

Attachment 4
HCD Comment Letter, dated November 21, 2022

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

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November 21, 2022

Adam Wolff, Interim Town Manager
Town of Corte Madera
240 Tamal Vista Blvd., Suite 110
Corte Madera, CA 94825

Dear Adam Wolff,

RE: Town of Corte Madera's 6th Cycle (2023-2031) Draft Housing Element

Thank you for submitting the Town of Corte Madera (Town) draft housing element received for review on August 23, 2022. Pursuant to Government Code section 65585, subdivision (b), the California Department of Housing and Community Development (HCD) is reporting the results of its review. Our review was facilitated by a conversation on November 15, 2022, with you; Martha Battaglia, Senior Planner; and the Town's Consultant Christine O'Rourke. In addition, HCD considered comments from Campaign for Fair Housing Elements, Jennifer Silva, South Bay YIMBY, and YIMBY Law and Greenbelt Alliance, pursuant to Government Code section 65585, subdivision (c).

The draft element addresses many statutory requirements; however, revisions will be necessary to comply with State Housing Element Law (Article 10.6 of the Gov. Code). The enclosed Appendix describes the revisions needed to comply with State Housing Element Law.

Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. Throughout the housing element process, the Town should continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available and considering and incorporating comments where appropriate. Please be aware, any revisions to the element must be posted on the local government's website and to email a link to all individuals and organizations that have previously requested notices relating to the local government's housing element at least seven days before submitting to HCD.

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill (SB) 1 Sustainable Communities grant; the Strategic Growth Council and HCD's Affordable Housing and Sustainable Communities programs; and HCD's Permanent Local Housing Allocation consider housing element compliance and/or annual reporting

requirements pursuant to Government Code section 65400. With a compliant housing element, the Town will meet housing element requirements for these and other funding sources.

For your information, some general plan element updates are triggered by housing element adoption. HCD reminds the Town to consider timing provisions and welcomes the opportunity to provide assistance. For information, please see the Technical Advisories issued by the Governor's Office of Planning and Research at: <https://www.opr.ca.gov/planning/general-plan/guidelines.html>.

We are committed to assisting the Town in addressing all statutory requirements of State Housing Element Law. If you have any questions or need additional technical assistance, please contact Fidel Herrera, of our staff, at Fidel.Herrera@hcd.ca.gov.

Sincerely,

A handwritten signature in blue ink, appearing to read "Paul McDougall", with a stylized flourish at the end.

Paul McDougall
Senior Program Manager

Enclosure

APPENDIX TOWN OF CORTE MADERA

The following changes are necessary to bring the Town's housing element into compliance with Article 10.6 of the Government Code. Accompanying each recommended change, we cite the supporting section of the Government Code.

Housing element technical assistance information is available on HCD's website at <https://www.hcd.ca.gov/hcd-memos>. Among other resources, the housing element section contains HCD's latest technical assistance tool, Building Blocks for Effective Housing Elements (Building Blocks), available at <https://www.hcd.ca.gov/building-blocks> and includes the Government Code addressing State Housing Element Law and other resources.

A. Review and Revise

Review the previous element to evaluate the appropriateness, effectiveness, and progress in implementation, and reflect the results of this review in the revised element. (Gov. Code, § 65588 (a) and (b).)

As part of the review of programs in the past cycle, the element must analyze the effectiveness of goals, policies, and related actions in meeting the housing needs of special needs populations (e.g., elderly, persons with disabilities, large households, female-headed households, farmworkers and persons experiencing homelessness). Programs should be revised as appropriate to reflect the results of this evaluation.

In addition, some programs must still report on progress in implementation and then evaluate the effectiveness of the program. For example, Program H-1.2.b should discuss how many discrimination complaints were referred then evaluate whether the program was effective. Similarly, Program H-1.4.a.a should state if the Town established standards and procedures for mobile homes then evaluate the effectiveness of those efforts.

B. Housing Needs Resources and Constraints

1. *Affirmatively further[ing] fair housing in accordance with Chapter 15 (commencing with Section 8899.50) of Division 1 of Title 2...shall include an assessment of fair housing in the jurisdiction. (Gov. Code, § 65583, subd. (c)(10)(A).)*

Local to Regional Patterns: The element must include specific analysis of local to regional patterns that compares the Town to the broader Bay Area region. This analysis must particularly address income, disparities in access to opportunities (composite) and racially concentrated areas of affluence (RCAA) and consider local data and knowledge and other relevant factors such as historical land use and other practices.

Based on a complete analysis, the element should re-consider and re-prioritize contributing factors to fair housing issues and formulate appropriate policies and programs (not limited to the regional housing need allocation (RHNA)) to target significant and meaningful affirmatively furthering fair housing (AFFH) outcomes. This evaluation should utilize HCD's RCAA's data available at <https://www.hcd.ca.gov/affirmatively-furthering-fair-housing>.

Disproportionate Housing Needs: The element includes some general information on persons experiencing homelessness but should also evaluate patterns of need, including access to transportation and services.

Contributing Factors to Fair Housing Issues: While the element lists contributing factors such as fair housing complaints, housing conditions and community opposition, these factors do not appear to have a reasonable relationship to the assessment of fair housing. For example, the element identifies substandard housing conditions as a contributing factor but also notes less than five percent of the housing stock or less than ten structures need rehabilitation (p. C-110). The element should re-evaluate and re-prioritize contributing factors and should incorporate the outcomes of a complete analysis. Contributing factors create, contribute to, perpetuate, or increase the severity of fair housing issues and are fundamental to adequate goals and actions. Examples include community opposition to affordable housing, housing discrimination, land use and zoning laws, lack of regional cooperation, location and type or lack of affordable housing and lack of public or private investment in areas of opportunity or affordable housing choices. The analysis shall result in strategic approaches to inform and connect goals and actions to mitigate contributing factors to affordable housing.

- 2. Include an analysis of population and employment trends and documentation of projections and a quantification of the locality's existing and projected needs for all income levels, including extremely low-income households. (Gov. Code, § 65583, subd. (a)(1).)*

Include an analysis and documentation of household characteristics, including level of payment compared to ability to pay, housing characteristics, including overcrowding, and housing stock condition. (Gov. Code, § 65583, subd. (a)(2).)

Extremely Low-Income Households (ELI): The element includes some basic information regarding ELI households such as the number of households. However, given the unique and disproportionate needs of ELI households, the element must include analysis to better formulate policies and programs. For example, the element should analyze tenure, cost burden and other household characteristics, compare those characteristics to other income and special needs groups then examine the availability of resources to determine gaps in housing needs. Finally, the element should examine the success of past efforts and formulate an appropriate programmatic response given the magnitude of the need.

Overpayment: The element must quantify and analyze the number of lower-income households overpaying by tenure (i.e., renter and owner).

3. *An inventory of land suitable and available for residential development, including vacant sites and sites having realistic and demonstrated potential for redevelopment during the planning period to meet the locality's housing need for a designated income level, and an analysis of the relationship of zoning and public facilities and services to these sites. (Gov. Code, § 65583, subd. (a)(3).)*

Sites Inventory: HCD is aware of the Town's intent to rezone sites to accommodate RHNA for the sixth cycle and that zoning will be completed by January 31, 2023. Should the rezone not occur prior to the start of the sixth cycle planning period, the Town must include a rezone program that includes all by right requirements consistent with Government Code Section 65583.2, subdivisions (h) and (i).

Realistic Capacity: The estimate of the number of units for each site must be adjusted as necessary, generally based on the land use controls and site improvements and typical densities of existing or approved residential developments at a similar affordability level. The element lists a few recent projects (pp. 78 and 79); however, given the element is assuming 100 percent of maximum allowable densities, it should list all recent projects. The listing should evaluate projects by zone, maximum allowable density, parcel size, number of units, affordability, and frequency of exceptions such as density bonuses. This analysis should particularly examine trends based on zones and size of projects and demonstrate those circumstances are similar to identified sites. Alternatively, the element could rescale assumptions less than maximum allowable density (e.g., 80 to 90 percent and 50 percent).

Also, where zoning allows 100 percent nonresidential uses, the calculation of residential capacity should account for the likelihood of 100 percent nonresidential development. For example, the element could analyze all development activity in nonresidential zones allowing 100 percent nonresidential uses, how often residential development occurs and adjust residential capacity calculations, policies, and programs accordingly. This analysis may incorporate any proposed policies such as residential performance standards, prohibition of commercial uses and should clarify that all zones allow residential uses, particularly 100 percent residential uses.

Nonvacant Sites: Nonvacant sites accommodate 50 percent or more of the lower-income need, the housing element must describe "substantial evidence" that the existing use does not constitute an impediment for additional residential use on the site. Absent findings (e.g., adoption resolution) based on substantial evidence, the existing uses will be presumed to impede additional residential development and will not be utilized toward demonstrating adequate sites to accommodate the RHNA.

Small Sites: Sites smaller than a half-acre in size are deemed inadequate to accommodate housing for lower-income housing unless it is demonstrated that sites of equivalent size and affordability were successfully developed during the prior planning period or unless the housing element describes other evidence to HCD that the site is

adequate to accommodate lower-income housing. (Gov. Code, § 65583.2, subd. (c)(2)(A).) The element lists small sites but must also evaluate whether those sites are suitable to accommodate housing for lower income households and add or modify programs as appropriate. For example, the element could list past consolidations by the number of parcels, number of owners, zone, number of units, affordability and circumstances leading to consolidation and then relate those trends to the identified sites or could explain the potential for consolidation on a site-by-site basis.

Zoning for a Variety of Housing Types:

- *Emergency Shelters:* The element should analyze whether parking requirements comply with AB139/Government Code section 65583, subdivision (a)(4)(A) or include a program to comply with this requirement.
- *Supportive Housing:* The element should describe the Town's procedure for complying with Government Code section 65651, subdivision. Section 65651 requires jurisdictions to allow supportive housing by right in zones allowing multifamily housing, including mixed-use and nonresidential zones when the development meets certain requirements.
- *Low Barrier Navigation Center:* Low Barrier Navigation Centers shall be a use by-right in zones where multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily uses pursuant to Government Code section 65660. The element must demonstrate compliance with this requirement and include programs as appropriate.

Electronic Sites Inventory: Pursuant to Government Code section 65583.3, subdivision (b), upon adoption of the housing element, the Town must submit an electronic version of the sites inventory with its adopted housing element to sitesinventory@hcd.ca.gov. Please note, the Town must utilize standards, forms, and definitions adopted by HCD when preparing the sites inventory. Please see HCD's housing element webpage at <https://www.hcd.ca.gov/community-development/housing-element/index.shtml#element> for a copy of the form and instructions. The Town can reach out to HCD at sitesinventory@hcd.ca.gov for technical assistance.

4. *An analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the types of housing identified in paragraph (1) of subdivision (c), and for persons with disabilities as identified in the analysis pursuant to paragraph (7), including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures... (Gov. Code, § 65583, subd. (a)(5)).*

Land Use Controls: The element must analyze the height requirement (p. 111) of 30 feet (2 stories) in the Affordable Housing Overlay (AHO) as a potential constraint on housing. Should the analysis determine the height standards are a constraint on residential development, it must include a program to address or remove any identified constraints.

On/off-site improvement: While the element states the town is built out, and all infrastructure, including curbs, gutters, sidewalks, streets, and utilities are in place. The element must still identify typical on and off-site improvement requirements and analyze their impact as potential constraints on housing cost, supply (number of units) and feasibility.

Processing and Permit Procedures: The element indicates that the Town implements a form-based code as part of Title 22 when a proposed development project requests permit streamlining. However, it must describe and analyze the typical objective standards for a typical single family and multifamily development. Secondly, the element should also describe and analyze the permit and entitlement process for a typical single family and multifamily development that meets zoning requirements. The analysis should address processes, decision making bodies, number of hearings, approval findings and total typical time necessary to complete the entitlement process. Finally, the element states that a design review permit is required for the “R” districts for any structure or addition larger than 250 square feet or taller than 15 feet. The element includes the findings for approval on page 123, however the following findings should be analyzed as a potential constraint on approval certainty and should include a program(s) to address or remove the identified constraints:

- “The project is in scale and harmonious with development in the vicinity,”
- “Development materials and techniques are high quality,” and
- “The structure(s), site plan, and landscaping have an internal sense of order,”

Housing for Persons with Disabilities: The element on page 128 describes the Town currently has a procedure for requesting and granting a reasonable accommodation for persons with disabilities, however the element should also describe approval findings and the process for providing reasonable accommodations.

SB 35 Streamlined Ministerial Approval Process: The element must identify and analyze written procedures for the SB 35 Streamlined Ministerial Approval Process and add a program if necessary.

Transparency: Zoning, Development Standards and Fees: The element should clarify its compliance with new transparency requirements for posting all zoning and development standards, and fees for each parcel on the jurisdiction’s website pursuant to Government Code section 65940.1(a)(1).

5. *An analysis of potential and actual nongovernmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, the cost of construction, the requests to develop housing at densities below those anticipated in the analysis required by subdivision (c) of Government Code section 65583.2, and the length of time between receiving approval for a housing development and submittal of an application for building permits for that housing development that hinder the construction of a locality’s share of the regional housing need in accordance with Government Code section 65584... (Gov. Code, § 65583, subd. (a)(6).)*

Approval Time and Requests for Lesser Densities: The element must address requests to develop housing at densities below those anticipated in the sites inventory. While Table 25 on page 126 lists processing times for the various land use approvals that could be required for residential projects, it should also describe the length of time between receiving approval for housing development and submittal of application for building permits. The analysis must address any hinderances on housing development and programs should be added as appropriate.

C. Housing Programs

1. *Include a program which sets forth a schedule of actions during the planning period, each with a timeline for implementation, which may recognize that certain programs are ongoing, such that there will be beneficial impacts of the programs within the planning period, that the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the Housing Element. (Gov. Code, § 65583, subd. (c).)*

To have a beneficial impact in the planning period and achieve the goals and objectives of the housing element, Programs must have specific commitment and discrete timing (e.g., at least annually or by January 2024) early in the planning period. Several programs utilize language such as “consider” and “explore” and should commit to actual outcomes with language like “adopt”, “amend”, “complete”, “establish”, “explore and revise”. Examples include Programs H-1.4.a – Housing Types and H-1.6.b - Visitability Ordinance. Other Examples of programs that should be revised include but are not limited to:

- *Program H-1.5.b (The Casa Buena Permanent Supportive Housing):* The program should commit to how often community meetings will be facilitated (e.g., annually, biannually).
 - *Program H-1.7.a (Incentives for Senior Housing):* The program should clarify the kinds of incentives for senior housing.
 - *Program H-2.3.b (Affordable Housing Fund):* The program should commit to how often the housing fund will be used toward affordable housing.
2. *Identify actions that will be taken to make sites available during the planning period with appropriate zoning and development standards and with services and facilities to accommodate that portion of the city’s or county’s share of the regional housing need for each income level that could not be accommodated on sites identified in the inventory completed pursuant to paragraph (3) of subdivision (a) without rezoning, and to comply with the requirements of Government Code section 65584.09. Sites shall be identified as needed to facilitate and encourage the development of a variety of types of housing for all income levels, including multifamily rental housing, factory-built housing, mobilehomes, housing for agricultural employees, supportive housing, single-room occupancy units, emergency shelters, and transitional housing. (Gov. Code, § 65583, subd. (c)(1).)*

As noted in Finding B3, the element does not include a complete site analysis, therefore, the adequacy of sites and zoning were not established. Based on the results of a complete

sites inventory and analysis, the Town may need to add or revise programs to address a shortfall of sites or zoning available to encourage a variety of housing types.

3. *The Housing Element shall contain programs which assist in the development of adequate housing to meet the needs of extremely low-, very low-, low- and moderate-income households. (Gov. Code, § 65583, subd. (c)(2).)*

Assist in Development Programs: Program H-2.10.a (Incentives for Affordable Housing) should be expanded to ELI and all special needs households (e.g., farmworkers, elderly, homeless and persons disabilities, including developmental). In addition, the program should commit to discrete timing (e.g., at least annual) and proactive efforts such as at least annual contact with affordable housing developers to identify development opportunities as well as assisting with funding beyond the Affordable Housing Fund.

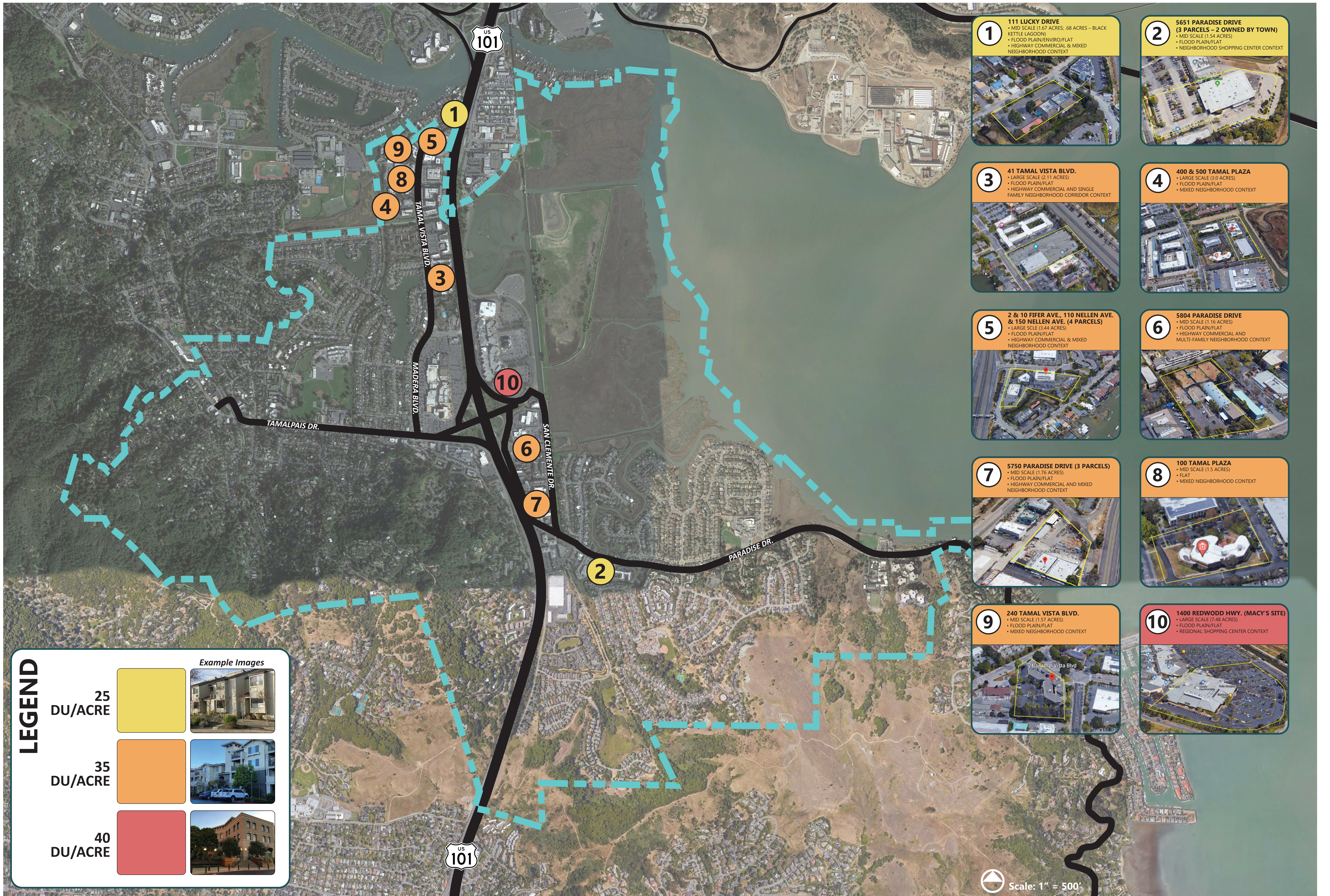
4. *Address and, where appropriate and legally possible, remove governmental and nongovernmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels and housing for persons with disabilities. The program shall remove constraints to, and provide reasonable accommodations for housing designed for, intended for occupancy by, or with supportive services for, persons with disabilities. (Gov. Code, § 65583, subd. (c)(3).)*

As noted in Findings B4 and B5, the element requires a complete analysis of potential governmental and nongovernmental constraints. Depending upon the results of that analysis, the Town may need to revise or add programs and address and remove or mitigate any identified constraints.

5. *Promote and affirmatively further fair housing opportunities and promote housing throughout the community or communities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics... (Gov. Code, § 65583, subd. (c)(5).)*

As noted in Finding B1, the element must include a complete assessment of fair housing. Based on the outcomes of that analysis, the element must add or modify programs. Goals and actions must specifically respond to the analysis and to the identified and prioritized contributing factors to fair housing issues and must be significant and meaningful enough to overcome identified patterns and trends. Actions must have specific commitment, metrics, milestones and geographic targeting and, as appropriate, must address housing mobility enhancement, new housing choices and affordability in higher opportunity or higher income areas, place-based strategies for community preservation and revitalization and displacement protection. Programs should put particular emphasis on housing mobility and new opportunities (choices and affordability) in higher resource or income areas throughout the Town, should not be limited to the RHNA and, instead, target meaningful change in terms of fair housing issues beyond the Town's borders.

Attachment 5
Updated Housing Sites Map



1 111 LUCKY DRIVE
 • MID SCALE (1.67 ACRES; 68 ACRES – BLACK KETTLE LAGOON)
 • FLOOD PLAIN/WIRO/FLAT
 • HIGHWAY COMMERCIAL & MIXED NEIGHBORHOOD CONTEXT

2 5651 PARADISE DRIVE
 (3 PARCELS – 2 OWNED BY TOWN)
 • MID SCALE (1.54 ACRES)
 • FLOOD PLAIN/FLAT
 • NEIGHBORHOOD SHOPPING CENTER CONTEXT

3 41 TAMAL VISTA BLVD.
 • LARGE SCALE (2.11 ACRES)
 • FLOOD PLAIN/FLAT
 • HIGHWAY COMMERCIAL AND SINGLE FAMILY NEIGHBORHOOD CORRIDOR CONTEXT

4 400 & 500 TAMAL PLAZA
 • LARGE SCALE (3.0 ACRES)
 • FLOOD PLAIN/FLAT
 • MIXED NEIGHBORHOOD CONTEXT

5 2 & 10 FIFER AVE., 110 NELLEN AVE. & 150 NELLEN AVE. (4 PARCELS)
 • LARGE SCALE (3.44 ACRES)
 • FLOOD PLAIN/FLAT
 • HIGHWAY COMMERCIAL & MIXED NEIGHBORHOOD CONTEXT

6 5804 PARADISE DRIVE
 • LARGE SCALE (1.16 ACRES)
 • FLOOD PLAIN/FLAT
 • HIGHWAY COMMERCIAL AND MULTI-FAMILY NEIGHBORHOOD CONTEXT

7 5750 PARADISE DRIVE (3 PARCELS)
 • MID SCALE (1.75 ACRES)
 • FLOOD PLAIN/FLAT
 • HIGHWAY COMMERCIAL AND MIXED NEIGHBORHOOD CONTEXT

8 100 TAMAL PLAZA
 • MID SCALE (1.5 ACRES)
 • FLAT
 • MIXED NEIGHBORHOOD CONTEXT

9 240 TAMAL VISTA BLVD.
 • MID SCALE (1.57 ACRES)
 • FLOOD PLAIN/FLAT
 • MIXED NEIGHBORHOOD CONTEXT

10 1400 REDWODD HWY. (MACY'S SITE)
 • LARGE SCALE (7.48 ACRES)
 • FLOOD PLAIN/FLAT
 • REGIONAL SHOPPING CENTER CONTEXT

LEGEND

25 DU/ACRE  

35 DU/ACRE  

40 DU/ACRE  

Scale: 1" = 500'



Attachment 6
Revised Site Inventory Table

Site #	Parcel Number	Address	GP Designation	Zoning District	Size (acres)	Allowable Density (du/ac)	Realistic Develop. Capacity	Very Low	Low	Mod.	Above Mod.	Environmental Constraints
1	024-031-25	41 Tamal Vista Blvd	Mixed Use Overlay Corridor	MX-1	2.11	35	74	48	26	-	-	Special Flood Hazard Area
2	024-011-70	400 Tamal Plaza	Mixed Use Overlay Corridor	M	1.43	35	105	34	18	53	-	Special Flood Hazard Area
	024-011-71	500 Tamal Plaza	Mixed Use Overlay Corridor	M	1.57	35						
3	024-041-15	2 Fifer Ave.	Mixed Use Overlay Corridor	O	1.08	35	120	12	6	6	96	Special Flood Hazard Area
	024-041-02	10 Fifer Ave.	Mixed Use Overlay Corridor	C-3	1.03	35						
	024-041-12	110 Nellen Ave.	Mixed Use Overlay Corridor	C-3	0.82	35						
	024-041-16	150 Nellen Ave.	Mixed Use Overlay Corridor	C-3	0.52	35						
4	024-041-17	111 Lucky Dr.	Mixed Use Overlay Neighborhood	C-3	1.67	25	25	16	9	-	-	Special Flood Hazard Area; 0.68 acre is Black Kettle Lagoon
5	024-032-22	1400 Redwood Hwy	Mixed Use Overlay Core	C-2	7.48	40	300	30	15	15	240	Special Flood Hazard Area
6	026-011-27	5804 Paradise Dr.	Mixed Use Overlay Corridor	C-4	1.16	35	41	27	14	-	-	Special Flood Hazard Area
7	026-021-20	5750 Paradise Dr.	Mixed Use Overlay Corridor	C-4	0.60	35	62	6	3	3	50	Special Flood Hazard Area
	026-021-15	Paradise Drive & Kodj Road	Mixed Use Overlay Corridor	C-4	0.36	35						
	026-021-19	Paradise Drive & Kodj Road	Mixed Use Overlay Corridor	C-4	0.80	35						
8	026-071-28	5651 Paradise Dr.	Mixed Use Overlay Neighborhood	C-1	1.33	25	33	22	11	-	-	Special Flood Hazard Area
	026-071-65		Mixed Use Overlay Neighborhood	C-1	0.09	25						
	026-071-66		Mixed Use Overlay Neighborhood	C-1	0.13	25						

Site #	Parcel Number	Address	GP Designation	Zoning District	Size (acres)	Allowable Density (du/ac)	Realistic Develop. Capacity	Very Low	Low	Mod.	Above Mod.	Environmental Constraints
9	024-011-67	100 Tamal Plaza	Mixed Use Overlay Corridor	M	1.50	35	53	3	4	3	43	
10	024-011-66	240 Tamal Vista Blvd	Mixed Use Overlay Corridor	O	1.57	35	55	4	4	3	44	Special Flood Hazard Area
11	033-021-03	Meadowcrest Dr.	Hillside Residential	R-1-A	4.06	2.2	1				1	Hillside Land Capacity District; WUI
12	025-251-04	Meadowcrest Dr.	Hillside Residential	R-1-C	3.85	2.2	1				1	Hillside Land Capacity District; WUI
13	025-241-87	Fairview Ave.	Hillside Residential	R-1-B	0.52	2.2	1				1	Hillside Land Capacity District; WUI
14	025-111-05	23 Buena Vista Ave.	Low Density Residential	R-1	0.64	5.8	1				1	WUI
15	025-111-34	530 Chapman Dr.	Low Density Residential	R-1	0.59	5.8	1				1	WUI
16	024-062-38	106 Walnut	Low Density Residential	R-1	0.27	5.8	1				1	WUI
17	033-031-67	Meadow Valley Rd.	Hillside Residential	R-1-A	0.59	2.2	2				2	WUI
18	033-031-69	Meadowsweet Dr.	Hillside Residential	R-1-A	0.47	2.2	2				2	WUI
19	033-031-68	Meadowsweet Dr.	Hillside Residential	R-1-A	0.50	2.2	2				2	WUI
20	033-021-12	1035 Meadowsweet Drive	Hillside Residential	R-1-A	0.56	2.2	1				1	WUI
21	025-051-01	208 Chapman Dr.	Low Density Residential	R-1	0.14	5.8	1				1	WUI
22	025-221-10	499 Montecito Dr.	Hillside Residential	R-1-A	2.02	2.2	1				1	Hillside Land Capacity District; WUI
23	033-041-12	1161 Meadowsweet Dr.	Hillside Residential	R-1-A	1.97	2.2	1				1	Hillside Land Capacity District; WUI

Site #	Parcel Number	Address	GP Designation	Zoning District	Size (acres)	Allowable Density (du/ac)	Realistic Develop. Capacity	Very Low	Low	Mod.	Above Mod.	Environmental Constraints
24	025-181-05	817 Meadowsweet Dr	Hillside Residential	R-1-A	1.48	2.2	1				1	Hillside Land Capacity District; WUI
25	025-201-06	18 Alta Terrace	Hillside Residential	R-1-A	0.71	2.2	1				1	WUI
26	025-181-16	3 Lupine Drive	Hillside Residential	R-1-A	1.0	2.2	1				1	WUI
27	025-063-05	645 Tamalpais Drive	Mixed-Use Commercial	C-1	0.46	15.1	3				3	Special Flood Hazard Area; WUI
28	026-143-13	Sonora Way	Low Density Residential	R-1	0.95	5.8	3				3	WUI
29	025-182-13	1591 Casa Buena Dr	Mixed-Use Commercial	C-3	0.28	15.1	18	18				Special Flood Hazard Zone; WUI
ADUs		Various	Various	Various	Various	Various	100	30	30	30	10	
TOTAL							1,011	250	140	113	508	
RHNA							725	213	123	108	281	

Attachment 7
Errata to Final SEIR



Planning for Success.

December 9, 2022

Martha Battaglia
Senior Planner
Town of Corte Madera
240 Tamal Vista Boulevard, Suite 110
Corte Madera, CA 94925

Re: Errata to the Final Subsequent EIR, Town of Corte Madera 6th Cycle (2023-2031)
Housing Element Update

Dear Martha,

This is an errata to the above- referenced SEIR addressing proposed changes to the project description for the Town of Corte Madera 6th Cycle (2023-2031) Housing Element project, which includes an update to the Town's housing element, safety element, land use element, and zoning code. A draft SEIR was prepared and released for the required 45-day public review period between October 7, 2022 and November 21, 2022. A final SEIR was subsequently prepared on December 8, 2022.

Revised Project Description

Per your memorandum, dated December 1, 2022, EMC Planning Groups staff understands the following project description changes have been made to the 6th Cycle Housing Element Update project:

Removal of Site 1 as a Housing Opportunity Site

- Site 1 – 601 Tamalpais Drive has been removed as a Housing Opportunity Site from the Site Inventory. The evaluation in the SEIR assumed that this site would be developed with 11 units.

Increase Density for Senior Housing Projects

- The draft zoning ordinance amendment includes Special Standards for Senior Housing projects. These provisions allow for an increase of five (5) dwelling units/acre above the base density established for each housing opportunity site.
- Based on prior meetings with a developer that specializes in this type of development, it is Town staff's understanding that the unit sizes in a Senior Housing project would be smaller than that of a market rate development (projects are typically developed with mostly one-bedroom units).
- Staff anticipates that no more than five sites would be developed with a senior only housing project. This type of development would not occur at the Macy's site.
- Applying the increase of five (5) additional dwelling units per acre to the five largest sites (excluding the Macy's site) results in an increase of 60 additional units beyond that analyzed in the SEIR.

Residential Care Facilities

- The draft zoning ordinance amendment includes this type of use as a conditional use in the HE-1 and HE-2 sub-areas.
- The maximum allowable height would be 35 feet for Site 1 (111 Lucky Drive – formerly site 5) and Site 2 (5651 Paradise Drive – formerly 9) the same as what was analyzed in the SEIR. 50 feet for Sites 3-9 (refer to the attached revised opportunity sites map for locations/addresses) is also the same height as what was analyzed in the SEIR for each of these sites.
- The density established in these sub-areas would not apply to this use. Residential care facilities are considered a commercial use thus the densities in these sub-areas do not apply.
- The allowable floor area ratio (FAR) would be established through the discretionary review process – Design Review and Conditional Use Permit.

In addition, the previous housing opportunity sites map has been revised and the opportunity sites renumbered to reflect the removal of the previously identified Site 1. This revised opportunity sites map, with the revised site numbering, is included as an [Attachment A](#).

SEIR Impacts Analysis Review

The following is a brief discussion of each of the previously identified significant impacts from the SEIR and how the revised project description does or does not alter the conclusions of the SEIR.

Visual Resources & Aesthetics

The proposed changes would result in the removal of one housing site and therefore, there would be no impact associated with that site. The proposed changes to the density for the Senior Housing would still be subject to the same site coverage and height limitation in the zoning code and therefore, there would be no change in the visual impact associated with that change. Additionally, under the proposed project description changes for “Residential Care Facilities,” the maximum allowable height would be 35 feet for Sites 1 & 2 (the same as what was analyzed in the SEIR) and 50 feet for Sites 3-9 (the same as what was analyzed in the SEIR). Therefore, the visual analysis prepared for the SEIR would not substantially change and the level of impact and mitigation measures identified would still apply to the proposed project, and no further environmental analysis for the project with the proposed changes would be required.

Transportation

As reflected in the memorandum prepared by Hexagon Transportation Consultants and dated December 5, 2022 (see [Attachment B](#)), removal of Site 1 would not result in a change to the estimated vehicle miles traveled (VMT) per capita for the previous project description, although it would result in fewer vehicle trips generated and fewer VMT overall. Development of senior housing on some sites would result in fewer trips as well as shorter trips despite the increase in the number of dwelling units (60 units). Senior housing units generate fewer and shorter trips than conventional housing, thus this change will actually reduce VMT despite the increased number of housing units. Finally, the Residential Care Facility component is an allowed commercial use in the mixed-use designations for the housing sites and therefore, is adequately evaluated in the SEIR. Therefore, the total VMT and the VMT per capita for the project with the proposed changes would be lower than the VMT per capita for the previous project description.

Air Quality, Greenhouse Gas Emissions, Energy, and Noise

As addressed under “Transportation” above, as vehicle miles traveled (VMT) in total and per capita, and trip generation total, is reduced due to the project description

changes, impacts associated with air quality, greenhouse gas emissions, and energy are concurrently reduced. Therefore, the air quality, GHG, and energy impacts analysis prepared for the SEIR would still be adequate and the level of impact and mitigation measures identified would still apply to the proposed project. No further environmental analysis for the project with the proposed changes would be required.

Biological Resources

Biological impacts associated with the proposed project and identified in the SEIR would not significantly change as a result of the project description changes. Removal of one opportunity site (601 Tamalpais Drive) would result in no physical change at this location, which is located in an urbanized area with trees. Therefore, the change in biological resources impacts associated with this site would be somewhat beneficial, as no trees would be removed and therefore, there would be no potential impacts associated with nesting bird. Additionally, the addition of 60 units across five sites and/or site-specific density or use changes would not substantially change the level of project impact previously identified. Therefore, the biological resources impact analysis prepared for the SEIR would still be adequate and the level of impact and mitigation measures identified would still apply to the proposed project. No further environmental analysis for the project with the proposed changes would be required.

Public Services

Introduction – Persons per Household

Public services-related impacts are determined utilizing population generation. The SEIR calculated the population increase of the proposed project utilizing the State Department of Finance's 2.47 persons per household figure for Corte Madera multiplied by the anticipated number of units from the Housing Element Update (883 residential units x 2.47 persons per household = 2,181 new residents by 2031).

The project description changes would result in 932 new residential units for a net increase of 49 new residential units over the 883 units evaluated in the SEIR. The proposed project changes include the elimination of 11 residential units (former Site 1) and up to an additional 60 senior residential units spread across five housing opportunity sites.

Using a similar methodology for the revised project, with a slight reduction in the persons per household for senior residential units (2 persons per household), the revised project would result in 2,154 new residents from the non-senior residential units (872 non-senior residential units x 2.47 persons per household = 2,154) and approximately 120 senior residents from the senior residential units (60 senior residential units x 2 persons per household = 120 senior residents) for a grand total of 2,274 new residents. This represents a net increase of 93 residents (4.3 percent increase) over the population evaluated in the SEIR.

Fire Protection

An increase in 93 new residents, or 49 residential units, over the project evaluated in the SEIR would not substantially increase fire protection services impacts previously identified. Developers of new residential project would be required to comply with the payment of a fee, per Mitigation Measure 11-1. Therefore, the fire protection services environmental impacts analysis prepared for the SEIR would still be adequate and the level of impact and mitigation measure identified would still apply to the proposed project. No further environmental analysis for the project with the proposed changes would be required.

Law Enforcement

The SEIR identified no environmental impact due to increased demand for law enforcement services as a result of the Housing Element Update. An increase in 93 new residents over the project evaluated in the SEIR would not substantially increase law enforcement demand. Therefore, the law enforcement impacts analysis prepared for the SEIR would still be adequate. No further environmental analysis for the project with the proposed changes would be required.

Public Schools

The SEIR identified a total of 619 new students generated as a result of the Housing Element Update and determined that no impact would occur due to an increased demand for public school facilities in Corte Madera. The revised project description would result in a net decrease in residential units that would produce school-age students as it is assumed the 60 new senior residential unit would result in no new student population generation, and the 11 multi-family units associated with former

Site 1 would no longer apply. Therefore, the public schools facilities impact analysis prepared for the SEIR would still be adequate. No further environmental analysis for the project with the proposed changes would be required.

Parks and Recreation

An increase in 93 new residents, or 49 residential units, over the project evaluated in the SEIR would not substantially increase demand for parks and recreation facilities and the associated environmental impacts previously identified in the SEIR. Developers of new residential project would be required to comply with the requirement to provide active and/or passive recreational amenities, per Mitigation Measure 11-2. Therefore, the parks and recreation impact analysis prepared for the SEIR would still be adequate and the level of impact and mitigation measure identified would still apply to the proposed project. No further environmental analysis for the project with the proposed changes would be required.

Utilities

Utilities impacts are determined utilizing population generation. Therefore, refer to the revised population generation discussion above under public services for additional context for the revised utilities impacts discussion that follows.

Water Supply and Service

An increase in 93 new residents (2,274 total), or 49 residential units, over the project evaluated in the SEIR would result in an increased demand of approximately 284,250 gallons of water per day. This represents a 11,250 gallons per day increase (or a four percent increase) over the project evaluated in the SEIR, which anticipated an increased demand of approximately 273,000 gallons per day. This is not a substantial increase in the water demand evaluated in the SEIR, and therefore, the analysis in the SEIR would still be adequate. Developers of housing projects would still be required to comply with the mitigation measures identified in the SEIR. No further environmental analysis for the project with the proposed changes would be required.

Wastewater

An increase in 93 new residents (2,274 total), or 49 residential units, over the project evaluated in the SEIR would result in an increase of approximately 181,920 gallons of wastewater per day. This represents a 7,440 gallons per day increase (or a four percent

increase) over the project evaluated in the SEIR, which anticipated an increased demand of approximately 17,480 gallons of wastewater per day. This is not a substantial increase in the wastewater generation evaluated in the SEIR, and therefore, the analysis in the SEIR would still be adequate. Developers of housing projects would still be required to comply with the mitigation measures identified in the SEIR. No further environmental analysis for the project with the proposed changes would be required.

Solid Waste

The SEIR determined that no environmental impact would occur due to the generation of solid waste in Corte Madera as a result of the Housing Element Update. An increase in 93 new residents, or 49 residential units, over the project evaluated in the SEIR (four percent) would not substantially increase in solid waste. This is not a substantial increase in the solid waste generation evaluated in the SEIR, and therefore, the analysis in the SEIR would still be adequate. No further environmental analysis for the project with the proposed changes would be required.

Electric Power, Natural Gas, and Telecommunications

As discussed in Section 12.4 of the SEIR, most of the development facilitated by the Housing Element Update sites would occur within already developed sites within areas of the Town that are already served by existing natural gas and electric power utility infrastructure. Although future housing sites would require connection to these existing facilities, and the undergrounding of electrical lines will be required, individual utility infrastructure improvements and relocations would not result in environmental impacts beyond those identified throughout the SEIR and would be further evaluated in their respective subsequent environmental documents for discretionary projects. An increase in 93 new residents, or 49 residential units, over the project evaluated in the SEIR would not substantially increase in electric power, natural gas, and telecommunications demand. Therefore, the utility impact analysis prepared for the SEIR would still be adequate and no further environmental analysis for the project with the proposed changes would be required.

Tribal Cultural Resources

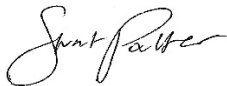
Tribal cultural impacts associated with the proposed project and identified in the SEIR would not be increased or decreased as a result of the project description changes, with the exception that one housing site is being removed from the draft housing element

update. Tribal cultural resource impacts are associated with the geographic area identified in the SEIR as the entire Town of Corte Madera. Therefore, removal of one opportunity site as well as the additional of 60 units across five sites and/or site-specific density or use changes would not change the level of project impact previously identified. Therefore, the tribal resources impact analysis prepared for the SEIR would still be adequate and no further environmental analysis for the project with the proposed changes would be required.

Conclusion

Based on our review of the proposed project changes, the conclusions, impact determinations, and mitigation measures identified in the SEIR are still applicable and adequate. No changes to the SEIR are required and no additional environmental analysis associated with the proposed project will be required.

Sincerely,



Stuart Poulter, AICP, MRCP
Senior Planner



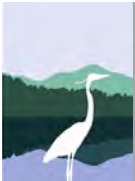
Teri Wissler Adam
Senior Principal

Cc: Adam Wolff, Interim Town Manager

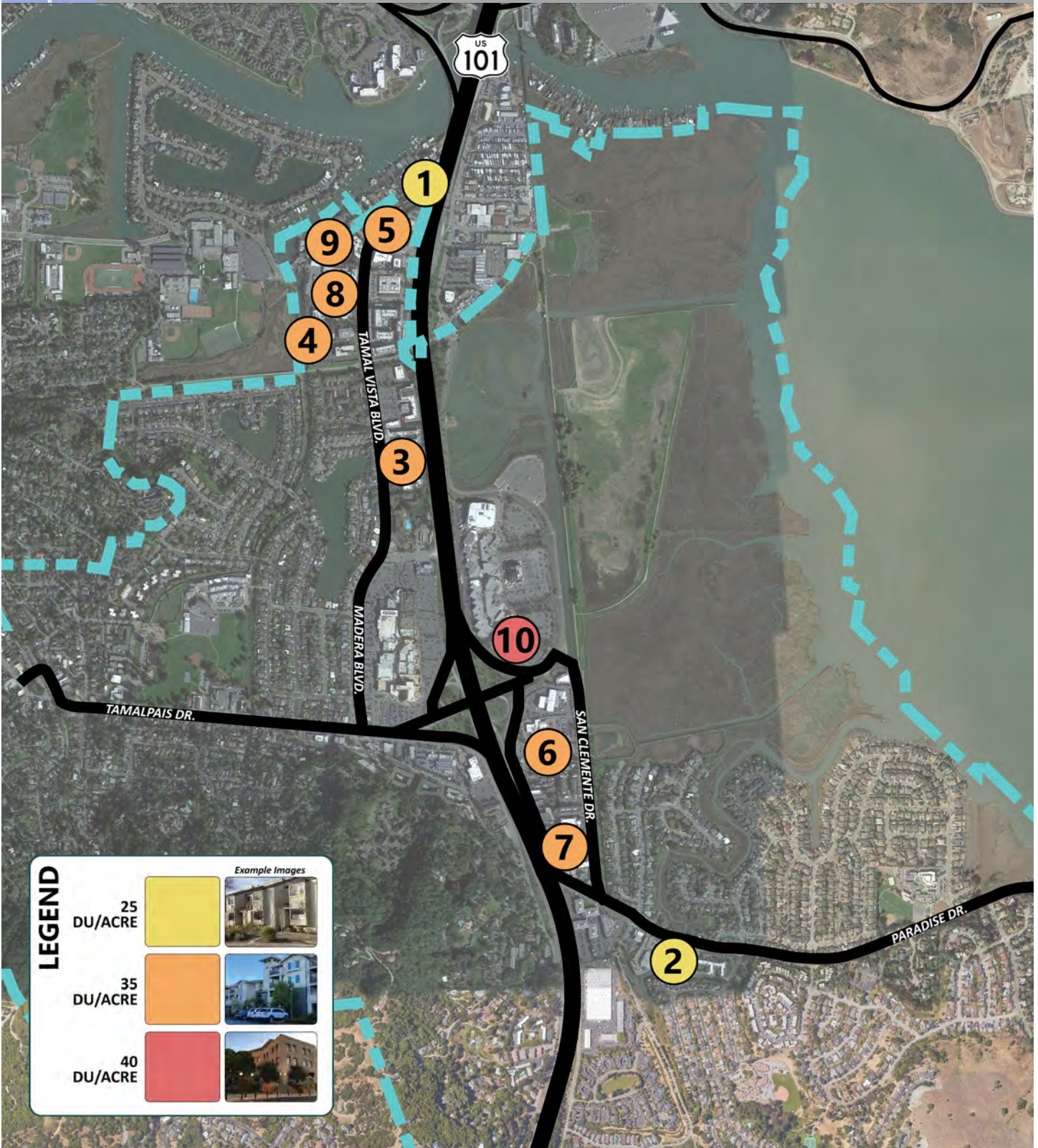
Attachments:

Attachment A - Revised Opportunity Sites Map

Attachment B - Updated VMT Analysis Memo (prepared by Hexagon Transportation Consultants, dated December 5, 2022)



TOWN OF CORTE MADERA HOUSING ELEMENT UPDATE

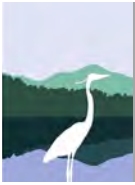


*See opposite side for additional information on the housing sites.

Opportunity Sites Map

For more information, visit:
www.cortemaderahousing.org





TOWN OF CORTE MADERA HOUSING ELEMENT UPDATE

1 **111 LUCKY DRIVE**
• MID SCALE (1.67 ACRES; .68 ACRES – BLACK KETTLE LAGOON)
• FLOOD PLAIN/ENVIRO/FLAT
• HIGHWAY COMMERCIAL & MIXED NEIGHBORHOOD CONTEXT

2 **5651 PARADISE DRIVE (3 PARCELS – 2 OWNED BY TOWN)**
• MID SCALE (1.54 ACRES)
• FLOOD PLAIN/FLAT
• NEIGHBORHOOD SHOPPING CENTER CONTEXT

3 **41 TAMAL VISTA BLVD.**
• LARGE SCALE (2.11 ACRES)
• FLOOD PLAIN/FLAT
• HIGHWAY COMMERCIAL AND SINGLE FAMILY NEIGHBORHOOD CORRIDOR CONTEXT

4 **400 & 500 TAMAL PLAZA**
• LARGE SCALE (3.0 ACRES)
• FLOOD PLAIN/FLAT
• MIXED NEIGHBORHOOD CONTEXT

5 **2 & 10 FIFER AVE., 110 NELLEN AVE. & 150 NELLEN AVE. (4 PARCELS)**
• LARGE SCALE (3.44 ACRES)
• FLOOD PLAIN/FLAT
• HIGHWAY COMMERCIAL & MIXED NEIGHBORHOOD CONTEXT

6 **5804 PARADISE DRIVE**
• MID SCALE (1.16 ACRES)
• FLOOD PLAIN/FLAT
• HIGHWAY COMMERCIAL AND MULTI-FAMILY NEIGHBORHOOD CONTEXT

7 **5750 PARADISE DRIVE (3 PARCELS)**
• MID SCALE (1.76 ACRES)
• FLOOD PLAIN/FLAT
• HIGHWAY COMMERCIAL AND MIXED NEIGHBORHOOD CONTEXT

8 **100 TAMAL PLAZA**
• MID SCALE (1.5 ACRES)
• FLAT
• MIXED NEIGHBORHOOD CONTEXT

9 **240 TAMAL VISTA BLVD.**
• MID SCALE (1.57 ACRES)
• FLOOD PLAIN/FLAT
• MIXED NEIGHBORHOOD CONTEXT

10 **1400 REDWODD HWY. (MACY'S SITE)**
• LARGE SCALE (7.48 ACRES)
• FLOOD PLAIN/FLAT
• REGIONAL SHOPPING CENTER CONTEXT





Memorandum

Date: December 5, 2022
To: Teri Wissler Adam, EMC Planning Group
From: Shikha Jain, Gary Black
Subject: VMT Analysis for the Corte Madera Housing Element Update in Corte Madera, CA

Hexagon Transportation Consultants, Inc. prepared a transportation analysis for the update of the Corte Madera General Plan Housing Element for the Town of Corte Madera, California dated September 12, 2022. Since the transportation analysis was submitted, the following changes have been made to the project description:

- Site 1 – 601 Tamalpais Drive has been removed as a Housing Opportunity Site from the Site Inventory. It was previously assumed that this site would be developed with 11 units.
- Up to five sites would be developed with a senior only housing project, excluding the Macy's site. The draft zoning ordinance amendment includes special standards for Senior Housing projects. These provisions allow for an increase of 5 dwelling units/acre above the base density established for each housing opportunity site. Applying the increase of 5 additional dwelling units per acre to the five largest sites (excluding the Macy's site) results in an increase of 60 additional units beyond that analyzed in the draft SEIR.

This memorandum analyzes the affect that the updated project description would have on the vehicle miles travelled (VMT) analysis for the Housing Element Update (HEU).

VMT Analysis

Removal of Site 1

The previously analyzed project description estimated the VMT per resident at 14.7, which was 8.3 percent above the VMT per resident threshold 13.4. With the removal of Site 1 – 601 Tamalpais Drive, the VMT per resident of the HEU would remain unchanged (see Table 1).

With the implementation of a residential Transportation Demand Management (TDM) plan, which includes VMT mitigation measures from the California Air Pollution Control Officers Association (CAPCOA) Handbook for Analyzing Greenhouse Gas Emission Reductions, Assessing Climate Vulnerabilities, and Advancing Health and Equity (December 2021), as described in the HEU Transportation Analysis dated September 12, 2022, the HEU VMT impact would be less than significant with mitigation.

Table 1 – VMT Analysis

Site ID	Address	MAZ ¹	Proposed Residential (du)	VMT/Res ¹
2	41 Tamal Vista	810084	73	13.6
3	400 & 500 Tamal Plaza ²	811733	105	13.3
4	2 & 10 Fifer, 110 & 150 Nellen ²	810924	120	13.6
5	111 Lucky ²	810924	25	13.6
6	1400 Redwood Highway ²	812476	300	16.1
7	5804 Paradise	813738	40	16.2
8	5750 Paradise	813738	61	16.2
9	5804 Paradise	810922	38	12.7
10	100 Tamal Vista ²	811733	53	13.3
11	240 Tamal Vista ²	810924	58	13.6
<i>Average VMT/Res for Proposed Housing</i>				14.7
<i>VMT/Res Threshold (15% below County Average: 15.8)</i>				13.4
Percent VMT/Res Reduction Required to Mitigate Significant Impact				8.3%

Notes:
MAZ = Micro Analysis Zone; VMT = Vehicular Miles Travelled; Res = Resident
1. Existing (2015) VMT/Res estimates reported for the MAZ in which the proposed housing site is located from the Transportation Authority of Marin's Demand Model (TAMDM).
2. These MAZs currently do not have any housing. It is assumed that their VMT/Res would be similar to the adjacent MAZs with similar housing characteristics. Therefore, VMT/Res for the MAZ was calculated using a weighted average of the adjacent MAZs.

Senior Housing Project and Increased Density

VMT is calculated by multiplying the number of vehicle trips that a proposed development will generate by the estimated number of miles driven per trip.

The previous project description assumes that the proposed HEU residential development would be a mix of multifamily low-rise and multifamily mid-rise housing. The daily trip rate published in the Institute of Transportation Engineers' (ITE) Trip Generation Manual, 11th Edition for multifamily low-rise housing (Land Use 220) is 6.74 trips per dwelling unit, and for multifamily mid-rise housing (Land Use 221) is 4.54 trips per dwelling unit. The ITE daily trip rate for multifamily senior adult housing (Land Use 252) is 3.24 trips per dwelling unit, which is lower than the trip rate for multifamily low-rise housing and multifamily mid-rise housing.

As shown in Table 2, if the five largest sites would be developed with senior only housing and include the additional 60 dwelling units as a result of rezoning allowing for increased development density, the daily trips generated by those sites would be lower than if multifamily housing was built on those sites.

Furthermore, ITE describes senior housing as communities which have an age restriction for its residents, typically a minimum of 55 years of age for at least one resident of the household. While the residents in these communities are typically considered active, it can be assumed that they drive fewer miles per trip compared to residents in multifamily housing. Since senior housing is expected to generate fewer trips as well as shorter trips, it is expected that the VMT per capita for

senior housing would be lower than the VMT per capita for multifamily housing. Therefore, if senior housing is built instead of multifamily housing, the VMT per capita of the HEU would be lower than 14.7 estimated for the previous project description. Since the number and location of sites where senior housing may be developed is unknown, the reduction in VMT per capita cannot be quantified at this time.

Table 2 – Trip Rate Comparison

Land Use ¹	Size		Daily	
			Rate	Trips
Multifamily Housing (Mid-Rise) ^{2,4}	417	DU	4.54	1,893
Senior Adult Housing (Multifamily) ^{3,5}	477	DU	3.24	1,545

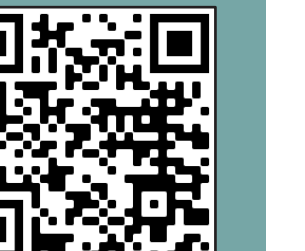
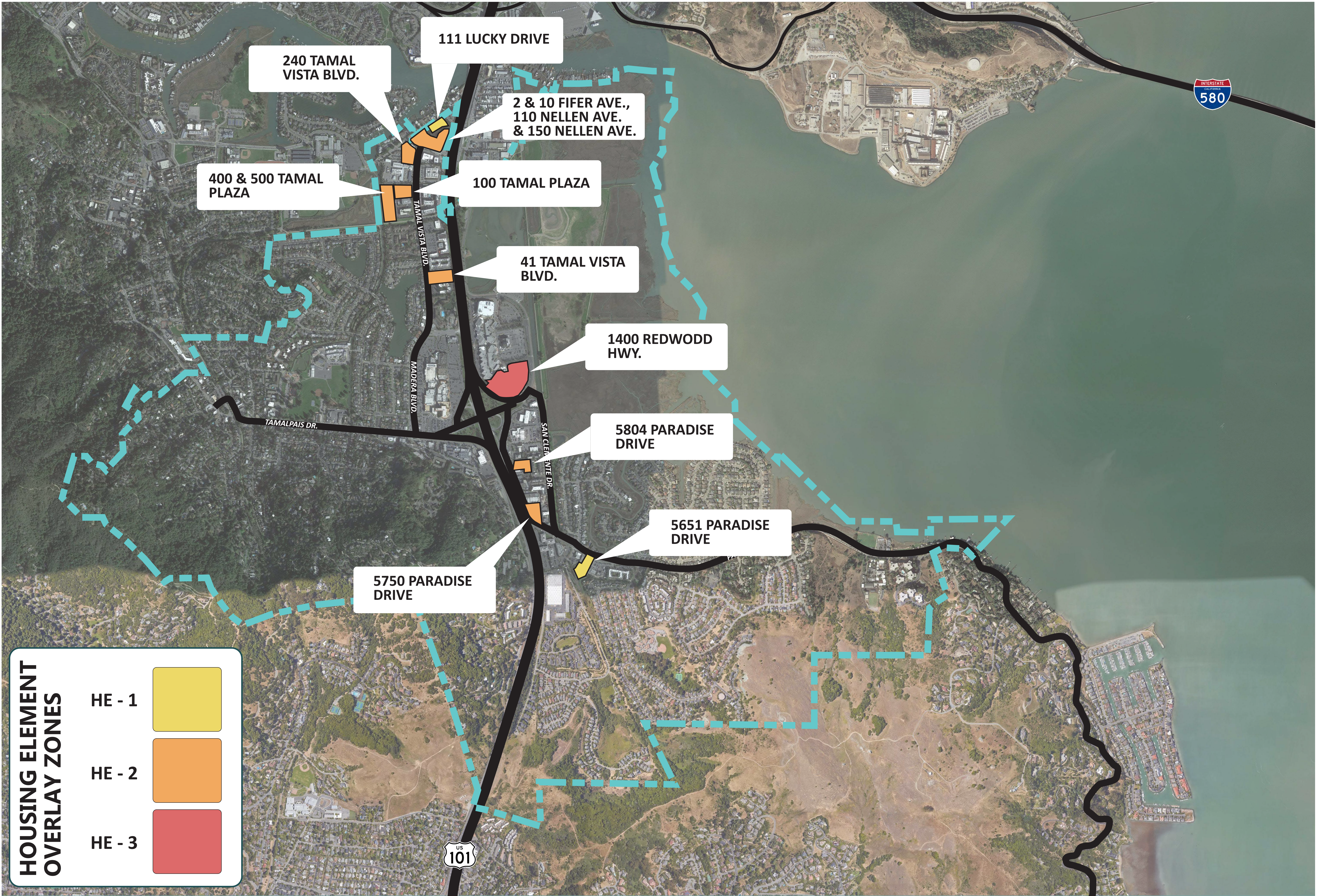
Notes:

- 1 Trip rates are from the ITE Trip Generation Manual, 11th Edition, 2021.
- 2 Multifamily Housing (Low-Rise) (Land Use 220), average rates expressed in trips per dwelling unit (DU) are used.
- 3 Senior Adult Housing - Multifamily (Land Use 252), average rates expressed in trips per dwelling unit (DU) are used.
- 4 Five sites with the highest number of dwelling units were assumed to be developed with senior only housing. These sites are 2,3,4,8,11. The Macy's site was excluded per the project description.
- 5 Applying the increase of 5 additional dwelling units per acre to the five largest sites (excluding the Macy's site) results in an increase of 60 additional units beyond that analyzed in the draft SEIR.

Conclusion

The updated project description for the Corte Madera General Plan Housing Element Update includes removal of Site 1 – 601 Tamalpais Drive, and development of senior only housing on up to five sites resulting in a potential addition of 60 dwelling units due to rezoning. Removal of Site 1 would not result in a change to the estimated VMT per capita for the previous project description. Development of senior housing on some sites would result in fewer trips as well as shorter trips despite the increase in the number of dwelling units. Therefore, the VMT per capita for the HEU with senior housing would be lower than the VMT per capita for the previous project description.

Attachment 8
Housing Element Overlay Zones Map



Attachment 9

Comment letter from Corinne Calfee of Opterra Law, Inc. dated November 9, 2022



Corinne I. Calfee
P.O. Box 2369
Davis, CA 95616

ccalfee@opterrallaw.com
510-809-8001

VIA ELECTRONIC MAIL

Planning Commission
Town of Corte Madera
240 Tamal Vista Blvd., Suite 110
Corte Madera, CA 94925

publiccomment@tcmmail.org

November 9, 2022

***Re: November 9, 2022 Planning Commission Agenda Item #6A
Housing Element Rezoning Workshop
Request to Remove Opportunity Site #2***

Honorable Members of the Planning Commission:

Opterra Law, Inc., represents Nugget Market, Inc. (“Nugget”) in relation to their grocery store located at 5627 Paradise Dr. in Corte Madera. We write today to respectfully request that 5651 Paradise Drive (“Opportunity Site #2”)¹ be removed from the Town’s list of Housing Opportunity Sites. There is no possibility of this site being redeveloped during the Housing Element planning period. Nugget raised this concern via written correspondence in August 2022 and never heard any response. We raise this issue again today so that it can be finally resolved.

Opportunity Site #2 contains three legal parcels. The Town of Corte Madera (“Town”) owns the two small parcels (Lots 65 and 66) and the third, large parcel (Lot 28) is privately owned. The privately owned parcel comprises about half of the Paradise Shopping Center. That shopping center relies upon shared parking along Paradise Drive to ensure that there is adequate parking for the retail uses. There is a recorded parking easement across the northern portion of Lot 28 that requires such land to be used for shared parking of the shopping center. The easement is perpetual, runs with the land, and expressly imposes its obligations on any future tenants.

Nugget operates a grocery store within Paradise Shopping Center. Nugget has a long-term leasehold interest in the shopping center, which interest includes the right to use the parking easement on Lot 28. No interference with these perpetual easement rights on Lot 28 is permissible. Therefore, it would be impermissible to develop Lot 28 or otherwise interfere with Nugget’s right to use that land.

¹ This site is also referred to as Opportunity Site #9 in the draft Housing Element.

Given the existing property rights and use, it is not reasonable for the Town to anticipate the use of Opportunity Site #2 for housing during this 8-year housing element cycle. Nugget's leasehold interest and the corresponding easement rights extend well beyond the planning period. Therefore, it is not possible for this land to be developed into housing during that time. This calls into question the statement in the Housing Element that "[a]ll multi-family sites are nonvacant but are expected to be redeveloped during the planning period...." See Housing Element for the Town of Corret Madera, 2023-31, HCD Review Draft, August 23, 2022, p. 70. Opportunity Site #2 is not expected to be redeveloped during the planning period. It should not be relied upon as a site on which any portion of the Town's Regional Housing Needs Assessment allocation would be built.

In conclusion, we ask that you please remove Opportunity Site #2 from the list of housing opportunity sites in the Housing Element and remove it from the proposed re-zoning effort. It is being fully utilized by existing uses for the duration of this Housing Element cycle and beyond.

Thank you for your assistance. Please let me know if you have any questions or would otherwise like to discuss this request.

Sincerely,



Corinne I. Calfee

cc: Adam Wolff, Town Manager
Martha Battaglia, Senior Planner
Client

Attachment 10

Comment letter from Mark Bovone of Bovone Properties, LLC dated December 12, 2022

BOVONE PROPERTIES, LLC
32195 N Redwood Hwy
Cloverdale, CA 95425

December 12, 2022

To: Town of Corte Madera, Planning Commission
Re: Housing Element Update - Proposed Housing Opportunity Site #2

I represent BOVONE PROPERTIES, the owner of the property occupied by Nugget Market at 5627 Paradise Drive within the Paradise Shopping Center.

Our property is located adjacent to the proposed Housing Opportunity Site #2, which is also within the Paradise Shopping Center. Furthermore, we hold a **recorded easement for parking and access** over a large portion of Site #2. Therefore, we maintain a substantial and tangible interest in any proposed re-zoning or development at Site #2.

Nonetheless, we have never received any direct communication from the Town regarding the proposed re-zoning of Site #2; while, being a significant stakeholder, we should reasonably have expected to be notified and engaged by the Town early in the planning process. We only learned of the proposed re-zoning of Site #2 through our tenant, Nugget Market, on the last day of the public comment period for the Draft Housing Element on August 9, 2022.

Counsel for our tenant, Nugget Market, has previously provided written comments to the Town in opposition to the proposed re-zoning of Site #2. We hereby concur.

Given our right, by recorded easement, to the continuous and ongoing use of a large portion of Site #2 as a shared commercial parking lot in support of existing commercial operations on our property, we cannot imagine any residential development at Site #2 which would not infringe upon that same right, and thus, we are strongly opposed to the proposed re-zoning at Site #2.

While we understand the need for the Town to comply with State housing requirements, we expect that, after fully considering the constraints on the site, the Town should reasonably conclude that the Paradise Shopping Center is not a viable opportunity site for new housing. We respectfully request that Site #2 be removed from the proposed list of opportunity sites, and be excluded from the proposed re-zoning program.

Otherwise, with all respect, we may be compelled to pursue legal remedies in order to protect our interests in this matter.

Sincerely,



Mark Bovone
707-510-1736
markbovone@gmail.com

Attachment 11

Comment letter from Corinne Calfee of Opterra Law, Inc. dated December 13, 2022



Corinne I. Calfee
P.O. Box 2369
Davis, CA 95616

ccalfee@opterrallaw.com
510-809-8001

VIA ELECTRONIC MAIL

Planning Commission
Town of Corte Madera
240 Tamal Vista Blvd., Suite 110
Corte Madera, CA 94925

publiccomment@tcmmail.org

December 13, 2022

***Re: December 13, 2022 Planning Commission Agenda Item #5A
Public Hearing to Consider Recommendations regarding Housing Element
Request to Remove Opportunity Site #2***

Honorable Members of the Planning Commission:

Opterra Law, Inc., represents Nugget Market, Inc. (“Nugget”) in relation to their grocery store located at 5627 Paradise Dr. in Corte Madera. We write today to again request that 5651 Paradise Drive (“Opportunity Site #2”)¹ be removed from the Town’s list of Housing Opportunity Sites and NOT be rezoned. As we explained in November there is no possibility of this site being redeveloped during the Housing Element planning period. Nugget raised this concern via written correspondence in August and November, and by public comment at your last workshop. Please remove Opportunity Site #2 from the Housing Opportunity Sites and the re-zoning effort.

Opportunity Site #2 contains three legal parcels. The Town of Corte Madera (“Town”) owns the two small parcels (Lots 65 and 66) and the third, large parcel (Lot 28) is privately owned. All three parcels are part of the Paradise Shopping Center.

This letter 1.) outlines the history of the shopping center and the Town’s acquisition of Lots 65 and 66 for the exclusive purpose of providing adequate parking for the shopping center; 2.) describes the significant limitations on use of Lot 28; 3.) explains the existing utilization of Opportunity Site #2 and the necessity of parking for the shopping center; 4.) highlights the limitations of using Opportunity Site #2 for any other uses; 5.) describes additional limits on any buildable envelope; 6.) explains the procedural errors that lead to this 11th hour request; 7.) questions the safety of locating housing on Opportunity Site #2; and 8.) articulates how including Opportunity Site #2 does not comport with state Housing Element law. Together, this information supports the conclusion that Opportunity Site #2 be removed from the Housing Element and not be re-zoned for residential use.

¹ This site is also referred to as Opportunity Site #9 in the draft Housing Element.

1.) Town-Owned Parcels Are For Public Parking Only.

The Town-owned parcels were acquired by the Town, with private funding from the shopping center, in 1998 and 1999 for the express purpose of providing adequate public parking for the Paradise Shopping Center. At that time, the City and the shopping center owners, Waterford Associates, were considering the approval of a refurbished shopping center and the assisted living facility now located to the west of the shopping center. The then-owner of the gym, Mr. Gourgott, was concerned about the adequacy of parking for the shopping center, including his gym. He apparently refused to agree to the development of the assisted living facility (which would interfere with his shared parking in that area) unless adequate replacement parking was provided.

To address Mr. Gourgott's concerns, the Town and Waterford Associates reached an agreement whereby Waterford Associates would pay for the Town to acquire certain neighboring parcels (Lots 65 and 66) for the express purpose of providing the public parking necessary to satisfy Mr. Gourgott and the shopping center as a whole.

The City approved a Purchase and Sale agreement on October 6, 1998. The Staff Report for that meeting indicated that the Town "will follow to acquire the approximately 4000 square feet of vacant land at the rear of the Gaers' property. This 4000 square feet will be added to the approximately 7500 square feet proposed to be acquired from the owner of the Paradise Wine & Spirits store. These combined properties will enable the developers to design and install approximately 39 additional parking spaces..." The 4,000 square foot lot became Lot 65 and the 7,500 square foot lot became Lot 66.

The Purchase and Sale Agreement for the Town of Corte Madera to purchase Lot 65, dated as of September 1998 ("Lot 65 PSA") required the following:

- 1.) The Deed would restrict the use of the Town property to public parking;
- 2.) The Town would acquire the neighboring property (now Lot 66);
- 3.) Waterford pay for all acquisition costs;
- 4.) There be an agreement for the long-term maintenance of Lots 65 and 66; and
- 5.) That the Town would use Lot 65 "solely and exclusively for public parking."

On February 9, 1999, the Planning Commission approved a series of conditions of approval for the refurbished shopping center. These conditions approved parking and circulation plans dated as of January 8, 1999 and required that the shopping center refurbishment be constructed in accordance with those parking and circulation plans. The plans specified that parking would be located on Lots 65 and 66.

On March 3, 1999, the Town and Waterford entered into a reimbursement agreement. The parties agreed that the redevelopment of the shopping center required the construction and installation of parking on land that neither the Town nor Waterford yet owned. The agreement committed Waterford to pay for all acquisition costs that the Town incurred in acquiring Lots 65 and 66.

Soon thereafter, on March 25, 1999, the Town sent a letter to Waterford regarding the final approval of the shopping center refurbishment. The Town said that the Planning Commission had given final approval to the plans on January 8, 1999. The Town had filed condemnation papers for Lot 66 and "once the Town obtains this possession, the Town will extend to Waterford Associates

the unconditional right to enter these properties and develop the additional parking as shown in the 1/8 parking plan.”

Lot 65 was acquired by grant deed. Pursuant to the Lot 65 PSA, the grant deed expressly restricts the use of the property to public parking. It says:

THIS DEED CONTAINS A RESTRICTION LIMITING THE USE OF THE TOWN
PROEPRTY SOLELY TO PUBLIC PARKING. (Emphasis in original.)

Lot 66 was acquired by condemnation in 2003. The Amended Final Order of Condemnation ordered and adjudged that the fee simple title to Lot 66 was taken for the construction of a public parking lot adjacent to the Paradise Shopping Center. The condemnation included an access easement adjacent to Lot 66 for the purposes of accessing the public parking.

2.) Parking And Access Requirements Significantly Limit the Use of the Private Parcel.

The privately owned parcel (Lot 28) comprises about half of the Paradise Shopping Center. It currently holds a gym, together with shared parking along Paradise Drive.

There is a recorded parking easement across a significant portion of Lot 28 that requires such land to be used for shared parking of the shopping center. This easement dates back to 1999, when the shopping center was refurbished. The easement is perpetual, runs with the land, and expressly imposes its obligations on any future tenants. The 1999 easement replaced historic easements that similarly provided for reciprocal parking rights throughout the shopping center.

There is also a fire lane that passes behind the gym on Lot 28. That fire lane allows for the protection of health and safety behind the shopping center. It is extremely narrow and would need to be significantly widened if there were a change of use to residential uses on that site.

3.) Opportunity Site #2 is Fully Occupied By Existing Uses, Which Provide Local Benefits.

The Paradise Shopping Center fully utilizes the available parking in the center, including throughout Opportunity Site #2 (Lots 65, 66, and 28). This was anticipated by the Town’s 1998 approvals, which relied on all of that area in the parking and circulation plan. Since then, demand for and use of the parking has grown.

The public parking on Lots 65 and 66 is in full use, as is the private easement parking on Lot 28. The shopping center relies upon all of this parking for the orderly operation of the various retail businesses. The parking spaces are regularly used by the retail customers and employees. At busy shopping times, every space in the lot is full. Without this parking, which was required for the refurbishment of the shopping center and construction of the assisted living facility, the shopping center operations would be threatened because there would not be adequate parking for customers or employees.

There would be significant consequences to eliminating or reducing the parking available to the shopping center. First, it would threaten the economic viability of the retail uses. For the grocery store, adequate parking that is convenient and efficient is necessary for the viability of the grocery store. When a grocery store does not have adequate parking, customers move their business to other locations, jeopardizing the economics of the store. When a store has insufficient customers, it closes. It is important to keep in mind that modern grocery stores tend to be much

larger than the Nugget Market in Corte Madera. If Nugget was no longer able to operate in that location due to parking issues, it would be difficult for the Town to find another grocer to fill that space. The space too large for other retail uses but too small for new grocery uses.

Residential areas that surround the shopping center benefit from the shopping center having adequate parking. The parking ensures that the convenient grocery store continues to operate. It also protects the neighborhood from spillover parking from customers and employees. When a shopping center has inadequate parking, the customers and employees first look to the surrounding neighborhoods for parking. Residential neighbors quickly experience traffic and parking impacts.

Adequate parking reduces traffic, improves air quality, and protects against greenhouse gas emissions. This is because when customers can park conveniently, they do not need to circle around, seeking parking. When, on the other hand, customers cannot park conveniently, they circle around, clog arterial streets, and spend more time on the road. Thus, inconvenient parking can increase level of service (“LOS”) delays, increase vehicle miles traveled (“VMT”), and even exacerbate air quality and greenhouse gas (“GHG”) issues. Indeed, when a grocery store is inconvenient, shoppers take their business outside the neighborhood to more convenient stores. This further increases LOS, VMT, air quality, and GHG impacts and creates the possibility of urban decay.

4.) Redevelopment of Opportunity Site #2 is Neither Permissible Nor Advisable.

Nugget operates a grocery store within Paradise Shopping Center. Nugget has a long-term leasehold interest in the shopping center, which interest includes the right to use the parking easement on Lot 28. No interference with these perpetual easement rights on Lot 28 is permissible. Nor would it be permissible to reduce the availability of parking for Nugget by increasing the use of that shared parking by another use. Therefore, it would be impermissible to develop Lot 28 or otherwise interfere with Nugget’s existing, long-term right to use that land.

The restrictions on use of Lot 28 would also apply during any construction of a residential use. The reciprocal easement does not contemplate the use of the parking area for construction or staging. Using the parking area for those uses would overburden the easement and interfere with Nugget’s use of the parking easement. Any construction and staging would have to occur on the building footprint so as to avoid interfering with existing easement rights.

Similarly, there is a deed restriction on Lot 65 limiting the use of that land for anything other than public parking and the condemnation order for Lot 66 is for public parking uses. As outlined above, the purpose of the Town’s acquisition (at the shopping center’s expense) was to provide adequate parking for the shopping center, which in turn allowed the construction of the nearby assisted living facility. Absent the Town’s acquisition of adequate parking for the shopping center and the shopping center’s subsequent construction of such parking, the assisted living facility could not have been built.

The intended beneficiaries of the Town-owned public parking were the gym site (Lot 28) and the remainder of the shopping center, which funded the acquisition of adequate parking and maintenance. Indeed, the Town’s own approval documents indicated the need for such new public parking. These owners relied upon the approved site plan, which included public parking, in their subsequent business decisions. The Town-owned land ensures that the shopping center has enough parking to satisfy the Municipal Code requirements of 1 space per 250 square feet of

shopping center. Without the town-owned public parking, the shopping center would be underparked by the Town's own standards. It would also lack adequate fire access.

5.) The Buildable Envelope on Opportunity Site #2, if Any, is Too Small To Accommodate 39 Housing Units.

The Town's staff report indicates that the Town estimates 39 dwelling units could be built on Opportunity Site #2. This significantly overstates any reasonable estimate of the buildable envelope.

As outlined above, housing could not be built on the land that is reserved for parking uses. There are also life-safety considerations, like the fire lane behind the gym, which provides fire safety to the shopping center. The existing fire lane is very small, and unlikely to provide adequate access to any new development on Lot 28 without being significantly widened. This further erodes any possible buildable envelope to something less than the existing gym footprint.

That footprint is approximately 15,000 square feet. Such buildable area would not even meet the minimum lot size requirements for the HE-1. New residential development would also have to conform to the City's development standards and setbacks within that area, and would have to provide self-sufficient parking ratios so as not to overburden the use of the existing parking areas.

The proposed density would have to be multiplied by the actual size of the development site, which is approximately 1/3 of an acre. At a density of 25 units per acre, that would allow about 8 units on Opportunity Site #2. This is far less than the 39 units mentioned in the Housing Element.

Therefore, the small size of the buildable envelope, together with the City's development standards and life-safety standards, makes it impossible to fit 39 dwelling units on Opportunity Site #2. It is not realistic to anticipate the development of 39 units on Opportunity Site #2, so specifying that quantity is not appropriate pursuant to Government Code section 65583.2(c).

6.) The City Provided Inadequate Notice of this Rezoning and Housing Element Process.

The Town failed to provide adequate notice to the nearby land owners throughout the housing element process. Had the Town provided adequate notice, Nugget could have participated in this process earlier, and we could have avoided these last-minute discussions regarding the Housing Element and zoning.

The Town's staff report indicates that the housing element process has been ongoing since at least early 2022. There was no notice sent to the owner of 5627 Paradise Drive indicating that the changes to the Housing Element would affect their neighbor and co-occupant of the shopping center. Rather, Nugget learned of this process right before a public meeting in August. Staff indicated they would respond to Nugget after that meeting, but never did. Then, it was a surprise to see the agenda for the November study session showing this proposed rezoning.

The Town Code requires that when a change to the General Plan or zoning is contemplated, notice be provided to property owners within 300 feet of the change area. See Section 18.36.040. Here, Nugget is within 300 feet, but the property owner received no such notice. Had proper notice been given, a more robust and collaborative discussion could be help without the Town facing

immediate pressure to adopt its Housing Element and rezone opportunity sites. Indeed, there wasn't even proper written notice of the December 13, 2022 public hearing.

7.) Opportunity Site #2 Is In a Special Flood Hazard Area and Adjacent to Two Dry Cleaner Sites.

There are very high environmental standards for any potential housing sites. There is no evidence that Opportunity Site #2 would meet these standards and provide a safe place for housing. First, it is in a special flood hazard area. Second, it is adjacent to a historic dry cleaner site and also adjacent to an existing dry cleaner that continues to operate. Dry cleaners have historically created notoriously persistent environmental conditions that would jeopardize the use of the site for housing. The existence of a flood hazard area in combination with the possibility for environmental contamination is especially troubling as floodwaters could exacerbate the dispersion of environmental contaminants and complicate clean-up efforts.

8.) Opportunity Site #2 Does Not Meet the State's Standards for an Opportunity Site.

In light of the state's unrelenting housing crisis, the Legislature has strengthened the requirements for housing elements in recent years. One important requirement is that each local agency identify sufficient housing opportunity sites to accommodate the agency's share of the Regional Housing Needs Assessment (RHNA). Government Code section 65583.2(a). The agency's analysis must find enough sites that can be developed during the planning period. *Id.* There is a specific process by which an agency must analyze each non-vacant site. See Government Code section 65583.2(b) and (g)(1).

HCD has advised that a city should consider:

...the extent to which existing uses may constitute an impediment to additional residential development. Among other things, this analysis includes...an analysis of any known existing leases or other contracts that would perpetuate the existing use or prevent redevelopment of the site for additional residential development.

See HCD's Housing Element Site Inventory Guidebook, June 10, 2020, p. 25.² The evidence in this letter indicates that the process was not completed. As we have explained, there are contractual obligations and title restrictions that would prevent the redevelopment of Opportunity Site #2 within the planning period. The discussion of Opportunity Site #2 in the Housing Element omits any analysis of the deed restrictions, parking easements, or current utilization of the site. In omitting these key details, it is misleading and inaccurate. These constraints must be discussed in the Housing Element and Opportunity Site #2 should be removed as a result.

Notwithstanding the information we have shared, the Town's Housing Element inexplicably states that all of its proposed opportunity sites are "expected to be redeveloped" during this planning period. However, the evidence in this letter illustrates that Opportunity Site #2 is not available for redevelopment during this planning period. The existing perpetual easements and deed restrictions would prevent such use. The beneficiaries of those restrictions are hereby indicating that they would object to the elimination of such property rights. Therefore, Opportunity

² Available at: https://www.hcd.ca.gov/community-development/housing-element/docs/sites_inventory_memo_final06102020.pdf

Site #2 is not likely to be redeveloped in the near term. It should not be relied upon as a site on which any portion of the Town's Regional Housing Needs Assessment allocation would be built.

Even if the site could be redeveloped in the near term, the realistic capacity is far less than indicated in the Housing Element. As explained above, only a small portion of the site comprises a building envelope, so the realistic capacity would be very small.

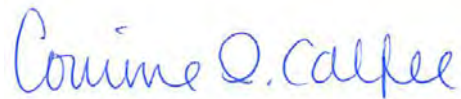
Next Steps

In conclusion, we ask that you please remove Opportunity Site #2 from the list of housing opportunity sites in the Housing Element and remove it from the proposed re-zoning effort. It is being fully utilized by existing uses for the duration of this Housing Element cycle and beyond.

In the event that the Town does not remove it from the Housing Element and re-zoning effort, we will provide our comments on the unavailability of this site and the realistic development capacity to HCD. We understand from the staff report that staff are working on Housing Element amendments to address HCD's November comments. Concurrently with the Town's updated Housing Element, we will provide HCD with additional information about Opportunity Site #2 to ensure that they have a complete understanding of its likelihood for redevelopment.

Thank you for your assistance. Please let me know if you have any questions or would otherwise like to discuss this request.

Sincerely,



Corinne I. Calfee

cc: Adam Wolff, Town Manager
Martha Battaglia, Senior Planner
Client

Attachment 12
Final Planning Commission Resolution No. 22-018

**CORTE MADERA PLANNING COMMISSION
RESOLUTION NO. 22-018**

A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF CORTE MADERA RECOMMENDING THAT THE TOWN COUNCIL TAKE THE FOLLOWING ACTIONS: 1) ADOPT A RESOLUTION CERTIFYING THE FINAL SUBSEQUENT ENVIRONMENTAL IMPACT REPORT (FINAL SEIR) FOR THE TOWN OF CORTE MADERA 6TH CYCLE (2023 – 2031) HOUSING ELEMENT UPDATE PROJECT AND MAKING REQUIRED FINDINGS PURSUANT TO CEQA GUIDELINES SECTION 15000; 2) ADOPT A RESOLUTION ADOPTING AMENDMENTS TO THE GENERAL PLAN LAND USE ELEMENT CREATING A NEW MIXED-USE LAND USE DESIGNATION; AND 3) ADOPT AN ORDINANCE ADOPTING AMENDMENTS TO TITLE 18 OF THE CORTE MADERA MUNICIPAL CODE TO AMEND CHAPTER 18.04 (DEFINITIONS) AND ADD A NEW HOUSING ELEMENT OVERLAY DISTRICT TO CHAPTER 18.18 (SPECIAL PURPOSE OVERLAY DISTRICTS) OF THE CORTE MADERA MUNICIPAL CODE

WHEREAS, the State of California requires cities and counties to adopt a comprehensive long-term General Plan for the physical development of the Town; and

WHEREAS, the Housing Element is one of seven mandated elements of the General Plan and must address the existing and projected housing needs for all economic segments of the community; and

WHEREAS, State law requires Housing Elements to be updated and certified by the California Department of Housing and Community Development (HCD) every eight years; and

WHEREAS, the Housing Element must include an inventory of specific sites or parcels that are suitable for residential development and available for use in the planning period to accommodate the Town’s Regional Housing Needs Allocation (RHNA); and

WHEREAS, the Town of Corte Madera’s RHNA for the 6th Cycle (2023-2031) is 725 units comprised of 213 very-low income units, 123 low-income units, 108 moderate-income units, and 281 above moderate-income units; and

WHEREAS, the Town of Corte Madera desires to create a “buffer” exceeding the Town’s RHNA, at each income level, in order to ensure the Town is positioned to address State law related to “no net loss” during the 2023-2031 Housing Element planning period; and

WHEREAS, the Town made a concerted effort to promote and advertise the Housing Element Update to the community. The Town’s outreach began in September 2021 with the creation of a Housing webpage and a Town-wide mailer delivered to every residence and business announcing a six-part workshop series, and encouraging the community to visit the website for further information on the project; and

WHEREAS, the Town utilized a variety of other methods to advertise the housing workshops including hanging banners at three locations in Town ten days in advance of each workshop, promoting the workshops on the readerboard at the Community Center, publishing articles in the Town and school district’s weekly newsletter, promoting workshops through Nextdoor posts, Facebook posts, and newflash, and sending emails to the interested parties list; and

WHEREAS, in addition to the workshops, staff held nine interactive pop-up events to provide information and answer questions on the Housing Element Update. In a diligent effort to maximize community participation, pop-ups were held during the day and evenings; on weekdays, weekends, and holidays; and at various community gathering places such as shopping centers, parks, and recreational events; and

WHEREAS, through consultation with the Corte Madera community at a series of public workshops, and through subsequent public meetings with the Planning Commission and Town Council, the Town developed a list of eleven (11) properties, or “housing opportunity sites,” meant to help satisfy the RHNA; and

WHEREAS, since the release of the draft Housing Element on July 8, 2022, staff removed the property at 601 Tamalpais Drive from the Town’s “housing opportunity sites” list. This decision was based on further discussion with the property owner, who expressed interest in removing his property from the opportunity site list, given their interest in commercial uses for the site and the relatively low residential density proposed for the site; and due to public comments previously received by neighbors of the property, who expressed the desire for the site to be removed from the housing site inventory list; and

WHEREAS, the update to the 2023 – 2031 Housing Element requires the creation of a new land use designation within the Land Use Element of the General Plan that includes three different maximum housing densities. The new land use designation is intended to permit greater residential densities on the 10 properties intended to help satisfy the Town’s RHNA than is currently permitted pursuant to the existing land use designations; and

WHEREAS, the three different maximum housing densities within the new Mixed-Use Housing Element land use designation are 25 dwelling units per acre (Housing Element Neighborhood), 35 dwelling units per acre (Housing Element Corridor), and 40 dwelling units per acre (Housing Element Core); and

WHEREAS, the housing densities in the Housing Element Neighborhood and Housing Element Corridor designations could be increased to 30 dwelling units per acre and 40 dwelling units per acre respectively for a senior housing project; and

WHEREAS, the update to the 2023 – 2031 Housing Element also requires the rezoning of 10 properties to allow a higher number of housing units than is currently allowed pursuant to the Town’s existing zoning code. The ordinance amendment associated with the Housing Element Update establishes the development standards for the identified “housing opportunity sites,” including but not limited to the residential density, maximum building height, required setbacks, parking standards, and landscaping requirements; and

WHEREAS, the zoning ordinance creates a new Housing Element Overlay District within Chapter 18.18 (Special Purpose Overlay Districts) of the Corte Madera Municipal Code. The regulations in the Housing Element Overlay District will apply to the “housing opportunity sites” that are developed with residential uses, including a mixed-use development, and to sites developed with a Residential Care Facility; and

WHEREAS, the 2023 – 2031 Housing Element, associated amendments to the General Plan, including the Land Use Element and Safety Element, and associated zoning ordinance amendments are collectively referred to as the “Project,” and

WHEREAS, the California Environmental Quality Act (CEQA) together with the CEQA Guidelines require that certain projects be reviewed for environmental impacts and that environmental documents be prepared to analyze project impacts; and

WHEREAS, the Town acting as the lead agency under CEQA determined that the Project could result in significant adverse impacts and prepared a Draft Subsequent Environmental Impact Report (SEIR) (State Clearinghouse SCH No. 2005062023) dated October 5, 2022 for the proposed project to evaluate the potentially significant adverse environmental impacts; and

WHEREAS, the draft SEIR was circulated for a 45-day public review from October 7, 2022 through November 21, 2022; and

WHEREAS, the Town received comments and letters concerning the Draft SEIR from three public agencies and, pursuant to CEQA Guidelines Section 15088, the Town has prepared written responses to all comments received on the Draft SEIR which raised environmental issues; and

WHEREAS, consistent with Section 65352.3 of the California Government Code, the Town obtained a contact list of local Native American tribes from the Native American Heritage Commission and notified the tribes on the contact list of the opportunity to consult with the Town on the proposed General Plan Amendment; and

WHEREAS, on March 29, 2022, the Town received a formal request for consultation pursuant to Assembly Bill (AB) 52 and Senate Bill (SB) 18 from Ms. Buffy McQuillen from the Federated Indians of Graton Rancheria; and

WHEREAS, a tribal consultation meeting occurred on September 27, 2022, with representatives from the Federated Indians of Graton Rancheria, Town staff, and Town consultants; and

WHEREAS, changes have been made to the proposed project description that could result in more senior housing units than evaluated in the Draft SEIR and Final SEIR; and

WHEREAS, the Town has prepared an Errata to the Final SEIR to evaluate the changes in the project description after circulation of the Draft SEIR, and concluded that the change in the project description would not result in any new impacts that were not already addressed in the Draft SEIR and Final SEIR; and

WHEREAS, on December 2, 2022, notice of the Corte Madera Planning Commission public hearing on the Subsequent Environmental Impact Report (SEIR), amendment to the General Plan Land Use Element, and zoning ordinance amendments was posted at the Town's fire station, Town Hall, and post office, and was posted to the Town's website; and

WHEREAS on December 2, 2022, notices were mailed to property owners within 300 feet of the ten housing opportunity sites announcing the public hearing on December 13, 2022. In addition, the public was notified of the Planning Commission hearing via the email list of individuals who have signed up on the Town's website to be notified of Town meetings, the interested parties list for the Housing Element Update project, and postings on the Town's social media accounts; and

WHEREAS, on December 3, 2022, notice of the Planning Commission public hearing was published in the Marin Independent Journal in compliance with California Government Code Section 65090; and

WHEREAS, on December 13, 2022, the Planning Commission held a public hearing, received the staff report and reviewed a presentation from the Planning Department and received comments from the public and interested parties; and

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the Town of Corte Madera does hereby find and resolve as follows:

Section 1. Recitals

The foregoing recitals are true and correct and are incorporated into the findings herein.

Section 2. Record

The Record of Proceedings (“Record”) upon which the Planning Commission makes its recommendation includes, but is not limited to: (1) the 2009 General Plan, (2) the Environmental Impact Report certified for the 2009 General Plan, including the appendices and technical reports cited in and/or relied upon in preparing the document (collectively, 2009 General Plan EIR), (3) all staff reports, Town files and records and other documents prepared for and/or submitted to the Planning Commission relating to the Town of Corte Madera 6th Cycle (2023-2031) Housing Element Update including the Final SEIR and Errata prepared to evaluate the environmental effects of the Project, (4) the Housing Element update adopted by the Town Council in 2015, including the adopted environmental determination, (5) the draft 6th Cycle Housing Element Update, (6) all documentary and oral evidence received at public hearings or submitted to the Town relating to the Final SEIR, and (7) all matters of common knowledge to the Planning Commission and the Town, including, but not limited to, Town, state, and federal laws, policies, rules, regulations, reports, records and projections related to development within the Town and its surrounding areas. The location and custodian of the Record is the Planning Director of the Town of Corte Madera, 240 Tamal Vista Blvd., Suite 110, Corte Madera, CA 94925.

Section 3. Compliance with the California Environmental Quality Act (CEQA)

The California Environmental Quality Act (CEQA) together with the CEQA Guidelines require that certain projects be reviewed for environmental impacts and that environments documents be prepared to analyze project impacts. The Town acting as the lead agency under CEQA determined that the 2023 – 2031 Housing Element, associated amendments to the General Plan, including the Land Use Element and Safety Element, and associated zoning ordinance amendments (collectively referred to as the “Project,”) could result in significant adverse impacts. The Town prepared a Draft Subsequent Environmental Impact Report (Draft SEIR) (State Clearinghouse SCH No. 2005062023) dated October 5, 2022 for the proposed project to evaluate the potentially significant adverse environmental impacts.

The Draft SEIR was circulated for a 45-day public review from October 7, 2022 through November 21, 2022. The Town received comments and letters concerning the Draft SEIR from three public agencies. Pursuant to CEQA Guidelines Section 15088, the Town prepared written responses to all comments received on the Draft SEIR that raised substantive environmental issues. The Town compiled the comments, responses and additional information into a second environmental document which, together with the Draft SEIR, constitute the Final SEIR.

Changes were made to the proposed project description that could result in more senior housing units than evaluated in the Final SEIR and Final SEIR. The Town prepared an Errata to the Final SEIR to evaluate the changes in the project description after circulation of the Draft SEIR, and concluded that the change in the project description would not result in any new impacts that were not already addressed in the Draft SEIR and Final SEIR.

General Plan Consistency

The Planning Commission of the Town of Corte Madera does hereby find that the proposed ordinance amendments to Chapter 18.04 (Definitions) and Chapter 18.18 (Special Purpose Overlay District) of the Corte Madera Municipal Code is in the best interest of the Town because it furthers established goals, policies and implementation programs of the General Plan (including the draft Housing Element which is currently being updated) to promote housing opportunities, maintain a diverse range of housing options, and provide affordable housing, while preserving quality of life in the Town.

The amendments specifically are consistent with and implement the following General Plan Element policies and programs:

Policy LU-2.2: Provide for development of new housing to meet the diverse economic and physical needs of existing residents and projected population capacity.

Implementation Program LU-2.2.a: Implement Housing Element. Implement the Goals, Objectives, Policies, and Implementing Programs of the adopted Housing Element.

Implementation Program LU-2.2.b: Provide a Variety of Housing Types and Affordability. Strive to promote a mix of housing types, densities, affordability levels, and designs. Promote innovative housing approaches by working with developers to explore “non-traditional” methods to finance, design, and construct different types of housing to meet local needs.

Implementation Program LU-2.11.a: Support Housing. Continue to support provision of housing for all income categories, particularly affordable housing and higher density housing, consistent with the policies of the adopted Housing Element.

Implementation Program LU-2.12.a: High Density Housing Design. Support medium and high density and mixed-use residential development proposals when the size, scale and design of the projects are consistent with Town housing and design policies, and where consistent with character of surrounding neighborhoods.

Implementation Program LU-2.15: Support Mixed Use Development. The Town will support mixed-use projects including residential components, such as live-work combinations or ground-floor retail with upper story residential use. Such projects will be encouraged over standard single-use development proposals where the underlying zoning allows mixed-use developments.

Implementation Program LU-3.2.b: Encourage Infill. Update the Zoning Ordinance to remove impediments to infill development, including allowing flexible and shared parking, and updating building height, yard setback, lot coverage and similar standards to reflect the desire to allow for additional density where appropriate and transit oriented development.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the Town of Corte Madera Planning Commission forwards its recommendation to the Town Council to: 1) adopt the resolution certifying the Final SEIR and making findings pursuant to CEQA attached hereto and incorporated by reference, 2) adopt the resolution adopting amendments to the Land Use Element of the General Plan attached hereto and incorporated by reference, and 3) adopt the ordinance amendments attached hereto and incorporated by reference.

* * * * *

PASSED AND ADOPTED by the Corte Madera Planning Commission on December 13, 2022, by the following vote:

AYES: Chase, Rizzo, Bundy, Bandel, Kenney

NOES:

ABSTAIN:

ABSENT:

RECUSED:

DocuSigned by:

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Peter Chase, Chair

DocuSigned by:

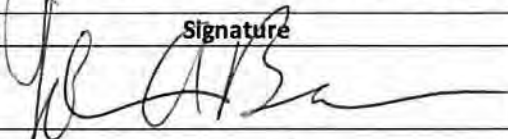
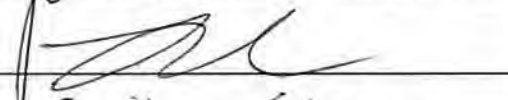
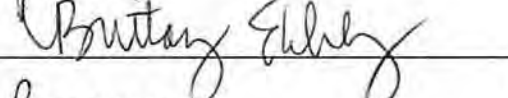
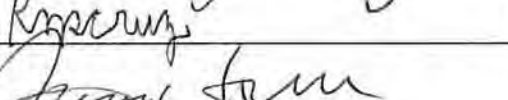



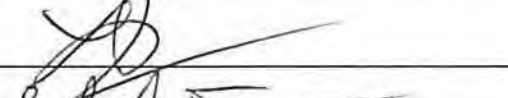
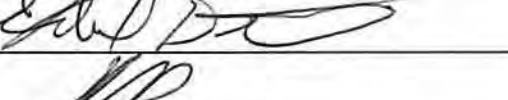
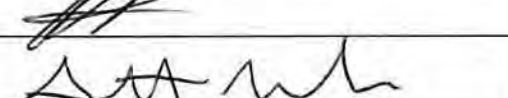
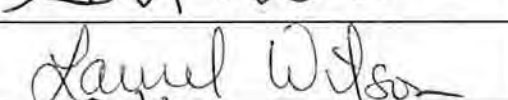
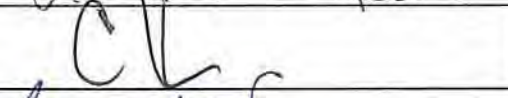
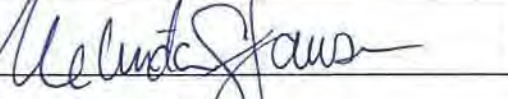

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Adam Wolff Town Manager

Attachment 13










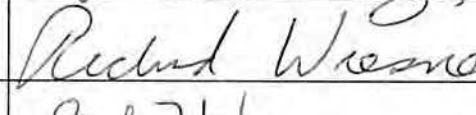
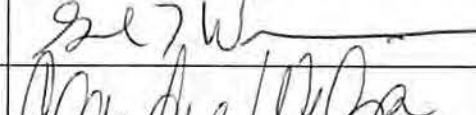
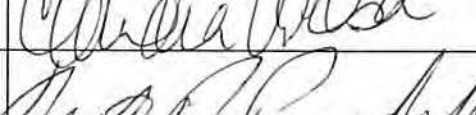
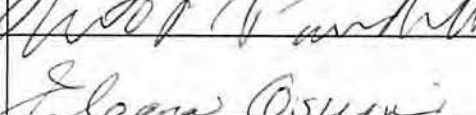
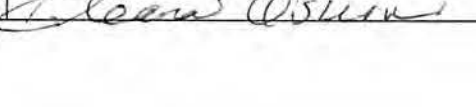

Petition Opposing the Rezoning of Housing Opportunity Site 2
and link to emailed public comments received prior to agenda publication

<https://www.townofcortemadera.org/Archive.aspx?ADID=4360>

NO RESIDENTIAL REZONING IN PARADISE SHOPPING CENTER PLEASE!

	Printed Name	Signature	Address
1	Jordan Biale		52 MARINER GREEN DR
2	Laura Kelley		135 Golden Hind Passage, CM
3	Brittany Ekleberry		258 Balclutha Drive ^{CM.} CA 94925
4	Matthew Cruz		313 Verandah Drive, CA 94945
5	Tamara Hull		1 Cheyenne Way CM. 94925
6	Angie Bowler		18 Channel Dr Corte Madera CA 94925
7	Ben Roberts		2 Briden Rd 94939
8	Craig Atkinson		199 Tama Vista Blvd Corte Madera CA 94925
9	Leri Jan		2 Echo Ave CM.
10	Edward Dickey		1 Creekside CT Corte Madera CA 94925
11	Katie Hart		46 El Camino Dr. 94925
12	SCOTT NOWAK		29 SEASMAST PASSAGE. 94925
13	Laurel Wilson		76 Mariner Green Dr, Corte 94925 Madera
14	Cory Harrison		244 Golden Hind Passage, Corte Madera, CA 94925
15	Melinda Lause		2000 Redwood Hwy Greenbrae, CA 94909

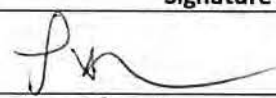

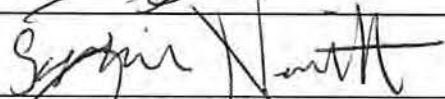

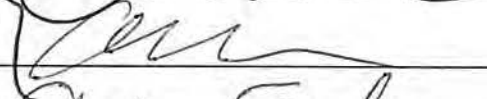




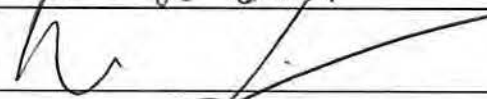
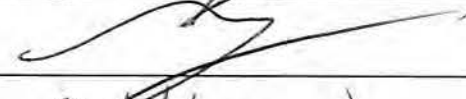
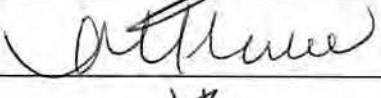


NO RESIDENTIAL REZONING IN PARADISE SHOPPING CENTER PLEASE!

	Printed Name	Signature	Address
1	CHRISTOPHER LANGS		177 Canyon Rd Ex. 53 years in 21600
2	SARA GARDNER		89 Spindrift Pkwy
3	Tom Quinn		4986 Ranch Rd
4	Brad Lewis		314 Golden Hind Psg.
5	Janie Dean		3148 Kerner Blvd
6	Michele Fishburn		236 Golden Hind Psg.
7	NICK LOCKWOOD		21 ENDEAVOR CV
8	Ed Maradeo		41 Mohawk Ave
9	Len Jan		2 Echo Ave CM
10	Mark Bourguignon		216 Granada Dr.
11	Richard Wiesner		62 PARKVIEW CIRCLE CM
12	Gail T. Wiesner		62 Parkview Circle CM
13	Claudia Wilson		168 Prince Royal Drive CM
14	Robert Bindexter		23 Stetson Ave Corte Madera, CA
15	Eleanor Osumi		1 Channel Dr. Corte Madera

NO RESIDENTIAL REZONING IN PARADISE SHOPPING CENTER PLEASE!



	Printed Name	Signature	Address
1	TAYLOR LILL		5 Granada dr Corte Madera ^{CA 94925}
2	Barbara Cramer		10 Laurel Dr. Corte Madera
3	Destanee Alexander		2525 Mission Ave
4	Mattie Reale		9 Ridge Court CM, CA 94925
5	Steve Reale		9 Ridge Court CM, CA 94925
6	Tatum Reale		" " "
7	Janelle Meyer		29 Spindrift Passage, CM 94925
8	LINDA Forester		Agies retirement house
9	Luca Iannaccone		207 Madison Ave Lakeside CA 94939
10	Esmeralda Banera.		
11	Nuk Mullah		11 Fyfe Ave - Lakeside
12	KATHLEEN BROWN		92 Summit Dr ^{CONTE MADERA} CA
13	Stephanie Iacoma		39 Echo Ave Corte Madera CA 94925
14	Kerianne Ryan		18 Grace Court, Corte Madera, CA
15	Robin Finer		37 Key Largo Court, CM

NO RESIDENTIAL REZONING IN PARADISE SHOPPING CENTER PLEASE!


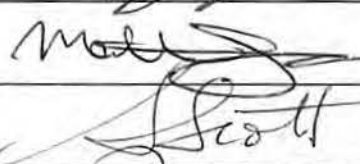

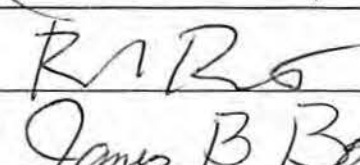
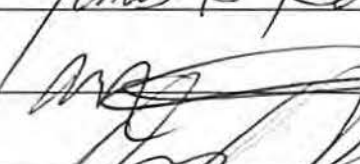
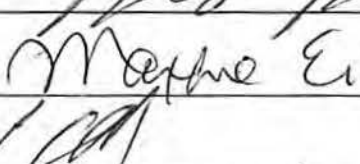
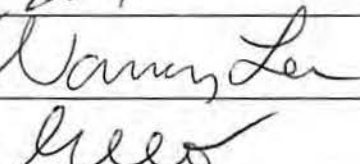


	Printed Name	Signature	Address
1	Lelani Poévost		765 Pt-San Pedro Rd
2	Sean Herman		1441 COSG Wood Dr
3	Sophie Nevitt		248 granada DR.
4	Christopher Farber		El Via Chaparral Greenside
5	Anastasia Robbini		9 Langford Cv
6	Cathy Fendler		10 Crystal Creek Ct, Larkspur CA 94939
7	Maira Azevedo		6 Baja Ct. Corte Madera CA 94925
8	CAROLYN SUENSON Josiah Knight		42 MADARA BLVD Cm 94925
9	Josiah Knight		
10	RICHARD AUSTIN		101 Granada Dr CM 94925
11	Morgan Coall		168 Prince Royal Dr ^{CM} 94925
12	Andrew Ngata		5 Key Lago Crse
13	Michele Hansen		394 Prince Royal Drive, CM ^{CA} 94925
14	B. Lopez		106 Mariner Green Dr. ^{CM} 94925
15	Catherine Bell		70 Parkview Cir. Corte Madera

NO RESIDENTIAL REZONING IN PARADISE



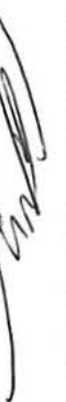












SHOPPING CENTER PLEASE!

Printed Name	Signature	Address
Grant Thomas		2 Yolo Street, Corte Madera, CA 94925
Silvia Griffin		98 Gracids Dr. Corte Madera, CA 94925
Michelle Bennett		251 Trinidad, Paradise Cay 94920
Jill Jackson		54 Spindrift Pkge. Corte Madera 94925
Leanne Eisk		10 Caetlan Rd. Novato 94945
JANITA ROTHBAET		14 Moore Da Posio. 94925
Bill Brown		253 Kourt RD Corte Madera, CA 94925
DARA BARADARAN		70 CLARE WAY TIBURON, CA
CANDICE PETERS		10 WILKINSON CT, CA 94925
MARK PETERS		10 WILKINSON CT. CA 94925
KAI PETERS		10 WILKINSON CT, CA 94925
ZOE PETERS		10 WILKINSON CT, CA 94925
D Geom		133 Westwood, CA '11
Lee Kenneth		70 Sheet Circle Dr. Novato, CA
Jesse Maguire		11 MESA RD Novato, CA
HANNA		

NO RESIDENTIAL REZONING IN PARADISE SHOPPING CENTER PLEASE!

	Printed Name	Signature	Address
1	CANDICE TRUENPERT-LEE		114 MARINER GREEN DR. CORTE MADERA
2	Michael Jensen		38 El Camino Drive Corte Madera
3	MATTHEW THOMPSON		25 LAKESIDE DR CORTE MADORA CA 94925
4	Susan Scott		117 HARBOR DR C.M
5	Karen Burrous		246 Balclutha Dr. Corte Madera CA 94925
6	Paul Burrous		"same as above"
7	Rick Brant		26 Parkview Circle, Corte Madera 94925
8	JAMES BOYD		123 JAMAICA ST. TIBURON, CA 94920
9	MIRIAM KAREL		94 MARINER GREEN CORTE MADERA ⁹⁴⁹²⁵
10	Ryan Rigoli		94 Mariner Green Dr, Corte Madera, 94925
11	Martha Eichel		128 Richardson Dr. MV
12	Louise Kinball		23 Owlhorn Dr Lakeside
13	Nancy Lee		9 Paloma Dr. Corte Madera, CA 94925
14	Eliza Turner		6 Tamalpais NE Lakeside CA 94939
15	Stephanie Bennett		9 Staghorn Pkwy, Corte Madera CA 94925

NO RESIDENTIAL REZONING IN PARADISE SHOPPING CENTER PLEASE!

Printed Name	Signature	Address
MARKER AVERSA		53 DIAMOND HEAD C.M. 94925
Costantino B. Aversa		53 DIAMOND HEAD C.M. 94925
Christopher Adams		14 Echo Ave, C.M. 94925
Maurina Cortoni		29 meadow ridge Dr En
David West		188 Auburn St San Rafael, CA 94901
GRACE WATSON		9 Prince Park Pl Coni M052A
Michael Buck		319 Seawolf Pass C.M. 94925
Dawn Smith		49 Seawolf Passage C.M. 94925
Kirk Bealke		2798 GLENWOOD LD Valero &
C.M. Lauer		852 Neahlo Ave #103 Novato 94941
John Kim		52 Parkview Cir
Alexa Marcos		155 Summit Dr CM 94925
Jim Beach		69 Dora Way CM 94925
TODD STEVENS		5053 PARADISE DRIVE, TIBURON 94920
Will Schallick		46 Spindrift Pkwy, Corte Madera 94920

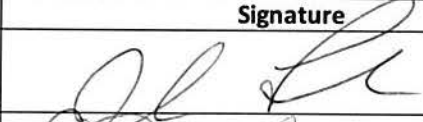
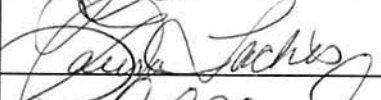


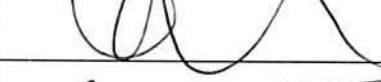


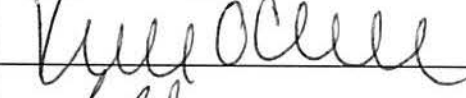
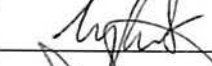



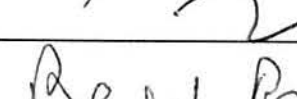
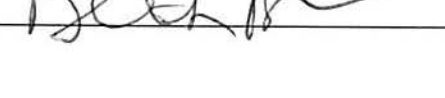

NO RESIDENTIAL REZONING IN PARADISE SHOPPING CENTER PLEASE!

	Printed Name	Signature	Address
1	Lo Ri Margulies	Lori Margulies	11 Madras de Ores. dr
2	Michael Zlatoper	Michael Zlatoper	38 Paloma Dr.
3	Elizabeth Patton	Elizabeth Patton	300 Trinidad
4	Jill Fosness	Jill R Fosness	9 Wildflower Dr
5	JoAnn Blomgren	JoAnn Blomgren	260 Golden Hind Pass
6	Loretha Russell	Loretha Russell	28 Comita Dr.
7	RITA PIRIE	Rita Pirie	139 GOLDEN HIND PSEGE
8	GAIL FISHER	Gail Fisher	350 Ribira Dr.,
9	Camron Gill	Camron Gill	34 Creekside CT
10	Suzanne Coppola	Suzanne Coppola	45 Constitution Dr.
11	Paula Figue	Paula Figue	33 Diamond Head Psg
12	Jeff Figue	Jeff Figue	" "
13	Julie Carey	Julie Carey	18 Prince Royal Passage
14	CA Wisb	Wisb	838 Meadowsweet Lane Corte Madera
15	Mark Raister	Mark Raister	37 Enterprise Pl. Corte Madera

NO RESIDENTIAL REZONING IN PARADISE SHOPPING CENTER PLEASE!

	Printed Name	Signature	Address
1	LAURA J. ABRAMSON	Laura J Abramson	6 Golden Hand Psg, C. M
2	Ann Gieseker	Ann Gieseker	24 Sierra Ave SA 94960
3	Steve Gieseker	Steve Gieseker	24 Sierra Ave SA 94960
4	Cameron Gregory	Cameron Gregory	22 Flying Cloud Course
5	BETHAN SELICK	B Sellick	6 Edgemar Way
6	Misa Mami	Misa Mami	41 Esbrite Pk CM
7	JIM FOX	J. Fox	224 EASTMAN AVE C.M.
8	Aurora Lewis	Aurora Lewis	1489 Webster St BF
9	COUNTRY HORN	Country Horn	28 Seawolf Psgs CM 94925
10	WILSON	Wilson	152 Brier Ave CM 94925
11	ROBERT STENHOUSE	Robert Stenhouse	97 PRESIDIO Ct., Corte Madera, CA 94925
12	Sara Marika Nagai	Sara Marika Nagai	1441 casa buena dr apt 106 94925
13	Miane Tafoutis	Miane FAFOUTIS	400 Prince Royal Dr. Corte Madera
14	Laurie Anderson	Laurie Anderson	22 Morning Star Course, Cm 94925
15	DAVID EICHEL	David Eichel	128 Richardson DR, Mill Valley CA 94941





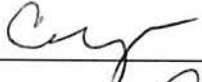

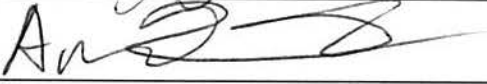


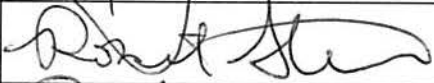

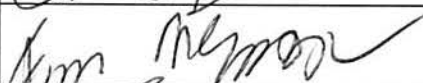

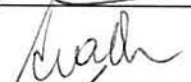
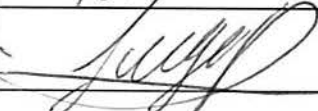
NO RESIDENTIAL REZONING IN PARADISE SHOPPING CENTER PLEASE!

	Printed Name	Signature	Address
1	John Tachi's		2130 Redwood Hwy
2	Laura Tachi's		"
3	Sabine Haack		331 Tamaiparis Dr
4	PETER BULL		106 GOLDEN HIND PSGE.
5	Katie Haas		9 Key Largo Lane,
6	Pue o'connor		172 Edgewood ave
7	Kris O'Connor		172 Edgewood ave
8	Kim O'Connell		30 Prince Royal Psge
9	Sophia J. Ranft		111 Palm Ave
10	Ign Lipsky		34 Madera Del Presidio
11	John Gaubs		4855 Paradise, Tiburon
12	Clare Neland		137 Granada Dr. Costa Madera
13	Dixie Hurst		53 Lakeside Dr.
14	Jon Horowitz		58 Golden HIND PSH.
15	Beth Brenner		107 PENNEW Circle




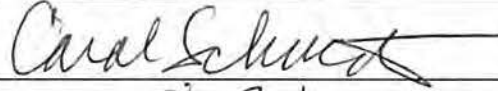
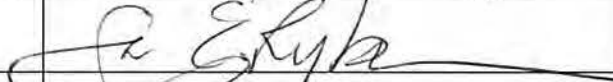

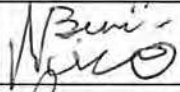

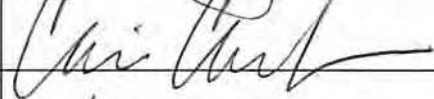







NO RESIDENTIAL REZONING IN PARADISE SHOPPING CENTER PLEASE!

	Printed Name	Signature	Address
1	Judi Stewart	Judi Stewart	24 Morning Star Court
2	Steve Stewart	Steve Stewart	" "
3	TP Huntly Gordon	TP Huntly Gordon	5124 Paradise Dr
4	JAVIS Canon	JAVIS Canon	300 BELLEVUE TRAIL
5	Amy Jones	Amy Jones	26 Seawolf Psg e
6	MANKS MINTUM	MANKS MINTUM	13 Windward Dr. C.M.
7	Nicole Newhouse	Nicole Newhouse	2 Edgemare Way
8	Annie Joseph	Annie Joseph	25 Deer Run Cate Madera
9	Grace Mintum	Grace Mintum	Windward Dr.
10	Elise Sumale	Elise Sumale	1333 Monte Maria Ave Nobato Ca 94947
11	Kathna McDonough	Kathna McDonough	35 Echo Ave CM, CA 94925
12	CARA HIKSON	CARA HIKSON	232 Upland Circle, CM, CA 94925
13	Rachel Stone	Rachel Stone	17 Constitution Dr. CM 94925
14	Jessica Serafini	Jessica Serafini	8 Heather way, Larkspur 94959
15	Matt Libardi	Matt Libardi	28 Buena Vista Ave (Cal 94925)

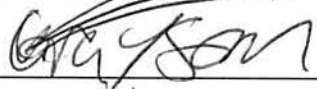
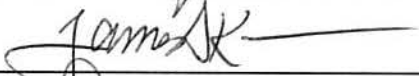
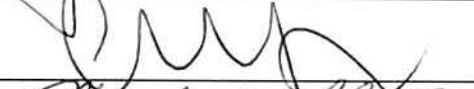


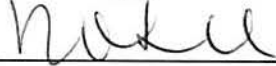


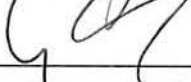

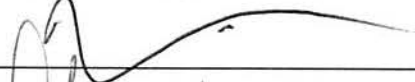
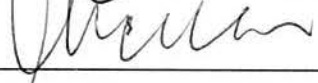

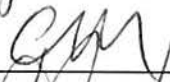

NO RESIDENTIAL REZONING IN PARADISE SHOPPING CENTER PLEASE!

	Printed Name	Signature	Address
1	Julie Asch		14 Paloma Dr.
2	Kim Boyden		291 Garden Hind Passage
3	Janice Lent		97 Golden Hind Psg
4	Rosalie Broderson		314 Golden Hind Psg.
5	Caroly Hye		6 Roundtree Blvd
6	James Pilgrim		37 San Clemente Dr.
7	ANDREW CATHCART		128 WATFORD AVE
8	Spencer Jackson		21 Tradewind Passage
9	Tyler Jackson		21 Tradewind Psg.
10	Robert Steers		9 Enterprise Dr.
11	David Gilgallon		32 Key Largo Course
12	Ian McGregor		5 Balclutha Dr
13	Mckenna Boyd		28 Bay Vista Drive
14	ROGER WALSH		2224 Shelter Bay Ave MV. 94941
15	Luis Lugo		35 San Clemente Dr. # 109.



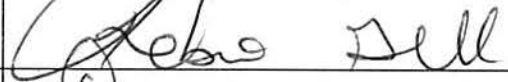
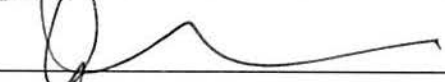

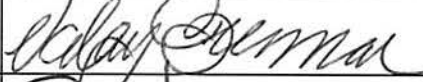
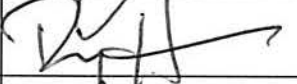
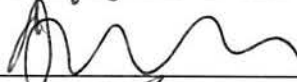

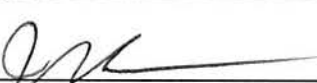



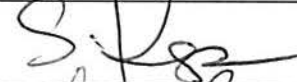

NO RESIDENTIAL REZONING IN PARADISE SHOPPING CENTER PLEASE!

	Printed Name	Signature	Address
1	Lori Lischner		58 Cypress Place Sausalito, CA ⁹⁴⁹⁶⁵
2	Tatiana Chase		260 Tamalpais Dr, CM, CA
3	Albert La		114 Marina Green Dr.
4	Carol Schwartz		10 Diamond Head Psg.
5	street ripoff		14 Diamond Head Psg.
6	Luke Stillwey		43 mariner green Drive
7	Nico Bernardini		8 Pepperwood Ln
8	Paula Turner		4 Madera del Presidio Dr.
9	Carrie Campbell		122 Granada Drive Corte Madera CA
10	Kate Donnelly		98 Marina Green Dr.
11	Avery Aguevo		13 Echo Ave, Corte Madera
12	Scott Brant		102 Granada Dr CM
13	Adam Gottlieb		18 Meadow Drive
14			
15	Orison Asch		14 Palom Drive


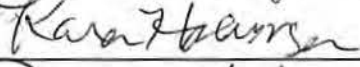
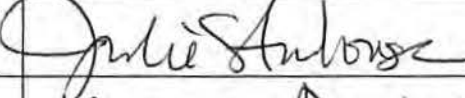
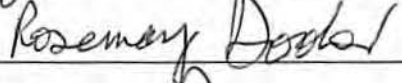
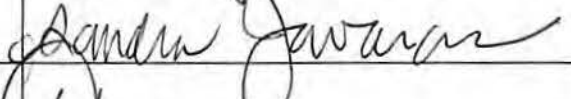
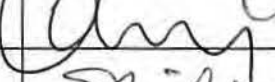
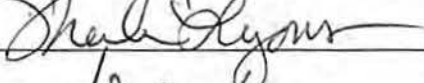
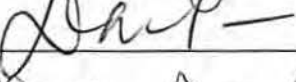
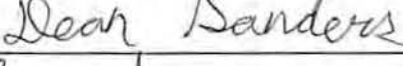
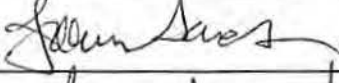
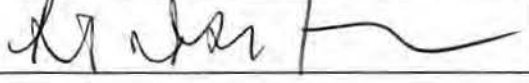
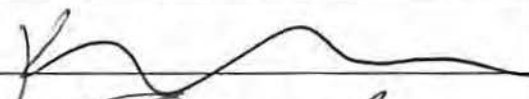
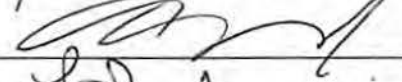


NO RESIDENTIAL REZONING IN PARADISE SHOPPING CENTER PLEASE!

	Printed Name	Signature	Address
1	Grayson Rothbart		14 Madera Del Presidio
2	James Kamradt		175 Koch Rd - CM
3	Cristal Rodriguez		105 Wildflower Rd CM
4	MICHAEL MILLER		250 BALCLUTHA DR CORTE MADERA
5	Sergio Maya		105 Koch RD corte maderas
6	Rachel Eoup		189 Birch Ave CM
7	Steve Gregory		22 Flying Cloud Dr SE
8	Arlene Johnstone		18 Golden Hind Passage
9	Dean Cadk		30 Splendora Psgge CM
10	Patrick Conroy		113 Sonora Way, CM
11	Jenny Seymour		160 Birch ave. CM
12	Lori Mahonki		10 Harbor Dr CM
13	Jessie Strecher		15 Harbor Dr CM
14	Chris Milostanek		11 Skyline Pl #3, Lakeside, CA
15	Heather Niemi		5 Enterprise Drive, CM

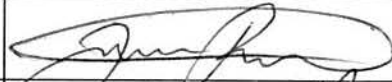
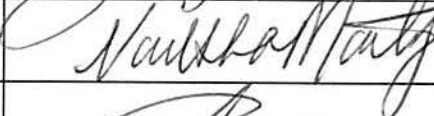

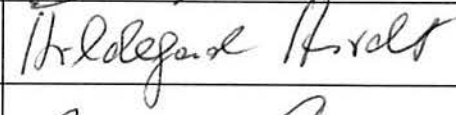
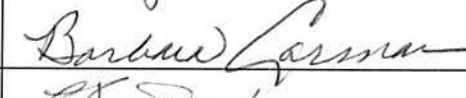
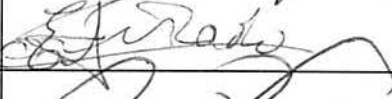


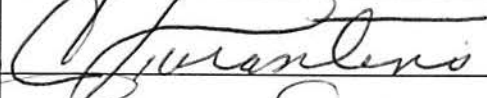

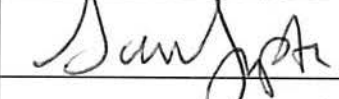
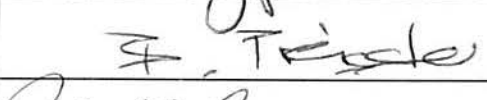
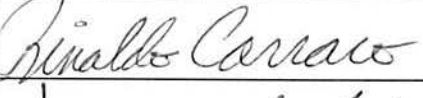

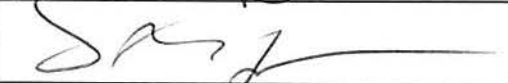
NO RESIDENTIAL REZONING IN PARADISE SHOPPING CENTER PLEASE!

	Printed Name	Signature	Address
1	Spencer Barnes		201 Jamacia St.
2	Gary Traverso		14 Golden Haze Passmore
3	Robin Bell		34 Creekside Ct
4	MULTAK MCFEGOR		5 Balclutha Dr (M.)
5	Tanya Mcgregal		5 Balclutha Drive Corte Madron
6	Delany Valany Bremier		20 Corte Morada Greenbeam, CA
7	RYAN HAWORTH		116 TAMAL VISPA BLVD
8	Gina Conkings		10 PINK ROYAL PSY
9	Chris Ghendix		239 Brannan St, SF
10	Barbara Jenny Choral		29 Sonora Way, Corte Madron, CA 94925
11	Jim Whelan		735 Via Cas. Wdr
12	James Sullivan		30 El Camino Dr.
13	Marissa Pacific		2008 Potoso Ave., Richmond, C.A.
14	Sumi Kaga		409 Locust St. Sausalito CA 94965
15	Linda Beck		5 Garden Way Lakeside CA 94939

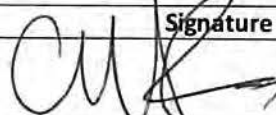


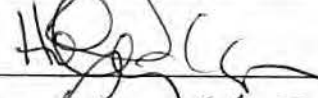

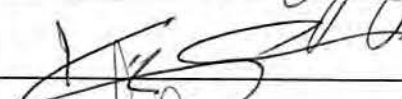


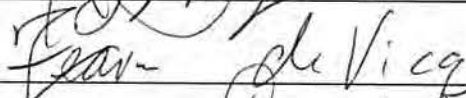


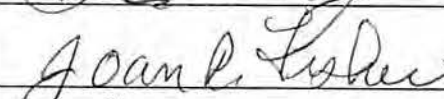
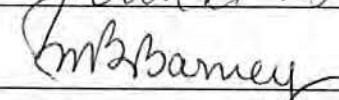


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	Printed Name	Signature	Address
1	CHRISTINE GRENFELL		29 GRANADA DR, CORTE MADERA, CA 94925
2	Karen Halverson		37 Francisco Ave Larkspur, CA 94937
3	Julie Steinhilber		9 Presidio Ct Corte Madera 94925
4	ROSEMARY DOOTER		1167 Meadowsweet Drive, CORTE MADERA 94925
5	SANDY JAVARAS		315 Willow Ave. Corte Madera CA 94925
6	Danny Muroz		14 Lagoon Rd Belvedere, CA
7	Sheila Lyons		140 Jamaica St, Tiburon 94920
8	- Darrin Lim		150 Trinidad Dr Tib 94920
9	Dean Sanders		515 Oakdale Ave Corte Madera
10	Joanne Sanders		515 Oakdale CM CA 94925
11	Lindsay Hess		5 Key Largo Ct. Corte Madera, CA
12	Kim Bergin		155 Jamaica St Tiburon CA
13	ALFIE BRODY		60 Eastside passage, Cal, 94925
14	Loretta Lieberman		3 Hacienda Dr Tiburon CA
15	Pamela Feather		60 Fairway Dr, SR 94901


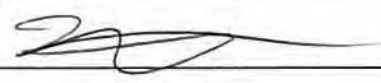

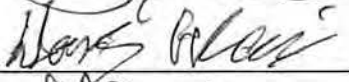
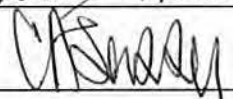




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	Printed Name	Signature	Address
1	Jason Rodas		250 Doherty Drive
2	Vanessa Martinez		250 Doherty Drive
3	Peter Sherrer		53 Prince Royal Dr., Corte Madera, CA
4	Hildegard Hirst		14 Seamount Pass, Corte Madera
5	BARBARA CARRARO		37 Constitution Ln CM
6	Edgar Contreras		35 San Clemente Place Corte Madera
7	David Evans		37 Echo Ave CM, CA 94925
8	Sarah Evans		11 " " " " "
9	CAMILLE TARANTINO		56 Staghound Pass
10	Camille Sherrer		6 Avenida Dr Madera Corte
11	Seneca Byrte		102 Howard Dr. Tiburon
12	Barbara Treissler		123 Golden Stud Psg, Corte Madera
13	RINALDO CARRARO		61 Staghound Passage Corte Madera
14	ARMITA SOBHI		632 Robin Drive, Corte Madera
15	Steve Tufizawa		30 Echo Ave CM

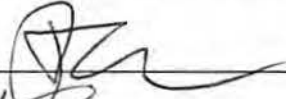


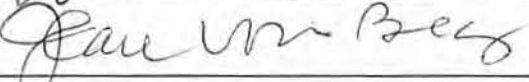
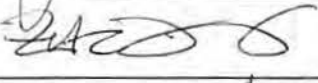
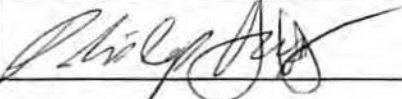
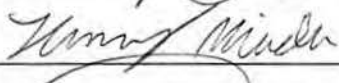



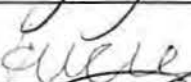
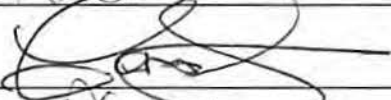
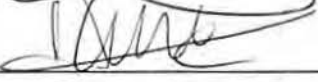
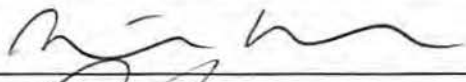
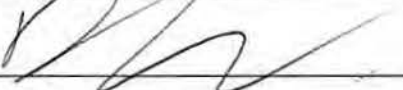
NO RESIDENTIAL REZONING IN PARADISE SHOPPING CENTER PLEASE!

	Printed Name	Signature	Address
1	CATHERINE ROSS		40 MADERA BLVD. C. MADERA
2	Kathleen Hamon		5 Meadow Ridge Dr., CM 94925
3	JOHN MINTE		129 TRINIDAD DR TIBURON
4	Holly Copley		46 Sonoma CM, CA 94925
5	Lisa Nyquist		267 Trinidad Dr 94920
6	Karen		Redwood Ave 94928
7	Melouzy		74 Mchawk Ave CM 94925
8	Bina Mayani Lindell		269 Trinidad Dr Tiburon 94920
9	Fearn de Vicq		601 Lakeside Dr. CM 94925
10	Vivian Cudington		35 Sand piper Circle CM 94925
11	Ben Klugman		2 Spindrift Psg CM 94925
12	Joan Fisher		11 Parkside Way Greenbrae CA 94904
13	Marybeth Barney		98 Laverne Ave. Mill Valley CA 94941
14	Ellen Selzer		2120 Wendy Way, MV. 94941
15	David Selzer		2120 Wendy Way, MV. 94941




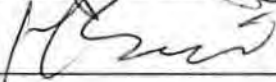
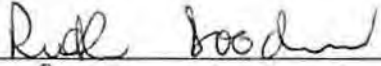
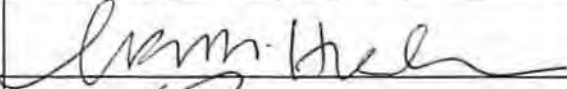

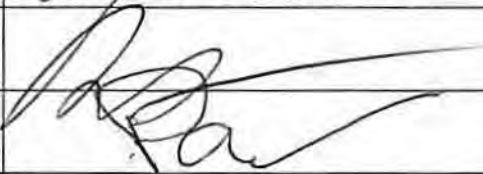

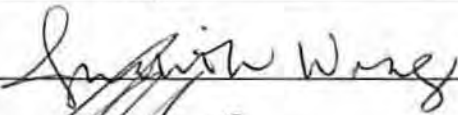

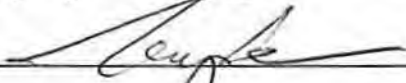

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	Printed Name	Signature	Address
1	EARL SKEEL		38 MARINER CREEK DRIVE
2	Austin Abrantes		6 Golden Hind way
3	Jamie Macdonald	Jamie Macdonald	16 circle dr #2
4	ELLEN STEIN		4 CIBRIAN DR. TIBURON
5	DOUG/CHRISTINE		437 St. John St Salisbury
6	Carolyn Sasser		45 Granada Dr, Corte Madera, CA
7	M Weiner	M Weiner	Tiburon
8	HENDREN	Rev Hendren	488 Montecito dr - Corte Madera
9	Louis FERRARI	L Ferrari	44 PARKVIEW CIRCLE, CORTE MADERA, CA
10	Lauren Lennon		53 Hickory Ave, Corte Madera
11	AMIE JONES		4975 PARADISE DRIVE TIB
12	Jana Cook		10 Balclutha Dr
13	Steve Alexander		640 Needlesweet Dr #1012 CA 94925
14	Chris Canada	Chris Canada	145 Lomana St. Tib
15	Bill Folk	Bill Folk	16 Elm Ave, Larkspur

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	Printed Name	Signature	Address
1	Pamela Wyan		20 HARWY DR. CORTE MADERA
2	Laurel Strange		29 Parkview Circle, Corte Madera
3	David Bell		33 Echo Ave CA.
4	JEAN VONI BERG		77 creek View Cir Sausalito
5	ZAC D. TORRY		220 MARTINIQUE
6	PHILIP HANDY		22 PRIVATEER DR. CORTE MADERA
7	Timmy Miranda		16 Estrada Lane
8	Catherine Vaughan		422 Robin Drive, Corte Madera
9	James Pilgrim		37 San Clement Dr.
10	Khedde Lane		126 Westward Dr
11	Lucie Ghelfi/arana		9 endeavor cove 94925
12	Carrie Strahan		1 creek side court 94925
13	Michel Chourey		41 Flying Cloud Burea
14	Julia Walker		49 el camino dr. corte madera
15	Daniel Godyn		112 Harbor Drive Corte Madera


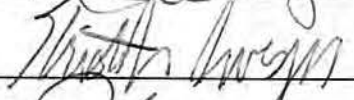
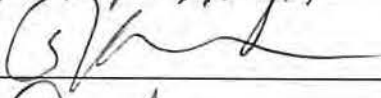


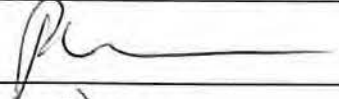

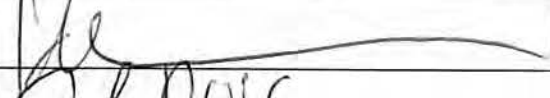
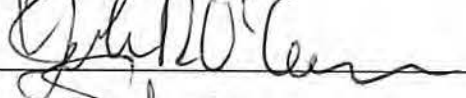
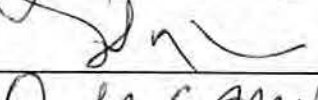
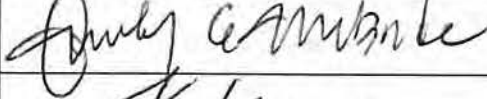

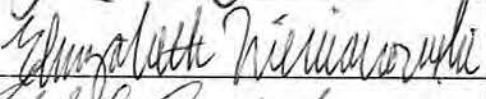


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	Printed Name	Signature	Address
1	STEPHEN ROSENBAUM MD		633 Robin Dr. Corte Madera 94925
2	ARDELLA HOLL		21 EL CAMINO DR, CORTEMADERA 94925
3	Cathy Cottogno		13 Abbe Ave Kentfield
4	HOWARD SARDI		21 Madera Del Presidio, CM 94925
5	RUTH DOODSON		5, PRESIDIO CT. CM 94925
6	WRESSA KIMM-LINGHES		24 Lakeside Dr, Corte Madera, CA 94925
7	DEAN CIPOTT		2 Paozzi & San Angelo Rd 94960
8	Janis Ferrari	Janis Ferrari	44 Parkview Circle
9	ROBERT SIMON		9 EL CAMINO RD T4925
10	PAUL BURROUS		246 BALCLUTHA DR, CM 94925
11	MIKE SANONI	MSM	13 CONSTITUTION DR, CM 94925
12	Judith Wong		149 Mariner Green Ct. CM 94925
13	Eileen Hef		31 Piedmont Rd Leekspur
14	Timothy Hess		5 Key Largo Cv. Corte Madera 94925
15	Taylor Gross		151 P.R.D. ^{CM} CA 94925

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	Printed Name	Signature	Address
1	Maureen Kovacs	Maureen L Kovacs	427 Manzanita Ave, ⁹⁴⁹²⁵ CA
2	Clark Cramm	Clark Cramm	10 Laurel Dr, C.M.
3	Hyman Yon	Hyman Yon	31 Prince Royal Pkge C.M.
4	Pamela Tarver	Pamela Tarver	59 Laurel Glen Terrace San Rafael
5	Stephanie Harrison	S. H.	244 Golden Hind Passage C.M.
6	Janet Mason	J. Mason	100 Marrow Rock Dr CA
7	Colleen Madden	Colleen Madden	1001 Bridgeway #46 Sausalito, 94965
8	Kimon Dai FAS	Kimon Dai	39 Meadow Ridge Dr. C.M.
9	Babara Saran Sajan	Babara Saran Sajan	6 Pacific Queen Pkge. C.M.
10	Elizabeth Kuth	Elizabeth Kuth	16 Farm Rd. San Rafael
11	Jeffrey Harp	Jeffrey Harp	37 Harbor Dr. C.M. 94925
12	Robert Hohman	Robert Hohman	3 Park Pl, Tiburon CA 94920
13	Stephanie Williams	Stephanie Williams	660 Redwood Ave. Corte Madera, 94925
14	Stacey USCMR	Stacey USCMR	43 Mariner Green Dr Corte Madera
15	Vickie Vann	Vickie Vann	Physician C.M.


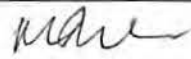

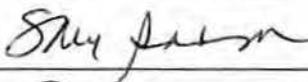
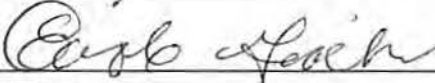


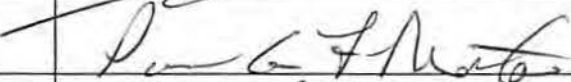



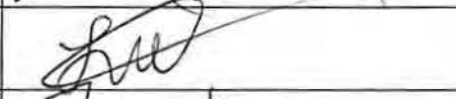
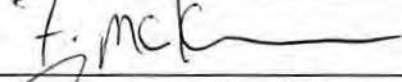
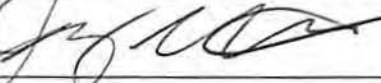

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	Printed Name	Signature	Address
1	Erika Sweger		5 Sunrise Lane, Larkspur ⁹⁴⁹³⁹
2	Kristofer Sweger		5 Sunrise Lane, Larkspur, CA 94939
3	Christian Hobbs		5 Verona Pl Corte Madera 94925
4	Christina Fluch		242 Eplend Circle, Corte Madera 94925
5	Marian Cohen		3 Alta Terrace CM 94925
6	Pete Busch		10 Grove St NW CA Asheville
7	Carol Munson		15 Upper Ardmore Rd Larkspur 94939
8	Elizabeth Gravelly		17 Oak Rd Larkspur 94939
9	John P. O'Connell		29 Paloma Dr CM 94925
10	Steve Annin		147 St. Thomas Way, Tiburon, CA
11	Emily McBride		41 El Camino Dr Corte Madera, CA ⁹⁴⁹²⁵
12	Kendra McIntyre		PO box 702 San Bruno CA 9460
13	Elizabeth Niewiarowski		9 Mohave Ct. CM. 94925
14	Robert Coburn		104 BRETANO WAY GREENBRAE CA
15	Elisabeth Wright		307 Prince Royal Dr. Corte Madera 949

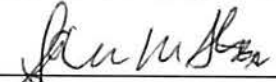
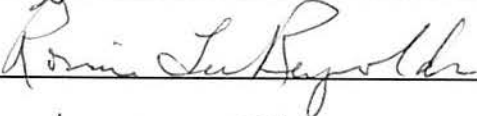
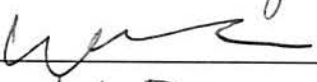


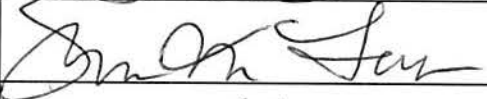


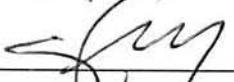



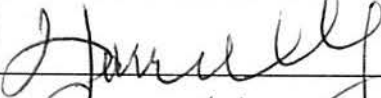
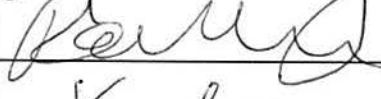

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	Printed Name	Signature	Address
1	Gaye Lives	Gaye Lives	7 Hawthorn, CM
2	JOHNNY FORT	Johnny Fort	46 SEAWOLF PSC.
3	Heather Lutz	HL	9 Seawolf Psc.
4	Judi Boyd	Judi Boyd	Jaurica St
5	HEATHER CHATEL	Heather Chate	140 PRINCE ROYAL, PM
6	Jason Tinet	J Tinet	5 Parkview Cir.
7	Taylor Tival	T Taylor	5 Parkview Cir
8	Allison Meyers	A. Meyers	7 Parkview Cir.
9	Rob Abel	R. Abel	5 Paloma Dr.
10	Amy Park	Amy G. Park	19 Wildflower Ct, CM
11	Cara Figone	Cara Figone	133 Koch Road, CM
12	Carol Dodgson	Carol Dodgson	192 Golden Hind Psc CM
13	Lauri Decker	Lauri Decker	1441 CASA BUENA DR. CM
14	Julie Greenberg	Julie Greenberg	50 Golden Hind Passage, CA 94928
15	Gavin Greenberg	Gavin Greenberg	50 GOLDEN HIND PASSAGE, CA

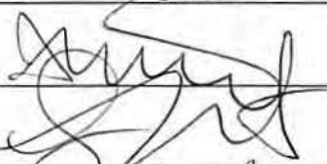
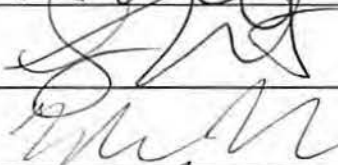
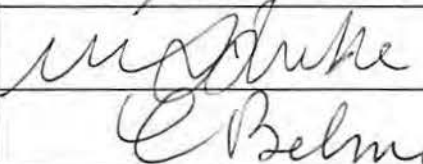
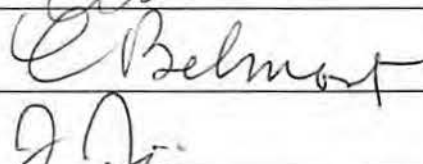
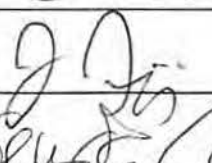
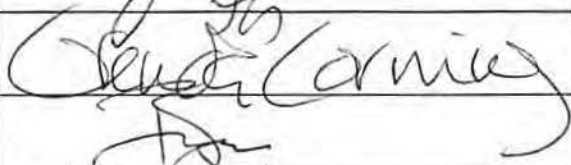
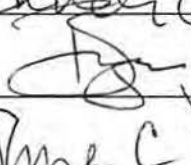
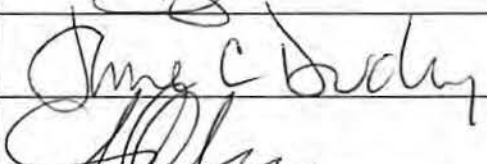
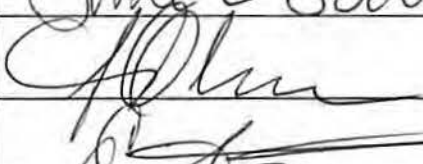
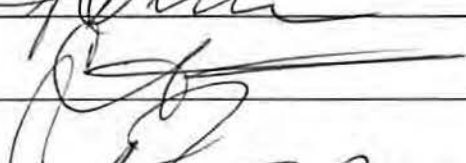




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	Printed Name	Signature	Address
1	Colin Chow		7 Ridge Ct, 94925
2	Mary McLachlan		12 Madera Del Residuo
3	Michael Anderson		14 Enterprise Dr, CM 94925
4	Shelley Anderson		14 Enterprise Drive CM 94925
5	CAROLE GIACHINO		9 Balclutha Dr. CM
6	Robert Giachino		9 " " "
7	Eddy Abieno		18 Sierrita Pkg Costa Madra
8	Pamela Marton		22 Mariner Green Dr, Costa Madra
9	Chris Tucker		60 Camino Alto, Mill Valley, CA 94941
10	Despina Papageorge		14 Balclutha Dr. Costa Madra
11	Chris Papageorge		14 Balclutha Dr. Costa Madra Ca. 94925
12	Mark Lowler		85 Kenwood Circle, Costa Madra
13	Luke McKernan		29 Owlwood Dr. Larkspur, CA 94939
14	Foan McKernan		" " " "
15	Jeremy Watt		128 Mariner Green Ct, Costa Madra

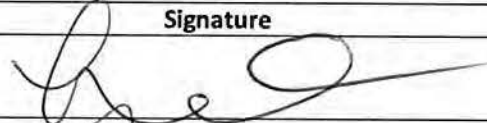

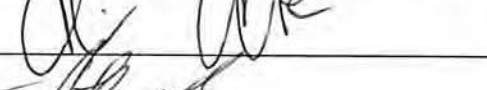

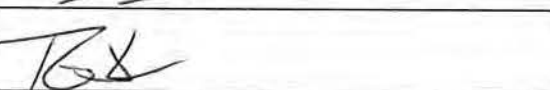


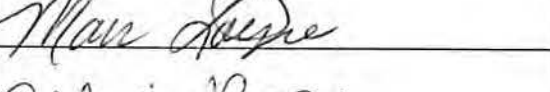
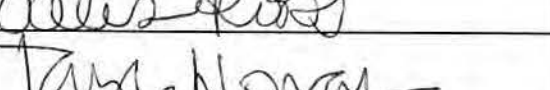
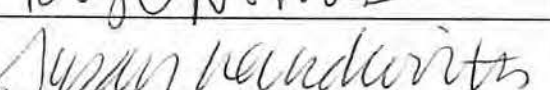

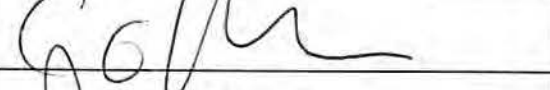


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	Printed Name	Signature	Address
1	Steve Stein		203 Birch Ave Larkspur
2	Rosine Reynolds		" " " "
3	William Carlsson		48 Echo Ave
4	Monique DeFebaugh		4986 Ranch Rd, Tiburon, CA
5	Salvatore Ferraro		10 morning star course, Corte Madera CA
6	Sherrie Faber		164 San Carlos Ave Sausalito
7	Meryl Sundove		10 Fern Ave C.M 94925
8	Alexis Kernot		21 Pacific Queen Psepe, CM 94925
9	JEM'Dorn		3561 Paradise Dr Tiburon
10	Steve Harrison		37 ENTERPRISE DR. CORTE MADERA, CA
11	Amy Liberman		311 Oakdale Ave Corte Madera
12	CHRIS STILLER		5 CONSTITUTION DR, CM 94925
13	HARRIOLA McFEELY		1 Vine St Lksp 94939
14	Randi Curhan		7 Verona pl. CM 94925
15	Kate Wilentz		800 Mariner Green Dr

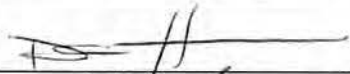

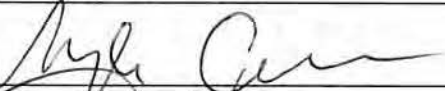


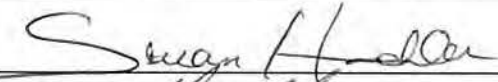
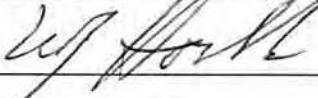


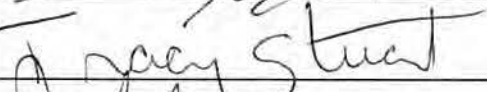
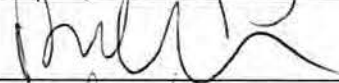


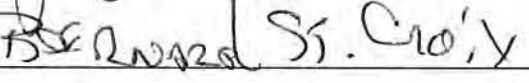
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	Printed Name	Signature	Address
1	Alicia Lewis		18 Morning Star Crse Corte Madra
2	Vanessa Weingard		25 Diamond Head Psg
3	Zachary Noble		741 Robin Dr
4	Mira Noble		"
5	CATHERINE BELMONT		9 SPINDRIFT Psg CM
6	J FIGONTE		33 DIAMOND HEAD CM
7	Glenda Corning		811 Meadowsweet CM
8	BUAN KARIMI		20 LAKESIDE CM
9	Jane C. Dudley		208 San Rafael Ave Belv.
10	Arlene O. Miller		45 Paloma Drive, CM 94925
11	Cyrus Miller		45 Paloma Dr, CM 94925
12	NIMÉE LAPIC		204 TRINIDAD DR, TIBURON, CA
13	Stephan Newbauer		2 Edgemoor Way Corte Madra CA 94925
14	Amy Wu		30 Madera del Presidio Tr., CM 94925
15	Wynne Wu		" " "


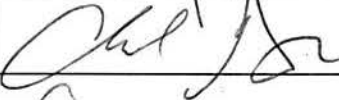
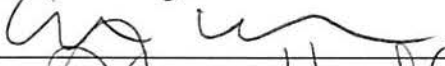
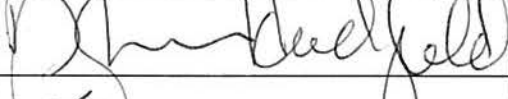


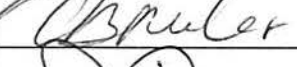



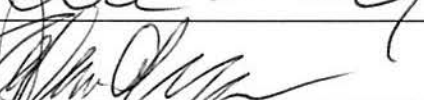
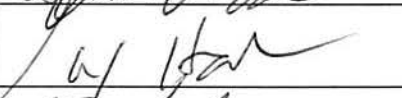



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	Printed Name	Signature	Address
1	LISA GRIFFIN		15M Mark Ave CM 94925
2	Tiffany Gruffer		NA TIBURON
3	Chris Coome		140 PRINCE ROYAL DR.
4	LEONID NERHUMCHUK		34 Prince Royal Psgo.
5	Mike Bourke		291 Golden Hind Psgo
6	Tom STRUTTMANN		170 ST THOMAS WAY -
7	C. Gruffer <small>courtesy griffin</small>		1
8	Deborah		240 GHP CM
9	Marc Houpe		15 CIBRIN DRIVE <small>TIBURON CA</small>
10	Allison Ross		109 William Ave. Larkspur
11	Taylor Nowak		29 seamast psgo
12	Susan Handwirth		13 Hingham Cove
13	Nathan Heggen		80 Corte Cayuga Greendale, CA
14	Carly Winship		130 Pepper Ave LARKSPUR
15	Don Volk		9 COM Psgo 94925

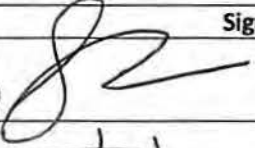



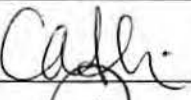


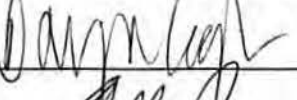

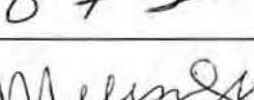
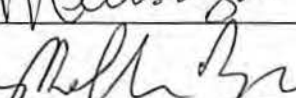
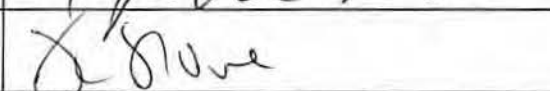

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	Printed Name	Signature	Address
1	DANIEL HARRIS		2 BUCCANER CT, COOTE MADERA
2	Martin Shapiro		50 Paloma Drive CM, CA
3	PAT FUTORAN	Futoran	1101 Fairview T.b.
4	SAM LOWEKY	Sam	02 JONOTA WAY CM
5	Sylvia Casas		25 San Clemente Drive
6	ALEX HAMILTON		16 TRADEWIND PASS, CM 94925
7	STACY SUPERBORG		15 PARKVIEW CIR CM 94925
8	Susan Hoehler		39 ANTILLES way Tb. 94920
9	William J. Hoehler		39 Antilles Way Tiberon 94920
10	SHANON WULTCH		155 GOLDEN HIND PASSAGE 94920
11	SPIRO FATOUTS		400 PRINCE ROYAL DR. 94925
12	TRACY STUART		65 Staghand passage 94925
13	Peter Badeltink		25 Wildflower DR CM
14	Joanie Cortez		25 Wildflower DR CM 94925
15			20 Sky Lake Dr Ca 94930

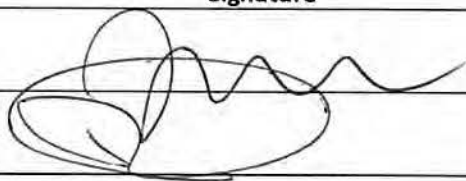
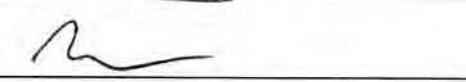
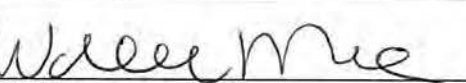
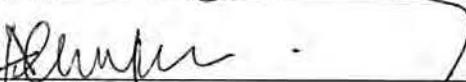


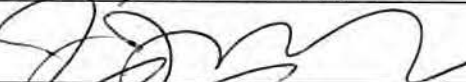





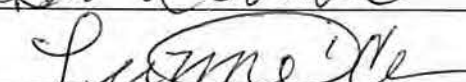
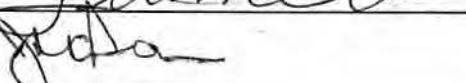

NO RESIDENTIAL REZONING IN PARADISE SHOPPING CENTER PLEASE!

	Printed Name	Signature	Address
1	ANTHONY LEE		7 WILDFLOWER CT. CORTE MADERA, CA 94925
2	Chad Gerber		78 Granada Dr Cortemadera CA 94925
3	Andrew McBeckin		516 Brown, Mill Valley, CA
4	Devin Woodfield		41 Paloma Dr CM
5	Jenny Shields		14 Prince Royal Park Cok Mills
6	HAYDEN BOWLER		12 Staghound Prgl.
7	Courtney Bowler		12 staghound Prgl
8	Joseph Bailitt		27 Wildflower Drive, Corte Madera
9	P. Applegate		18 Vasto del Sol Mill Valley
10	Tirzah Duncan		19 Glen Ave, San Rafael
11	CLAIRE RIDLEY		13 PRIVATEER DR, CORTE MADERA.
12	Jacqueline Shapiro		50 Paloma Drive Corte Madera, CA 94925
13	REX HARK		28 ESTRADA LANE
14	BRIGHTIE LEBLANC		502 HILLSIDE HILL VALLEY CA 94941
15	Ann Cameron		16 Council Crest CA 94925

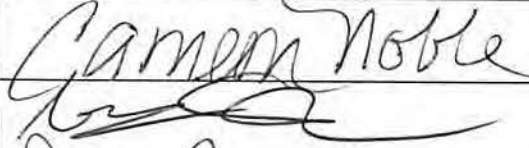
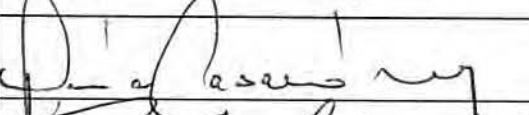
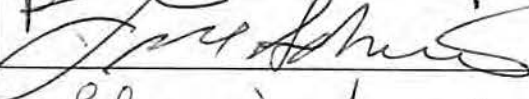
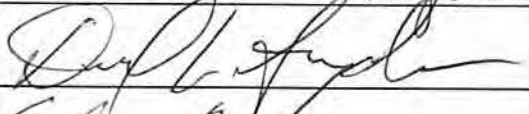
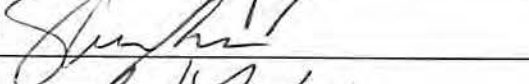

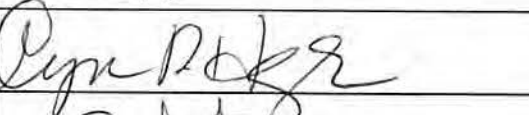





NO RESIDENTIAL REZONING IN PARADISE SHOPPING CENTER PLEASE!

	Printed Name	Signature	Address
1	Susan McCaulley Warren		14 Echo Drive, Corte Madera
2	Lauren Knapp		45 Golden Hind Pkwy, Corte Madera
3	Amanda Hansen		154 Manor Green Dr, CMCA 94925
4	Asah Fox	"	"
5	David Moore	"	"
6	Patrick McGinnis		
7	Catharine Tolson		70 El Camino Dr, Corte Madera 94925
8	Ken		2 Echo Ave, CM
9	James A. Murphy		168 Golden Hind
10	DAYNA COGHELAN		235 9th Cty, Madera
11	NICK SAVARAS		315 W. Vow, Corte Madera, CA
12	PATRICK LONG		1021 Las Pappas SR CA
13	Melissa Scheeline		Corte Madera, CA 94923
14	Maybeth Brown		Greenbrae, CA
15	Kristen Slowe		16 Meadow Ridge Dr. Corte Madera CA 94925

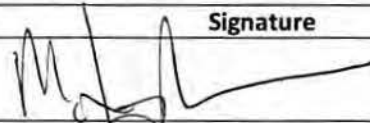

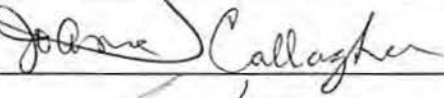

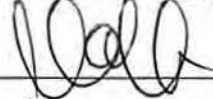
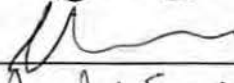
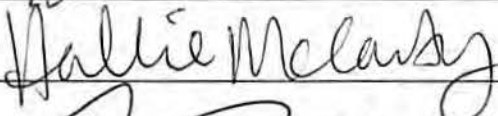

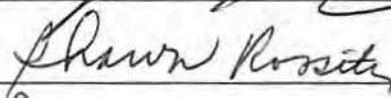
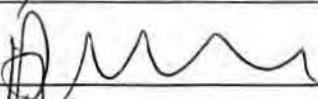
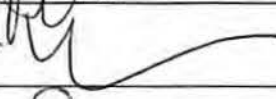


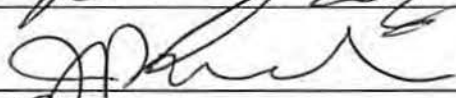
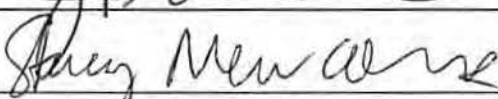
NO RESIDENTIAL REZONING IN PARADISE SHOPPING CENTER PLEASE!

	Printed Name	Signature	Address
1	Francesca Montescano		520 Manzanita ave Corte Madera
2	Ryan Jensen		4625 Paradise Dr, Tiburon
3	Michael Golden		303 Golden Hind Pky Corte Madera Ct
4	Waleska Melendez		414 Robin Dr Corte Madera Ca
5	AMYAN REEVES		3 ELHO AVE CONTE MADENA CA 94925
6	James Walker		4655 Paradise Prive, Tiburon
7	GEORGE BROWN		2 CIBRIAN DR, TIBURON
8	Jacobson		13 Windward, CM
9	CHAD OWEN		4900 PARADISE DR, TIBURON
10	Kelly Steers		9 Enterprise Dr. Corte Madera
11	Susan Turhill		126 Grand Dr, Corte Madera
12	Jody Jakosa		10 Earner Lane, Tiburon CA 94920
13	Rich CONDON		5132 PARADISE CM.
14	Leianne O'Connor		29 Paloma Dr, Corte Madera
15	Michael Danker		4879 PARADISE DRIVE - TIBURON







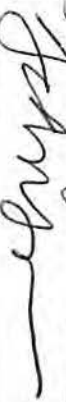








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	Printed Name	Signature	Address
1	Cameon Noble	Cameon Noble	32 cedar ave + 145 granada cm
2	Whitney Christensen		6 Golden Hind Psg
3	Damela Casadonuecy		26 LA CUESTA DR., GROEBER 94904
4	Friedrich Schaefer		17 Glenview Head Passage
5	Elaine Snyder	Elaine Snyder	25 Enterprise Dr Corte Madera CA
6	Dorrel Snyder		25 Enterprise Dr. Corte Madera 94925
7	SHAWNE KNOWLES		22 DIANE LANE LARKSPUR 94933
8	Josiah L Knowles		22 Diane Lane Larkspur 94937
9	Elise Rosenbaum	Elise	31 Parkview Circle cm
10	CYNTHIA HAGER		104 HARBOR DR. Corte Madera
11	Caden Bennett		9 Staghead Psg Corte Madera
12	Charlie Borden		251 Golden Hind Passage
13	Cameron A. Fly		26 Lyford Drive Tiburon
14	Ken Cook		13 Diamond Head Psg
15	mark Phillips		13 Golden Hind passage

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	Printed Name	Signature	Address
1	Melody Schumacher		4800 Paradise Dr. Tiburon
2	Rebecca Paul		17 Seawolf Pkwy Em CA
3	J. Callaghan		29 Stagbound, CM.
4	Mik Valente		5768 PARADISE CM
5	Monelle Franco		18 Seamanst Passage
6	Will BAYLIS		4850 Paradise
7	Hallie McCarthy		PO Box 298 Fairfax CA
8	Simon Ungles		78 Murray Ave Larkspur CA
9	Shawn Rossiter		121 Auburn St, San Rafael 94901
10	Rosie Green		17 Rocklyn Ct, Corte Madera
11	Kristi Durns		22 Paloma Dr. CM, CA 94925
12	Sonja Gallant		55 Olive Ave, Larkspur 94939
13	PAN TOKARZ		164 Prince Regal Dr., Corte Madera
14	Jess Donehower		18 Flying Cloud Crse, 94925
15	Jacey Newcomer		300 Trinidad Dr. Tiburon

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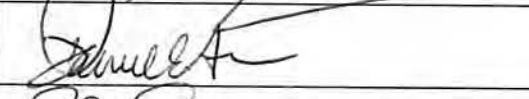

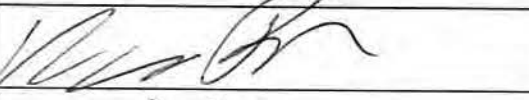
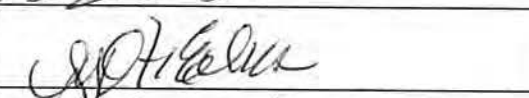
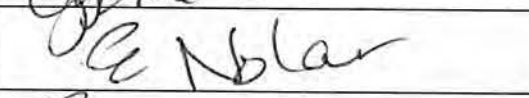
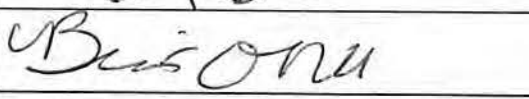
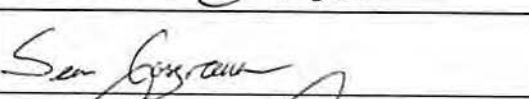

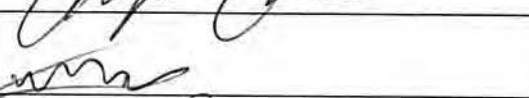

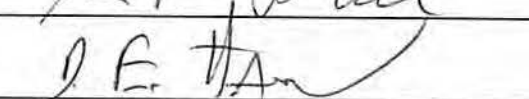
Printed Name	Signature	Address
Anthony Wolff		390 PRICE Royal Drive.
Joseph Della Cella		28 Harbor Dr.
SMARY O'CONNELL		611 BUSBERG LN
TYSOR APPEL		33 HARVER DR.
HELEN SANDERMAN		67 MARINER GREEN DRIVES
TERRI BOON		900 SAUNDERS COTELMADENA
TED MUYER		29 SPINDRIFT PSYE.
SAM KIKKA		122 ROSS ST. SAN RAFAEL
Abigail Thompson		37 STAGSHAWD PSSE, CORT MADERY
Karen Herzog		9 Morning Star Lane Lakeview
Lestie COMI		178 St. Thomas Way Tiburon 94920
Nila Christensen		424 PARK DR. CN
Suzanne Christensen		424 PARK DR. CN
Linda M. Jones		18 Esbide Passage Em 94925
Margaret Jones		201 Jamaica Street

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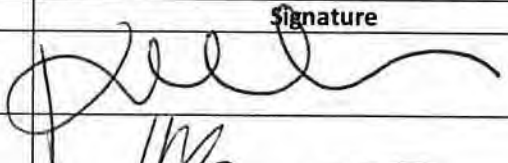
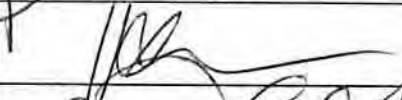

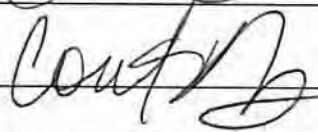
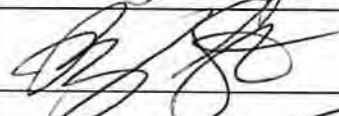

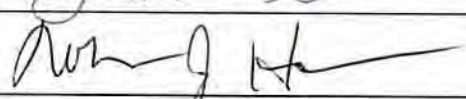
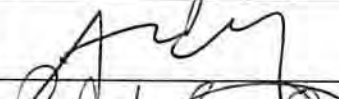

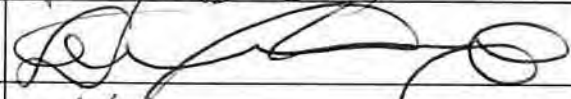
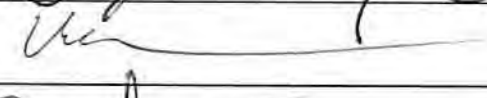
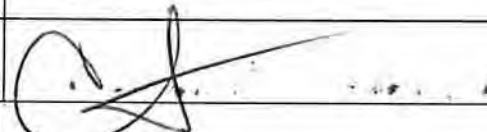
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Printed Name	Signature	Address
1 Tammie Bizzell		4980 Fairview Dr. T131000, CA 94920
2 Gillian Brinton		81 Golden Hind Psg, CA 94945
3 Wett Kollers		18 Paloma Tr. Corte Madera, CA 94925
4 Elizabeth Vaughan		34 Ridge Rd San Anselmo 94960
5 Natalie Kanieli		38 Diamond Head Parkway CA 94960
6 Jason T. West		5 Arrowview Ave, CA 94960
7 Max Berry		18 Neobol Ridge Dr. CA 94965
8 Christy Weingart		25 Diamond Level Passage
9 Aaron Campbell		122 Granada Drive Corte Madera CA 94960
10 Debra Ziegler		248 Golden Hind Psg. CA 94960
11 Kate Wipf		81 Spindrift Psg 94965
12 Julie Grisetti Hale		26 Windward Dr. Corte Madera CA 94965
13 Penelope M. Aiali		100 Sycamore St. Sausalito CA 94965
14 Walter Robinson		2 Wildflowers Drive, Corte Madera CA 94965
15 Brian Dunne		33 El Camino Drive, CA 94965

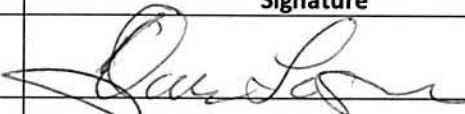

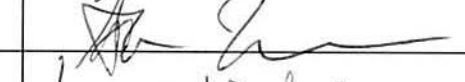
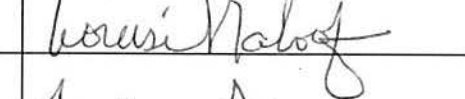

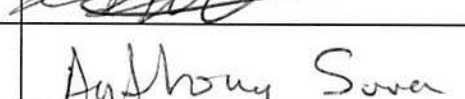
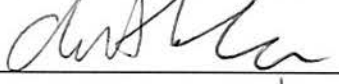


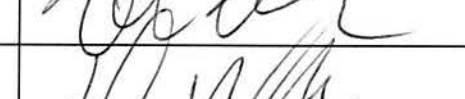

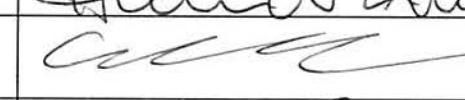
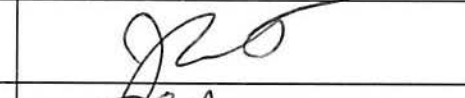


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	Printed Name	Signature	Address
1	Bill Jansen		205 ^{Corte Madera} Koch Rd,
2	James Sellack		6 EDGEMAR WAY COLTZ MADERA
3	Daniel Myers		7 PARKVIEW Circle CM
4	Julia Montoya		124 Grove CM
5	Daniel E. Ahern		21 SEAWOLF PASSAGE CM 94925
6	Ron Branch		69 Sonora Way cm 94925
7	Phil Bush		88 Golden Hind Psg
8	Judy Elias		109 MARINA BLVD COLTZ MADERA
9	Elaine Wen		65 Golden Hind
10	Belinda O'Neil		17 Pacific Queen Passage CM
11	Sean Cosgrove		23 Harbor Drive, CM 94925
12	Angela Ames		61 Golden Hind Psg Corte Madera Ca 94925
13	Matt Harris		109 Harbor Drive Corte Madera, CA
14	Ken Rand		507 OAKDALE M.V.
15	David Hanson		85 GRAMMA DR. C.M.

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	Printed Name	Signature	Address
1	KRISTEN WHEELER		122 GOLDEN HIND PSG
2	HARJET TURNER		413 Robin DR, 94925
3	CHRIS COOK		10 BALCLUTHA, DR 94925
4	Courtney Denis		1 Westward Drive 94925
5	Christy Tugaw	Christy Tugaw	
6	CINDY TUGAW	Christy Tugaw	187 Golden Hind Pkg. Corte marina 94925
7	Brad Bonstan		146 Granada Dr. CM 94925
8	Brian Upson		121 Westward Dr CM 94925
9	Janet Deller	Janet Deller	PO Box 286 MV 94942
10	Robin Homler		16 Tlodewnd Tsj 94925
11	A Josef		107 Parkview Circle 94925
12	BOB BRANICK		147 PRINCE ROYAL DR. 94925
13	DEBORAH HAMMOND WELLS		263 MORNINGSIDE DR CM 94925
14	MARIA CHAN		226 UPLAND CIR CM 94925
15	Christina Haehn...		242 Upland Circle 94925

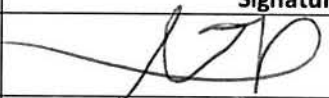


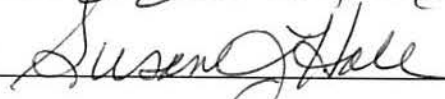
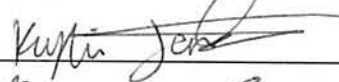
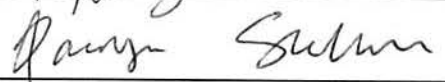
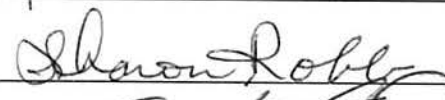

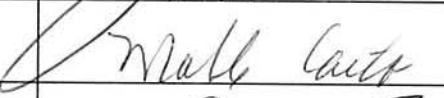
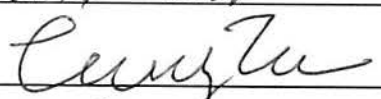
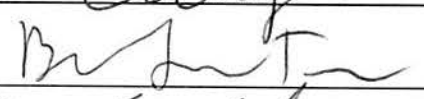
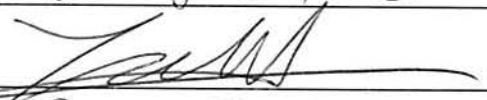
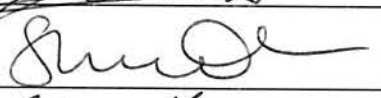
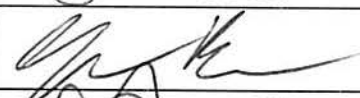
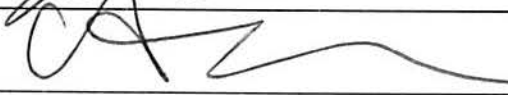
NO RESIDENTIAL REZONING IN PARADISE SHOPPING CENTER PLEASE!

	Printed Name	Signature	Address
1	DAVID KASPINA		24 PARK JEWELL CEM.
2	Patricia Evangelista		516 Chapman DR. 94925
3	KILWE		PO Box 151416 SAN RAFAEL 94915
4	housie Nalof		275 Golden Hill Corte Madera 94925
5	Wilbert		31 Valencia AV. San Rafael CA.
6	Kosara B		PO Box 33 Forest Knolls CA 94933
7		Anthony Sova	837 San Luis Road, Berkeley CA 94705
8	Beatriz Valencia		188 Los Ranchitos Rd San Rafael
9	Moises Holgun		37 Flying Cloud Crise 94925
10	Alessandra Rodriguez		37 flying cloud Crise 94925
11	DAVID WALLACE		505 MAGNOLIA, LARKSPUR CA 94939
12	HELEN DERRICK		1 YOLO ST. CORTE MADERA 94925
13	Chase Lanciawlt		200 Birch Ave, Larkspur 94939
14	JOHN ELLCOTT		613 Robin Dr Corte Madera 94925
15	RAJ AJRAWAT		11 PRESIDIO ST. CORTE MADERA 94925


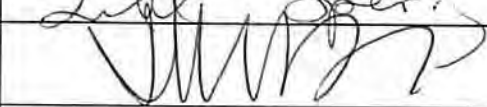
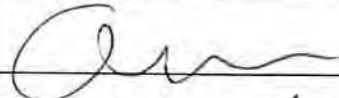
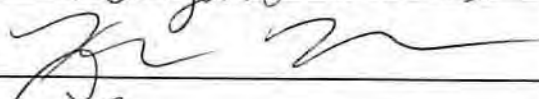

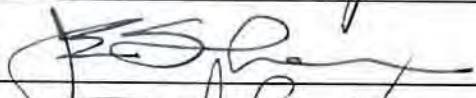
NO RESIDENTIAL REZONING IN PARADISE SHOPPING CENTER PLEASE!

	Printed Name	Signature	Address
1	JERRY OSUMI	Jerry Osumi	1 CHANNEL DRIVE CORTE MADERA, CA
2	Antonette Bruno	Antonette Bruno	73 Paris Musical Tiburon, CA
3	FRAN RONDECA	[Signature]	100 HARBOR DR CM 94925
4	BOB ESCOFFERY	[Signature]	213 UPLAND CIR CM 94925
5	MICHAEL KING	[Signature]	516 CORTE MADERA AVE 94925
6	Tashi Yeshey	Tashi Y	395 Drake Avenue
7	Wes Solarz	Wes Solarz	415 Staghound Psge
8	Dorothy Callan	McCallan	451 Montecito DR. CM
9	Lewis Carter	[Signature]	215 Koch Rd 94925
10	DAVID DEVLIN	[Signature]	47 Bolinas Ave 94957
11	ALEX HUGO	Alex Hugo	30 SEAMAST PASSAGE 94925
12	JOHN HIRTEN	[Signature]	67 MARINER GREEN 94925
13	Rachel Diaz	Rachel Diaz	6 Echo Ave. Corte Madera CA 94925
14	Rick Kozick	[Signature]	21 SOLAR CT SAN RAFAEL CA
15	Tim Mossfeller	Tim Mossfeller	130 Acacia Ave, Lakesport, 94939


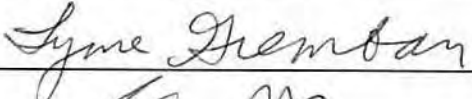

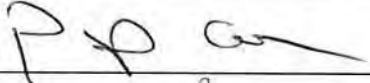
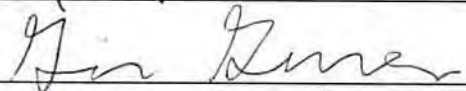
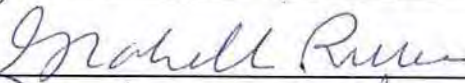
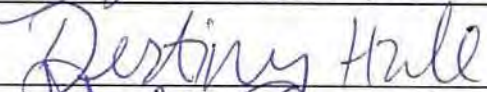
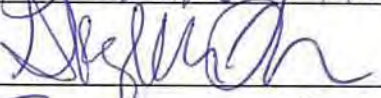


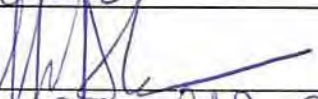
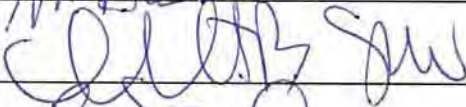
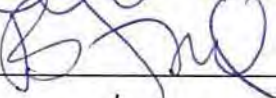


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	Printed Name	Signature	Address
1	Ad gm Powers		12 Staghound Psg
2	Sherwin Zand		42 Golden Hind Psg., CM
3	Lorissa Kirk Hughes		24 Lakeside Dr. CM
4	SUSAN HALE		168 Golden Ark
5	Kylie Janssen		125 meadow way
6	paige sullivan		125 meadow way.
7	Sharon Robb		323 Lowell Ave. M.V.
8	Jeanette Carro		25 Prince Royal Res. CM
9	MABLE CARRO		319 golden hind Psg.
10	CINDY TRAVERSO		14 GOLDEN HIND Psg CM
11	Benjamin Tracy		69 Mather Gr Dr
12	TODD SKENAR		104 JAMAICA ST, TIBURON, CA ⁹⁴⁹²⁰
13	SUSAN OLSEN		6 FORECAST COVE, Corte Madera ⁹⁴⁹²⁵
14	Gordon Brown		1520 Redwood Hwy
15	Cole Alvarado		41 Wenhart Ave

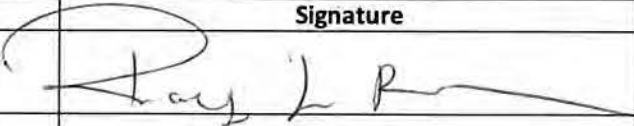
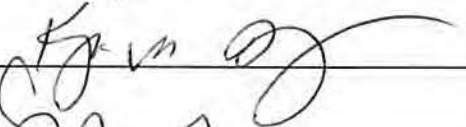
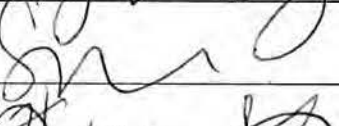

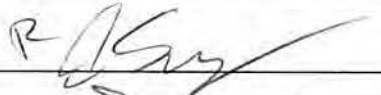

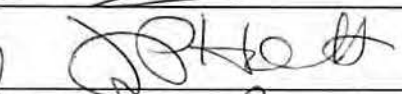
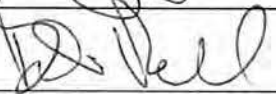
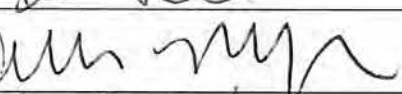





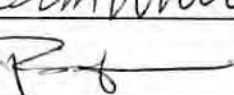
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	Printed Name	Signature	Address
1	MARCO DIAMOND	Marc Diamond	Private Dr Cal Malibu
2	Marilyn Goldman	Marilyn Goldman	La Cuesta Dr., Greenbrae
3	Amy Davin	Amy Davin	Paradise Dr., Tiburon, CA
4	Nils Anderson		32 Estrada Ln
5	MARIA MARGARITA SELIGO	Maria Margarita Seligo	141 Cypress Dr CA
6	Isabel Sperry	Isabel Sperry	141 Granada Dr. CA
7	Julie Burk		16 Seal Rock Dr. SF
8	David Burk		16 Seal Rock Dr San Francisco CA
9	Margaret DeBson	Margaret DeBson	318 Golden Horn Psg. CM
10	Kristin Bowen		44 Mariner Greenbr.
11	Annet Holden		3 Verona Pl. Corte Madera
12	ANGIE SVENDESEN	Angie Svendsen	121 Redwood Ave - CM
13	Gummee Champannie	Gummee Champannie	24 Estrada Ln Corte Madera
14	JAMES SHENKMAN		126 TRINIDAD DRIVE, 94920
15	Daniel Vignem	Daniel Vignem	125 Westward Dr. 94925

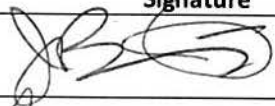



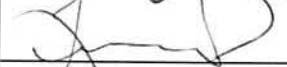


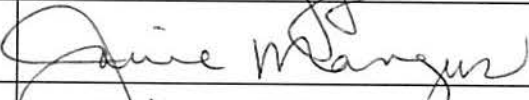



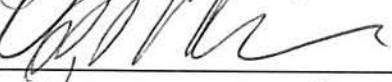
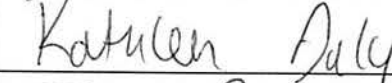


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	Printed Name	Signature	Address
1	Allison Rombart		2 Wildflower Dr.
2	Lynne Gremban		44 Creekside Court, CM
3	Grey Herschleb		2 Golden Hind
4	Philip Green		123 Prince Royal Dr.
5	Gavin Greenberg		50 Golden Hind
6	Gabrielle Rilleau		94 Granada Dr
7	Destiny Hule		28 Estrada Lane
8	Skyler Vos		14 Granada Drive
9	WALTER AMERZ		29 Key Largo Crs
10	WALT BECKMAN		48 Staghound Pkwy
11	MICHAEL ALKIN		67 Prince Royal Dr
12	Christa Skov		13 Morning Star Crse
13	Bear J. Frank		
14	Samara Videt		37 Prince Royal
15	CARY ADRIATICO		6 Golden Hind PSG CM

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	Printed Name	Signature	Address
1	ROBERT BAUER		3 PARKVIEW Cir. C.M. 94925
2	Kyle von Deym		2 Golden Hind CA 94925
3	Sarah Spalding		19 Lakeside Dr. CM 94925
4	Kim Gordon		245 Trinidad Drive TH 94920
5	ROB SNAVELY		107 BUENA VISTA AVE Corte Madera
6	Mark Denis		1 Westward Dr Corte Madera
7	Janet Holt		20 Tradewind Passage C.M.
8	Bob Bell		64 Golden Hind Corte Madera
9	Alison Myers		7 Parkview Cir. CM. 94925
10	Jenny Ferrari		44 Parkview circle, cm 94925
11	ANDREA GREY		5535 PARADISE DR. 94925
12	Lori Gump		58 Marina Green Rd. CA
13	STEPHEN HOSIEN		8 WEST COT Sausalito CA 94965
14	ERIN WHITE		334 William Ave Larkspur, CA 94937
15	Levi Mackay		17 Skybak Larkspur 94939

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	Printed Name	Signature	Address
1	JAMES BRUSCHETTA		32 MEADOW RIDGE DR
2	LAURIE BRUSCHETTA		32 Meadow Ridge Dr. Cm
3	MICHELLE KAYE		46 ECHO AVE, c.m. 94925
4	LEIGH SCHUBERT		5047 Paradise dr ^{TIBU} 94920
5	LINNEA VAN BRUSSEN		7 Mangarua Ct CM 94925
6		⇒ LINDA CLERIX	11 Laurel dr Corte Madera"
7	Laura Clifford		128 JAMAICA ST.
8	Janie Mangus		4985 Ranch Road, Tiburon
9	Jean Foediset		111 Jamaica St. Tiburon
10	Louis Wellmer		70 Parkview Cir Corte Madera
11	ENCA BOZANSKI		22 SEMINOLE AVE CM
12	Peter Fabian		217 Willow Av CM 94925
13	Kathleen Daly		21 Trudell Rd Psg. cm. CA 94925
14	Tracy Reuel		64 Golden Hind Psg CM CA 94925
15	Deidra Carson		7 Meadow Ridge CM 94925


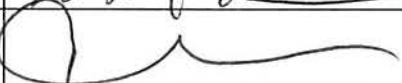




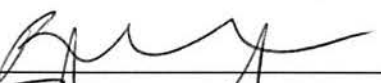

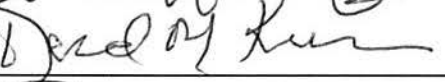
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	Printed Name	Signature	Address
1	Marsi Atkinson		42 Seawolf Passage cm
2	Keithyn Atkinson	Keithyn Atkinson	42 Seawolf Passage CM
3	Jay Grant		29 Granada Dr CM
4	KAREN SOROV		64 MARIBEK GREEN CM
5	Justin Curtis		61 BIRCH AVE CM
6	Allison Fell	Allison Fell	14 Flying Cloud CM
7	Kathy Sney		16 HARBOR DR CM
8	Ann Chev		14 Windward Dr
9	M. Behnam		6 Meadow Ridge Drive
10	^{GEORGINA} Suzanne Hittelman	Suzanne Hittelman	4 Pleasant Ave, CM
11	Mike Posey	Mike Posey	159 Granada Dr. CA
12	Bruce Price		54 MARINER GREEN DR, CM, CA
13	GARY BURNS		42 Lark Ct Leesport, CA
14	Paul Champammie		24 Estrada Lane Corte Madera
15	Sean Ross		197 Tamal Vista CM

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	Printed Name	Signature	Address
1	Cynthia ZAHM	<i>Cynthia Zahm</i>	409 Oakdale CM 94925
2	Angelique Kofman	<i>Angelique Kofman</i>	2 Lanford Cv CM 94925
3	Bonnie Nevitt	<i>Bonnie Nevitt</i>	248 Granada Dr. CM. 94925
4	LYN STRANGE	<i>Lyn Strange</i>	36 PARKVIEW CIR 94925
5	Maria Chacon	<i>Maria Chacon</i>	San Clemente Dr. Costa Ma.
6	STEVE REITER	<i>Steve Reiter</i>	25 ENDEAVOR COWS C.M.
7	Anna Pans	<i>Anna Pans</i>	6 Granada Dr. Costa Mesa
8	<i>CP</i>	<i>Christina Smallhan</i>	405 Kelsan Ave Costa Mesa
9	Owen Walsh	<i>Owen Walsh</i>	261 Hermosa Ct
10	Auson HARLEY	<i>Auson Harley</i>	45 PARKVIEW CIR
11	Maureen McQuaid	<i>Maureen McQuaid</i>	263 Via LaCombe 94904
12	Chase Entwistle	<i>Chase Entwistle</i>	4 Saba Ln, 94920
13	Shirley Park	<i>Shirley Park</i>	42 Underhill Rd Mill Valley 94941
14	Tina K Davis	<i>Tina K Davis</i>	22 Mercury Ave Tiburon CA
15	Lauren Kern	<i>Lauren Kern</i>	253 Channing Way SAN RAFAEL, CA


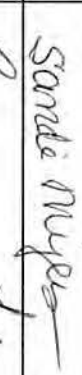













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	Printed Name	Signature	Address
1	Nat Bacon		6 wildflower ct
2	CHAD DAN		55 Row & Me Apr 25
3	JUSTINI BLENKLE		1509 S. XIOWARD
4	DAVID ANDREIS		49 SONORA WAY
5	David ROSA	David Rosa	81 Goldenhnd prssce 7E Corte Madiera
6	ROSS MARBLE	RM	5555 PARADISE DR
7	Lisa Beckstead	Lisa Beckstead	117 Goldenhnd prsse,
8	JIM BECKSTEAD		117 Goldenhnd prsse
9	Anreiz Monteiros	Anreiz Monteiros	5643 Paradise Dr # 11
10	Kai Auron	Kai Auron	1106 Shorter Bay Ave
11	Sheri Murphy		3 Park Place
12	Rob Murray		127 DUCHANAN DR.
13	Danielle Ajrawat		11 Presido Ct, Corte Madiera
14	DAVID KRAMER		2 Enterprise Dr Corte Madiera
15	Paul & Madelin Atkins	Paul Atkins	135 Riviera Cir Lakeside

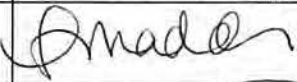

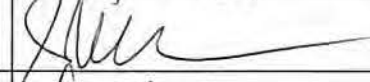

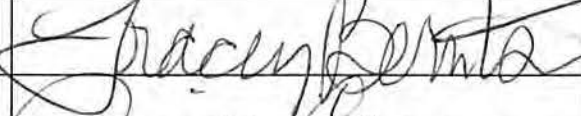
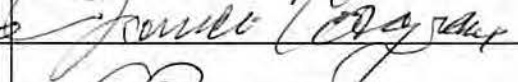

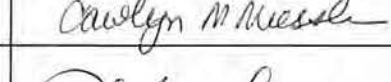
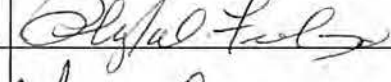
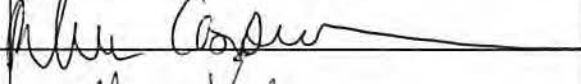
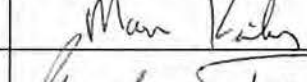

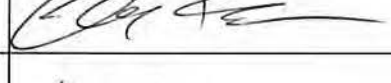
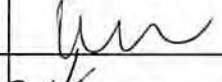
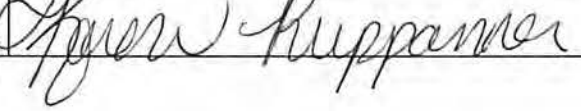
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	Printed Name	Signature	Address
1	Mary Goff	Mary Goff	37 Miller Ave. Sausalito
2	Susan Tenhill	[Signature]	126 Granada Dr. Corte Madera
3	Scott Moore	[Signature]	68 Parkview Cir, Corte Madera
4	NADIA KALL	[Signature]	35768 PARADISE DRIVE 11
5	Parichehr Farhag	P. Farhag	384 Via Hidalgo, Greenbrae
6	Alycia Livore	Alycia Livore	1495 Casa Buena Dr #101 ^{Corte Madera} 94925
7	NAOMI Lempert	N Lempert	49 Golden Bend Pkg 94925
8	HOWARD Lempert	H Lempert	49 Golden Bend Pkg 94925
9	JAN CARBUCCI	[Signature]	284 PRIMAVERA DR NB 94920
10	D. GUTERRO	[Signature]	19 PIXCON AVE, CORTE MADERA
11	Stephanie Pennar	[Signature]	57 Corte Ramon, Greenbrae 94904
12	Tom O'Neill	[Signature]	35 Bay Club Dr. Corte Madera 94925
13	Jim Purvis	JAMES PURVIS	178 ST THOMAS TIBB RDN 94920
14	Hannah Jones	[Signature]	97 Granada Drive
15	Abigail Sullivan-Stokes	Abigail Sullivan-Stokes	5 McChesle cm







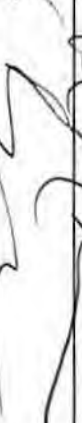








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Printed Name	Signature	Address
1 Pamela Fong		6559 Lindholm Rd, CM, CA 94925
2 Sandi Myers		163 Golden Hind Rd, CM, 94925
3 Corinne Hunt		28 Redeling Ct 94920
4 Joan Harcus		73 Golden Hind Rd CM 94925
5 Tomi Salvador		2182 Broadview Avenue
6 The El' Grady		9 Ridge Court
7 Anne Wolford		31 Seawave Pass Cm 94925
8 Carolyn Curcanno		450 Via Hidalgo Greenbrae CA 94925
9 MARIKIE TAYLOR		7 WOODS ST, S.R. 94901
10 Lucy Churton		404 Prince Royal, Corte Madera 94925
11 Jennifer Feldman		Balsamina Dr, Corte Madera.
12 Michael Dell		22 Ebbetts Pkwy, Corte Madera
13 Jesse Limon		12 Palm Ave, Corte Madera 94925
14 Ann C. Longas		202 Federal Ave SR, CA.
15 Rose Jones		99 Granada Circle Madera CA

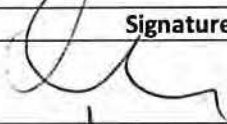
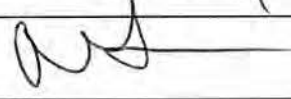

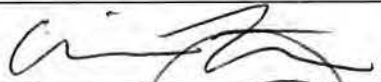

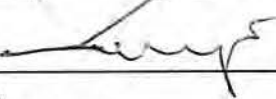
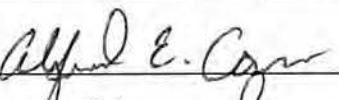



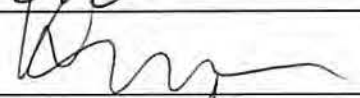


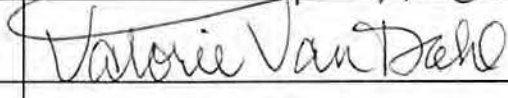

NO RESIDENTIAL REZONING IN PARADISE SHOPPING CENTER PLEASE!

	Printed Name	Signature	Address
1	Dre Madden		14 Edgemar way, Corte Madera CA 94925
2	Andrew Cauliffe		10 Flying Cloud Cuse, Corte Madera CA 94925
3	Slava Elchev		46 Seamast Passage Corte Madera CA 94925
4	LISA Parilla		89 Parkview Circle, CM 94925
5	Tracey Berntsen		133 Stagland Psg, CA 94925
6	Janise Cosgrave		144 Dominican Dr, San Rafael 94901
7	C Pfeiffer		99 Montmar Saus 94965
8	Carolyn Muessele		5604 Paradise Dr, Corte Madera CA 94925
9	Phyllis Galanis-Fedanzo		215 Prince Royal Drive, CM Corte Madera 94925
10	Rebecca Caspersen		4 Echo Ave, Corte Madera CA 94925
11	MARC KIRBERG		100 WILLY DRIVE CORTE MADERA, CA 94925
12	GAETON INGROSSIA		41 Golden Hind Psg CM 94925
13	Chris Beaver		941 Robin Drive, CM, 94925
14	Katie Noble		17 Diamond Head Psg, CM 94925
15	Karen Ruppanner		70 Spindrift Psg, Corte Madera 94925












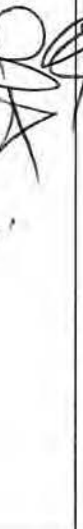

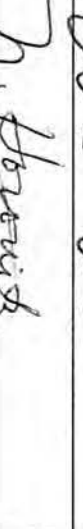

NO RESIDENTIAL REZONING IN PARADISE SHOPPING CENTER PLEASE!

Printed Name	Signature	Address
1 D. Maggard		115 Sosa To Blues, Sausalito
2 ELIZABETH A BIRD		184 Golden Hind Key Corte Madera
3 Matthew Johnson		134 Rombl Ave. San Anselmo, CA 94960
4 Carmen Fargas		208 Granada Dr Cortmadera CA 94525
5 Karen Bradshaw		31 Grove, Corte Madera, CA 94922
6 Neil Noneman		121 Marina Crescent, CM
7 C Boersma		909 Venhwa way, Mill Valley, CA
8 Shrik		415 East Henry #1
9 Farnaz Farhang		42 Golden Hind Pkwy, CM
10 Alvarez - K Swinkshane Zald		42 Golden Hind Pky. CM.
11 Andree Larive		33 Seamount Passage CA
12 LouAnn Mucci		111 William Ave, Lakespur CA
13 CHARISMA FORSTUM		135 Richardson Dr Mill Valley
14 Dylan Davis		9 Manner Green Drive
15 Caroline Hughes		97 Grandview CM 94925

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	Printed Name	Signature	Address
1	Leslie Cady		205 Jannica St. Tiburon, CA 94920
2	Angela Webster		59 Trinidad Dr. Tiburon CA
3	M Danner		37 Mamster Cree Cat Mesa
4	Allison Feldman		587 Appleberry Dr, San Rafael CA 94903
5	Heather Carr		674 Mockingbird way San Rafael CA 94903
6	Roni Esobov		1320 Leafwood dr. #3 Novato CA. 94947
7	Alfred E. Carr		2000 Ascat Pkwy #3116 Vallejo Ca. 94591
8	NITHI NARASAPPA		25 TAMALPAIS RD, FAIRFAX, CA 94930
9	Klaus Christiansen		6 Golden Hind Pss Corte Madera CA 94525
10	Alexis Irwin		508 Bay St. CA Suisun city 94585
11	George Myer		558 Camino N. A Row American Camp, CA 94923
12	Tiffany Trest		5 Parkview Circle Corte Madera, CA 94925
13	Elisabeth TORRA		Corte Madera CA 94925 25 Ebbtide Pkwy
14	Valerie VanDahl		907 Centro Way, MV 94941
15	Don Comer		2525 Flosser Rd American Canyon,

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Printed Name	Signature	Address
1 Dan Mervest		173 Pixley Ave
2 SOFT HAMILTON		173 PIXLEY AVE
3 BRUCE CARTER		539 MANZANITA AVE
4 Kasey Krummolt		28 W Longfellow Road Mill Valley
5 Lee Sankovich		410 Boute del Coronado Lakeside
6 MARIL Hayes		14 Adura way ^{SAW} _{RAVINE}
7 Tony Wolf		14 GREEN BLVD. N.V.
8 CHARLES SYLVESTER		15 BRIDGE RD LAKESIDE, CA
9 JESSIMINE Perez Rosiles		550 20th St Apt 8 Richmond, CA 94801
10 LORI MARQUELLES		11 Madras del Residio, CA 94925
11 Mrs. Napier		13 Pasado Ct, CM, CA 94925
12 Jessica Obando		2 Shady Lane, Lombard CA 94935
13 ANN M. WARD		10 WOODHUE LN 94925
14 Nancy Horowitz		213 Trinidad Dr. Tiburon
15 Jorge Alvaran		2055 Kevin Rd




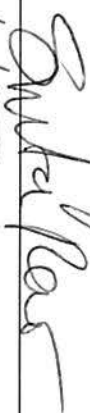











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	Printed Name	Signature	Address
1	NINA McISAAC	Nina McIsaac	34 AARON DR. Nov CA 94949
2	Gyn + Nugent Diane Newman	Diane Newman	107 E Stradborg Dr Mill Valley 94941
3	Jack Barnes	Jack Barnes	10 Foremost Cove, Corte Madera, 94922
4	Karen Gerbosi	Karen Gerbosi	111 Parkview Cir, Corte Madera 94925
5	Melchor Alcamo	Melchor Alcamo	563 Bowman Place Sonoma CA
6	CHARLES WDWL	Charles WDWL	121 WRBN CT HERCULES CA 94947
7	Michelle Schlich	Michelle Schlich	46 Spindrift Pkge, CM 94925
8	David Gagne	David Gagne	2 morning star
9	Jason Enzensperger	Jason Enzensperger	850 W. Watmough Rd Sonoma CA 95476
10	SUZANNE BEATTIE	Suzanne Beattie	48 Key Largo Cir CM.
11	Elizabeth Caganek	E Caganek	19 Harbor Dr. CM 94925
12	JERSON RODRIGUES	Jerson Rodrigues	318 VIA HILARIO GREENSBAY 94904
13	Dana Ellington	D. Ellington	25 Staghound Pkge, CM, 94925
14	SARAH COONEY	Sarah Cooney	100 MARINA VISTA, LARKSPUR
15	Michelle Renee - Ad Car - Abolish	Michelle Renee Abolish - Abolish	145 Cielo Lane Apt. 305 Novato CA. 94949

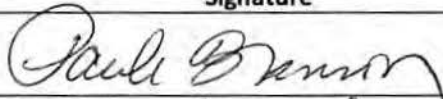

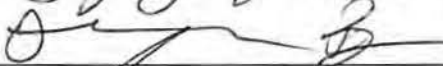




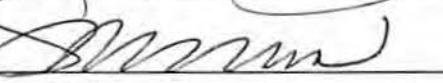




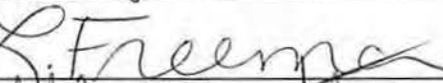


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	Printed Name	Signature	Address
1	Amanda Agüero		13 Echo Ave CM 94925
2	TREVOR SALGADO		Blackfield Dr. 94920
3	Nathaniel Haws		9 New Largo Lane 94925
4	Stephanie Terry		14 Spindrift Pkwy 94925
5	Kim Wohler		PO BOX 897 Kentfield CA 94914
6	Laleh Soodeh		27 Modera Del Periodo Drive 94925
7	Jonathan Skolnick		439 MONTECITO DR, WATERMADENA 94925
8	Bradley Farney		194 Park Del Norte CA
9	LISA Churton		9 Buccarelli Ct, CM CA 94925
10	Jose Maria		1333 MONTE MARIA AVE Volcano
11	Cory Caudill		219 Golden Hind passage. CM 94925
12	Fatima Jhabeta		350 Channing way 94903 . C.A.
13	Clement Ghelfi		9 Endeavor cove CM 94925 CA
14	Ipeo Forgendal		10 Golden Hind passage Sausalito CA 94965
15	Thomas Johnson		335 Spindrift CM 94925

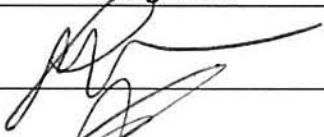
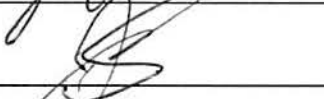
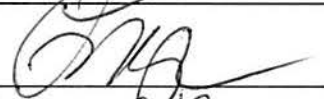
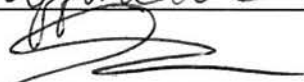
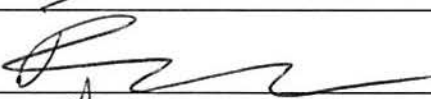
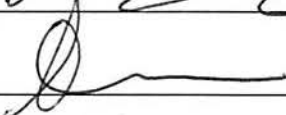
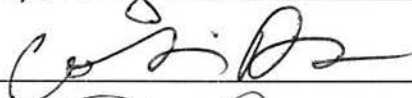

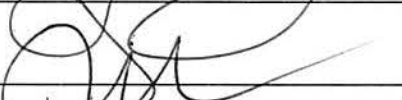

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Printed Name	Signature	Address
1 Joseph T. Cosgrave		144 DOMINICAN DR. S.F.
2 Kathleen Kuba		105 Harbor Dr. CA
3 BRAD L. JERRELL		10 ELDORADO DR. C.M.
4 SUNITA RAO		127 PILEY AVE CA
5 Andrea Martinez		350 CHANNING WAY SR, CA
6 Marta Di Domenico		267 Golden Hind Pkge, CA.
7 Penny Cleyn		7 SEAWALK Dr. CA
8 Marlette Biers		123 WILLOW AVE, CA 94925
9 Ron Porsanck		69 Sonoma Way, CA. 94925
10 C JASON CHAU		14 WINWARD, CA 94925
11 ANDREW ENI AWU		22 GILBERTON AVENUE CA 94925
12 Nantasha Murray		129 PRINCE DR. CA
13 JOHN MURPHY		129 PRINCE DR. CA
14 Emma. Chanting		H891 35th ST Dubuque. CA 94925
15 MARIE FERNANDES		23 SONOMA ST SAN RAFAEL CA



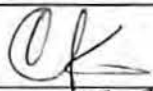




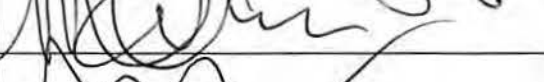
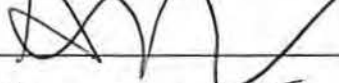

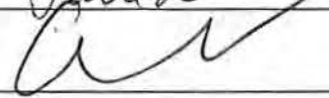
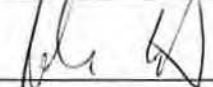
NO RESIDENTIAL REZONING IN PARADISE SHOPPING CENTER PLEASE!

	Printed Name	Signature	Address
1	Paula Brannon		49 Hillcrest Dr - San Rafael 94901
2	Hillary Eney		214 777 MEADOWSWEET CORTE MADERA, CA 94941
3	Tylor Bruns		21 millbrae ave San Rafael Marin
4	Nicole Winters		61 Binnet Ave CM 94925
5	Sally Middleton		37 Windward Dr, CM 94925
6	Gurpreet Bhasin		19 Koch Rd.
7	Sandra Derango		229 Wilson Way, Lakewood 94939
8	Susan Parker		25 Windward Dr CM 94925
9	Clare Brodersen		34 Golden Hind Psg
10	William Reitzel		3 Simon Ranch, cm 94925
11	DAVE HADFIELD		41 Paloma Dr Cm 94925
12	Gerard Chocra		416 Manzanita Ave Corte Madera 94925
13	Leslie Freeman		30 PALOMA Dr. C.M.
14	Theodore Creighton		14 S. Sierra Novato cm 94942
15	Russell Violet		37 Prince Royal Passage, 94925


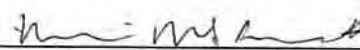


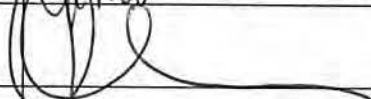
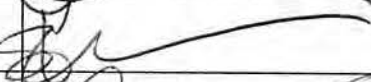


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	Printed Name	Signature	Address
1	Lena Blomquist		CM
2	James Pilgrim		CM
3	Michelle Snyder		2550 Golden Hnd CM
4	Carol Bond	Carol Bond	7 Birch Ave Corte Madera CA 94928
5	Patricia Masino	Patricia Masino	70 Sonoma Way, Corte Madera
6		Affordable Housing	is really important
7	SETH BRNG		34 ECHO
8	Brian Schu		CM
9	AMIRA Iskander		803 Prince Regent Dr. CM
10	Amy Dugdale	Amy Dug	5 Windward Dr., CM
11	Colin Parker		25 Windward Dr., CA
12	Elizabeth Quigney		Kentfield
13	Wyn		San Anselmo
14	Ms Vivian McClure	Amela	12 Old Navarro Greenbrae
15	Wendy Jessen		44 Stag Hound Pkwy., CM

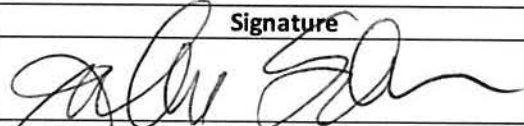




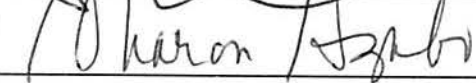
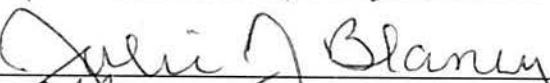
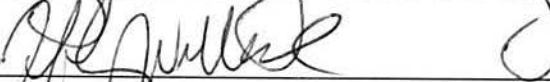






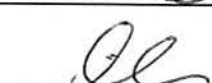
NO RESIDENTIAL REZONING IN PARADISE SHOPPING CENTER PLEASE!

	Printed Name	Signature	Address
1	Brian Casew		7 Presidio Ct.
2	Carol Ann [unclear]		
3	Colleen Knopf		25 Elizabeth Cir Green- brae
4	Tom Knopf		✓ ✓ ✓
5	Sherwin Zand		42 Golden Hind Pkg, CM
6	Evin Spalding		16 Echo Ave, CM 94925
7	Tracy Lauterman		459 Montecito Ave 94925
8	Markene Foster		207 Golden Hind Pkg, CM 94925
9	Amyl. Navarro		141 Birch Ave Corte Madera
10	Laura Sardis	LAURA SARDIS	21 Madera Sol Presidio ^{CM}
11	ZITO CASTRO		7 PIXLEY AVE
12	Paula Owen	Paula	53 GHP
13	Richard Hoff		P.O. Box 509 S. Orange Ca 94901
14	Jane [unclear]	Susan Sande	1400 Pinnacle Ct Pt Richmond 94901
15	John Kennet		21 Pacific Queen Pkg 94925

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	Printed Name	Signature	Address
1	Eliseo Sumale		1333 Monte Maria Ave Novato CA 94947
2	NAME BARRETT		141 Granada Dr. Corte Madera, CA 94931
3	Bonnie Woodbury	Bonnie Woodbury	29 Harbor Dr Corte Madera, CA 94925
4	Monica Caines		35 San Clemente Dr #104 Corte Madera
5	Paul Lynn	PAUL LYNN	29 Harbor Dr CA
6	Victoria Hughes	Victoria Hughes	95 Trinidad Dr, Tiburon CA
7	Amanda Baker		5 Granada Dr CM CA 94925
8	MISSA ZEH		142 Trinidad Dr Tiburon CA 94920
9	Kimleen		42 TEMPO Dr. TIBURON CA 94920
10	Annette Kemms		P.O. Box 37 Kentfield, CA 94914
11	Lydia Meriwether	Lydia Meriwether	13 Stagkound Pass Corte Madera
12	Linda Rockwell	Linda J. Rockwell	163 Corte Ramon Greenbrae CA 94904
13	Steve Glaspe		78 spinnaker Pssge Corte Madera CA 94925
14	Juan MACHO	Juan	1245 CATTLE LN MILL VALLEY CA
15	Ryan Boyd	Ryan Boyd	123 Jamaica St Tiburon, CA

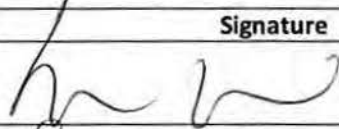
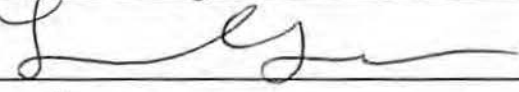
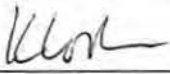
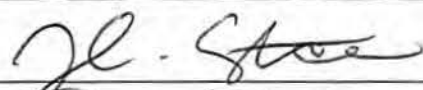
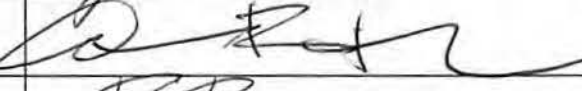




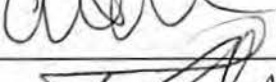


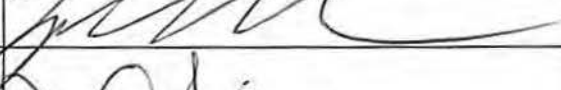

NO RESIDENTIAL REZONING IN PARADISE SHOPPING CENTER PLEASE!

	Printed Name	Signature	Address
1	Julie Schmid		99 TRINIDAD DR. FIBOTON
2	James Hannigan		55 Reed, Mill Valley
3	C. Hawth		362 Madrone Larkspur CA
4	Pat Horn		433 Tama Pais Dr.
5	Brad Marsh		57 Corte Ramon 94909
6	SHARON SZABO		31 PARKVIEW CIR. 94925
7	Julie Blaney		272 Trinidad Dr 94920
8	JEFF WILKERSON		185 Birch Ave.
9	Susan Matson-Krings		887 Marin Dr. MV 94941
10	JEFF COPLIN		46 SOWRA WAY, Corte Madera 94925
11	Alisa Loebis		9 Meadow Ridge Drive, CM 94925
12	David Dembowski		163 Pixley Ave Corte Madera CA 94925
13	Alyssa Stein		105 Madem del Presidio Pr Corte Madera CA
14	MARC CHU		9 CONSTITUTION DR, CM 94925
15	MAURICE CHU		9 CONSTITUTION DR, CM 94925

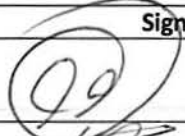
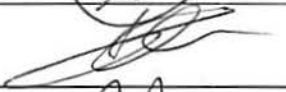


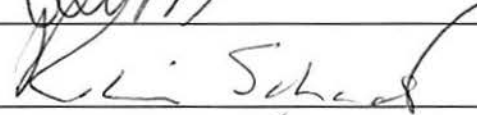
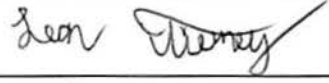


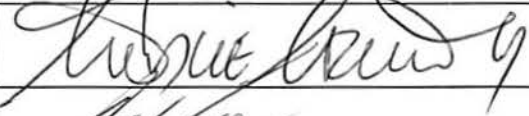

NO RESIDENTIAL REZONING IN PARADISE SHOPPING CENTER PLEASE!

	Printed Name	Signature	Address
1	James Connelly		21 Key Largo Course
2	Zeny Cies / Kady		409 OAKDALE CUM
3	Craig Hoyt		37 LASSAQUAHT Saus.
4	Vanessa Wahlstrom		154 Sandpaper Circle, CA 94925
5	William M. Scott		129 Meadow Creek
6	Zoshann Ortega		5627 Paradise Dr.
7	Kay Weisterhoff		26 Mohawk Ave
8	Mattie Morgan		41 Meadow Ridge Dr.
9	PAULINA FERRAULT		541 ROBIN DR CUM
10	JAMES McLACHLAN		12 Madera del Presidio Dr con
11	YACOW AOKAMS		745 ROBIN DRIVE CORTE MADERA 94925
12	DEBORAH PATRICK		6 PINE PLACE, TIBURON 94920
13	MIKE BOTARSKI		22 SPINDRIFT PASSAGE, CUM 99925
14	Janelle Lupano		10 Madera del Presidio 94925
15	Kathy Bolds		60 Redwood Dr. Kentfield CA 94904





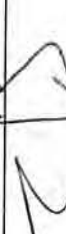









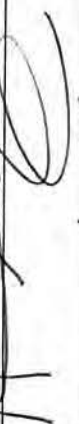
NO RESIDENTIAL REZONING IN PARADISE SHOPPING CENTER PLEASE!

	Printed Name	Signature	Address
1	Laurie Berliner		183 Saint Thomas Way Tiburon, CA 94920
2	Lauren Cosgrave		23 Harbor Dr Corte Madera, CA 94925
3	Kelli Cook		166 Saint Momin Way Tiburon Ca 94920
4	Heather Stone		17 Tradewind Pkwy Corte Madera, CA 94925
5	Anna Rothbart		14 Madera del Presidio Dr. Corte Madera, CA 94925
6	Parker Rothbart		" "
7	Ellen Sanford		49 Seafirst Place Tiburon 94920
8	Mary Jo Schatte		61 Sonora Way, Corte Madera
9	Jimmy Schatte		61 Sonora Way, Corte Madera
10	Tim Mueller		5604 Paradise Drive, Corte Madera
11	Charlee Harris		
12	Fabienne Menott		JARSKSPUR
13	Brigitte Skibandt		Corte Madera
14	Teri Tonne		Corte Madera
15	Debra Bernier		Corte Madera 4 wildflower

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	Printed Name	Signature	Address
1	STEVE SANDEN		50 PARKVIEW CT 94525
2	Judith		88 5796 Paradise Drive
3	Brian Stone		20 Mulberry Ridge Ct 94525
4	Miki Krikstad		984 Pearl Alameda
5	Robin Schach		758 Lewis Blvd
6	Leon Tichay		
7	Bob Ames	Jill Ames	216 Jamaica St. Tib.
8	Jill Ames		
9	Jan King	Jan King	138 Westward Dr CM, CA
10	Alison Bayley	Alison Bayley	14 Endeavor Drive, CM, CA
11	Kimberly Rom	Kimberly Rom	5 Blue Rock Ct. Fremont, CA
12	Tim KALLAS		12 MEADOW RIDGE DRIVE <small>C. 2000</small>
13	LINDA SUDDUTH		470 RIVIERA CIR Larkspur
14	CANDICE CRIDER		24 Harbor Dr CM, CA
15	JANET LOUHENZO		425 TAMALPAIS DR. CM, CA

NO RESIDENTIAL REZONING IN PARADISE SHOPPING CENTER PLEASE!

Printed Name	Signature	Address
1 Robert Widdaugh		4908 RAUCHLE TIR.
2 James P. Lugin		37 San Clemente
3 Robert Dlyr		37 San Clemente
4 Marcene Hillery		5608 Paradise 94925
5 Tamara Matura		26 Pacific Green Bsq
6 Maria Matura		26 Pacific Green Bsq
7 Pamela Klearing		34 Pacific Green Passage
8 Nicholas Guzman		200 Grand Drive CM 94925
9 Adellki Polce		10 Pacific Green Bsq
10 David Pletton		137 Westward Dr.
11 Mike DeLucas		18 Menley Avenue Dr.
12 Shannon Barry		1411 Los Bunes Drive
13 Crystal McDaniel		329 Sausalito St,
14 DARLENE ESPIRITU		170 MEADOWS DR. VALLEJO CA 94589
15 T. Lawrence Hernandez		266 Rainway Lane, Morato

Attachment 14
Letter from the Nugget Market to their Customers

Dear Corte Madera Guest,

Thanks to your overwhelming support of our petition efforts, the Town of Corte Madera has recognized our plight and engaged in productive discussions regarding the future of the Paradise Shopping Center. Despite our best efforts to remove the Paradise Shopping Center from the Town's rezoning plan, it has become clear that the Town is unlikely to agree to remove the site at this time given time sensitive pressure to meet state mandated housing requirements. However, we are pleased to inform you that the Town has agreed to modify their original rezoning plan to protect our existing parking and ensure it is reserved for commercial purposes only!

It's also worth noting that the rezoning process does not guarantee or even require that the gym building ever be redeveloped as housing, and the Town has confirmed there are no active proposals under consideration. However, if a redevelopment project does occur in the future, the following criteria have been incorporated into the new housing plan:

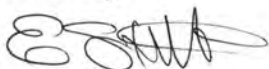
- The maximum number of residential units has been reduced from 38 to 33.
- The footprint of a future residential building will be limited to the existing footprint of the gym.
- Residential parking will be restricted to a first-floor garage under the residential units. NO residential parking will be allowed in the existing parking areas.
- The first floor must also include a retail space between 3,000 and 5,000 square feet.
- Construction staging and parking will not be allowed in the shopping center parking lot.
- No drive-through operators will be allowed in the future retail space.

We believe these restrictions will support the continued vibrancy of the Paradise Shopping Center and provide Nugget Market with the best opportunity to continue serving the Corte Madera community for the long term. We would like to thank the Town for their willingness to address our concerns and are supportive of the planning process moving ahead, which is inclusive of the changes noted above.

More than anything, we wish to say thank you. None of this would have been possible without you! Your voices have been heard and we are truly grateful for your support. We look forward to serving you and our wonderful community in 2023 and beyond.

Thank you for your support,

Sincerely,

A handwritten signature in black ink, appearing to read "Eric Stille".

Eric Stille
President/CEO
Nugget Market, Inc.

A handwritten signature in black ink, appearing to read "Kanoa Aipia".

Kanoa Aipia
Store Director
Nugget Market, Corte Madera

Attachment 15
Housing Element Project Timeline

Housing Element Project Timeline

