



THE TOWN OF
CORTE MADERA
MARIN COUNTY CALIFORNIA

TOWN OF CORTE MADERA PLANNING COMMISSION AGENDA

Tuesday, May 23, 2023, 7:00 PM

The Commission will meet in person. Members of the public may attend in person or by video/teleconference.

Members of the public may attend the meeting in person, or view and participate in the meeting remotely through the following link: <https://us06web.zoom.us/j/84104397707>
(No Pre-Registration Needed - Click on Link at Meeting Start Time)

You may call in using: 1 (408) 638-0968 (Zoom webinar ID: 841 0439 7707)
Or iPhone one-tap: +14086380968, 84104397707#

Submit public comment by:

1. Emailing publiccomment@tcmmail.org prior to 5:00 P.M. on the day of the meeting.
2. Attending the meeting in-person at the Interim Council Chambers, 240 Tamal Vista Blvd., Suite 108, Corte Madera
3. Selecting the "Raise Hand" icon in the Zoom meeting or dialing *9 if calling in to the meeting.

Click [here](#) for information on how to attend the meeting in person, participate remotely or submit public comment.

To download the complete agenda packet for this meeting, visit our archive center by clicking [here](#). Please be advised that those participating in the meeting remotely via Zoom do so at their own risk. The Planning Commission meeting will not be cancelled if any technical problems occur during the meeting.

1. OPENING

- A. Call to Order
- B. Roll Call
- C. Salute to the Flag

2. PUBLIC COMMENT

The public is invited to address the Planning Commission on any matter in the Commission's jurisdiction, except for items scheduled for continued or new hearings. Comments are limited to three minutes per speaker.

3. CONSENT CALENDAR

All items placed on the consent calendar may be acted on collectively on a motion by any Commissioner, and each shall be deemed to have received the action recommended by staff. Any Commissioner or member of the public may request the removal of any item from the consent calendar, and it will then be considered last under "New Hearings".

- A. **436 CORTE MADERA TOWN CENTER - RESOLUTION 23-011 APPROVING PERMIT AMENDMENT APPLICATION PL23-0015 TO AMEND THE PREVIOUSLY APPROVED SIGN PERMIT DESIGN REVIEW FOR A NEW ILLUMINATED WALL SIGN AND REPLACEMENT OF BLACK AWNINGS WITH MAGENTA AWNINGS AT THE T-MOBILE STORE AT 436 CORTE MADERA TOWN CENTER.**

4. CONTINUED HEARINGS

- A. None

5. NEW HEARINGS

- A. **2023-2031 HOUSING ELEMENT UPDATE - PUBLIC HEARING TO CONSIDER RECOMMENDATIONS TO THE CORTE MADERA TOWN COUNCIL TO 1) ADOPT A RESOLUTION REPEALING THE 2015 – 2023 CORTE MADERA HOUSING ELEMENT AND ADOPTING THE 2023 – 2031 CORTE MADERA HOUSING ELEMENT**

UPDATE; AND 2) ADOPT A RESOLUTION CONFIRMING THAT THE TOWN COUNCIL'S FINDINGS AND CONCLUSIONS REGARDING THE FINAL SEIR, AND CERTIFICATION THEREOF IN TOWN COUNCIL RESOLUTION 02/2023 APPLY TO THE PROPOSED SAFETY ELEMENT UPDATE, AND ADOPTING THE UPDATE TO THE SAFETY ELEMENT INCLUDING CHANGES TO CHAPTER 7 (FLOODING & FLOOD PLAIN MANAGEMENT) AND CHAPTER 8 (PUBLIC SAFETY & HAZARDS) TO THE 2009 CORTE MADERA GENERAL PLAN (Senior Planner Martha Battaglia)

6. BUSINESS ITEMS

A. None

7. ROUTINE AND OTHER MATTERS

A. REPORTS, ANNOUNCEMENTS AND REQUESTS

- i. Commissioners
- ii. Planning Staff
- iii. Tentative Agenda Items for the Tuesday, June 13, 2023 Planning Commission Meeting
(PROPOSED ITEMS, AND ORDER, ARE SUBJECT TO CHANGE)
 - a. None
- iv. Future Agenda Items
(PROPOSED ITEMS, AND ORDER, ARE SUBJECT TO CHANGE)
 - a. None

B. MINUTES

- i. None - Planning Commission Meeting Minutes of May 9, 2023 will be reviewed at the next Planning Commission meeting.
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8. ADJOURNMENT

To the next Planning Commission Meeting which is tentatively scheduled for **Tuesday, June 13, 2023 at 7pm**

TO ACCESS PLANNING COMMISSION PACKET MATERIALS AND STAFF REPORTS, VISIT:

<http://www.townofcortemadera.org/Archive.aspx?AMID=41>

PROCEDURAL NOTES

1. ALL DOCUMENTS RELATING TO AGENDA ITEMS ARE AVAILABLE FOR PUBLIC REVIEW IN THE PLANNING DEPARTMENT OF THE TOWN OF CORTE MADERA OFFICES AT 240 TAMAL VISTA BLVD., SUITE 110, BETWEEN THE HOURS OF 8:00 A.M. TO 5:00 P.M., MONDAY THROUGH FRIDAY, VIA APPOINTMENT OR BY CONTACTING STAFF <https://tinyurl.com/y2zzpk98>. STAFF REPORTS ARE NORMALLY AVAILABLE ON FRIDAY AFTERNOON PRECEDING THE TUESDAY MEETINGS. IT IS RECOMMENDED THAT YOU CONTACT THE PLANNING DEPARTMENT FOR AVAILABILITY.
2. EACH PERSON DESIRING TO SPEAK ON A PUBLIC HEARING ITEM WILL BE GIVEN AN OPPORTUNITY AT THE APPROPRIATE TIME. PLEASE STATE YOUR NAME AND ADDRESS AS THE MEETING IS BEING RECORDED.
3. **APPEAL** - FOLLOWING ACTION BY THE PLANNING COMMISSION AT A PUBLIC HEARING OR MEETING, ANY DECISION OF THE PLANNING COMMISSION MAY BE APPEALED TO THE TOWN COUNCIL WITHIN TEN (10) CALENDAR DAYS. APPEAL FORMS ARE AVAILABLE AT THE PLANNING DEPARTMENT, CORTE MADERA TOWN HALL OR AT <https://tinyurl.com/appealCMform>. A \$300 FILING FEE IS REQUIRED.
4. IF YOU CHALLENGE THE ACTION OF THE PLANNING COMMISSION IN COURT, YOU MAY BE LIMITED TO RAISING ONLY THOSE ISSUES YOU OR SOMEONE ELSE RAISED AT THE PUBLIC HEARING DESCRIBED IN THIS AGENDA, OR IN WRITTEN CORRESPONDENCE DELIVERED TO THE TOWN AT OR PRIOR TO THE PUBLIC HEARING.
5. IT IS THE PLANNING COMMISSION'S POLICY TO ADJOURN ALL MEETINGS BY 10:00 P.M. UNLESS THE COMMISSION VOTES TO EXTEND THE MEETING

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Planning Department at (415) 927-5064. For auxiliary aids or services or other reasonable accommodation to be provided by the Town at or before the meeting, please notify the Planning Department at least 3 business days (the Thursday before the meeting) in advance of the meeting date. If the Town does not receive timely notification of your reasonable request, the Town may not be able to make the necessary arrangements by the time of the meeting.