From: Arnold Gelb <arnold.gelb@icloud.com>
Date: January 5, 2023 at 2:32:20 PM PST
To: Charles Lee <clee@tcmmail.org>, Eli Beckman <ebeckman@tcmmail.org>, Fred Casissa <fcasissa@tcmmail.org>, Pat Ravasio <pravasio@tcmmail.org>, Rosa Thomas <rthomas@tcmmail.org>
Subject: [EXTERNAL] No Residential Rezoning in Paradise Shopping Center Please!

Dear Mayor Beckmann, et al.,

As a resident of Madera del Presidio development, and a senior dependent on viable shopping within walking distance, I and my family strongly object to potential residential rezoning of much of the Paradise Shopping Center to moderate-low income housing.
Please apprise me of any upcoming public meetings regarding this proposal.

Respectfully,

Arnold Gelb
17 Madera del Presidio Dr
Corte Madera

 Reply all |   Delete Junk |  



[EXTERNAL] No Residential Rezoning in Paradise Shopping Center Please!



Annie Bilder <abildernew@gmail.com>

Tue 12/27/2022, 10:49 AM

 Reply all | 

Charles Lee; Eli Beckman; Fred Casissa; Pat Ravasio; Rosa Thomas 

Public Comment

Please no housing at Parafide shopping center.!

Betty Ann bilder.

Sent from my iPhone

From: [Charles Lee](#)
To: [Rebecca Vaughn](#)
Date: Tuesday, January 3, 2023 5:43:18 PM

Sent from my iPhone

Begin forwarded message:

From: Bobby Lam <blam415@gmail.com>
Date: December 27, 2022 at 11:30:47 AM PST
Subject: [EXTERNAL] No Residential Rezoning in Paradise Shopping Center Please!

Hi,

I do not support the residential rezoning of Paradise Shopping center in Corte Madera. I utilize five points fitness daily and already can't find a place to park sometimes during the busy shopping rush nearby at Nugget market.

Best,
Bobby Lam
53 Granada Dr, Corte Madera, CA 94925

From: Charles Lee
Sent: Friday, January 6, 2023 10:28 AM
To: Rebecca Vaughn
Subject: Fwd: [EXTERNAL] Affordable housing in Nugget Parking lot

Sent from my iPhone

Begin forwarded message:

From: Bruce Ahlbom <bahlbom@me.com>
Date: January 6, 2023 at 10:16:46 AM PST
To: Charles Lee <clee@tcmmail.org>, Eli Beckman <ebeckman@tcmmail.org>, fcaissa@tcmmail.org, Pat Ravasio <pravasio@tcmmail.org>, Rosa Thomas <rthomas@tcmmail.org>
Subject: [EXTERNAL] Affordable housing in Nugget Parking lot

Good morning Council members.

I am responding to the news that there is a plan to rezone the parking lot at the Nugget Market. I was surprised and not in total agreement of the idea for several reasons:

- Increased traffic in an already crowded corridor. I live in West Corte Madera but frequent the Nugget Market. The traffic from this increase in living units will make this corridor nearly impassable during morning and after noon traffic. Students, shoppers, gym members, Tiburon residents, employees, shoppers at Village and others will make this impassable.
- The focus should first be on why the crowded corridor? Students at any of the Corte Madera/Larkspur and private schools have no transit options to them and their parents. Students are all individually faced with commuting to school, mostly in private cars.... The dangerous Tamalpais 101 interchange is too dangerous to encourage students or anyone for that matter to commute via bike or foot (sorry but I compare it to some of the worst intersections in LA/Orange County with red light runners, ignoring pedestrians in crosswalks and high speeds). For such a "green" community this is unacceptable. We need to get citizens out of cars, not into them....this development will only get more people into cars.
- Before taking away parking options at this commercial area a plan for getting people out of cars should be the first priority. Any new residents here will just join into the already high traffic corridor.
- Commercial businesses struggle in this area due to high inherent costs (rent, employees, transit, etc.) why make it more difficult for the businesses located in this plan.

I encourage the Council to look at the systemic solution required for the area versus the immediate government mandate on housing.

I look forward to hearing from you.

Bruce Ahlbom
Corte Madera

From: [candice peters](#)
To: [Charles Lee](#); [Eli Beckman](#); [Fred Casissa](#); [Pat Ravasio](#); [Rosa Thomas](#); [Rebecca Vaughn](#)
Date: Wednesday, January 4, 2023 11:44:55 AM

Dear Mayor & Council Members,

I am writing in opposition to the plan to re-zone the parking lot and gym serving the retail area at Nugget Market in East Corte Madera. I own a house at 10 Wildflower Court in East Corte Madera & I strongly oppose this plan.

I am in favor of low-to-moderate income housing in the right areas. This location is NOT the right area.

Removing parking spaces from Nugget Market in an already compact (and often full) parking lot would make it even more difficult than it already is to park and shop at our community market. I shop a lot at Nugget & already avoid shopping there if the parking lot is full because it's difficult to maneuver a car in the tight parking lot.

The traffic on Paradise Drive, particularly during school hours, is very problematic. Adding to that traffic by adding housing units right on a major thoroughfare that cannot support that increase seems very unwise and potentially dangerous. The school bus stop is located there which will add to the congestion if people live at that particular location.

We should not displace existing community hubs, like Five Points Fitness. It is one of the only cost-efficient health club options in the area. My family and I were members of the gym pre pandemic & we are going to renew our membership at 5 Points this month. We have seen so many businesses go out of business or leave Marin County. Please don't take this business away from us as well. It makes Marin a less appealing area to live in. We have so many friends who have moved out of Marin due to the lack of services available.

Paradise Drive already houses another low-to-moderate income housing development (San Clemente). Surely there is another more suitable area in Corte Madera that would not impact the flow of traffic or require dismantling existing community spaces.

I urge you to reconsider the plan to re-zone the retail space and parking lots adjacent to Nugget Market. Thank you in advance for your consideration.

Respectfully,
Candice Peters

Sent from my iPhone

[EXTERNAL] No Residential Rezoning in Paradise Shopping Center Please!



carmen_vallejuli@yahoo.com

Tue 12/27/2022, 1:37 PM

 Reply all | 

Charles Lee; Eli Beckman; Fred Casissa; Pat Ravasio; Rosa Thomas 

Public Comment

To our Mayor and Town Council,

My family and I visit Nugget market on a daily basis. Sometimes twice a day. We frequently have challenges getting in and out of the parking lot and at least once daily the parking lot is completely full. I understand the need and requirement to add more housing in Corte Madera, but adding any housing and more traffic with less parking in front of this market would create an incredible back up along Paradise Drive. Not to mention more cars in and out which would be dangerous for the children that frequent the market after school. Without accessible parking, it will be cause undue hardship on the people of our community to pop into our local market.

I urge you to please consider one of the other building sites that does not include taking parking away from Nugget market.

Thank you for your consideration and service to our community!

Carmen

Carmen Facas
415.710.3693

[EXTERNAL] No Residential Rezoning in Paradise Shopping Center Please!



Carrie Taylor <ctmcpeek@gmail.com>

Tue 12/27/2022, 2:52 PM

 Reply all | 

Charles Lee; Eli Beckman; Fred Casissa; Pat Ravasio; Rosa Thomas 

Public Comment

Hi,

I would like to express my concerns over the rezoning of the Paradise Shopping Center. I am very supportive of finding low income housing in our towns, but just do not think this is a great spot due to the limited parking. The Nugget is a huge part of our community serving the east side of Corte Madera including the Aegis Facility and this may cause them to leave the area. We do not want to see this happen.

Sincerely,

Carrie Taylor

49 Paloma Dr.



[EXTERNAL] No Residential Rezoning in Paradise Shopping Center Please!



carriezozo@yahoo.com

Tue 12/27/2022, 2:53 PM

Charles Lee; Eli Beckman; Fred Casissa; Pat Ravasio; Rosa Thomas 

 Reply all | 

Public Comment

I am a resident in Corte Madera and have a background in architecture and planning. As a planner, I see the need for more affordable housing. However, taking over an already thriving commercial business spot like the Nugget market and Five Points gym is poor planning. This space serves as a community center for your residents to frequent, and prevents more cars and more traffic. This entire side of Corte Madera does not have to get in a car and drive to another market outside of Corte Madera. Don't you want to keep businesses alive and braving in tax money? We all have a vested interest in keeping this business in its place because the people use it, welcome it and support it.

Do not allow this lot to be considered for the housing projects needed. I saw that the site behind one of the car dealerships was an option. Be smart and don't make the mistake of removing a much loved and successful business from our town.

Thank you.

Best Regards,

Carrie Strahan

Sent from my iPhone, please excuse the shorthand



 Reply all |   Delete Junk |  



[EXTERNAL] No Residential Rezoning in Paradise Shopping Center Please!



Chris White <bedaz@comcast.net>

 Reply all | 

Today, 8:32 AM

Charles Lee; Eli Beckman; Fred Casissa; Pat Ravasio; Rosa Thomas 

Public Comment

I do not support rezoning this shopping center, parking lot, or building housing in this shopping center, unless this housing provides its own parking, or street parking both of which are probably not feasible, but then so are the housing requirements from Sacramento.

Thank you,

Chris White
606 Tamalpais Dr

[EXTERNAL] No Residential Rezoning in Paradise Shopping Center Please!



Christa Skov <christaskov@gmail.com>

Mon 1/2, 4:02 PM

 Reply all | 

Charles Lee; Eli Beckman; Fred Casissa; Pat Ravasio; Rosa Thomas 

Public Comment

Hello Corte Madera Officials-

I am writing to oppose residential rezoning of the Paradise shopping center. I live across the way in Mariner's Cove and visit the center daily, if not twice a day.

Nugget and is the neighborhood hub of the west side. It's a wonderful resource that builds community and connections with neighbors. The parking lot is often full with no available spots, adding residential units to this shopping center would greatly affect the ease of use and neighborhood connections. There will not be enough space for both. This is our only commercial resource that is close to the neighborhood and keeping parking is very important. Nugget is a beloved market that has created a wonderful space, please do not rezone!

Thank you,
Christa Skov

Sent from my iPhone

From: [Eli Beckman](#)
To: [Rebecca Vaughn](#)
Date: Wednesday, January 4, 2023 11:58:53 AM

Public comment to me only re: potential Paradise parcel rezoning

(Adding keywords in case of future searches: housing element, Nugget, petition)

Eli Beckman
Vice Mayor
Town of Corte Madera

(415) 737-5020
www.eliforcortemadera.com



[Sign Up For Our Newsletter to Stay Informed](#)

From: Eli Beckman <eli@hausplus.com>
Sent: Wednesday, January 4, 2023 11:44 AM
To: Eli Beckman
Subject: [EXTERNAL] [POSSIBLE PHISHING] Fwd: Parking rezoning?

Our email has changed! Please use this address, eli@hausplus.com, for all future emails.

Our old email (@hausplusco.com) will be deactivated on February 24, 2023.

Eli Beckman
Founder, CEO
HAUS+ Company

(415) 272-6132
www.hausplus.com

----- Forwarded message -----

From: **Christina Millikin** <christinamillikin@icloud.com>
Date: Tue, Jan 3, 2023 at 5:49 PM
Subject: Parking rezoning?

To: Eli Beckman <eli@hausplusco.com>

Hey Eli!

Happy New Year! Nugget Market was passing these out today and is asking customers to sign a petition to save their parking spaces. Sounds like a reasonable request, and parking in that lot is already busy, but before I sign anything I always like to get the full story. Curious as to your thoughts on this? What's the solution for the shopping center's reduced parking? They're stating there are other, non-contested locations for the housing. Is this correct?

Thanks!

Christina

Sent from my iPhone

[EXTERNAL] No Residential Rezoning in Paradise Shopping Center Please!



Christine Wood <rowporkchop@icloud.com>

Tue 12/27/2022, 10:40 AM

 Reply all | 

Charles Lee; Eli Beckman; Fred Casissa; Pat Ravasio; Rosa Thomas 

Public Comment

It has come to our attention that you are looking at added affordable housing in the Nugget shopping center. Please look at other available options as we will lose our neighborhood Nugget grocery store. They won't be able to operate if the available parking is taken over by housing units. You will understand this if you go to the grocery store and see that already it is difficult to find parking at times. In addition, more residential units will put more people on the already congested streets.

Please do not change the look of the neighborhood when there are other unopposed housing options.

Thank you.

Christine Wood
4995 Paradise Drive

Sent from my iPhone

 Reply all |   Delete Junk |  ...



[EXTERNAL] No Residential Rezoning in Paradise Shopping Center Please!



Charles McDevitt <mcdev095@gmail.com>

Wed 12/28/2022, 8:45 PM

Charles Lee; Eli Beckman; Fred Casissa; Pat Ravasio; Rosa Thomas 

 Reply all | 

Public Comment

I'm opposed to rezoning the shopping center.

Chuck mcdevitt

Mariner cove.

Sent from my iPhone

[EXTERNAL] No Residential Rezoning in Paradise Shopping Center Please!



Claudia Wilson <clwisfsu@gmail.com>

Mon 1/2, 11:06 AM

Reply all | ▾

Charles Lee; Eli Beckman; Fred Casissa; Pat Ravasio; Rosa Thomas ▾

Public Comment

Deer town Council,

Please reconsider your plan to rezone the Paradise shopping center. This would result in Nugget Market having to close since there would no longer be enough parking for its patrons. I've lived in East Corte Madera for over 30 years and we have always had a market here and now we have a fabulous market that only provides wonderful service and product, but it also employs a number of our youth and treats them exceedingly well. Nugget Markets has been ranked in the top five of the Fortune 500 companies as one of the best places to work. Forcing them to close would be a tragedy for all of Corte Madera not just those of us who live on the east side as it is patronized by all residents of Corte Madera.

With many more locations to choose that are not going to be in dispute or forcing you to rezone, it's an enigma to me why you would choose this property.

Hopefully you are aware of a new law that went into affect on January 1 that requires all new residential developments to provide their own parking structure unless the property resides on a viable public transportation route that provides frequent service throughout the day. Obviously, this is not an East Corte Madera.

If you're stuck on developing somewhere this side of town, why not choose the property where Restoration Hardware has its offices on Madera Del Presidio. This is already zoned for residential use, and those parking lots, if you don't already know, are empty! There is plenty of room there to build something and even if Restoration Hardware would have to move, I am not aware that they provide any service to the community like Nugget Market does.

I appreciate your consideration, and please be aware that we will all be watching very carefully as you make your decision.

Claudia Wilson

Sent from my iPhone

[EXTERNAL] No Residential Rezoning in Paradise Shopping Center Please!



Cory Harrison <charrison372@gmail.com>

Tue 12/27/2022, 10:32 AM

 Reply all | 

Charles Lee; Eli Beckman; Fred Casissa; Pat Ravasio; Rosa Thomas 

Public Comment

All,

I'm going to keep this message short...

If you are seriously considering a residential rezoning in the Paradise Shopping Center I can assure you, I among many other East Corte Madera citizens will ensure your current term in office will be your last as you will not have our vote for any future reelection campaign. We will also mobilize our neighbors in West Corte Madera to oppose you, which they will!

Moreover, speaking of me personally...

I will invest a significant amount of my personal wealth in not only opposing your candidacy next election cycle, if you decide to run, but will also actively find a more qualified candidate to defeat you.

Thank you for your time and attention to this matter.

Cory Harrison

Mobile: 415 596 7204

Fax: 415 744 1873

[EXTERNAL] No Residential Rezoning in Paradise Shopping Center Please!



Cynthia Jerrell <cynskis@gmail.com>

Wed 12/28/2022, 11:06 AM

 Reply all | 

Charles Lee; Eli Beckman; Fred Casissa; Pat Ravasio; Rosa Thomas 

Public Comment

We frequent the Paradise Shopping Center for shopping at Nugget Market and oppose the proposed rezoning. Parking is too tight now and the proposed rezoning would only worsen the problem.

Please don't do it!

Thank You

Cynthia and Brad Jerrell

10 Endeavor Drive

Corte Madera

[EXTERNAL] No Residential Rezoning in Paradise Shopping Center Please!



Dan Harris <dharris@bdo.com>

Mon 1/2, 5:31 AM

Charles Lee; Eli Beckman; Fred Casissa; Pat Ravasio; Rosa Thomas

Reply all |

Public Comment

All,

Happy New Year - hope everyone had a wonderful break.

As an East Corte Madera resident I wanted to convey my concern regarding the above plans. I understand that this may impact Nugget Market's ability to continue operating. Nugget is an important facility for my family and I, both in terms of being a convenient place to pick up groceries, but also as one of the few places we can walk to. We often meet friends at Nugget and it represents an focal point for our community.

I am fully supportive of building new low-mid income housing in Corte Madera; however, would hope a site could be identified that does not result in the loss of an existing facility that many use regularly and adds to the community feel.

Kind Regards,
Daniel Harris
2 Buccaneer Court

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[EXTERNAL] Oppose - Plan to Rezone Nugget Market



Dan Weeks <2danweeks@gmail.com>

Yesterday, 3:39 PM

Charles Lee; Eli Beckman; fcaissa@tcmmail.org; Pat Ravasio; Rosa Thomas ▾

↻ Reply all | ▾

Public Comment

Dear Council Members,

I am writing in opposition to the plan to rezone the parking lot and gym serving the retail area at **Nugget Market** in Corte Madera.

I am very much in favor of increasing low-to-moderate income housing in our community. I fully support the development of affordable housing in areas that can sustain it. However, I would argue that:

- Removing parking spaces from **Nugget Market** in an already compact (and often full) parking lot would make it even more difficult than it already is to park and shop at our community market.
- The traffic on Paradise Drive, particularly during school hours, is very problematic. Adding traffic by adding housing units right on a major thoroughfare that cannot support that increase seems very unwise and potentially dangerous.
- We should not displace existing community hubs, like Five Points Fitness. It is one of the only cost-efficient health club options in the area.
- Paradise Drive already houses another low-to-moderate income housing development. Surely there is another more suitable area in Corte Madera that would not impact the flow of traffic or require dismantling existing community spaces (see shuttered Century Cinema Theater).

I urge you to reconsider the plan to rezone the retail space and parking lots adjacent to **Nugget Market**.

Thank you in advance for your consideration.

Respectfully,

-Dan Weeks

 Reply all |   Delete Junk |  ...





[EXTERNAL] No Residential Rezoning in Paradise Shopping Center Please!



Dana Koch Ellington <danakochellington@yahoo.com>

Tue 12/27/2022, 2:14 PM

 Reply all | 

Charles Lee; Eli Beckman; Fred Casissa; Pat Ravasio; Rosa Thomas 

Public Comment

Hello!

I live on Staghound Psge in CM & our family is devastated at the potential news of rezoning the Nugget shopping center.

PLEASE HELP US REJECT THIS!!!

-Dana Ellington

Sent from my iPhone

[EXTERNAL] No Residential Rezoning in Paradise Shopping Center Please!



Danielle Ajrawat <dfaleta@gmail.com>

Tue 12/27/2022, 4:52 PM

Reply all | ▾

Charles Lee; Eli Beckman; Fred Casissa; Pat Ravasio; Rosa Thomas ▾

Public Comment

Hello,

I am sending an email in regards to the Corte Madera town plans to potential rezone a section of the Paradise Shopping Center for low income housing.

I am in full support of building low-income housing in Corte Madera. However, when reviewing the proposed plans I feel strongly that a number of the locations are strong candidates while the Paradise Shopping center is not. The Nugget Market is an extremely important local business in our community, and I fear that allocating housing to an area with an already small parking area would impact the markets ability to operate. This market is not only a place where Corte Madera and Tiburon family's are able to shop, but it's also a local gathering spot for the community. This market is extremely important to everyone who lives on this side of town and it would be devastating if it no longer could function due to parking spots being by reallocated to new housing.

I am excited to see this housing project take place and believe there is a strong need for housing for those family's who would not otherwise be able to afford such a beautiful area. I do however, feel there are a number of potential spots that would be much better suited and could provide the space needed for these projects without compromising such an important local business to our community.

I hope you'll consider the above during your vote January 11th.

Best,

Danielle Ajrawat - Corte Madera Resident (Presidio Ct)

--

Danielle Ajrawat

dfaleta@gmail.com


daniellefaleta.com


[EXTERNAL]



Debbie Bernier <debbie.bernier@gmail.com>

Yesterday, 4:50 PM

Charles Lee; ebecman@tcmmail.org; facassia@tcmmail.org; Pat Ravasio; Rosa Thon 

 Reply all | 

Public Comment

OPPOSE - Rezone - Nugget Market - Five Points Gym

To: <clee@tcmmail.org>, <ebeckman@tcmmail.org>, <fcassia@tcmmail.org>, <pravasio@tcmmail.org>, <rthomas@tcmmail.org>

I am writing in opposition to the plan to **REZONE** the parking lot and gym serving the retail area at Nugget Market in East Corte Madera.

I am very much in favor of increasing low-to-moderate income housing in our community. I understand that such an opportunity can be transformative for families. I fully support the development of affordable housing in areas that can **sustain it**. However, I would argue that:

- Developing a 38 unit housing in a space that is already suffocated seems very unwise
- The potential rezoning would affect our communities natural habitat is potentially extremely dangerous - we are very protective of our environment and our nature friends
- Removing parking spaces from Nugget in an already compact (and often full) parking lot would make it even more difficult than it already is to park and support our community market.
- The traffic on Paradise Drive, particularly during school hours, is very problematic. Adding to that traffic by adding housing units right on a major thoroughfare that cannot support that increase seems very unwise and potentially dangerous.
- Adding more traffic to our supported Aegis Community would prove unhealthy and impact our elderly community
- We should not displace existing community hubs, like Five Points Fitness. It is one of the only cost-efficient health club options and is supported in the area. Several of our community members use the gym every day. Doing away with it would have a considerable impact.
- Paradise Drive already houses another low-to-moderate income housing development (San Clemente).

Surely there is another more suitable area in Corte Madera that would not impact the flow of traffic, require dismantling existing community market spaces, harming our environment and nature friends.

I **URGE** you to reconsider the plan to **REZONE** the retail space and parking lots adjacent to Nugget Market.



|



|

Debra Bernier
4 Wildflower Ct, Corte Madera, CA 94925

--

Debbie Bernier
415.272.4916

Rebecca Vaughn

From: D Jacobsen <1jacobsenfamily@gmail.com>
Sent: Thursday, January 5, 2023 4:19 PM
To: Charles Lee
Cc: Eli Beckman; Fred Casissa; Pat Ravasio; Rosa Thomas; Rebecca Vaughn; Adam Wolff
Subject: [EXTERNAL] Proposed Re Zoning

Deborah Weinreb Jacobsen
112 Privateer Dr
Corte Madera, CA 94925

January 5, 2023

To: All Corte Madera Town Council Members

Re: Preposed Re Zoning of Paradise Shopping Center

Dear Town Council Members,

I am writing about the effort to rezone the Paradise Shopping Center from commercial to residential usage. I am concerned about this proposal for many reasons.

First, should this proposal go through and housing units be created, this would negatively impact parking at Nugget Market. At present, there is insufficient parking for the grocery store. This would further compound an already existing problem.

Furthermore, rezoning this area from commercial to residential to create high density housing is completely inconsistent and out of character to the existing surrounding neighborhoods.

Also, we need to keep this area as commercial to serve the existing neighborhoods. At present, Nugget Market is the only retail operation within walking distance, to serve these neighborhoods. We need to create more commercial options, not less options, for these neighborhoods.

Frankly, if the gym were to close, what we really need in this area is a drugstore. Many years ago, there was a drugstore at the gym location that served our neighborhoods well. I'd like to see that reestablished, should the gym relocate.

I understand the need to create housing in Marin, however, I understand there are other sites in Corte Madera, already zoned for residential use. Creating housing in those areas, makes more sense and better serves the community.

As a Corte Madera resident for over 40 years, I urge you to keep the Paradise Shopping Center as a commercial zone. And if possible, should the gym relocate, explore the option to create a drugstore in that location.

Please confirm that you have received this letter and it will be delivered to the appropriate parties.

Thank you,

Deborah Weinreb Jacobsen

[EXTERNAL] No Residential Rezoning in Paradise Shopping Center Please!



Debra Ziegler <dziegler333@comcast.net>

Tue 12/27/2022, 11:13 AM

 Reply all | 

Charles Lee; Eli Beckman; Fred Casissa; Pat Ravasio; Rosa Thomas 

Public Comment

I firmly believe this is a very bad idea. The parking lot is always utilized. The gym has many clients. Where would the gym go? The impact would negatively affect the east side of Corte Madera. I am not against low income housing. I approved the location by the DMV. There are many other locations that would not have such a negative impact. Has the Corte Madera theater been explored?

Sent from my iPhone

 Reply all |   Delete Junk |  



[EXTERNAL] No Residential Rezoning in Paradise Shopping Center Please!



D Zieger <dzinhawaii@yahoo.com>

Tue 12/27/2022, 2:07 PM

 Reply all | 

Charles Lee; Eli Beckman; Fred Casissa; Pat Ravasio; Rosa Thomas 

Public Comment

No rezoning of Paradise shopping center.

Dixie Zieger

 Reply all |   Delete Junk |  ...



[EXTERNAL] No Residential Rezoning in Paradise Shopping Center Please!



Doug Cunha <douglasstevecunha@gmail.com>

Tue 12/27/2022, 12:03 PM

Charles Lee; Eli Beckman; Fred Casissa; Pat Ravasio; Rosa Thomas 

 Reply all | 

Public Comment

Please do not rezone in order to create more housing!!!

[EXTERNAL] No Residential Rezoning in Paradise Shopping Center Please!



eddie@logicalpath.com

Mon 1/2, 9:15 AM

Charles Lee; Eli Beckman; Fred Casissa; Pat Ravasio; Rosa Thomas 

 Reply all | 

Public Comment



Action Items



Hello,

I'm a resident of Corte Madera and the Nugget in Paradise Shopping Center is my local grocery. That shopping center is thriving. We are members at the gym and depend on the Nugget for our groceries without having to drive our car and create more traffic. Please remove the Paradise Shopping Center from your list of choices. Why tear down a thriving area when other areas would be a good fit - such as the old movie theater on Tamal Vista Blvd.

Thanks for your consideration

Eddie Dickey

[1 Creekside CT](#)

[Corte Madera 94925](#)

[EXTERNAL] January 11, 2023 Meeting re Ordinance to Rezone Eighteen Parcels



Edward Baker <edward@casabaker.net>

Today, 7:17 AM

Public Comment; Charles Lee; Eli Beckman; Fred Casissa; Bob Ravasio; Leila Monga ▾

Reply all | ▾

Inbox

Mayor and Councilmembers,

My name is Edward Baker and I live at 22 Granada Drive, a neighborhood which would be directly impacted by this rezoning. My concerns with this proposal are as follows:

- **Diminish local retail** - This rezoning will diminish retail by making the highest and best use residential. Decreasing the amount of retail will of course drive-up rents for the remaining retail, the costs which will be passed to the consumers.
-
- **Higher Rents** Small businesses owned will disproportionately suffer with higher rents.
-
- **Drive to other retail and gyms** - The traffic study ignores the increased drive times needed to access retail outside the area as local options will be decreased.
-
- **Schools' attendance** - There is no apparent consideration or analysis of the increased pressure on schools from increasing the number of residents and thus increased number of children attending the schools. This is not included in the traffic study nor is there any indication of the cost of expanding the schools and/or putting pressure on the existing schools.
-
- **Precedent** - If this rezoning is implemented, it will be difficult to deny similar rezoning requests, diminishing available retail options for residents and increasing pressure on the schools and traffic. And encouraging landlords to raise rents.

Therefore, I oppose this rezoning.

Submitted sincerely,

Edward J. Baker.



[EXTERNAL] No Residential Rezoning in Paradise Shopping Center Please!



Elaine Green <qgormally@aol.com>

Mon 1/2, 10:27 AM

 Reply all | 

Charles Lee; Eli Beckman; Fred Casissa; Pat Ravasio; Rosa Thomas 

Public Comment

Please reconsider residential zoning in the Paradise Shopping Center.

It is already difficult to find a parking space, when visiting the Five Points Fitness gym, and the Nugget Market. Both of which I do regularly.

There must be other locations in Corte Madera suited to more housing.
This parking lot does not seem like a good idea, nor a solution to the housing shortage problem.

Where will the people in the new housing park?

Any reconsidering of this site is much appreciated.

Elaine Green

Sent from my iPhone

[EXTERNAL] Please reconsider the rezoning of Paradise Shopping Center



Elaine Snyder <elainesnyder@gmail.com>

Mon 1/2, 3:40 PM

Charles Lee; Eli Beckman; Fred Casissa; Pat Ravasio 

 Reply all | 

Public Comment

Dear Mayor and Council Members,

My husband and I have been residents of Corte Madera in our house on Enterprise Drive for 50 years. We have always been active shoppers and participants in the businesses that are located in the Paradise Shopping Center. Most of the businesses there have been owned and operated by local residents. It has always been tight parking. If you were to rezone and take over the space of these businesses, most would be gone due to inability to find parking. We are aware of the state's mandate for affordable housing, but there are other sites in Corte Madera that would be more suitable than taking up space in a thriving shopping area. My husband and I use the gym about 4 to 5 days a week and do not want to have to drive further to find another gym facility and dry cleaning business. We can bike or walk to the center now. Consider also the tax revenue Corte Madera receives from successful businesses located there.

Respectively,

Elaine and Darrel Snyder

[25 Enterprise Drive](#)

[Corte Madera, CA](#)

--

Elaine

[EXTERNAL] Don't Destroy Bayside Corte Madera



Elise Rosenbaum & Sharon Szabo <e.and.s@comcast.net>

Reply all |

Tue 1/3, 8:54 AM

Charles Lee; Eli Beckman; Fred Casissa; Pat Ravasio; Rosa Thomas

Public Comment

Town Council members,
Why are you willing to bankrupt our shopping center.
Instead, bankrupt this one:



Or does this hit too close to home?
Thanks for nothing.
E & S

From: [Fred Casissa](#)
To: [Rebecca Vaughn](#)
Cc: [Adam Wolff](#)
Date: Monday, January 2, 2023 11:47:17 AM

Fred Casissa
Corte Madera Town Council Member

From: Elise Rosenbaum <elise.r@comcast.net>
Sent: Monday, January 2, 2023 11:06 AM
To: Fred Casissa
Subject: [EXTERNAL] Nugget

Hello Mr. Casissa,
Imagine not having a local market, dry cleaner or gym. Our community, aka Bayside Corte Madera, depends on these resources. By removing our grocery store's parking lot, by removing our dry cleaner and the gym, the Town of Corte Madera which you supposedly represent, will be gutting Bayside Corte Madera of it's hub.

I am opposed to your actions. There are other viable alternatives to build housing.
Angry,
Elise Rosenbaum
31 Parkview Circle

 Reply all |   Delete Junk |  


[EXTERNAL] No Residential Rezoning in Paradise Shopping Center Please!



Dinowitz Family <dinogreenfamily@gmail.com>

Tue 1/3, 3:40 PM

Charles Lee; Eli Beckman; Fred Casissa; Pat Ravasio; Rosa Thomas 

 Reply all | 

Public Comment

Dear Leaders,

Please do not proceed with the proposed rezoning at the Paradise Shopping Center where I frequent multiple times each week to shop at Nugget market. My children also frequent the market for socialization and the gym for exercise. Your plans will have a negative impact on our intimate east side community.

Thank you.

Elizabeth Dinowitz

 Reply all |   Delete Junk |  ...




[EXTERNAL] No Residential Rezoning in Paradise Shopping Center Please!



Ellen <ellen_clair@yahoo.com>

Tue 12/27/2022, 7:52 PM

 Reply all | 

Charles Lee; Eli Beckman; Fred Casissa; Pat Ravasio; Rosa Thomas 

Public Comment

Council members and Mayor,

Please reconsider the proposal to add housing of any kind to this sight. The Nugget market is a vital part of our community and your proposal to rezone this area would be disastrous to the area. Primarily, the parking is very tight. I was in an accident there due to the tight space.

Surely there are more appropriate locations for housing

Regards,

Ellen Selzer

Sent from my iPhone

[EXTERNAL] Fwd: Paradise shopping center- 5651 paradise drive

Emily McBride <theemilymcbride@gmail.com>

Wed, 12/28/2022 9:27 PM

To: Public Comment <PublicComment@tcmmail.org>;

Greetings,

I'm writing to urge reconsideration of the rezoning of the Paradise shopping center for residential use. My husband and I recently purchased our first home down the street from the Nugget market. It's been an integral part of our life here- taking walks with the kids for walks there for healthy food and having a convenient option for meals as two full time working parents that we can pick up on the way home. It's one of the things we love most about our neighborhood. We urge you to strongly reconsider rezoning for building development that will cause operations to cease in the shopping center. We don't have any other markets on the east side of town and it would impact us on a daily basis.

Thank you for your consideration,
Emily

[EXTERNAL] No Residential Rezoning in Paradise Shopping Center Please!



ERIC WILCOX <ewilcox1@me.com>

Mon 1/2, 9:31 AM

 Reply all | 

Charles Lee; Eli Beckman; Fred Casissa; Pat Ravasio; Rosa Thomas 

Public Comment

Hello All and Happy New Year -

Please take the Paradise Shopping Center off the rezoning list for housing. The impact on the parking will be too great and it would be terrible if the market was driven out of that location. There are more appropriate locations for increased housing elsewhere in Corte Madera.

Thank you for your consideration.

Eric Wilcox

[EXTERNAL] No Residential Rezoning in Paradise Shopping Center Please!



Erin Christensen (ERINH) <harrod_christensen.erin@gene.com>

 Reply all | 

Tue 12/27/2022, 2:26 PM

Charles Lee; Eli Beckman; Fred Casissa; Pat Ravasio; Rosa Thomas 

Public Comment

Dear planning committee,

I ask that you reconsider rezoning the nugget market parking lot for housing due to the access and already insufficient road access to this area. It's an incredibly crowded space with intensely bad traffic both in and out of paradise, and with no alternative routes. Traffic to and from this area is already an issue and adding in more residents creates a potential safety risk for emergency services, etc. Housing is an issue here in southern Marin but there are other sites with much better access options and less crowding that would better support additional housing without putting the existing businesses and homes at risk. Thank you for your consideration of the opinions of the neighborhood.

Sincerely,

Erin Christensen
152 Golden Hind Passage

 Reply all |   Delete Junk |  ...



[EXTERNAL] No Residential Rezoning in Paradise Shopping Center Please!



Gary Edwards <sagekase@vom.com>

Tue 12/27/2022, 10:09 AM

 Reply all | 

Charles Lee; Eli Beckman; Fred Casissa; Pat Ravasio; Rosa Thomas 

Public Comment

Please Preserve Nugget Market as a Vendor to Nugget Stores I can hardly get my delivery vehicles in there Now!

 Reply all |   Delete Junk |  ...

[EXTERNAL] No Residential Rezoning in Paradise Shopping Center Please!



Jarvis, Gary <Gary.Jarvis@ucsf.edu>

Tue 1/3, 11:13 AM

 Reply all | 

Charles Lee; Eli Beckman; Fred Casissa; Pat Ravasio; Rosa Thomas 

Public Comment

Dear Town Council Members,

I am extremely concerned about the proposed housing in the Paradise Shopping Center location in East Corte Madera. Such housing would create insufficient parking for Nugget Market to continue operating. Nugget Market is vital to the food shopping needs of the entire East Side of Corte Madera and its closing would be a hardship to the residents of the East Side.

Please do not move forward with this plan.

Thank you,

Gary Jarvis
14 El Camino Drive
Corte Madera

Rebecca Vaughn

From: Rosa Thomas
Sent: Tuesday, January 3, 2023 3:11 PM
To: Rebecca Vaughn
Subject: Fw: [EXTERNAL] Housing Element Nugget Market

This one was only to me and Pat.

Rosa Thomas
Corte Madera Town Council Member
rthomas@tcmmail.org

www.townofcortemadera.org | [Sign Up For Our Newsletter to Stay Informed](#)

From: George Topor <gtopor@sbcglobal.net>
Sent: Tuesday, December 27, 2022 1:46 PM
To: Rosa Thomas; Pat Ravasio
Subject: [EXTERNAL] Housing Element Nugget Market

Council Members.

Please correct me if I am wrong, but I thought the "Housing Element" only required the Town to identify locations for building.

While "re zoning "is also always in the Town's purview somebody still has to come along who wants to build said housing and meet all of the Town's multitude of requirements.

I wonder if the Town has also looked at how Emeryville (and others, but they are close) puts retail with housing above?

In regards to Nugget, I for one see potential on the East Side of Paradise between the car dealers and Herc Rentals in addition to the back side of Park Madera Center on Tamalpais.

gt

George Topor
42 Spindrift Passage
Corte Madera, CA 94925
415 945 0650
415 302 9148 Cell

 Reply all |   Delete Junk |  ...



[EXTERNAL] No Residential Rezoning in Paradise Shopping Center Please!



Georgyn Hittelman <georgyn@hittelman.net>

Wed 12/28/2022, 9:20 AM

 Reply all | 

Charles Lee; Eli Beckman; Fred Casissa; Pat Ravasio; Rosa Thomas 

Public Comment

As a retired person, I appreciate that the Five Points Fitness gym and Nugget Market are nearby my residence. If necessary I can also walk to that location as well as drive. I depend on my gym community for my health as well as an important social outlet. I hope you realize the importance of this location to your Corte Madera constituents. I hope you remove this site from the relining plan.

Thank you, Georgyn Hittelman

Sent from my iPhone

 Reply all |   Delete Junk |  



[EXTERNAL] No Residential Rezoning in Paradise Shopping Center Please!



grayson williams <littlegdub@me.com>

Mon 1/2, 9:11 AM

Charles Lee; Eli Beckman; Fred Casissa; Pat Ravasio; Rosa Thomas 

 Reply all | 

Public Comment

I'm strongly against Residential Rezoning in Paradise Shopping Center!!!
Thank you-

.....
GW

 Reply all |   Delete Junk |  ...





[EXTERNAL] No Residential Rezoning in Paradise Shopping Center Please!



Gwen <gwenie94@gmail.com>

Tue 12/27/2022, 7:17 PM

 Reply all | 

Charles Lee; Eli Beckman; Fred Casissa; Pat Ravasio; Rosa Thomas 

Public Comment

We are current residents in east Corte Madera and frequent Nugget Market, 5 point Fitness Gym almost daily. We are appalled about the proposed plan to rezone the shopping center. These businesses are an integral part of the community and the proposed rezoning will have a negative impact to our community. We oppose this measure.

Gwen Ho and Daniel Sakaya

Sent from my iPhone

[EXTERNAL] No Residential Rezoning in Paradise Shopping Center Please!



Hannah Brodzinsky <hannahbrodzinsky@comcast.net>

Wed 12/28/2022, 6:10 PM

↻ Reply all | ▾

Charles Lee; Eli Beckman; Fred Casissa; Pat Ravasio; Rosa Thomas ▾

Public Comment

I live in Meadowcreek Station HOA.

My neighbors and I rely on the ease of shopping at Nugget, acceptable parking and very, very good quality items... much better and often cheaper than the awful CM Safeway. We also have a very nice, eco friendly dry cleaners

I am a member of 5 Points gym...as are many from east CM. Lose the gym? Geez, without a market and a gym, this puts east CM back to the days when it was viewed as a second class citizen of the REAL Corte Madera.

I totally support additional housing, such as the apartments on San Clemente near the CHP office. But wipe out a vibrant shopping center? Send us into our cars for a gym and quality market? Doesn't sound like the most well thought out plan.

You all should have considered dense housing at Best Western site instead of a newer, bigger motor inn. Or maybe build on the Bed Bath and Beyond site?

Please do not take away our market and gym.

Hannah Brodzinsky

26 Creekside Ct

Corte Madera

[EXTERNAL] No Residential Rezoning in Paradise Shopping Center Please!



Harmmonie Wexler <harmmonie@hotmail.com>

Tue 12/27/2022, 3:11 PM

 Reply all | 

Charles Lee; Eli Beckman; Fred Casissa; Pat Ravasio; Rosa Thomas 

Public Comment

Hello Town of Corte Madera Council.

I live on the east side of Corte Madera off of Paradise Drive. I just learned that there is a plan to add housing to the existing Paradise Shopping Center. How can this be? We already have limited space for shops there. Please DO NOT go forward with this plan. Surely there are other locations you can consider. How about where the movie theater is and sits empty on a huge lot?!

I vote no on this plan.

Thank you,
Harmmonie Wexler

Sent from my iPhone

[EXTERNAL] No Residential Rezoning in Paradise Shopping Center



HOWARD SARDIS <hsardis@comcast.net>

Wed 12/28/2022, 8:37 AM

Charles Lee; Eli Beckman; Fred Casissa; Pat Ravasio; Rosa Thomas 

 Reply all | 

Public Comment

Dear Council Members,

As a resident of the eastside of Corte Madera for over 25 years, I want to strongly voice my objection to the proposed rezoning of the Paradise shopping center.

The negative affect on parking for the Nugget Market jeopardizes the viability of the business. The Market provides the only local alternative to shopping at Safeway, is a favorite of all of us on the east side of 101, and would be a big lost to the community if it were to close.

If not already considered, may I suggest placing this project at the property next to the Best Western. The old Peppermill restaurant (yes, I've been around that long), (then Max's, then some Mexican place) which has sat vacant for many, many years. I would love a nice restaurant to go into that spot but I also realize the need to find a location for housing. That location would have a very low impact on traffic. And being situated across from Towne Center would be a plus for both residents and the shops themselves.

Sincerely,
Howard Sardis
21 Madera del Presidio

 Reply all |   Delete Junk |  ...




[EXTERNAL] No Residential Rezoning in Paradise Shopping Center Please!



Hugh McBride <hughmcbride@gmail.com>

Tue 12/27/2022, 6:51 PM

 Reply all | 

Charles Lee; Eli Beckman; Fred Casissa; Pat Ravasio; Rosa Thomas 

Public Comment

Dear Mayor and Town Council,

I implore you to please not include the Paradise shopping center in the residential rezoning plans for the Town. As an East Corte Madera resident and homeowner, the Paradise Shopping Center is the most important facility to my family and our community on the "East" side. Please don't forget about us over here.

Thanks for all your hard work,
Hugh McBride

Sent from my iPhone

 Reply all |   Delete Junk |  ...

[EXTERNAL] No Residential Rezoning in Paradise Shopping Center Please!



James Hochstadt <jamesevh@sbcglobal.net>

Tue 1/3, 6:15 AM

 Reply all | 

Charles Lee; Eli Beckman; Fred Casissa; Pat Ravasio; Rosa Thomas 

Public Comment

I urge you to vote against the residential rezoning proposal for the Paradise Shopping Center. There are other options that would not adversely affect the customers of Nugget Market and the other shopping Center businesses.

Neither Marin County nor the state of California has the water, electrical grid capacity or transportation infrastructure to support additional housing and population. Additional expansion will degrade quality of life in Marin, lengthen commute times, increase water and power rationing, and make the Marin dream unattainable.

Sincerely,

James E Hochstadt
Susan M. Curie

From: [James Parker](#)
To: [Rebecca Vaughn](#)
Cc: [Susan E. Parker](#)
Date: Saturday, December 31, 2022 9:50:16 AM

Dear Mayor and Town Council:

My family has lived in East Corte Madera since 1997, half a mile from the Nugget Markets Shopping Center on Paradise Drive. We **oppose** re-zoning the shopping center for affordable housing because the proposed re-zoning would likely eliminate a significant portion of parking at the shopping center as well as Five Points Gym.

The parking is barely adequate now. Eliminating even a few spaces could lead to the loss of Nugget Markets. Also, my son and many neighbors belong to Five Points Gym and can ill-afford to lose access to it.

We understand the Town must meet state-mandated housing goals. Other sites in Corte Madera can fulfill those goals, face no opposition to affordable housing, and housing at those sites will not undermine our local businesses.

Vote **NO** to re-zoning the Nugget Markets Shopping Center.

Thank you.

James and Susan Parker

James C. Parker
25 Windward Drive
Corte Madera, CA 94925
(415) 812-4837
parkerjc@me.com

[EXTERNAL] No Residential Rezoning in Paradise Shopping Center Please!



james steere <stbuild@comcast.net>

Mon 1/2, 12:24 PM

 Reply all | 

Charles Lee; Eli Beckman; Fred Casissa; Pat Ravasio; Rosa Thomas 

Public Comment

Please no rezoning!

James Steere
Steere Building
General Building Contractor
CSLB Lic # 744002 B
[28 Lomita Dr](#)

[Mill Valley, CA 94941](#)
Stbuild@comcast.net
415-613-7434


 Reply all |   Delete Junk |  ...

[EXTERNAL] OPPOSE - Rezone - Nugget Market - Five Points Gym



Jami Handelman Katz <jamihkatz@gmail.com>

Yesterday, 5:39 PM

Charles Lee; Eli Beckman; Fred Casissa; Pat Ravasio; Rosa Thomas; +2 more 

 Reply all | 

Public Comment

My husband and I are writing in OPPOSITION to the plan to **REZONE** the parking lot and gym serving the retail area at Nugget Market in East Corte Madera.

There are many reasons and to name a few:

-Parking is already a challenge in this lot and adding a housing complex will compound this issue.

-We should not displace Five Points Fitness. It is one of the only cost-efficient health club options and is supported in the area and so many families. Several of our community members and teens use the gym every day.

-We have very little on the east side of Corte madera and this is a hub for our community and kids as well as the elderly at the Aegis center.

-There are several other areas in our community that should be considered and evaluated.

We strongly encourage you to reconsider. Thank you in advance for your time and efforts.

 Reply all |   Delete Junk |  ...




[EXTERNAL] No Residential Rezoning in Paradise Shopping Center Please!



Jamie Cunha <jamiemiles33@gmail.com>

Wed 12/28/2022, 10:10 AM

 Reply all | 

Charles Lee; Eli Beckman; Fred Casissa; Pat Ravasio; Rosa Thomas 

Public Comment

Dear Mayor Lee and Town Council members,

I am writing to request that the Paradise Shopping Center be removed from your housing plan list due to the already difficult parking that exists at this site. There are so many other sites where housing makes more sense, such as where the movie theater existed, and parking is not an issue. Thank you for your time and consideration.

Sincerely,
Jamie Cunha

Sent from my iPhone

[EXTERNAL] No Residential Rezoning in Paradise Shopping Center Please!



j.davidson@mac.com

Mon 1/2, 6:16 PM

Charles Lee; Eli Beckman; Fred Casissa; Pat Ravasio; Rosa Thomas 

 Reply all | 

Public Comment

Nugget is my neighborhood market, and I feel like the people who work there are my neighbors. I stop there after a hectic day working at the nearby Village Shopping Center, and use their catering service frequently for work events. We need small markets—places other than Lucky, Safeway or Trader Joes—places where the parking situation is already stretched to the limits. We need this Nugget! Let's not lose this vital neighborhood service. Please don't rezone the Paradise Shopping Center.

Thanks you for your time and service.

Jan Ackermann-Davidson

j.davidson@mac.com


415.860.2065

[EXTERNAL] No Residential Rezoning in Paradise Shopping Center Please!



Jana <janaina.m.g@gmail.com>

Wed 12/28/2022, 9:19 AM

Charles Lee; Eli Beckman; Fred Casissa; Pat Ravasio; Rosa Thomas 

 Reply all | 

Public Comment

Good Morning-

I have just become aware of the rezoning efforts for the paradise shopping center. I am writing this email as I am against this effort and ask that you look to other possible locations in Corte Madera.

I grew up in East Corte Madera. I remember when there was no elementary school, a liquor store, a run down grocery store that if we were lucky would have fruit and vegetables that were not yet going stale. There was no sense of community on this side of the "tracks".

I have seen and experienced the change of our community that this shopping center has brought. East Corte Madera has in my lifetime never had such a sense of community as it does now. Of course it's not the shopping center alone that brings a sense of community. My children are lucky enough to go to the Cove School (which as you know is a relatively new addition as well), however they are now old enough to walk down the street on their own to the shopping center- meet their friends- hang out - and buy some treats for themselves. Having a shopping center so close to our home creates a real sense of community - a place where people will gather, bump into their neighbors and friends.

Reducing the size of this shopping center & available parking will without a doubt reduce the ability for East Corte Madera residents come together as a community.

I wonder what type of impact this will have on Nugget Market- although overpriced- is still a terrific market to have access to. I would be sad to see the market leave and the thriving community that has been created be diminished due to the rezoning efforts.

I ask that you reconsider other locations where the sense of community won't be as disrupted.

The old movie theater which is now empty and is a huge empty lot is one location that comes to mind...I know that it may not be an option- but it's an example of what I mean when I say minimal disruption to the the sense of community.

Thank you for your time and consideration.

Jana

 Reply all |   Delete Junk |  



[EXTERNAL] No Residential Rezoning in Paradise Shopping Center Please!



Janet Cushing <jcushing415@gmail.com>

Tue 12/27/2022, 8:16 PM

Charles Lee; Eli Beckman; Fred Casissa; Pat Ravasio; Rosa Thomas 

 Reply all | 

Public Comment

Attention!!!

We need Nugget and Nugget needs parking spaces to survive,

Please help keep Nugget. i hope there everyday.

Thank you,
Janet Cushing

[EXTERNAL] No Residential Rezoning in Paradise Shopping Center Please!



Janet Sherwood <jgsherwood@mac.com>

Mon 1/2, 9:29 AM

 Reply all | 

Charles Lee; Eli Beckman; Fred Casissa; Pat Ravasio; Rosa Thomas 

Public Comment

I am a 38 year east side resident and run a nonprofit on the same block as the Paradise Shopping Center. Any plan to rezone that property for housing is irresponsible. It will damage/destroy businesses in the area, increase already horrendous traffic during the dropoff and pickup hours for Marin Country Day, and potentially deprive east side residents of their only grocery store.

Janet Sherwood
10 Westward Dr.
Corte Madera

From: [Jeanne Rizzo](#)
To: [Rebecca Vaughn](#)
Cc: [Jeanne Rizzo](#)
Date: Monday, January 2, 2023 8:59:37 AM

Dear Ms Vaughn,

The proposed re-zoning of the Paradise Shopping Center, while laudable effort for the Town to finally meet housing needs and requirements, is a seriously flawed idea. Housing in this area requires significant parking as you know. And proposal does not expand parking but rather just changes the rules which community members fought hard for.

As a former resident of east Corte Madera and now residing just over the border to Tiburon on Paradise Drive, our family has witnessed several efforts to reconfigure the shopping center - including a decades old effort to put a big box regional liquor store in the entire center, all the way to the navigation of the parking issue to accommodate Aegis. Community members fought hard to retain a viable grocery store in an area that is not served by public transportation and provides significant value to the residents. Both Paradise Grocers and Nugget have served us all well and your plan threatens that.

We know Corte Madera has not been the most compliant in terms of building required housing (just reflect on the debacle w/ the Village). That does not justify harming another working community.

I urge you and your colleagues to seriously reconsider this zoning change and not reward the developers with an easy, well maintained parking that will surely impact all of us and harm a grocer who showed up big time during the pandemic.

Thank you for your consideration and please fwd this to all appropriate persons
Jeanne

Jeanne Rizzo
Jeanne@RizzoCo.com
4930 Paradise Drive, Tiburon, CA 94920
415 606 8878

Sent from my iPad with high hopes

[EXTERNAL] No Residential Rezoning in Paradise Shopping Center Please!



Jeannie Lin <wonglin@yahoo.com>

Tue 12/27/2022, 1:51 PM

 Reply all | 

Charles Lee; Eli Beckman; Fred Casissa; Pat Ravasio; Rosa Thomas 

Public Comment

Hello all,

I am reaching out to let you know me and my family are very against rezoning the Paradise Shopping Center for housing. That area is already extremely congested with the housing we already have. That area will be one extremely unsafe for all of the walkers/bikers / animals who use the walk areas nearby.
Please consider a different area for the housing needs. The area near the movie theater is still vacant after much time.

Sincerely
Jeannie Lin

Sent from my iPhone


[EXTERNAL] No Residential Rezoning in Paradise Shopping Center Please!



Jessica Etchevers <jessicaetchevers@gmail.com>

Yesterday, 1:12 PM

 Reply all | 

Charles Lee; Eli Beckman; Fred Casissa; Pat Ravasio; Rosa Thomas 

Public Comment

Dear Mayor Lee and Council Members,

I am writing to express my opposition to the residential rezoning in the Paradise shopping center. I know that the state has mandated very difficult housing requirements, but this is not the solution. The area is far too small, and it would negatively impact the residents of Corte Madera, the residents of Aegis, and the community at large. It would also impact Nugget Market, and there is a risk it would close due to lack of parking. Many neighbors, particularly those in the immediate vicinity as well as Aegis residents, depend upon Nugget and would be devastated to lose it.

Again, I know the state has put the town in a difficult situation, but this idea is shoving a square peg in a round hole. It's not the right answer and I strongly encourage you not to rezone this area. Thank you.

Jessica Etchevers
207 Martinique Ave
Tiburon

Sent from my iPhone

[EXTERNAL] No Residential Rezoning in Paradise Shopping Center Please!



Jessica <jeswolf33@gmail.com>

Mon 1/2, 10:32 AM

 Reply all | 

Charles Lee; Eli Beckman; Fred Casissa; Pat Ravasio; Rosa Thomas 

Public Comment

I am a senior citizen (76 years) and I live in easy walking distance to Paradise shopping center. I shop at Nugget market several times a week for both groceries and 'drugstore' related items. It allows me walking exercise. The quality of my life will be compromised without the convenience of this shopping center. I appreciate your consideration in this rezoning matter.

Best regards,
Jessica Wolfson

Sent from my iPhone

From: [Charles Lee](#)
To: [Rebecca Vaughn](#)
Date: Tuesday, January 3, 2023 5:36:16 PM

Sent from my iPhone

Begin forwarded message:

From: Jill Seman <jillseman@gmail.com>
Date: January 3, 2023 at 11:51:44 AM PST
To: Charles Lee <clee@tcmmail.org>
Subject: [EXTERNAL] Fwd: Please no residential rezoning at Nugget Shopping Center parking

Dear Town Council Members,

I request that you kindly remove Nugget Shopping Center parking lot from your list of residential sites.

This is the only commercial site available to residents of East Corte Madera. It is the one place we go as a community. For this reason, it is already very crowded and removing the parking will make it difficult for us to continue going there.

The parking was established in 1999 and everyone agreed that more parking was needed. So the shopping center paid the Town to buy deed-restricted land for public parking. In addition, there are also easements that permanently restrict the use of the property to commercial parking only. It is critical it stays that way.

The Town has identified numerous other appropriate sites for housing that are unopposed and provide more than enough housing units to meet the state's mandate. So it is hard to understand why the Town continues to push rezoning this site despite the repeated requests to remove it from their plan.

Please remove the Nugget Shopping parking from the rezoning plan.

Sincerely,
-Jill Seman
29 Enterprise Drive

 Reply all |   Delete Junk |  ...

[EXTERNAL] OPOSITION for rezoning Paradise Shipping Center




Jim Bruschera <jim202261@gmail.com>

Yesterday, 11:39 AM

Fred Casissa; Rosa Thomas; Charles Lee; Eli Beckman; pravasio@tcmmail.ort 

 Reply all | 

Public Comment

Apartment opposition.d... 

16 KB

 Show all 1 attachments (16 KB) Download

See attached letter

Thank You

James & Laurie Bruschera Corte Madera Residential Property Owner

January 4, 2023

The Honorable Fred Casissa
Corte Madera, Mayor
Corte Madera, CA 94925

Via email to: Fcasissa@tcmmail.org cc:clea@tcmmail.org , ebeckman@tcmmail.org, pravasio@tcmmail.org,
& rthomas@tcmmail.org

Re: OPPOSITION for rezoning Paradise Shopping Center – UNFAIRLY HARMS Residences and Business in East Corte Madera Community

Dear Mayor Casissa,

We are writing to express our strong OPPOSITION to the rezoning of the Paradise Shopping Center parcel, which will negatively impact our East Corte Madera residential community at large. The elimination of important services and parking that the residents worked so hard to get in place over the past decades would be detrimental to our community.

The Shopping Center, comprised of The Nugget, Paradise Cleaners and Five Points Gym, is a dynamic community place. It is a place where people engage with their neighbors and interact easily. Whether on foot, on bike, or by car, people of all ages come to utilize the businesses. They also meet others, hang out and enjoy the overall ambiance and excitement of the Center – creating the heart and soul of our East CM community. For a community with few public spaces, a center can become its de facto civic square in the broadest sense of the term – a place where people of diverse ages, races, ethnicities, and socioeconomic backgrounds come to shop, meet, and mingle.

We understand your plan is well intended, but it will hurt our community. There are other more appropriate locations throughout Corte Madera where this rezoning could be beneficial. Please consider those other options and remove the Paradise Shopping Center from the rezoning list.

Sincerely,

James Bruschera
Laurie Bruschera



Corte Madera Residents for 35+ years
Property Owner at 32 Meadow Ridge Drive

[EXTERNAL] No Residential Rezoning in Paradise Shopping Center Please!



JFI <lovedogs3@yahoo.com>

Tue 12/27/2022, 10:24 AM

 Reply all | 

Charles Lee; Eli Beckman; Fred Casissa; Pat Ravasio; Rosa Thomas 

Public Comment

Council members,

As a Corte Madera resident for most of my life, I have seen many iterations of the Paradise Shopping Center, both good and bad. We currently have tenants that serve the community well. Nugget and Five Point are friendly, healthy choices to have in the East side of town. Please don't make choices that would remove these resources from the center. If parking is removed, I believe we could lose our market. A market that is friendly, employs our young community members and is the only source of food on our side of the freeway.

Please re-think your options and remove this property from your list for more housing.

Thank you,
Joan Feldman-Isaksen
Tradewind Passage

[EXTERNAL] No Residential Rezoning in Paradise Shopping Center Please!



Joe Cosgrave <jcosgrave23@gmail.com>

Tue 12/27/2022, 4:05 PM

 Reply all | 

Charles Lee; Eli Beckman; Fred Casissa; Pat Ravasio; Rosa Thomas 

Public Comment

I don't agree with the state plan with low income housing. If you build it they will come. Already the highways are full to their limits. The schools are facing the same problems that overwhelmed many other communities.

People who have received handouts are now refusing to take available jobs and looking for more handouts. A middle income family with both the husband and wife working full time jobs make barely more than the stay-at-home do-nothings.

If you folks on the council have not noticed this you all should resign.

J Cosgrave.

Sent from my iPhone

[EXTERNAL] Regarding the Residential Rezoning in Paradise Shopping Center



John Novick <jnovick57@gmail.com>

Thu 12/29/2022, 9:18 AM

Charles Lee; Eli Beckman; Fred Casissa; Pat Ravasio; Rosa Thomas 

 Reply all | 

Public Comment

As a resident of Paradise Drive, I'd like to offer my perspective on this subject...

The shopping center is of huge value to our neighborhood, all of Marin County and our combined efforts to reduce car emissions.

With a gym, a grocery store and even a dry cleaner...it keeps us all off the highway and the side streets of Marin.

There are already times when parking is difficult there, a residential rezone would make it impossible to access.

Do you really want all the residents of Paradise Cay, The Preserve and the private homes clogging highways and side streets and spewing climate changing fumes into the air?

Thanks for your consideration.

John Novick

[433 Robin Drive](#)

[Corte Madera](#)

[\(415\)497-6370](#)

Fortitudine Vincimus

 Reply all |   Delete Junk |  ...

[EXTERNAL] No Residential Rezoning in Paradise Shopping Center Please!



John Parsons <litmus@gmail.com>

Tue 1/3, 12:15 PM

Charles Lee; Eli Beckman; Fred Casissa; Pat Ravasio; Rosa Thomas 

 Reply all | 

Public Comment

dear mayor and town council members:

please do NOT rezone the paradise shopping center for residential use. there are several areas that have already been identified for new housing in corte madera that are far better suited than the paradise lot. traffic on paradise drive is already a problem given the number of schools along the road and the amount of housing already in place. further, paradise drive is used by many tiburon residents who wish to avoid the traffic snarl at the tiburon blvd exit heading south on 101.'

the parking lot at nugget market is already congested...there's no need to further exacerbate the problem by reducing the size of the lot and increasing the number of people who live in this already stressed corridor.

respectfully,

john parsons

--

john b. parsons

litmus@gmail.com

415.533.1858

www.johnparsons.com

[EXTERNAL] No Residential Rezoning in Paradise Shopping Center Please!



Judi Stewart <mrsyudie1@icloud.com>

Mon 1/2, 11:32 AM

 Reply all | 

Charles Lee; Eli Beckman; Fred Casissa; Pat Ravasio; Rosa Thomas 

Public Comment

I am a resident of east Corte Madera! I own my house and have lived in this wonderful community for 25 years! It makes no sense at all to put housing in a shopping center that is crucial to all who live here! Nugget Market is a vital part of this community along with the gym of which I have been a member of for 20 years! There are many other sights in Corte Madera that would be more conducive to more housing! The movie theater, the old Max's Restaurant that has parking and space and won't disrupt this community! Most of us vehemently oppose this!!!!

Judi and Steve Stewart

Morning Course

Corte Madera

Sent from my iPhone

[EXTERNAL] No Residential Rezoning in Paradise Shopping Center Please!

This message has a digital signature, but it wasn't verified because the S/MIME control isn't currently supported for your browser or platform.



Julie Criscenti Heck <jcheck@jchmarketing.com>

Mon 1/2, 12:26 PM

Charles Lee; Eli Beckman; Fred Casissa; Pat Ravasio; Rosa Thomas; +1 more ▾

Reply all | ▾

Public Comment

Mr. Beckman, Ms. Ravasio, Ms Thomas, Mr. Carissa, and Mr. Lee,

I can appreciate how hard it is to find available sites to meet the state mandated housing requirement. I understand there are several sites being considered that would *not* be as disruptive and devastating to one community as would the building of apartments in the Paradise Shopping Center. The Paradise Shopping Center is the only grocery store and business development on this side of the freeway in East Corte Madera. We ride our bikes and walk to the gym and to the grocery store leaving our cars behind. The additional pollution created by having to drive outside Corte Madera to go to the gym or a beloved grocery store, must be taken into consideration. And, the inconvenience of having to drive 10 minutes to get to the closest cleaners or grocery store.

To disrupt thriving businesses which serve a wide community seems counter intuitive to building more houses with less basic services to offer within walking distance. I respectfully ask that you take Paradise Shopping Center off the list for consideration of Residential Rezoning. It would be a mistake to impact thousands of residents and successful, tax revenue businesses, to add more housing for a few. The loss of tax revenue, the climate impact, and a disgruntled/unhappy active community is surely a concern for the Corte Madera City Council members representing our interests.

Julie Criscenti Heck

Registered Voter and long term resident of Corte Madera since 1991.

Julie Criscenti Heck

jcheck@jchmarketing.com

415-845-1014

Rebecca Vaughn

From: Charles Lee
Sent: Friday, January 6, 2023 2:45 PM
To: Rebecca Vaughn
Subject: Fwd: [EXTERNAL] Please rezone the shopping center at Nugget Market

Sent from my iPhone

Begin forwarded message:

From: Justin <justindw@gmail.com>
Date: January 6, 2023 at 2:21:12 PM PST
To: Charles Lee <clee@tcmmail.org>, Eli Beckman <ebeckman@tcmmail.org>, Fred Casissa <fcasissa@tcmmail.org>, Pat Ravasio <pravasio@tcmmail.org>, Rosa Thomas <rthomas@tcmmail.org>
Subject: [EXTERNAL] Please rezone the shopping center at Nugget Market

Hi Town Council and Mayor of Corte Madera,

I wanted to email you in regards to the upcoming meeting about rezoning the Nugget Market shopping center property on Paradise Drive. I am a teacher at local independent K-8 school Marin Country Day School, and occasionally I stop into Nugget on the way to school. At their market, I noticed their call to petition the Town Council to stop the potential rezoning of the shopping center which would allow for low income housing. I wanted to tell you that I am in full support of affordable housing construction in the area, and specifically at that shopping center.

Corte Madera, like much of Marin, is heavily segregated in terms of race and class, so we need to diversify our communities. Furthermore, we know there is a housing shortage in California and in Marin County, and projects like these will lessen this shortage. I'm asking the Town to look closely at these issues and consider re-designating this property so that there can be more moderate to low-income housing construction there. Thank you.

With appreciation for your time,
Justin Wiener

From: [Candice Peters](#)
To: [Charles Lee](#); [Eli Beckman](#); [Fred Casissa](#); [Pat Ravasio](#); [Rosa Thomas](#); [Rebecca Vaughn](#)
Date: Wednesday, January 4, 2023 11:51:44 AM

Dear Mayor & Council Members,

I am writing in opposition to the plan to rezone the parking lot and gym serving the retail area at Nugget Market in East Corte Madera. I am 18 years old, a Senior at Redwood High and my parents own a house at 10 Wildflower Court in East Corte Madera & I strongly oppose this plan.

I am in favor of low-to-moderate income housing in the right areas. This location is NOT the right area.

Removing parking spaces from Nugget Market in an already compact (and often full) parking lot would make it even more difficult than it already is to park and shop at our community market. I shop a lot at Nugget & already avoid shopping there if the parking lot is full because it's difficult to maneuver a car in the tight parking lot.

The traffic on Paradise Drive, particularly during school hours, is very problematic. Adding to that traffic by adding housing units right on a major thoroughfare that cannot support that increase seems very unwise and potentially dangerous. The school bus stop is located there which will add to the congestion if people live at that particular location.

We should not displace existing community hubs, like Five Points Fitness. It is one of the only cost-efficient health club options in the area. My family and I were members of the gym pre pandemic & we are going to renew our membership at 5 Points this month. We have seen so many businesses go out of business or leave Marin County. Please don't take this business away from us as well. It makes Marin a less appealing area to live in. We have so many friends who have moved out of Marin due to the lack of services available.

Paradise Drive already houses another low-to-moderate income housing development (San Clemente). Surely there is another more suitable area in Corte Madera that would not impact the flow of traffic or require dismantling existing community spaces.

Please reconsider the plan to rezone the retail space and parking lots adjacent to Nugget Market. The citizens and community of East Corte Madera does not want this to occur.

Thank you,
Kai Peters

[EXTERNAL] No Residential Rezoning in Paradise Shopping Center Please!



Karin Breuer <karinbreuer514@gmail.com>

Mon 1/2, 4:37 PM

 Reply all | 

Charles Lee; Eli Beckman; Fred Casissa; Pat Ravasio; Rosa Thomas 

Public Comment



Action Items



Dear Mayor Lee and Town Council members,

I am a 32-year resident of Corte Madera and have generally enjoyed the experience of watching our community grow. A recent proposal has me concerned, however, and I do not support the Paradise Shopping Center as a place for housing. Please remove the Paradise Shopping Center from the rezoning housing plan. Instead, consider one of the other local sites that is more suitable for housing.

Thank you.

Karin Breuer Loscalzo

[EXTERNAL] No Residential Rezoning in Paradise Shopping Center Please!



kathryn kalabokes <kathrynkabokes@gmail.com>

Wed 12/28/2022, 8:58 AM

Charles Lee; Eli Beckman; Fred Casissa; Pat Ravasio; Rosa Thomas; storedirector.par ✉

Reply all | ▾

Public Comment

Good morning and Happy Holidays!

I am writing to you all as I was floored to read a notice regarding our beloved Nugget Market on Paradise possibly being put in a place of having to relocate or close due to 38 housing units being built and taking away their already small parking lot.

Here is the thing, there are many communities we can all choose to live in, and we chose to move to Corte Madera because of many things over 10 years ago. The new school vote and Nugget Market (previously Paradise Market) was one of the reasons we chose our location. They are a staple for the East Corte Madera community and removing that market would be a massive blow to many of us that depend on it. Through the pandemic, they were the only market that constantly had necessary items available to our community to keep us safe and fed with all the food and supplies we needed.

I feel as someone who is planning to run for town council in the future, that this is something we can all do better on and find better options for. We voted for you all to represent the best for all of us not just what brings in the most revenue.

We have dealt with poor decisions for years now and that needs to change. We felt voting for you all to represent us would be a part of changing that narrative of poor decisions and unfulfilled promises. I live in a neighborhood that has homes for lease that can't be filled for months, yet we are building more. There are other locations that can be much better utilized for this. You have an abandoned movie theater, abandoned old Max's Cafe and an abandoned old Hertz Party Rentals location that would be much better options. These have been eye sores in our community for years, so let's discuss some other options rather than taking from a place that is in full operation and is a staple to our community.

Thank you for your time,

Kathryn Kalabokes
28 Harbor Dr
415.515.0711

[EXTERNAL] No Residential Rezoning in Paradise Shopping Center Please!



katie davis <katie-l-davis@hotmail.com>

Tue 12/27/2022, 2:48 PM

 Reply all | 

Charles Lee; Eli Beckman; Fred Casissa; Pat Ravasio; Rosa Thomas 

Public Comment

Please do not do this - there are many reasons this does not make sense, namely the traffic is already awful 9 months out of the year, adding more housing will make an existing problem worse. The Nugget Market and the other businesses within the parking lot are cherished and highly used within the large number of residential neighborhoods surrounding this complex. Just this past week there were numerous days with not one parking spot available in the lot. We walk when we can, but that's not always practical. Please don't start your new terms with this project.

Thank you for your time and consideration.

Katie Noble

 Reply all |   Delete Junk |  ...



[EXTERNAL] No Residential Rezoning in Paradise Shopping Center Please!



Katie Ullman <katie.ullman@gmail.com>

Tue 12/27/2022, 11:37 AM

 Reply all | 

Charles Lee; Eli Beckman; Fred Casissa; Pat Ravasio; Rosa Thomas 

Public Comment

Pls no! Let's find other locations!

[EXTERNAL] No Residential Rezoning in Paradise Shopping Center Please!



Keith Pettus <k_pettus@yahoo.com>

Tue 12/27/2022, 4:47 PM

 Reply all | 

Charles Lee; Eli Beckman; Fred Casissa; Pat Ravasio; Rosa Thomas 

Public Comment



Action Items



Good Evening Town Council,

Please reconsider the refining proposal for Paradise Shopping Center, as parking is limited as is for the grocery store. There must be more obviously underutilized parcels, like the shuttered Movie Theatre with larger tracts that would allow for more affordable housing with limited traffic impact, right?

I understand the challenges associated here, but do see better alternatives to address the housing crisis.

Respectfully,

Keith Pettus

[9 Madera Del Presidio Dr.](#)

[Corte Madera, CA 94925](#)

415.706.2122

Sent from my iPhone

From: [Kelly Pakula](#)
To: [Charles Lee](#); [Eli Beckman](#); [Fred Casissa](#); [Pat Ravasio](#); [Rosa Thomas](#); [Rebecca Vaughn](#)
Date: Monday, January 2, 2023 4:12:17 PM

Dear Town Council - Hope you all had a good holiday with your friends and family. I'm reaching out as a new Corte Madera resident who is concerned about the negative impact a rezoning change could have on the Nugget Market on Paradise Drive. As someone who grew up in, and now works in, the grocery industry, local markets like the Nugget are vital to our community.

It's a big reason my husband and I chose to move our family to the Marina Village area. The Nugget gives the neighborhood a sense of community and a gathering place. It's clear there is a housing shortage in California, but that section of Paradise Drive needs the Nugget to serve existing residents, not more housing which will inevitably impact the Nugget, create more traffic congestion on Paradise and result in fewer food solutions for residents outside of major chains like Safeway.

We fully support the construction of new housing in Corte Madera, but ask that the Town Council focus this new build on other, unopposed locations that will help us meet the state housing requirements without being done so at the expense of local businesses like the Nugget and existing residents.

Respectfully,
Kelly Pakula

[EXTERNAL] No residential rezoning in Paradise Shopping center



Kim Boyden <kimberlyboyden@gmail.com>

Tue 12/27/2022, 5:55 PM

Fred Casissa; Rosa Thomas; Pat Ravasio; Eli Beckman; Charles Lee 

 Reply all | 

Public Comment

Hello Corte Madera Town Council,

It's been brought to our attention that there's a proposal to create a residential housing unit in the small Paradise shopping center.

This would be a big mistake in this small community. The shopping center is already impacted with the Aegis housing and the limited parking for Nugget customers.

The traffic into and out of that center is really busy and having a housing unit there will only push the customers away with the already limited parking.

Paradise Drive is the thoroughfare for about 5 different schools around Paradise shopping center. If you've ever taken a child to school at 8am, or returned at 3:30 pm. to other parts of Marin, then you know how difficult it is to get into and out of our Mariner Cove neighborhood.

Our community will suffer if they rezone the center for residential.

We hope our Town Council will do the right thing for the residents of East Corte Madera.

kindly,

Kim Boyden

Golden Hind Passage

[EXTERNAL] No Residential Rezoning in Paradise Shopping Center Please!



kris kilayko <kriskilayko@hotmail.com>

Mon 1/2, 6:35 PM

 Reply all | 

Charles Lee; Eli Beckman; Fred Casissa; Pat Ravasio; Rosa Thomas 

Public Comment

To whom this may concern,

I am writing in opposition of the rezoning of the Paradise Shopping Center for housing. Nugget Market and Five Fitness are a daily visits of our neighborhood. Rezoning would be such a disadvantage to all of us in the neighborhood. Both my teens visits the establishments daily.

I understand the need for more low income housing. Why not consider some of the long term vacant buildings? Party store on Frontage Rd. or the theater?

Traffic on Paradise Dr. is already chaotic at different times of the day. I can't imagine adding another 38 units to impact more.

Also, we already have a low income housing on San Clemente st. Why is it necessary to add another one here?

I hope all of you will reconsider the plan of rezoning Paradise Shopping Center.

Thank you for your time and consideration.

Best,

-Kris Kilayko

[EXTERNAL] No Residential Rezoning in Paradise Shopping Center Please!



Kristi DeBisschop <kristi0503@yahoo.com>

Tue 12/27/2022, 3:54 PM

 Reply all | 

Charles Lee; Eli Beckman; Fred Casissa; Pat Ravasio; Rosa Thomas 

Public Comment

Hello,

I'd like to voice my opinion on the location for additional housing near the Nugget market in Corte Madera. I am very concerned about the increase in traffic this will create in the morning and afternoon on Paradise Drive. It is already very congested with people heading to and from multiple schools. I am also concerned about the lack of parking at the Nugget Market. It is already very difficult to get parking in the small lot.

Thank you for your consideration.

Kristi DeBisschop

[22 Paloma Dr](#)


[Corte Madera, Ca](#)


[EXTERNAL] No Residential Rezoning in Paradise Shopping Center Please!



Kyle Jones <thekylejones@gmail.com>

Tue 12/27/2022, 10:27 AM

Charles Lee; Eli Beckman; Fred Casissa; Pat Ravasio; Rosa Thomas 

 Reply all | 

Public Comment

Please don't consider rezoning the nugget. Our Mariner Cove family depends on this store for all of our groceries and its proximity to our house was a big factor in our decision to move where we did.

Not only are the staff and products great, but we love the ability to quickly walk over and grab our food on foot, which is better for the environment and keeps road congestion down.

That nugget was a beacon during the power outages a while back as it was one of the only places to get supplies due to their fantastic preparedness and planning.

I can't say enough things really. This would be a huge blow to the community and absolutely heartbreaking.

I understand that we're always looking for new housing but grocery shopping is a critical thing for communities to have. I'd much prefer if we explored other ways in introduce more housing (for example there we're two prefab homes recently put up on El Camino Dr that really should have been a larger, denser apartment complex rather than two small homes.

Maybe there is a happy medium where we can just rezone the stores that are adjacent to the nugget and their parking lots? I'm sure there are folks who want to see those preserved as well, but I've never been to any of them and I go to Nugget every couple of days so I can only speak to that.

Suffice it all to say, we care deeply for our local nugget and would be absolutely crushed if it was taken away. Please, please do not move forward with anything that would put it in jeopardy!

Take care,

Kyle

 Reply all |   Delete Junk |  ...



[EXTERNAL] No Residential Rezoning in Paradise Shopping Center Please!



Laura Sardis <Imsardis@gmail.com>

Tue 12/27/2022, 1:00 PM

 Reply all | 

Charles Lee; Eli Beckman; Fred Casissa; Pat Ravasio; Rosa Thomas 

Public Comment

Please do not drive Nugget Market out of business. Parking is already difficult not to mention heavy traffic on Paradise. We need access to this market. Thank you.

Sent from my iPhone

[EXTERNAL] No Residential Rezoning in Paradise Shopping Center Please!



Leah Swiler <lswiler@sbcglobal.net>

Tue 12/27/2022, 1:02 PM

 Reply all | 

Charles Lee; Eli Beckman; Fred Casissa; Pat Ravasio; Rosa Thomas 

Public Comment

I've lived in the neighborhood nearly 20 years. I agree Corte Madera needs more low income housing, but this is NOT the right location. There is not enough parking to accommodate the businesses that thrive here.

If you seriously intend to move forward with this location for housing then I expect the plan includes dedicated parking for all tenants & their guests. I also expect that you will add a traffic light at the entrance to the parking lot. There will be far more people trying to turn left out of the parking lot if residences are present increasing congestion in the lot.

Thank you,
Leah Swiler

[Mariner Green Drive](#)

[Corte Madera, CA](#)

[EXTERNAL] Potential Rezoning of Nugget Parking Lot



Leilah Gilligan <leilahgilligan@yahoo.com>

Mon 1/2, 6:05 PM

Reply all | ▾

Charles Lee; Eli Beckman; Fred Casissa; Pat Ravasio; Rosa Thomas; Leilah Gilligan <I ▾

Public Comment

Dear Council Members,

I am writing in opposition to the plan to re-zone the parking lot and gym serving the retail area at Nugget Market in East Corte Madera.

I am very much in favor of increasing low-to-moderate income housing in our community. I grew up in a low-income housing complex in a high-income community and understand that such an opportunity can be transformative for families. I fully support the development of affordable housing in areas that can sustain it. However, I would argue that:

Removing parking spaces from Nugget in an already compact (and often full) parking lot would make it even more difficult than it already is to park and shop at our community market.

The traffic on Paradise Drive, particularly during school hours, is very problematic. Adding to that traffic by adding housing units right on a major thoroughfare that cannot support that increase seems very unwise and potentially dangerous.

We should not displace existing community hubs, like Five Points Fitness. It is one of the only cost-efficient health club options in the area. My teenage son uses the gym every day – as do many of his friends and teammates – and to do away with it would have a considerable impact.

Paradise Drive already houses another low-to-moderate income housing development (San Clemente). Surely there is another more suitable area in Corte Madera that would not impact the flow of traffic or require dismantling existing community spaces.

I urge you to reconsider the plan to re-zone the retail space and parking lots adjacent to Nugget Market. Thank you in

advance for your consideration.

Respectfully,

Leilah Gilligan

[93 Mariner Green Drive](#)

[EXTERNAL] No Residential Rezoning in Paradise Shopping Center Please!



Leslie Cohl <leslieinparadise@gmail.com>

Mon 1/2, 5:40 PM

 Reply all | 

Charles Lee; Eli Beckman; Fred Casissa; Pat Ravasio; Rosa Thomas 

Public Comment

As a shopper at Nugget Market and Paradise Cleaners, I am often not able to park when I go to shop, and return at another time. I can't even imagine what it would be like for customers and the residents if the gym becomes housing. I know many people who use the gym as well, and it just does not feel right. Lower cost gyms have been closing in Marin, and this is one of the few left. I urge you to please not build housing in this location.

Sincerely,
Leslie Cohl and Jim Purvis
178 Saint Thomas Way
Tiburon

Leslie Cohl

Be Kinder Than Necessary

[EXTERNAL] No Residential Rezoning in Paradise Shopping Center Please!



Linda Malatesta <lindam924@gmail.com>

Mon 1/2, 11:25 AM

 Reply all | 

Charles Lee; Eli Beckman; Fred Casissa; Pat Ravasio; Rosa Thomas 

Public Comment

I do not support rezoning a section of the Paradise Shopping Center for housing. This is not an appropriate locations for multiple housing units.

It will have a negative impact on the center's parking and businesses. Parking is already limited and this will make it worse. I have lived in Corte Madera for 40 years. Twelve of those years were in east Corte Madera. I know what a dump Paradise Center was before it was remodeled and we finally got another grocery store. The remodel of Paradise Center spurred many upgrades to the east side of town and helped improve its negative image.

There are other locations better suited to multi family housing. If I remember correctly from the town survey, Macys at The Village was one of the sites. It would be a better fit as would the neglected Cinema Theater property.

Thank you for your consideration.

Linda Malatesta
351 Chapman Dr.
Corte Madera

From: [Linda Mueller](#)
To: [Rebecca Vaughn](#)
Date: Wednesday, December 28, 2022 12:15:39 PM

I live in the apts. @Preserve Marin. I'm sure you are aware they are building lots of new units, which when completed along with the schools is going to increase traffic.

To rezone the Shopping Center with Nugget and gym would just completely cause major traffic jams and less parking.

Please do not approve rezoning. I'm sure the City of Corte Madera can do a study on this before making any decision and go forward in a sensible way.

Linda Mueller
534 Robin Dr.

[EXTERNAL] No Residential Rezoning in Paradise Shopping Center Please!



Linda Tull <lindatull@gmail.com>

Tue 12/27/2022, 4:37 PM

 Reply all | 

Charles Lee; Eli Beckman; Fred Casissa; Pat Ravasio; Rosa Thomas 

Public Comment

Hello!

I appreciate your consideration, and want to let you know I am firmly against using the Paradise shopping center for further housing developments and would like to keep the existing structure and set up. I have been a 22 year long resident of this area and have watched the shopping center at Be redeveloped twice now it is and believe it is best serving the community and its current configuration. I understand there are other areas for this housing.

Thank you for your consideration!

Best,
Linda

Linda Tull
Realtor
Compass Real Estate
415-233-0125

[EXTERNAL] No Residential Rezoning in Paradise Shopping Center Please!



Lisa Beckstead <lisawm@comcast.net>

Tue 12/27/2022, 4:58 PM

Reply all | ▾

Charles Lee; Eli Beckman; Fred Casissa; Pat Ravasio; Rosa Thomas ▾

Public Comment

To the Mayor and Town Council of Corte Madera:

I have read the notice that the Council intends to vote on potentially turning the shopping center and gym that are adjacent to our neighborhood into housing. And while I fully support building more needed and income based housing here, we need this shopping center intact.

At the 4th of July booth indicating all the potential sites, the one that made the most intelligent sense was repurposing the current Macy's building at the Village. There is more parking than is ever utilized (other than the week prior to Christmas) and the placement is right on the bus stop paths. The distance walking the overpass to Safeway at the Town Center is very walkable as well. That particular store is not well used and more often than not there are very few shoppers, it makes eminent sense to build on that site.

Nugget Market is our main grocery store on this side and the gym is also well used by many people on both sides of Corte Madera. That whole center - including Aegis - were a huge welcome addition to our lives, not to mention our home values. It was a major eyesore for years and both the Nugget people and 5 Points have done a terrific job bringing it to life and good use and we all depend on it. There's not enough parking at that center as it is, let alone asking for space for residential parking plus those people will have to walk a long ways to public transportation.

This would be a short sighted decision and I'm surprised the town thinks this would be a welcome project. It is a thriving shopping center and a necessary one. How about the old theater property - it's empty, tons of parking, near a Safeway and public transit, and it's currently rotting away?

Sincerely,
Lisa Beckstead
117 Golden Hind Passage

Sent from my iPad

[EXTERNAL] No Residential Rezoning in Paradise Shopping Center Please!



Lisa Benavidez <lbenavidez@hkcf-law.com>

Thu 12/29/2022, 12:24 PM

 Reply all | 

Charles Lee; Eli Beckman; Fred Casissa; Pat Ravasio; Rosa Thomas 

Public Comment

My family is currently looking for a home in Corte Madera and a key selling point to the area was the fact that there is a local market. A market located in an area that wouldn't require me to get on the highway and is within walking distance. Nugget Market is vital to the community and losing it would negatively affect the people and value of Corte Madera.

Sincerely,

Lisa Benavidez

Get [Outlook for iOS](#)

Rebecca Vaughn

From: Eli Beckman
Sent: Thursday, January 5, 2023 3:27 PM
To: Rebecca Vaughn; Adam Wolff
Subject: Fw: [EXTERNAL] FW: 9 Days Left to Contact Your Council Members

Hi guys,

Forwarding you this public comment from a resident about 2 topics: the Paradise shopping center rezoning proposal, and traffic safety at two intersections in east Corte Madera.

Thank you,

Eli Beckman
Vice Mayor
Town of Corte Madera

(415) 737-5020
www.eliforcortemadera.com



[Sign Up For Our Newsletter to Stay Informed](#)

From: lizkberman@gmail.com <lizkberman@gmail.com>
Sent: Thursday, January 5, 2023 1:12 PM
To: Eli Beckman
Subject: [EXTERNAL] FW: 9 Days Left to Contact Your Council Members

Hi Eli,

Congrats on your council win in November! We live at 53 Spindrift (you put up a sign on our corner) and we voted for you. I wanted to express my support for Nugget and 5 Points Gym – we absolutely love both and find them critical to the neighborhood. I will also be signing the petition at Nugget.

On a separate note, I have some concerns about the safety of 2 intersections right near our home. In the 6 months I've lived here, I've literally heard and then visually seen the aftermath of 2 accidents at the corner of Paradise and Prince Royal – one was between 2 cars and the other, just 2 days ago, occurred when a car hit a young man on a bicycle. It was extremely concerning and scary for all of us who saw him very injured on the street. I'm not sure precisely what adjustments would make this intersection safer – a traffic light? A stop sign for Paradise traffic? – but it feels extremely dangerous. Furthermore, there is a 4-way intersection just down the block at Spindrift and Seawolf that literally has zero signage on all 4 signs – no stop signs, no yield signs, nothing to indicate who has right of way. This is an intersection where kids walk to Cove school and many people bike. It feels extremely dangerous that there is traffic coming from all directions with no guidance. A simple solution would be to put in a stop sign on Spindrift.

Thanks for hearing out my thoughts! I appreciate your hard work for the town of CM!

Liz Berman

From: Nugget Markets <enews@nuggetmarket.com>
Sent: Monday, January 2, 2023 9:00 AM
To: Elizabeth Berman <lizkberman@gmail.com>
Subject: 9 Days Left to Contact Your Council Members

Please sign the petition to urge the Corte Madera
Town Council to vote against rezoning the Paradise
Shopping Center.





Only 9 days left to contact your council members to stop the rezoning!

Dear Corte Madera Guest,

We hope your holidays were enjoyable. As we move into the New Year, we have a huge favor to ask to help **protect our parking and our ability to continue serving this community.**

As you know, our parking is extremely tight and it can be hard to find a place to park. Despite this shortage, the Town of Corte Madera is working to rezone nearly half the shopping center to housing. The proposal would allow the construction of up to 38 moderate to low-income housing units in place of the gym.

We're worried about the negative impact this would have on our guests. It would likely leave us with insufficient parking to continue operating. We are asking the Town Council to take the shopping center off the rezoning list. We know there is a housing shortage in California, and we support the construction of new housing in the right location, but we don't think that the Paradise Shopping Center is the right place for housing. The Town of Corte Madera can meet its state- mandated housing goals on other local sites that are more suitable for housing.

The shopping center was redeveloped 1999 to build our store and a gym at the same time as the Aegis Living retirement community. Everyone agreed that more parking was needed, so the shopping center paid for the Town to buy deed- restricted land for public parking to serve the shopping center. The shopping center maintains the whole parking area, which is required to meet the Town's parking requirements. There are also easements that permanently restrict the use of the property to commercial parking only, and it is critical it stays that way.

The Town has identified numerous other appropriate sites for housing that are unopposed and provide more than enough housing units to meet the state's mandate. Nevertheless, the Town continues to push rezoning this site despite our repeated requests to remove it from their plan.

We need your help to prevail with Town Council. Your support helps ensure we will be here to serve you for the long term.

Please **sign the petition at our checkstands** requesting this site be removed from the housing plan scheduled to be voted on by the Town Council on January 11. **If you want**

to take it a step further, you can also send a brief email to the Mayor and other Town Council members to express your concerns (email link below). Your voice will go a long way and we appreciate your consideration.
Wishing you and yours all the best in the year ahead.

[Email the Mayor & Town Council](#)



Nugget Markets
311 Mace Blvd.
Davis, CA 95618

This email was sent to lizkberman@gmail.com. [Unsubscribe](#) or [update your email preferences](#).

[Unsubscribe](#)

[EXTERNAL] No Residential Rezoning in Paradise Shopping Center Please!



Louise Kirby <tangolouie@hotmail.com>

Tue 12/27/2022, 3:46 PM

 Reply all | 

Charles Lee; Eli Beckman; Fred Casissa; Pat Ravasio; Rosa Thomas 

Public Comment

There is insufficient parking space in the shopping center to accommodate further housing on that site. We really need our supermarket and other commercial businesses at that site. Please remove it from your zoning plans.

Louise Kirby
El Camino Drive

Sent from my iPhone

[EXTERNAL] No Residential Rezoning in Paradise Shopping Center Please!



Lucy Churton <lur@mindspring.com>

Tue 12/27/2022, 4:30 PM

Reply all | ▾

Charles Lee; Eli Beckman; Fred Casissa; Pat Ravasio; Rosa Thomas ▾

Public Comment

Dear Corte Madera Town Council - I am writing to express my concern against rezoning the Paradise Shopping Center for residential housing. To get to the point:

-Parking is extremely difficult already. Removing parking spaces from Nugget shoppers would be a huge mistake.

-As Corte Madera has no official downtown or movie theatre we need to make more of an effort to create community spaces. 5 Point Fitness is a safe community gathering workout space for teenagers specifically - keeping them busy and out of trouble.

-5 Point Fitness is the last cost effective gym in Marin that our neighborhood relies on in lieu of The Bay Club.

I know the housing shortage is severe but ask that you find a more practical place that doesn't rob our community of a great cost effective gym that has been a part of our community for over 20 years.

Thank you,

-Lucy Churton

[404 Prince Royal Drive](#)

[Corte Madera, CA 94925](#)

[EXTERNAL] No Residential Rezoning in Paradise Shopping Center Please!



Lydia Meriwether <lydmeri@att.net>

Tue 12/27/2022, 2:12 PM

 Reply all | 

Charles Lee; Eli Beckman; Fred Casissa; Pat Ravasio; Rosa Thomas 

Public Comment

Mayor and Town Council,

I've lived in Mariners Cove since 1961, and I have seen many changes thru the years. I do believe the Town Council should take the Nugget shopping center off the rezoning list. I believe there are other sites that should be considered. Thank you for your consideration.

Lydia Meriwether
13 Staghound Passage.

 Reply all |   Delete Junk |  ...



[EXTERNAL] No Residential Rezoning in Paradise Shopping Center Please!



Lynea Bernhard <lynea.in.larkspur@gmail.com>

Tue 12/27/2022, 12:42 PM

Charles Lee; Eli Beckman; Fred Casissa; Pat Ravasio; Rosa Thomas 

 Reply all | 

Public Comment

I am against rezoning the above! Its hard enough to get in and out of this particular parking lot especially for seniors!

From: [Marc Stolman](#)
To: [Charles Lee](#); [Eli Beckman](#); [Fred Casissa](#); [Pat Ravasio](#); [Rebecca Vaughn](#); [Rosa Thomas](#)
Date: Wednesday, December 28, 2022 11:47:46 AM

Dear Mayor Lee, Vice-Mayor Beckman, Council Member Casissa, Council Member Ravasio, Council Member Thomas and Ms. Vaughn:

I live at 82 Granada Drive, and I use all the commercial facilities in the Paradise Shopping Center frequently. In fact, I use Nuggett Market and Five Points Fitness almost every day. I use Paradise Cleaners often. There are many people like me who also use those establishments. They are essential for those of us who live in this area.

Rezoning the Paradise Shopping Center would be devastating to those of us who rely on those businesses. They need the parking lot to function. I oppose the rezoning, and I ask you to please deny that misguided proposal.

Marc Stolman
82 Granada Drive
Corte Madera CA 94925
marc.stolman@yahoo.com

From: [Mardi Diamond](#)
To: cle@tcmmail.org; ebeckman@tacmmail.org; facaissa@tcmmail.org; [Pat Ravasio](#); [Rosa Thomas](#); [Adam Wolff](#); [Rebecca Vaughn](#); [Lorena Barrera](#)
Date: Thursday, December 29, 2022 2:08:35 PM

Greetings,

This letter is in reference to the Nugget Market parking lot proposal.

My comments:

- This parking lot is ALREADY one of the dangerous places in our city...particularly as high traffic times of the day – lunch and dinner time...Too many people in a hurry and (at times) rude.
- I have seen numerous individuals who are employees of Aegis park in the lot and walk into their building therefore taking up places that might therefore also be used by shoppers
- Also, the exit to turn left from the center of the parking lot can also be hazardous particularly at school start and end times of the day (I live to the right, luckily for me!)

Does the market contribute a significant amount to the Corte Madera revenue? I would assume so... therefore every effort should be made to preserve the precious parking as it stands and assist in improving if possible! Not hindering!

Thank you for your consideration,
Mardi Diamond
Privateer Drive, Corte Madera

[EXTERNAL] No Residential Rezoning in Paradise Shopping Center Please!



margo maxey <mrmmaxey@att.net>

Tue 12/27/2022, 12:21 PM

 Reply all | 

Charles Lee; Eli Beckman; Fred Casissa; Pat Ravasio; Rosa Thomas 

Public Comment

We are 40 yr residents of Corte Madera. We recently voted for several of you to your new and incumbent positions.

We do not support the rezoning of the Paradise Shopping center at all. It would be a parking disaster for those of us shopping and the cleaners.

We urge all of you to absolutely take a very resolute stand against this rezoning matter.

Margo Maxey
Richard Maxey

[EXTERNAL] No Residential Rezoning in Paradise Shopping Center



Marie & Chuck <msm988@aol.com>

Mon 1/2, 2:04 PM

 Reply all | 

Charles Lee; Eli Beckman; Fred Casissa; Pat Ravasio; Rosa Thomas 

Public Comment

I am writing to say I am against rezoning Paradise Shopping Center because it will not be safe. There is already not enough parking places in the center. It will greatly add to the traffic on Paradise/San Clemente, especially at a time when residents in Mariner Cove, Marin Estates, Madera del Presidio, CHP on San Clemente, would have to evacuate during a catastrophe such as an earthquake, tidal wave, flooding. There is already heavy traffic from at least three schools on Paradise.

Please give this rezoning **very serious thought**.

Sincerely,
Marie McDevitt

 Reply all |   Delete Junk |  



[EXTERNAL] No Residential Rezoning in Paradise Shopping Center Please!



Mark Phillipps <markfphillipps@gmail.com>

Mon 1/2, 6:14 PM

Charles Lee; Eli Beckman; Fred Casissa; Pat Ravasio; Rosa Thomas 

 Reply all | 

Public Comment

Please find another location!!!!

Best Regards,
Mark Phillipps
13 Golden Hind Passage.
415-309-4623

From: [Eli Beckman](#)
To: [Rebecca Vaughn](#)
Date: Wednesday, January 4, 2023 3:04:04 PM

Public comment to me only re: potential Paradise parcel rezoning

(Adding keywords in case of future searches: housing element, Nugget, petition)

Eli Beckman
Vice Mayor
Town of Corte Madera

(415) 737-5020

www.eliforcortemadera.com



[Sign Up For Our Newsletter to Stay Informed](#)

From: Marlene Buono <marlene.buono@gmail.com>
Sent: Monday, January 2, 2023 2:24 PM
To: Eli Beckman
Subject: [EXTERNAL] Two items of concern

Hi, Eli,
Happy New Year. So glad you're on the Council.

I'll try to keep this brief. I have two areas of concern.

1. Nugget Market shopping center. The parking there is already pretty impacted with the ever more popular market, as well as the gym. I was shocked to hear that it was under consideration for low cost housing to replace the gym. It just seems as though there are better locations for more low cost housing, which I know is very needed in Marin.

2. The night lighting at the Marin Country Day School continues to be bothersome. They keep the newest building lit up with way too many lights. Is this a dead issue or is the town still trying to resolve neighborhood complaints?

Hope I kept it brief enough!

Yours,
Marlene

From: marthanjohnson26@aol.com
To: [Rebecca Vaughn](#)
Date: Wednesday, December 28, 2022 2:06:43 PM

Good afternoon,

I am writing to ask that you not add those apartments into the above space.

I go to Nugget market every morning, and it is very clogged up already.

Please try to find a different location for this housing project, I am sure that there are other options. It will disrupt many to have it by Nugget Market, not to mention the financial impact it will have on this kind grocery store.

Thank you.

Martha Johnson

[EXTERNAL] No Residential Rezoning in Paradise Shopping Center Please!



Mary Colangelo <maryecolx@gmail.com>

Wed 12/28/2022, 12:57 PM

Reply all | ▾

Charles Lee; Eli Beckman; Fred Casissa; Pat Ravasio; Rosa Thomas ▾

Public Comment

Dear Corte Madera Town Council Members,

I am very concerned about a change in zoning at the Paradise Shopping Center. I've been a Corte Madera resident since 1977 and plan to spend the rest of my days here. The Nugget Market is a big part of my life as I visit them several times a week. The parking is frequently difficult, but the addition of 38 housing units without adding additional parking, would push it into "impossible". Were that to happen I would be forced to get on the freeway to travel to Mill Valley or San Rafael to meet my food needs. At 75 years of age that's not a pleasant thought. Nor is it environmentally sound. I firmly believe that the Nugget Market offers a community service that we cannot afford to lose. I understand the need for housing but do we have to risk a great food source for that to happen? There must be better alternatives.

Sincerely,

Mary Colangelo

.....
Mary Colangelo
[217 Willow Ave.](#)

[Corte Madera, CA 94925](#)
415-927-4470
415-299-4567 cell
mcolangelo@comcast.net

 Reply all |   Delete Junk |  ...

[EXTERNAL] No Housing at Paradise Shopping Center



Mary Kayser <mary@kayserbrands.com>

Mon 1/2, 6:51 PM

 Reply all | 

Charles Lee; Eli Beckman; Fred Casissa; Pat Ravasio; Rosa Thomas 

Public Comment

Dear Corte Madera Town Council Members,

Thank you for serving our community. I am unsure how the Town of Corte Madera determined housing allocations and am not finding any traffic study information to support rezoning the Paradise Shopping Center. I respectfully do not support this location of housing at the Paradise Shopping Center due to the negative impact on traffic, parking, as well as a likelihood of reduced tax revenue (non-food items and takeout/prepared foods) to the Town with the likelihood of less shopping ability at the local grocery store due to lack of parking and difficulties to get there with traffic.

Kind regards,

Mary Kayser

[24 Meadow Ridge Dr, Corte Madera, CA 94925](https://www.google.com/maps/place/24+Meadow+Ridge+Dr,+Corte+Madera,+CA+94925)

Mary Kayser

Email: mary@kayserbrands.com

Mobile: 415-686-5127

Marin County, California

 Reply all |   Delete Junk |  



[EXTERNAL] No Residential Rezoning in Paradise Shopping Center Please!



Mary O'Malley <mary.katherine.omalley@gmail.com>

Sun 1/1, 6:36 PM

Charles Lee; Eli Beckman; Fred Casissa; Pat Ravasio; Rosa Thomas 

 Reply all | 

Public Comment

No housing in Nugget parking lot.
Sent from my iPhone

From: [Fred Casissa](#)
To: [Rebecca Vaughn](#)
Date: Tuesday, January 3, 2023 6:49:59 PM

Did not see any other council members on the below....

Fred Casissa
Corte Madera Town Council Member

From: Matthew Noble <feelbetter.noble@gmail.com>
Sent: Tuesday, December 27, 2022 3:10 PM
To: Fred Casissa
Subject: [EXTERNAL] No residential rezoning of paradise shopping center please!

Please do not do this - there are many reasons this does not make sense, namely the traffic is already awful 9 months out of the year, adding more housing will make an existing problem worse. The Nugget Market and the other businesses within the parking lot are cherished and highly used within the large number of residential neighborhoods surrounding this complex. Just this past week there were numerous days with not one parking spot available in the lot. We walk when we can, but that's not always practical. Please don't start your new terms with this project.

Thank you for your time and consideration.



Matt Noble

[EXTERNAL] No Residential Rezoning in Paradise Shopping Center Please!



Melissa Scheeline <mscheeline@gmail.com>

Wed 12/28/2022, 9:23 AM

 Reply all | 

Charles Lee; Eli Beckman; Fred Casissa; Pat Ravasio; Rosa Thomas 

Public Comment

To whom it may concern,

We are opposed to the residential rezoning of Paradise Shopping Center. It will add congestion and traffic to an already congested area and lack of access to Nugget Market and other Paradise Center businesses.

Thank you for your consideration,
Melissa Scheeline

[9 Tradewind Passage](#)

[Corte Madera, Ca 94925](#)

Sent from my iPhone

[EXTERNAL] No Residential Rezoning in Paradise Shopping Center Please!



Michael Greenberg <sf2marinrealestate@gmail.com>

Tue 12/27/2022, 11:38 AM

 Reply all | 

Charles Lee; Eli Beckman; Fred Casissa; Pat Ravasio; Rosa Thomas 

Public Comment

As an East Corte Madera resident, I am opposed to the rezoning of the Paradise shopping center.

Michael Greenberg
415.305.4193

Prime Realty Group
sanfrancisco2marin.com

[EXTERNAL] No Residential Rezoning in Paradise Shopping Center Please!



Michelle Faletra <mefaletra@gmail.com>

Tue 12/27/2022, 11:10 AM

 Reply all | 

Charles Lee; Eli Beckman; Fred Casissa; Pat Ravasio; Rosa Thomas 

Public Comment

Hello Town council members, hope you all had a wonderful holiday!

I've herd through the grapevine that the paradise shopping center could possibly be rezoned for low income housing. Although I am in full support of building much needed housing, anything that could cause a detriment to our local grocery store would be devastating. If this initiative would at all hurt not only the needed parking but the nuggets ability to operate I urge you to find another location.

I know this is an incredibly difficult task all of Marin and California is facing but there has to be other locations that won't take away from the only walkable shopping plaza we have on this side of town.

Thank you for your consideration,
Michelle
A Mariner Cove Resident

Sent from my iPhone

Rebecca Vaughn

From: Charles Lee
Sent: Friday, January 6, 2023 1:55 PM
To: Rebecca Vaughn
Subject: Fwd: [EXTERNAL] Nugget Parking Lot Housing

Sent from my iPhone

Begin forwarded message:

From: Michele Fishbein <mfishbein@mcids.org>
Date: January 6, 2023 at 1:51:28 PM PST
To: Charles Lee <clee@tcmmail.org>, Eli Beckman <ebackman@tcmmail.org>, Fred Casissa <fcasissa@tcmmail.org>, Pat Ravasio <pravasio@tcmmail.org>, Rosa Thomas <rthomas@tcmmail.org>
Subject: [EXTERNAL] Nugget Parking Lot Housing

Dear Mayor and Town Council,

I am writing to you with a strong request for the Nugget parking lot to be removed from the housing plan. When I found this out I was deeply saddened by it. I'm not opposed to medium to low income housing in Corte Madera, in fact it's needed, but just not on the Nugget parking lot. This site is the heart of the neighborhood.

I am a teacher at the school on Paradise Drive and just bought a house in Mariner Cove in September. Part of the reason for the move is the neighborhood - especially being close to a local supermarket, gym, and dry cleaners. We also have several schools off Paradise Drive, kids taking the bus, walking and riding their bikes, and many dogs walking along Paradise. This construction and housing will not only build more and already congested traffic along Paradise Drive - it makes that area so much busier and unsafe for our children and animals.

There is so much traffic on Paradise Drive and there is little parking for the Nugget customers. Taking some of the parking lot away will be detrimental to their business. Losing Nugget/parking lot would be terrible.

I beg you to please remove this site from the housing plan and consider another site.

Thank you for considering. This request is coming from a local teacher, mother of a 10 yr old, dog mom, and resident of Mariner Cove.

Sincerely,
Michele Fishbein
236 Golden Hind Psge



Michele Fishbein

5th and 6th Grade Learning Specialist

Marin Country Day School

415.945.5101 | mfishbein@mcds.org | www.mcds.org |
5221 Paradise Drive, Corte Madera, CA 94925

 Reply all |   Delete Junk |  ...

[EXTERNAL] No Residential Rezoning in Paradise Shopping Center Please!



MICHELLE KAYE <locknut1@yahoo.com>

Mon 1/2, 8:54 PM

 Reply all | 

Charles Lee; Eli Beckman; Fred Casissa; Pat Ravasio; Rosa Thomas 

Public Comment

I am writing in opposition to building housing in the Paradise Shopping Center next to Nugget Market.

I believe adding housing there would greatly affect parking and traffic in the area. Building 38 apartments will mean many parking spaces will be taken up by apartment parking.

Please take take the shopping center off the rezoning list.

Michelle Kaye

46 Echo Avenue

Corte Madera, CA 94925

415-924-8011

[EXTERNAL] No Residential Rezoning in Paradise Shopping Center, Please!



Wilcox Michelle <michellerwilcox@gmail.com>

Mon 1/2, 9:58 AM

↩ Reply all | ▾

Charles Lee; Eli Beckman; Fred Casissa; Pat Ravasio; Rosa Thomas ▾

Public Comment

I am worried about the negative impact this would have on parking for Nugget guests. It would leave me with insufficient parking to continue visiting this establishment, which I feel to be a cornerstone of Marin's community. Although I live in Kentfield, I travel to this market frequently due to the superior customer service they offer, and overall amazing experience they create for our entire Marin community. Not many grocery stores in Marin deliver this level of service, but Nugget does 100% of the time.

Please hear my "NO" for this matter, thank you!

Michelle Wilcox

[70 Westwood Drive](#)
[Kentfield, CA 94904](#)

415-517-2908

[EXTERNAL] No Residential Rezoning in Paradise Shopping Center Please!



Mig <mig.hofmann@gmail.com>

Mon 1/2, 9:37 AM

 Reply all | 

Charles Lee; Eli Beckman; Fred Casissa; Pat Ravasio; Rosa Thomas 

Public Comment

Based on my review and participation in prior town meetings, I agree with Nugget that changing the density at the Nugget/Gym location will adversely impact parking and access - especially likely during construction and the existing roads are not designed for the traffic levels the site is proposed for, especially with school traffic.

This location has always been considered less desirable than the others and the zoning change/volume impractical. Please remove/revise for this location and instead expend energy towards the Macy's site (which it seems could have even more housing than proposed) and other locations such as the now closed movie theatre, mortuary and old/closed restaurant near Big 5 for increased housing.

Thank you

K Mig Hofmann
Corte Madera

 Reply all |   Delete Junk |  ...

[EXTERNAL] No Residential Rezoning in Paradise Shopping Center Please!



Molly Gilardi <mollygilardi@gmail.com>

Tue 1/3, 10:26 AM

 Reply all | 

Charles Lee; Eli Beckman; Fred Casissa; Pat Ravasio; Rosa Thomas 

Public Comment

Dear Mayor and Town Council,

Please reconsider this plan. While I understand there is a need for more housing, I do not think the proposed location - 5 points fitness - is appropriate for 38 units. That means at least 38 more cars and more than 38 additional people using San Clemente to get to and from the freeway. As is, it can take ten minutes or more to get to the freeway from Nugget. This is due to school traffic, mall traffic, trader joes traffic, and traffic trying to get to the 580. This isn't just an annoyance, it is a safety issue if there is an emergency, which we all know is inevitable. If the new residents all leave at once, the rest of us are not getting out. It is not fair to jeopardize the safety of those who currently live here. Please rethink this plan.

Thank you for your consideration.

Molly Gilardi

 Reply all |   Delete Junk |  ...


[EXTERNAL] No Residential Rezoning in Paradise Shopping Center Please!



NANCE BECKER <nance.becker@comcast.net>

Tue 1/3, 1:36 PM

Charles Lee; Eli Beckman; Fred Casissa; Pat Ravasio; Rosa Thomas 

 Reply all | 

Public Comment

To the Mayor and members of the Town Council,

I am writing to express my concern about the proposed rezoning of the Paradise Shopping Center, which I understand would result in the removal of up to half the parking spaces. I am an outspoken advocate of affordable housing, but in this case it cannot come at the expense of our East Corte Madera town hub.

I live within an easy walk of the Nugget, and sometimes do walk there to buy a few things - but I also drive there a couple of times a week because I cannot carry the amount of groceries we need. This is true of most of the residents in the area. It is already often challenging to park, and if the number of spaces is significantly reduced it will be a nightmare. The Nugget owners are concerned that the decrease in business could cause them to close the store, WHICH WOULD BE A DISASTER. There is no other high quality food store in Corte Madera - I will not shop at Safeway, which would also require a longer drive - and would end up driving to Whole Foods in Mill Valley. Increasing driving and traffic is contrary to our important goals of combatting climate change.

Please do not rezone the center to eliminate parking. Instead, if housing development is the goal, require any development proposal to include a garage.

Thank you.

Nance Becker

[9 Edgemar Way](#)
[Corte Madera, CA](#)

[EXTERNAL] Rezoning



Naomi Lempert <nmlhml@att.net>

Tue 12/27/2022, 11:51 AM

Rosa Thomas; Eli Beckman; Pat Ravasio; Fred Casissa; Charles Lee 

 Reply all | 

Public Comment

NO NO NO. REMOVING OUR GYM?

Out of the question. What are we supposed to do? Howard

cannot drive on freeways and needs his gym for his Parkinson's and so do i and all the other members

Its a terrible spot for housing. Get creative guys. I feel like this tiny town has done more than many other towns in Marin.

Can I get an explanation as to why this spot was picked, and who picked the gym to remove, the original plans in 1999 included a gym. Can you please enlighten me

Naomi Lempert

49 golden hind psge

Corte Madera

Offthewallposters.net

Sent from my iPhone

 Reply all |   Delete Junk |  ...



[EXTERNAL] No Residential Rezoning in Paradise Shopping Center Please!



Nicholas Ondrejka <nick@ondrejka.com>

Tue 12/27/2022, 12:48 PM

 Reply all | 

Charles Lee; Eli Beckman; Fred Casissa; Pat Ravasio; Rosa Thomas 

Public Comment

I live in Mariner Cove and appreciate having the commercial properties on Paradise nearby. I don't think any of that space should be turned into residential.

Thanks

Nick

[EXTERNAL] No Residential Rezoning in Paradise Shopping Center Please!



Nick Javaras <njavaras@gmail.com>

Thu 12/29/2022, 10:34 AM

 Reply all | 

Charles Lee; Eli Beckman; Fred Casissa; Pat Ravasio; Rosa Thomas 

Public Comment

Dear Town Council:

This has been quite a shocking announcement to the many friends of the neighborhood Nugget market. It has become an almost religious experience for many of us. A regular ritual.

We are asking you to take this property out of the recommended residential rezoning requirement. But there is a possible alternative and that would be to add additional parking underground (water table issues) or insist on deck parking. Losing half of their parking lot would create nothing but chaos in the area.

Many of us will be following this issue very closely.

Yours truly,
Nick & Sandy Javaras

[EXTERNAL] No Residential Rezoning in Paradise Shopping Center Please!



Nick Lockwood <nvlockwood@gmail.com>

Tue 12/27/2022, 12:05 PM

 Reply all | 

Charles Lee; Eli Beckman; Fred Casissa; Pat Ravasio; Rosa Thomas 

Public Comment

There is absolutely NO reason to re-zone that commercial space for housing. Plenty of businesses could fill the void if the gym does not want to remain. Paradise is already overcrowded with traffic and the parking lot is already a nightmare. The status quo will do just fine in this case.

Maybe you guys should focus your efforts on improving the existing community's quality of life by adding Turf Fields to Town Park and Cove. Towns across California are adopting artificial turf facilities for the benefit of the community, children and the environment.

Thank you

-Nick Lockwood
21 Endeavor Cove

 Reply all |   Delete Junk |  ...


[EXTERNAL] No Residential Rezoning in Paradise Shopping Center Please!



Nick Yancey <nyancey_1@yahoo.com>

Mon 1/2, 10:25 PM

Charles Lee; Eli Beckman; Fred Casissa; Pat Ravasio; Rosa Thomas; Nick Yancey <ny >

 Reply all | 

Public Comment

Good evening,

We are a young family who just moved to the neighborhood, just 3 blocks from the Nugget Market in Marin Estates.

We saved up our money and waited a long time to move here for not only the schools, but for the quality of the neighborhood— the proximity to great local markets and retail.

An approval of the planned rezoning would go against all reasons of why we moved here and minimize all the years of hard work we put in to make this dream-move a reality.

Thank you for your consideration.

Best,

Nick

[EXTERNAL] Concerned resident - Residential Rezoning in Paradise Shopping Center Please!



Pamela Talledo Lujan <pame.talledo@gmail.com>

Wed 12/28/2022, 5:50 PM

Charles Lee; Eli Beckman; Fred Casissa; Pat Ravasio; Rosa Thomas ▾

Reply all | ▾

Public Comment

I am a property owner on Harbor Drive and i am very concerned about the potential rezoning of the paradise shopping center to accomodate low-income housing. I am very dissapointed to hear of this proposal at the last minute. I understand there are several other unopposed sites of where this project could proceed and corte madera paradise center is not one of these. we shop at the nugget market a lot and walk around the shopping center with kids. We shop there a lot and depend on it. If parking is removed to accomodate this project the nugget may not be able to survive here.

Please proceed with unopposed sites for housing and dont rezone this shopping center . There is no need for it if other better suited sites are available. We are a small community of families in the area that rely on the nugget as the only market in the area and would be very dissapointed in having low income housing units in the center where parking would be extremely limited and could lead the market to leave this area, where its central to so many families.

I am concerned that the Town continues to push this rezoning plan despite several unopposed sites, clearly not listening to its concerned citizens.

Pamela Lujan



Sent from my iPhone

[EXTERNAL] No Residential Rezoning in Paradise Shopping Center Please!



Patricia Futoran <pat.futoran@gmail.com>

Tue 12/27/2022, 12:03 PM

 Reply all | 

Charles Lee; Eli Beckman; Fred Casissa; Pat Ravasio; Rosa Thomas 

Public Comment

Dear Ladies and Gentlemen

As a senior citizen with mobility problems, the Paradise Shopping center is ideally located for me. Parking is always a bit tight.

Building houses there will definitely impact parking for shopper's and residents.

Please do not redone the Paradise Shopping Center for residential housing.

Thank you

Patricia Futoran


Sent from my iPad

[EXTERNAL] Moderate and Low Housing Proposal in Nugget Market Parking Area



Paul Champommier <pchampommier@hotmail.com>

Thu 12/29/2022, 5:53 PM

Charles Lee; Eli Beckman; Fred Casissa; Pat Ravasio; Rosa Thomas 

 Reply all | 

Public Comment

Hello,

My name is Paul Champommier, and reside at 24 Estrada Lane, Corte Madera. My wife (Gummee Champommier) and I enjoy the area and frequently shop at Nugget Market located on Paradise Drive. We recently noted the Town of Corte Madera's proposal to rezone nearly half the Nugget Market shopping center to housing.

We understand the need for moderate and low income housing in California. However, given the existing scarcity of parking in the Nugget shopping center, this rezoning plan will certainly result in an even more challenging parking situation. In addition, the traffic in front of Nugget Market on Paradise Drive is already very congested depending on the hour of day. There are already two nearby schools, Aegis Senior Living facility, a liquor store and apartments that create a lot of traffic. Additional housing on Paradise Drive will only exacerbate the traffic situation.

Do the designated unopposed sites by the town of Corte Madera for moderate and low income housing provide more than enough housing units to meet the state's mandate? If it does, what's the rational for creating even more traffic and congestion (which may also lead to Nugget Market closing their doors in Corte Madera and thereby depriving the area of a much needed and appreciated local service).

Regards,



Paul & Gummee Champommier

[EXTERNAL] No Residential Rezoning in Paradise Shopping Center Please!



Paul Burrous <pburrous2@gmail.com>

Tue 12/27/2022, 2:30 PM

 Reply all | 

Charles Lee; Eli Beckman; Fred Casissa; Pat Ravasio; Rosa Thomas; +2 more 

Public Comment

It has come to my attention that the Town of Corte Madera intends to take over the parking area in front of Paradise Market, as well as forcing the dry cleaners and the gym to close in order to build housing in that space. Housing is important and needed, no doubt about that! But to destroy several small business in the process is counter-productive. In my personal case, I am low vision and cannot drive. I depend on the dry cleaner and, above all, on the gym! Even for those without my restrictions, these businesses are vital. The super market may likely be forced to close with most of their parking taken over. People will lose their livelihoods, employees will lose their jobs, and ordinary citizens will lose access to important services. Please find somewhere else to build housing! I have heard that there are many other possible sites that would not be so detrimental to so many lives.

Sincerely,

Paul Burrous

=====

Paul Burrous

pburrous2@gmail.com

Home: 415-924-4100

Cell: 415-717-3721

[EXTERNAL] No Residential Rezoning in Paradise Shopping Center Please!



Paul Tokarz <pjtokarz@gmail.com>

Tue 12/27/2022, 2:25 PM

 Reply all | 

Charles Lee; Eli Beckman; Fred Casissa; Pat Ravasio; Rosa Thomas 

Public Comment

Hello,

I find it very hard to believe that there is not a much more suitable option than the paradise shopping center for rezoning. New residential units there will contribute to the existing bottleneck and potentially could cause the Nugget — which my family relies on multiple times a week — to leave Corte Madera.

Please go back to the drawing board on this.

Thanks,
Paul Tokarz
164 Prince Royal Dr.
Corte Madera

 Reply all |   Delete Junk |  ...





[EXTERNAL] No Residential Rezoning in Paradise Shopping Center Please!



Paulette Ryan <paulette.ryan@icloud.com>

Tue 12/27/2022, 10:38 AM

 Reply all | 

Charles Lee; Eli Beckman; Fred Casissa; Pat Ravasio; Rosa Thomas 

Public Comment

Please reconsider rezoning the commercial area at the shopping center on Paradise Drive to residential. Nugget Market is an important component of the East Corte Madera community, and it would be extremely unfortunate if they were forced to close or move.

Thank you,

Paulette Ryan

[EXTERNAL] No Residential Rezoning in Paradise Shopping Center Please!



Pauline Tomita <patomita58@gmail.com>

Wed 12/28/2022, 11:49 AM

Reply all | ▾

Charles Lee; Eli Beckman; Fred Casissa; Pat Ravasio; Rosa Thomas ▾

Public Comment

Dear Corte Madera Mayor and Town Council,

Our family has lived in East Corte Madera for over 20 years and Paradise Market, now Nugget, is our community's grocery store. There is low-income housing, as you know, already in our community.

We strongly object to the proposal to convert part of the Paradise parking lot and Five Points Fitness gym into low-income housing for a number of reasons: 1) parking for both the gym, Nugget and dry cleaning business, all small local businesses, would be adversely impacted. The lot is already too small for the demand. Many of the residents in the current affordable housing units frequent these 3 businesses, yet, parking and accessibility have not expanded to meet the increased usage; 2) We need to support these local small businesses and not deter customers/traffic to Safeway, corporate Bay Club (which is unaffordable for working families), or another dry cleaner because we can't find parking; 3) Our community already has its fair share of affordable housing and other sites in Corte Madera should be considered.

We supported Pat Ravasio in her bid to join the Council and trust she and her colleagues will represent the interests of her East Corte Madera constituents.

Thank you for your vote of No for the parking conversion proposal,

Pauline Tomita and Alaric Akashi

[408 Prince Royal Drive](#)

[Corte Madera, CA 94925](#)

[EXTERNAL] No Residential Rezoning in Paradise Shopping Center Please!



Peggy Dobson <sadiehdog318@gmail.com>

Tue 12/27/2022, 11:12 AM

Charles Lee; Eli Beckman; Fred Casissa; Pat Ravasio; Rosa Thomas ▾

Reply all | ▾

Public Comment

Hello,

I am writing to discourage you from voting to make half of the Paradise Shopping Center a small housing development. The Nugget Market has voiced concerns as to whether they will be able to operate under those circumstances.

The Nugget Shopping Center has the closest market to San Clemente Place on Paradise Drive, a development for mid and low income housing. If The Nugget Market has to move, those residents will have to walk farther and/or drive farther to get their groceries at Trader Joe's or Safeway. What about the disabled residents? Senior residents, including those at Aegis Senior Living facility who use the Nugget would not have access to a full service grocery store. There are also a fair amount of seniors who live in East Corte Madera. Senior residents like myself who live close by The Nugget would have a longer distance to walk or drive to get our groceries. That would be a hardship! Parking already is an issue in the shopping center and having more residents packed in will make things even worse. Where will seniors, disabled, and other residents on this side of the freeway be able to park and shop ?

Secondly, Five Points Gym has a majority of senior patrons using their facilities and taking classes. If Five Points were to relocate, many of us would no longer be able to walk to the gym to work out. Five Points is much more affordable to join than The Bay Club on the other side of the freeway. Again, Five Points is the only gym on the east side of Corte Madera.

Bayside residents should not be denied access to a convenient market and gym on the east side of Corte Madera. I ask that you do not vote in favor of making the Nugget Shopping Center as a potential residential housing site.

Kind regards,
Margaret Dobson
[318 Golden Hind Passage](#)

[Corte Madera, CA](#)

Sent from my iPad

 Reply all |   Delete Junk |  ...

[EXTERNAL] Opposition to Paradise Shopping Center Rezoning



Peter Hess <peter@hessonhill.com>

Tue 1/3, 11:12 AM

Charles Lee; Eli Beckman; Fred Casissa; Pat Ravasio; Rosa Thomas 

 Reply all | 

Public Comment



Action Items



Dear Honorable Members of the Corte Madera Town Council.

I write to you to voice my strong opposition to the proposed rezoning of the Paradise Shopping Center area. The rezoning will have a deleterious impact on the parking at the shopping center and will create traffic congestion in the area. Rezoning will void an agreement between your predecessor's and the shopping centers benefactors, creating future mistrust for any entity looking for a new location, diminishing sales tax revenue for Corte Madera. How can the elected officials be trusted in the future?

My wife and I routinely shop at the Nugget Market and use Paradise Dry Cleaners; the parking situation will be made worse by the proposed rezoning. The loss of our business at Paradise Shopping Center due to the reduction of parking will mean a reduction of sales tax dollars to the town if I am forced to shop elsewhere.

The rezoning proposal for the Paradise Shopping Center is counter to the best interests of the Town of Corte Madera. Please vote for the best interest of the people you are elected to represent and vote against the proposed rezoning of the Paradise Shopping Center.

Sincerely,

Peter Hess

684 Redwood Avenue

Corte Madera

Rebecca Vaughn

From: Peter Turner <threepeter@gmail.com>
Sent: Tuesday, December 27, 2022 10:13 PM
To: Rebecca Vaughn
Subject: [EXTERNAL] Rezoning the Paradise Shopping Center

Dear Town Council:

We have lived on Madera Del Presidio Drive in East Corte Madera for over 25 years and are very concerned about the Town Council's plans to potentially rezone the Paradise Shopping Center (PSC) to facilitate the construction of up to 38 housing units.

While we support the construction of new housing in the right location (like the recently constructed units near our home on San Clemente Drive), the PSC is not the right location. The PSC (including Five Points Fitness) is a vital component of our community. Not only would the proposed development eliminate Five Points, it would severely exacerbate the existing parking problem at Nugget Market. Without adequate parking, Nugget could be forced to relocate.

In light of the foregoing, we are confident you will find a better solution to our community's housing needs.

Sincerely,
Pete Turner

Sent from my iPhone

[EXTERNAL] Paradise Shopping Center Rezoning: Negative Impact on the Area



Rachel Diaz <rdiaz827@gmail.com>

Wed 12/28/2022, 11:55 AM

Charles Lee; Eli Beckman; Fred Casissa; Pat Ravasio; Rosa Thomas ▾

Reply all | ▾

Public Comment

Thank you for all you have done to evaluate the various Corte Madera sites available to meet the state's required housing unit increase. It is a huge undertaking!

I spent time talking with your staff about the various sites and understand all of the elements that have gone into your decisions. That said, please reconsider rezoning the Paradise Shopping Center area.

East Corte Madera is a community in itself. Although we enjoy the Twin Cities community at large, we especially value the local businesses that operate here.

Nugget Markets is a huge sponsor of SPARK, Schools Rule, the Cove specifically and is welcoming to all of our residents. It is a meeting place for people hiking and walking, for kids after school and a place for employees of neighboring businesses to grab lunch. The lack of sales tax collected from Nugget Markets would impact the city - they provide the important service of hot prepared food products (which are taxable) and help all of us grab something on the go! With the loss of parking incurred by the 38 units, it will be hard / nearly impossible for Nugget to remain in this site.

In addition, Five Points Fitness has really supported our ECM community - especially since the pandemic. They not only worked hard to save their business, but reached out to keep our residents moving and healthy. They moved equipment outside, took appointments for individual workouts and were flexible with memberships during that trying time. They are working closely with the teens in our community now - especially encouraging that group to come in together and stay active!

Paradise Cleaners is a valued family-owned business.

If these businesses are no longer able to function in Paradise Shopping Center, they would not only be missed as members of our community, but would greatly impact how we all shop and live in this area.

Beyond the individual businesses, the congestion impact of a 38 unit building would be tremendous. If you've even been anywhere near Paradise Drive/San Clemente between 7:30-8:30am or from 2-4pm, you know that this corridor is extremely busy! Traffic to and from the Cove School and 101 backup really impact how we move in and out of East Corte Madera. Cars buzz by and make it dangerous for the many children in the community (even with the newly widened sidewalks) on their way to and from school.

I understand you've provided many opportunities to weigh in the various sites under evaluation. Please take one more look at Paradise Shopping Center - it seems East Corte Madera may have other site



|



|

save Paradise Shopping Center, but it would ease traffic and could lend itself to a more neighborhood feel for those new residents (like the residents around Parkview Circle Park).

Thank you and Happy New Year!

- Rachel Diaz

Rebecca Vaughn

From: Charles Lee
Sent: Thursday, January 5, 2023 9:26 PM
To: Rebecca Vaughn
Subject: Fwd: [EXTERNAL] Petition to block Paradise Shopping Center rezoning

Sent from my iPhone

Begin forwarded message:

From: "Raj S. Ajrawat" <rsajrawat@gmail.com>
Date: January 5, 2023 at 8:22:55 PM PST
To: Charles Lee <clee@tcmmail.org>, Eli Beckman <ebeckman@tcmmail.org>, Fred Casissa <fcasissa@tcmmail.org>, Pat Ravasio <pravasio@tcmmail.org>, Rosa Thomas <rthomas@tcmmail.org>
Subject: [EXTERNAL] Petition to block Paradise Shopping Center rezoning

Hello,

My name is Raj Ajrawat and I'm a resident of Corte Madera at 11 Presidio Ct, Corte Madera, CA 94925. I recently found out that the town is considering rezoning the Paradise Shopping Center (where the Nugget is located, on Paradise Drive) and I'd like to lodge my disapproval of this.

I consider myself a "YIMBY", and have read our Housing Element extensively to see there are a very large number of others sites (such as the Macy's, and the old movie theater off Tamal Vista) that would collectively provide more than enough housing for us to meet our obligations under state mandate. The Nugget on Paradise is the only full service grocery store on the eastern portion of Corte Madera (on east side of 101) and to potentially threaten their existence by rezoning the plaza and thereby affecting the parking easement would disadvantage all residents on this side of the highway, and is simply unnecessary given the Housing Element plan as drafted.

I urge you all to remove the Paradise Shopping Center from our list of potential sites, and I applaud you all for working on the housing element to ensure we have greater housing opportunities for all.

Please let me know if you have any questions.

Thanks,
Raj

240-401-6020

 Reply all |   Delete Junk |  ...



[EXTERNAL] No Residential Rezoning in Paradise Shopping Center Please!



randy erickson <rjerickson707@gmail.com>

Tue 12/27/2022, 10:42 AM

Charles Lee; Eli Beckman; Fred Casissa; Pat Ravasio; Rosa Thomas 

 Reply all | 

Public Comment

Please keep the gym and store as it's essential to my livelihood it's were I work and live.


Sent from my iPhone

[EXTERNAL] No Residential Rezoning in Paradise Shopping Center Please!



Ravi Gogia <rgogia@gmail.com>

Tue 12/27/2022, 10:11 AM

 Reply all | 

Charles Lee; Eli Beckman; Fred Casissa; Pat Ravasio; Rosa Thomas 

Public Comment

Hi,

As a Corte Madera resident, I wanted to express my opinion about the Paradise Shopping Center - I OPPOSE the plan for residential rezoning. It will negatively impact the parking situation and the shopping center would benefit from different commercial opportunities (rather than residential options).

Thank you,
Ravi Gogia
49 Meadow Ridge Dr, Corte Madera

From: [Fred Casissa](#)
To: [Rebecca Vaughn](#)
Date: Tuesday, January 3, 2023 6:57:23 PM

Fred Casissa
Corte Madera Town Council Member

From: RICHARD SCOTT <scottsstuff@prodigy.net>
Sent: Wednesday, December 28, 2022 2:55 PM
To: Fred Casissa
Subject: [EXTERNAL] Nugget Mrk.

Dear sir, What a Stupid idea to try and put 38 units for housing in the location that now is the gym. This would make it very hard for the Nugget Mrk. to continue at this location. If the Nugget leaves it would be another loss to the town's tax base. Plus, the fact that families would have to travel 3+ miles for a market of the same quality, and another loss of taxes. The Nugget Mrk. is an important part of east Corte Madera.
Thank You, Richard Scott

 Reply all |   Delete Junk |  





[EXTERNAL] No Residential Rezoning in Paradise Shopping Center Please!



Richard Wiesner <richardhwiesner@gmail.com>

Tue 12/27/2022, 3:13 PM

 Reply all | 

Charles Lee; Eli Beckman; Fred Casissa; Pat Ravasio; Rosa Thomas 

Public Comment

Unless you plan on adding over 70 parking spaces under the residential building, Nuggett Market will forced to close due to the lack of available customer parking. It's very challenging today. I suggest you personally drive there on various days between 4 and 7 and see for yourself.

From: [Eli Beckman](#)
To: [Rebecca Vaughn](#)
Date: Wednesday, January 4, 2023 3:11:10 PM

Public comment to me only re: potential Paradise parcel rezoning

(Adding keywords in case of future searches: housing element, Nugget, petition)

Eli Beckman
Vice Mayor
Town of Corte Madera

(415) 737-5020

www.eliforcortemadera.com



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From: Robert Freitas <freitas1@pacbell.net>
Sent: Monday, January 2, 2023 11:45 AM
To: Eli Beckman
Subject: [EXTERNAL] Nugget and 5 Points

I find the proposal to replace 5 Points with 38 units as silly. Wouldn't more space for units fit at the back of the car dealerships further up the street?

Bob Freitas
10 Enterprise drive

[Sent from AT&T Yahoo Mail for iPhone](#)

 Reply all |   Delete Junk |  



[EXTERNAL] No Residential Rezoning in Paradise Shopping Center Please!



roderick mac connell <robmacconnell2@yahoo.com>

 Reply all | 

Mon 1/2, 12:09 PM

Charles Lee; Eli Beckman; Fred Casissa; Pat Ravasio; Rosa Thomas 

Public Comment

There must be better places to put up the new structures for low cost housing. These businesses deserve to stay as is. They have added much to the town of Corte Madera, plus have brought in much needed taxes. Please vote for keeping this area as is.



Rod macConnell

[EXTERNAL] No Residential Rezoning in Paradise Shopping Center Please!



Ronald Jacobs <94901abc@gmail.com>

Tue 12/27/2022, 11:56 AM

 Reply all | 

Charles Lee; Eli Beckman; Fred Casissa; Pat Ravasio; Rosa Thomas 

Public Comment

I want you to know that I have been a steady customer of both the Nugget Market and Five Points Gym. Please do not change the current zoning. It would cause Corte Madera to abandon two existing businesses.

Respectfully,

Ronald Jacobs

415-246-5022

Sent from my iPhone

Rebecca Vaughn

From: Eli Beckman
Sent: Wednesday, January 4, 2023 4:48 PM
To: Rebecca Vaughn
Subject: Fw: [EXTERNAL] Fwd: Housing plan

Public comment to me only re: potential Paradise parcel rezoning

(Adding keywords in case of future searches: housing element, Nugget, petition)

Eli Beckman
Vice Mayor
Town of Corte Madera

(415) 737-5020
www.eliforcortemadera.com



[Sign Up For Our Newsletter to Stay Informed](#)

From: Ryan Terry <rterry99@gmail.com>
Sent: Thursday, December 29, 2022 1:08 PM
To: Eli Beckman
Subject: [EXTERNAL] Fwd: Housing plan

Hi Eli,

I hope this finds you well. I live at the corner of Seawolf and Spindrift (#14) and hosted one of your campaign signs this past year.

I'm reaching out (as I'm sure MANY other Mariner Cove families are) after seeing the signage at Nugget regarding the POSSIBLE conversion of Five Points to 38 residential units. Typically, I dismiss this type of protest as more Marin NIMBYism so I actually went over there to grab a flier to read their side of things. Taking everything with a grain of salt (Nugget is obviously advocating in their own self-interest), it does seem to be a pretty flawed plan to

consider that site, given the fact that they had certain guarantees from the Town that it would remain zone commercial and they already maintain what can best be described as a woefully inadequate public parking lot. Even with the underutilized parking spaces on the side of Five Points, I fail to see how this won't create additional navigational problems in a parking lot that's already miserable.

I want to be clear that NIMBYism at its core is as abhorrent as it is rampant in Marin. Many of the other sites you propose, including Macy's, the old movie theater and even the lot next to Kamp K9 seem to have better parking availability. And while I initially assumed that the parking excuse was an easy NIMBY talking point, it really does seem like a bad fit. And if Paradise Foods (and by proxy, Nugget) were indeed forced to buy deed-restricted land to satisfy the parking requirements and were promised it would remain zoned commercial, it would be reasonable to put that site at the bottom of the list of options until the other sites have been built upon. The movie theater, in particular seems, like it should be at the top of the list. Abundant parking, easy access to the freeway, and walkable to the offerings at Town Center.

Thank you for your time. Have a wonderful New Year!

Ryan Terry
415-314-9357
rterry99@gmail.com

[EXTERNAL] No Residential Rezoning in Paradise Shopping Center Please!



Saasha Orsi <maorsi@comcast.net>

Tue 12/27/2022, 11:04 AM

Reply all | ▾

Charles Lee; Eli Beckman; Fred Casissa; Pat Ravasio; Rosa Thomas ▾

Public Comment

Dear Town Council and Mayor-

I am writing as I just received an email regarding re-zoning of the property on Paradise Drive where Nugget Market, 5 Points Fitness and the dry cleaner reside. As a resident of Corte Madera since 1997, we have seen the growth of Marin County and have seen the good things that this has brought to our community. We have enjoyed community of Aegis, Paradise and Now Hugget Markets and of course the gym! It saddens me to see that once again, what many reference as "East Corte Madera" is now subject to the proposed low income housing project.

There are many places that would be better suited for this development since the introduction of Restoration Hardware, The Cove School as well as Marin Country Day School, Marin Montessori, Kids on the Hill and Golden Poppy preschools located within our community has caused pressures in and out of our neighborhoods on the one thoroughfare - Paradise/San Clemente drive.

Please consider not re-zoning the Nugget Market location as a proposed sight as the traffic congestion would be unbearable. Please take note of the traffic status during peak times and you will see that any additional housing would only create greater havoc.

Thank you for your time in reading this-

Alexandra Orsi

Resident since 1997

 Reply all |   Delete Junk |  ...



[EXTERNAL] No Residential Rezoning in Paradise Shopping Center Please!



Sam Stein <samsteinsf@gmail.com>

Thu 12/29/2022, 11:08 AM

 Reply all | 

Charles Lee; Eli Beckman; Fred Casissa; Pat Ravasio; Rosa Thomas 

Public Comment

Hi - I am strongly apposed to this. Nugget Market is one of the few and most important amenities in the area and the thought of losing this store seriously has a negative impact on the community.

From: [Samara Violet](#)
To: [Rebecca Vaughn](#)
Date: Wednesday, December 28, 2022 8:41:21 AM

Dear Town Council,

We are a family of 4 living near the Paradise Shipping center and are writing to ask that you consider other locations to develop housing. This would be a terrible location to develop housing and would likely negatively impact the desirability of E Corte Madera real estate as a whole which is a shame because it is a wonderful place to live- please don't change that!!

Thank you,

Samara Violet

37 Prince Royal Pse, Corte Madera, CA 94925

 Reply all |   Delete Junk |  



[EXTERNAL] No Residential Rezoning in Paradise Shopping Center Please!



Sandy Donegan <sandune29@hotmail.com>

Tue 1/3, 7:05 AM

 Reply all | 

Charles Lee; Eli Beckman; Fred Casissa; Pat Ravasio; Rosa Thomas 

Public Comment

Please keep our gym, five point fitness. It is made so many people healthy, many of the young teenagers are coming now.

Thank you

Sent from my iPhone

[EXTERNAL] No Residential Rezoning in Paradise Shopping Center Please!



Sandy Javaras <mstortilla@sbcglobal.net>

Tue 12/27/2022, 10:55 AM

 Reply all | 

Charles Lee; Eli Beckman; Fred Casissa; Pat Ravasio; Rosa Thomas 

Public Comment

Dear Esteemed Town Council members,

Although I fully support more affordable housing in our area, I am NOT in support of reducing parking at the Nugget shopping center. It is often challenging to find parking even in non-holiday times.

If they were no longer able to operate in this location, it would be a huge loss for the community and their genial and competent staff.

Please consider other locations.

Sandy Javaras
315 Willow Ave.
Corte Madera.

And PS, I often walk to both Safeway and Lucky Markets with the backpack, but Nugget —my preferred market —is too far to walk.

Thanks,

Sent from my iPhone

From: [Seth Berg](#)
To: [Rebecca Vaughn](#)
Date: Sunday, January 1, 2023 1:41:06 PM

Please register my opposition to the rezoning of Paradise Shopping Center to accommodate additional housing. The area already has limited parking and cannot accommodate increased parking demands from additional housing. Thank you.

Seth Berg
34 Echo Avenue

 Reply all |   Delete Junk |  ...



[EXTERNAL] No Residential Rezoning in Paradise Shopping Center Please!



Seth Bokser <sbokser@gmail.com>

Tue 12/27/2022, 1:35 PM

 Reply all | 

Charles Lee; Eli Beckman; Fred Casissa; Pat Ravasio; Rosa Thomas 

Public Comment

Please do not ruin this positive part of our community.

[EXTERNAL] No Residential Rezoning in Paradise Shopping Center Please!



Sharon Szabo <slszabo@comcast.net>

Mon 1/2, 2:28 PM

 Reply all | 

Charles Lee; Eli Beckman; Fred Casissa; Pat Ravasio; Rosa Thomas 

Public Comment

Hello Mr. Lee, Mr. Beckman, Mr. Carissa, Ms. Ravasio and Ms. Thomas,

I am writing to express my extreme objection to rezoning the only Bayside shopping that includes a grocery store. A very high number local residents love and rely on Nugget Market for their regular grocery needs. Adding housing to this much needed area would stress the ability of current residents to access this market. Parking is already at a premium in this location. Removing parking spaces to add housing would render the situation impossible, likely resulting in the loss of our beloved market by restricting the number of their customers.

I appreciate the need for housing in Corte Madera but can not support this site. I am sure there are many more suitable locations for this project.

Sincerely,

Sharon Szabo
31 Parkview Circle

 Reply all |   Delete Junk |  ...

[EXTERNAL] No Residential Rezoning in Paradise Shopping Center Please!



andershell29@gmail.com

Mon 1/2, 4:47 PM

 Reply all | 

Charles Lee; Eli Beckman; Fred Casissa; Pat Ravasio; Rosa Thomas; 'Michael Andersc 

Public Comment

We **oppose** re-zoning the shopping center for affordable housing because the proposed re-zoning would clearly impact the parking for the shopping center.

The parking lot is already inadequate for the number of patrons that frequent the center.

Eliminating even a few spaces could lead to the loss of Nugget Markets and that would be devastating to this community.

It is **irresponsible** for the Town Council to even consider undermining our local businesses and put their goals in front of the best interests of the community.

We understand the Town must meet state-mandated housing goals. Other sites in Corte Madera can fulfill those goals. We respectfully ask that you take Paradise Shopping Center off the list for consideration of Residential Rezoning and focus your efforts in areas that make sense. Be clear-we are not opposed to affordable housing.

We Vote **NO NO NO** to re-zoning the Nugget Markets Shopping Center.

Shelley and Michael Anderson

[14 Enterprise Drive](#)
[Corte Madera](#)

[EXTERNAL] Nugget Market



Shiva Jensen <shiva.jensen@stanford.edu>

Sun 1/1, 8:12 PM

↻ Reply all | ▾

Charles Lee; Eli Beckman; Fred Casissa; Pat Ravasio; Rosa Thomas; Rebecca Vaughn ▾

Public Comment

Dear Council Members,

Happy new year to you and your loved ones. It was brought to our attention today that the Nugget and Five Points Gym in East Corte Madera are at risk of being rezoned for moderate to low-income housing. I am writing to respectfully urge you to reconsider this proposal. For those of us living east of 101, the Nugget shopping center is a neighborhood hub where teenagers and retirees alike joyfully gather. In fact, it is our only neighborhood hub. As a young family living around the corner, I cannot underscore the value of the Nugget Market in our day-to-day lives. We walk to the Nugget in the early morning hours – or after putting the kids to bed – at least 3-4 times per week to grab milk, cereal, diapers, and other necessities. Even late in the evenings, that parking lot is nearly always full. The market (and the gym) is a huge asset to the community. Replacing an already small parking lot with more housing units would put these businesses in a precarious position. If the Nugget is forced to close, those of us living in Paradise Cay and East Corte Madera would be forced to travel to the Safeway across the freeway several times a week. This would increase the Town's traffic, gridlock, and carbon footprint.

On a related note, I can't help but be concerned about the impact of all this additional housing on our LCM schools. As it is, the student to teacher ratio at Cove School is 22-24(!). Our children deserve better. Corte Madera already has quite a few housing units. It doesn't seem right or fair for the state mandated housing units to be concentrated to just a couple towns. I would be interested to hear how the issue of affordable housing is being addressed by various communities in Marin, including Tiburon, Mill Valley, Kentfield, San Anselmo, Ross, etc.

Thank you for your time and consideration.

All my best,
Shiva Jensen
38 El Camino Dr, Corte Madera

Shiva Jensen
Stanford University
Manager, Charitable Trust Program
Office of Planned Giving
485 Broadway, 5th Floor
Redwood City, CA 94063-3136
Phone: (650) 721-0190
shiva.jensen@stanford.edu

[EXTERNAL] No Residential Rezoning in Paradise Shopping Center Please!



Stacey Newcomer <staceymnewcomer82@gmail.com>

Wed 12/28/2022, 12:35 AM

Charles Lee; Eli Beckman; Fred Casissa; Pat Ravasio; Rosa Thomas ▾

Reply all | ▾

Public Comment

Attention Mayor and City Council,

Reallocation of Paradise Drive Shopping Center parking for housing zoning will cause nothing but headache and loss of business to the small Shopping center including Nugget and Aegis. Turning the current gym into 38 new housing units will drastically create havoc for the grocery store and it's numerous patrons. Lack of parking will cause loss of business, lost revenue, lost taxes paid to the city to fund other programs, and so much more. Numerous jobs will most likely be lost in result as well. I live less than 2 miles from Nugget and shop at the store almost everyday and already have troubles parking as is. If less parking were available I'd simply leave the area and shop in either Mill Valley or San Rafael instead where I would not have trouble. It would be a great inconvenience to eastern Corte Mader and the north side of Tiburon whom rely on the Paradise Drive Shopping Center and Nugget Market for survival.

Thank you for reading,

Stacey Newcomer

Staceymnewcomer82@gmail.com

707-787-7295

[EXTERNAL] OPPOSE - Rezone - Nugget Market - Five Points Gym



Stacey Weeks <2staceyweeks@gmail.com>

Yesterday, 3:56 PM

Charles Lee; Eli Beckman; Fred Casissa; Pat Ravasio; Rosa Thomas

Reply all |

Public Comment

I am writing in opposition to the plan to **REZONE** the parking lot and gym serving the retail area at Nugget Market in East Corte Madera.

I am very much in favor of increasing low-to-moderate income housing in our community. I understand that such an opportunity can be transformative for families. I fully support the development of affordable housing in areas that can **sustain it**. However, I would argue that:

- Developing a 38 unit housing in a space that is already suffocated seems very unwise
- The potential rezoning would affect our communities natural habitat is potentially extremely dangerous - we are very protective of our environment and our nature friends
- Removing parking spaces from Nugget in an already compact (and often full) parking lot would make it even more difficult than it already is to park and support our community market.
- The traffic on Paradise Drive, particularly during school hours, is very problematic. Adding to that traffic by adding housing units right on a major thoroughfare that cannot support that increase seems very unwise and potentially dangerous.
- Adding more traffic to our supported Aegis Community would prove unhealthy and impact our elderly community
- We should not displace existing community hubs, like Five Points Fitness. It is one of the only cost-efficient health club options and is supported in the area. Several of our community members use the gym every day. Doing away with it would have a considerable impact.
- Paradise Drive already houses another low-to-moderate income housing development (San Clemente). This development was marketed to our community as a means for housing our Corte Madera - Larkspur teachers (definitely didn't work out as proposed).

Surely there is another more suitable area in Corte Madera that would not impact the flow of traffic, require dismantling existing community market spaces, harming our environment and nature friends.

I **URGE** you to reconsider the plan to **REZONE** the retail space and parking lots adjacent to Nugget Market.

Thank you in advance for your consideration.

--

Stacey Weeks
415-806-5851

Rebecca Vaughn

From: stephaniericardo@sbcglobal.net
Sent: Tuesday, December 27, 2022 2:31 PM
To: Rebecca Vaughn
Subject: [EXTERNAL] Corte Madera Housing Plan Vote

Hello, I understand that you will be voting on the Corte Madera Housing Plan on January 11th and I am sending you this email to ask you to **PLEASE** remove the Paradise Shopping Center from the rezoning list. I am 78 years old and I have lived in Corte Madera at the Meadowcreek development of condos and townhouses for 32 years. I use both the gym and also go to the Nugget Market regularly. It is especially convenient when I am not well and the thought of losing it and also the gym which helps to improve my health is distressing. Also, there are a lot of seniors in my development who have the same issues.

Thank you so much,


Stephanie Ricardo Corte Madera Resident

[EXTERNAL] No Residential Rezoning in Paradise Shopping Center Please!



Steve Jordan <sjordan2@gmail.com>

Thu 12/29/2022, 6:11 PM

 Reply all | 

Charles Lee; Eli Beckman; Fred Casissa; Pat Ravasio; Rosa Thomas 

Public Comment

Hello Town Council,

I am a resident of Mariner Green and frequent Nugget Market multiple times a week.

It was brought to my attention recently that there is a plan to rezone Paradise Shopping Center to residential. I kindly ask that you look at other sites for these housing requirements. Many of my East Corte Madera neighbors frequent the market often and it would be a big loss if Nugget had to close down.

I hope you all have a wonderful New Years holiday.

Sincerely,

Stephen Jordan

[EXTERNAL] No Residential Rezoning in Paradise Shopping Center Please!



Stephen Rosenbaum <drzeppo.sf@gmail.com>

Tue 12/27/2022, 10:56 AM

 Reply all | 

Charles Lee; Eli Beckman; Fred Casissa; Pat Ravasio; Rosa Thomas 

Public Comment

Dear Sirs:

As a relatively new resident of Corte Madera, having moved here from San Francisco in June 2021, i have been using both Five Points Fitness and Nugget Supermarket, several times a week. One of the things that i appreciate about the shopping center is that it's close to where i live, at Preserve, and the ease of parking. I think it would be terrible if the parking lot was decreased in size because of a plan to build housing on the site.

I urge you to consider an alternate location.

Sincerely,

Stephen G Rosenbaum MD

From: [Steven Stein](#)
To: [Charles Lee](#); [Eli Beckman](#); [Fred Casissa](#); [Pat Ravasio](#); [Rosa Thomas](#); [Adam Wolff](#); [Rebecca Vaughn](#); [Lorena Barrera](#)
Date: Friday, December 30, 2022 4:17:06 PM

Dear Mayor Lee and Council members:

I urge you to remove all parts of the Paradise Shopping Center from the list of potential sites for housing.

The possibility of building 38 housing units in place of the current gym would place a severe burden on the remaining tenants, especially the Nugget food market. There simply would not be enough parking to accommodate all the businesses remaining after business premises now containing the gym is removed.

I realize that, if the gym's business were as 'parking intensive' as is the Nugget market, that would itself create a problem; but - like most successful shopping centers - the 'tenant mix' was managed to some extent with that consideration in mind. Simply put, the shopping center could not have been redeveloped in 1999 along the lines it was, if the ground rule had been that half of it would be dedicated to housing (which, of course, has its own intensive parking requirements.)

There's no denying that Corte Madera needs a premium food market. I travel there from my house on the border of Larkspur and Madera Gardens, because Nugget is the nearest market the meets my family's needs. And I live relatively far from Nugget! What about all the people who live in East Corte Madera, or in Meadowsweet, or Chapman Park, or in closer parts of Madera Gardens itself?

I quite understand that Corte Madera has been — and continues to be — under pressure from the state to build additional housing, but as you well know, that pressure can not be the excuse for poor planning and absurd land use (as was the case, for example, with the redevelopment of the Handicap site).

Please don't let fear of bureaucracy over-rule your common sense. Let the shopping center remain a shopping center. Corte Madera needs it, just as it needs some respite from the conflicts needlessly generated in Sacramento.

Yours,

Steve Stein

[203 Birch Avenue]

[EXTERNAL] No Residential Rezoning in Paradise Shopping Center Please!



Sue Harris <suemarieharris@gmail.com>

Mon 1/2, 5:53 AM

Charles Lee; Eli Beckman; Fred Casissa; Pat Ravasio; Rosa Thomas 

 Reply all | 

Public Comment

Hi

Although I am for low cost housing I am concerned to here that this is going to happen in the only area in Corte Madera where we have facilities like a supermarket/gym. We have unused commercial space in Corte Madera (e.g. closer to bus stops and thus requiring less driving). For East Corte Madera residents having a local supermarket/gym etc that we can access without going over the freeway is hugely beneficial. We don't have much infrastructure over here that we can walk to whereas the West side has supermarkets/restaurants easily accessible. Nuggets is a gathering point for the children after school, and really important to our neighborhood. I understand that this is a complicated process but I hope that an area which has less impact could be considered.

If you pursue this redevelopment, I hope as part of the plans, public transport options will be improved from our area to allow us to use public transport to get to supermarkets/gyms and inclusion will be made for retail units to allow us to keep our community meeting spot.

Regards
Sue

[EXTERNAL] No Residential Rezoning in Paradise Shopping Center Please!



Susan Hale <lasysusan@aol.com>

Wed 12/28/2022, 12:11 PM

Charles Lee; Eli Beckman; Fred Casissa; Pat Ravasio; Rosa Thomas; +1 more

Reply all |

Public Comment

We are seniors living at Mariner Cove.

We are against the rezoning of Paradise Shopping Center to allow up to 38 low to moderate housing units.

We depend on Nugget Market and their super nice and efficient staff for our grocery shopping. The parking lot is already very full during certain hours.

If some of those spaces are used for housing that will just make it worse.

If Paradise Shopping Center is rezoned Nugget Market might not be able to continue to do business at that location.

That means our closest grocery store would be Safeway, all the way across the freeway and into Town Center. Instead of getting groceries in 10 minutes it would take us 30 minutes or more. Especially during commute time on San Clemente Drive.

We are sure Corte Madera can find a more appropriate area for the state mandated housing goals.

This area around Paradise Drive is already very congested.

Not having Nugget Market at Paradise Shopping Center would have a great negative impact on our lives and those of other seniors and families in Mariner Cove, especially as we all get older.

Susan Hale and James Murphy

[EXTERNAL] No Residential Rezoning in Paradise Shopping Center Please!



S Scott <sscott2@hotmail.com>

Tue 12/27/2022, 10:32 AM

 Reply all | 

Charles Lee; Eli Beckman; Fred Casissa; Pat Ravasio; Rosa Thomas 

Public Comment

Dear Town Council:

This is a vote against rezoning the Paradise Shopping Center. We on the East side are so fortunate to have a market and cleaners here! I use it often especially for last minute needs. The kids have a place to go after school.

Even though I could walk there, I'm usually going when I'm already out and about.

Parking is already tight. I can't imagine losing what we have.

Sincerely,

Susan Scott

117 Harbor Drive

Corte Madera

From: [Fred Casissa](#)
To: [Rebecca Vaughn](#)
Date: Tuesday, January 3, 2023 6:58:05 PM

Fred Casissa
Corte Madera Town Council Member

From: susandsullivan@comcast.net <susandsullivan@comcast.net>
Sent: Tuesday, December 27, 2022 4:49 PM
To: Fred Casissa
Subject: [EXTERNAL] rezoning Paradise Shopping Center

Hi Fred,

I have heard that the Corte Madera Town Council wants to rezone the Paradise Shopping Center to add low-income housing. People are being urged to contact the council with objections. Is this true? I don't see anything about it in the most recent newsletter or on our town website.

Please let me know if the town is trying to rezone the shopping center or if this is just a rumor. If it is true, I will send emails to reject the proposal. We definitely don't need to add more parking problems to a parking lot that is already too crowded.

Thanks for your help!

Susan Sullivan
415-595-2606
susandsullivan@comcast.net

Rebecca Vaughn

From: Suzi B <suzbeatie@gmail.com>
Sent: Tuesday, December 27, 2022 5:09 PM
To: Martha Battaglia; Tracy Hegarty; Peter Chase; James Rizzo; Robert Bundy; Margaret Bandel; Daniel Kenny; Charles Lee; Eli Beckman; Fred Casissa; Pat Ravasio; Rosa Thomas
Cc: Adam Wolff; Rebecca Vaughn
Subject: [EXTERNAL] Housing Element Comment

Hi Martha & Tracy, and Planning Commissioners & Town Council

Wishing you good holidays, special times with family, & hopefully no Southwest air travel!
And Happy New year to each of you. I hope you are all relaxing & having some fun during your very well deserved time off!

Here is a note that I think is important for when you return to business.

I know that Martha and most of you are aware that I have been supportive of how you and the town have been handling the Housing Element Project, and thank you for the tremendous amount of work on this. I'm afraid I dropped the ball on something that I should have noticed sooner and I apologize that I missed addressing it earlier because I know this needs to get wrapped up soon~ it's my fault, as your communication & outreach on this topic has been excellent, and you gave us, the public, plenty of time for input.

I have been keeping fairly abreast of the Housing Element Project, and in general think that the choices are good, however somehow I missed something that I foresee as a problem. It lies in location #2 , and the possible rezoning of 5651 Paradise Dr, the shopping center in the area of the gym. My concern is about parking; specifically that the Nugget Market cannot lose any spaces. That entire lot is already getting more crowded all the time. Should housing go in there, I do not know what the impact would be on parking spaces, I haven't done my homework on that, but this should be of the highest considerations at this location. I'm hoping there is still more opportunity for input on this. Unless there is an additional parking area that I don't know about, (or if you are not allowed to consider parking issues?), I presently ask you to consider removing Option 2 from the plan.

Besides being an excellent and high quality grocery store, (and a beloved East Side "resident"), The Nugget Market has been a consistent supporter of community events in our town. They generously donate to good causes and are the nicest and friendliest "service " workers in the community. We should do everything we can to be supportive of them and to encourage their present & future success. They are vital to us.

It would be a mistake to do anything that could disrupt their success as a business, they serve this town with grace.

The question is, can we absolutely assure that there will not be additional parking issues if this Location, #2 is used as part of the housing element?
I'm aware that the gym is at the other end of the lot, somewhat away from the Nugget, but the entire lot is needed for parking for all businesses in there, so the impact of additional parking needs could be a real problem for these existing businesses.

Please add this to your discussion and decision making, it's very important to the community.

Thank you,

Suzi Beatie
48 Key Largo Course
CM 94925
415-924-1699

--

suzi beatie

c 415-606-1699

Rebecca Vaughn

From: Charles Lee
Sent: Friday, January 6, 2023 1:56 PM
To: Rebecca Vaughn
Subject: Fwd: [EXTERNAL] Full Support in Rezoning the Paradise Shopping Center

Sent from my iPhone

Begin forwarded message:

From: Tim Anderson <tanderson108@gmail.com>
Date: January 6, 2023 at 1:52:32 PM PST
To: Charles Lee <clee@tcmmail.org>, Eli Beckman <ebeckman@tcmmail.org>, Fred Casissa <fcasissa@tcmmail.org>, Pat Ravasio <pravasio@tcmmail.org>, Rosa Thomas <rthomas@tcmmail.org>
Subject: [EXTERNAL] Full Support in Rezoning the Paradise Shopping Center

Dear Corte Madera Town Council Members,

I wanted to share my support in your proposed rezoning of the Paradise Shopping Center. I fully support creating more affordable housing in Marin. Many will complain that reduced parking will take away business from Nugget. I'm not sure that this is even true. There is always a reason not to build new housing infrastructure, but that never solves the housing problems in Marin. Thank you for leaning into this solution.

Tim Anderson (Greenbrae resident and Marin Country Day School teacher)

 Reply all |   Delete Junk |  ...





[EXTERNAL] No Residential Rezoning in Paradise Shopping Center Please!



Todd Steeves <toddsteeves10@gmail.com>

Wed 12/28/2022, 2:20 PM

 Reply all | 

Charles Lee; Eli Beckman; Fred Casissa; Pat Ravasio; Rosa Thomas 

Public Comment

Please consider the fact that there are many times when there are no parking spots at the Paradise Nugget even when the fitness center is CLOSED! I'm all for affordable housing but doing so in a limited parking area and on a two lane street will create too much congestion.

Thank you,
Todd

Sent from my iPhone

From: [Tom Struttman](#)
To: [Rebecca Vaughn](#)
Date: Monday, January 2, 2023 3:23:15 PM

Dear Town Council,

I am a local resident and use the Nugget Shopping Center.

If you have used this shopping center recently you will find that parking is extremely limited. Shoppers often circle for minutes waiting for a space to open.

The shopping center was redeveloped in 1999 to build the Nugget shopping center Gym and Aegis living retirement community. Everyone agreed that more parking was needed, so the shopping center paid the town of Corte Madera to buy deed-restricted land for public parking to serve the shopping center. The shopping center maintains the whole parking area, which is required to meet the Town's parking requirements.

Re-zoning nearly half of the shopping center to housing of up to 38 units will make the shopping center mostly unusual.

As a resident of Tiburon who uses the shopping center frequently I am strongly recommending that this property not be re-zoned.

Sincerely,

Tom Struttman
170 St Thomas Way
Tiburon, CA 94920

From: [Eli Beckman](#)
To: [Rebecca Vaughn](#)
Date: Wednesday, January 4, 2023 4:17:34 PM

Public comment to me only re: potential Paradise parcel rezoning

(Adding keywords in case of future searches: housing element, Nugget, petition)

Eli Beckman
Vice Mayor
Town of Corte Madera

(415) 737-5020
www.eliforcortemadera.com



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From: Toni Cohn <cohnco@hotmail.com>
Sent: Sunday, January 1, 2023 8:15 AM
To: Eli Beckman
Subject: [EXTERNAL] Nugget market vs housing

Hello,

I just saw on ND that there is a proposal for building low-cost housing in the Nugget Market shopping center. I'm not adverse to building affordable housing but asking businesses that have limited parking already seems unfair.

Question: Why is the city taking a business's parking when the city has a large park that they can build in?

I haven't read the planning department proposal and would like your opinion on this matter.

Thank you,

Toni Cohn

From: [Trevor Grace](#)
To: [Rebecca Vaughn](#)
Date: Wednesday, January 4, 2023 12:42:03 PM

Hello, my name is Trevor Grace and I live on Echo avenue with my family in Corte Madera. We regularly purchase our family's groceries at Nugget market, and I also regularly use the Five Points Fitness gym in the Paradise Shopping Center.

I'm emailing you to voice my full support requested by Nugget Market, asking for Paradise Shopping Center to be removed from the housing plan scheduled to be voted on by the Town Council on January 11th.

I feel this grocery store offers an immense service to this community, and if half of the shopping center is to be rezoned to new housing this would put it (as well as the gym which is a well used institution as well) at jeopardy of closure.

I agree with Nugget market that if there are numerous other appropriate sites for housing that are unopposed and provide more than enough housing units to meet the state's mandate, these should without question be used instead and Paradise Shopping Center should be removed from the housing plan scheduled to be voted on January 11th.

Thank you,

Trevor Grace
Echo Ave, Corte Madera

[EXTERNAL] No Residential Rezoning in Paradise Shopping Center Please!



Zachary Tolson <ZTolson@gnhllp.com>

Thu 12/29/2022, 12:02 PM

Charles Lee; Eli Beckman; Fred Casissa; Pat Ravasio; Rosa Thomas ✕

↻ Reply all | ▼

Public Comment

Dear Town Council:

I understand the Town of Corte Madera is working to rezone nearly half the Paradise Shopping Center for housing. The proposal would allow the construction of up to 38 moderate to low-income housing units in place of the gym. Let's not do this.

I write to oppose this proposal. I live in the flats behind the Nugget. It's hard enough to find parking at the Nugget on a regular day, but undoubtedly that will be impossible once you cram another 100+ people and their vehicles in to what is already a small shopping center.

Has an environmental impact study been done? Can the Larkspur/Corte Madera school system, particularly the Cove, accommodate the influx of children? I know that the Skunk Hollow playground, the playground that is closest to the Nugget and this proposed re-zoning, is not designed to service more than 500 people and is already overwhelmed.

Aesthetically, the addition of two trailer-looking ADUs at the entrance to Marin Estates was bad enough, and I don't want a hideous and massive apartment building in my backyard. 38 units is an enormous structure. If I wanted that I would move back to San Francisco. I understand the need for more housing, but this is a single-family house neighborhood and the Paradise Shopping Center is a little suburban shopping center. Don't change that, please. Notwithstanding the issues noted above, I'm not opposed to such a building being constructed nearby, but there are more suitable sites for this kind of project like the massive parking lots of the Restoration Hardware offices/warehouses, or the huge empty dirt lot next to the CHP station where they park overflow cars from the car dealerships, or the overflow lot for the Village, or the closed movie theater which is vacant, or next to Big 5 Sports, or the big chunk of vacant land across from Golden Gate Trailer Park. I'm sure I could find a dozen more spots in short order.

Please don't force this housing initiative on the residents of this community and please don't put the Nugget out of business. I'm sure their ability to transact business is largely and directly correlated to the amount of parking they have.

ZACHARY S. TOLSON, ESQ.

GOODMAN NEUMAN HAMILTON LLP

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From: [Candice Peters](#)
To: [Charles Lee](#); [Eli Beckman](#); [Fred Casissa](#); [Pat Ravasio](#); [Rosa Thomas](#); [Rebecca Vaughn](#)
Date: Wednesday, January 4, 2023 11:51:13 AM

Dear Mayor & Council Members,

I am writing in opposition to the plan to rezone the parking lot and gym serving the retail area at Nugget Market in East Corte Madera. I am 14 years old, an 8th Grader at Hall and my parents own a house at 10 Wildflower Court in East Corte Madera & I strongly oppose this plan.

I am in favor of low-to-moderate income housing in the right areas. This location is NOT the right area.

Removing parking spaces from Nugget Market in an already compact (and often full) parking lot would make it even more difficult than it already is to park and shop at our community market. I shop a lot at Nugget & already avoid shopping there if the parking lot is full because it's difficult to maneuver a car in the tight parking lot.

The traffic on Paradise Drive, particularly during school hours, is very problematic. Adding to that traffic by adding housing units right on a major thoroughfare that cannot support that increase seems very unwise and potentially dangerous. The school bus stop is located there which will add to the congestion if people live at that particular location.

We should not displace existing community hubs, like Five Points Fitness. It is one of the only cost-efficient health club options in the area. My family and I were members of the gym pre pandemic & we are going to renew our membership at 5 Points this month. We have seen so many businesses go out of business or leave Marin County. Please don't take this business away from us as well. It makes Marin a less appealing area to live in. We have so many friends who have moved out of Marin due to the lack of services available.

Paradise Drive already houses another low-to-moderate income housing development (San Clemente). Surely there is another more suitable area in Corte Madera that would not impact the flow of traffic or require dismantling existing community spaces.

Please reconsider the plan to rezone the retail space and parking lots adjacent to Nugget Market. The citizens and community of East Corte Madera does not want this to occur.

Thank you,
Zoe Peters