



THE TOWN OF  
CORTE MADERA  
MARIN COUNTY CALIFORNIA

# TOWN OF CORTE MADERA PLANNING COMMISSION AGENDA

Tuesday, December 13, 2022, 7:00 PM

**This meeting will take place in person, with video/teleconference option**

## **NOTICE TO PUBLIC:**

The Corte Madera Planning Commission may meet by teleconference, in-person, or in a hybrid manner, consistent with the Brown Act as amended by AB 361 (2021).

Members of the public may attend the meeting in person at 240 Tamal Vista Blvd., Suite 108, 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](mailto: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](#).

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## **1. OPENING**

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

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## **2. PUBLIC COMMENT**

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

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## **3. CONSENT CALENDAR**

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

- A. ADOPT RESOLUTION 22-017 PURSUANT TO ASSEMBLY BILL 361 AUTHORIZING TELECONFERENCE MEETINGS OF THE PLANNING COMMISSION IN ACCORDANCE WITH GOVERNMENT CODE SECTION 54953(E) OF THE BROWN ACT, IN THE EVENT IT IS NECESSARY. (Assistant Planner Tracy Hegarty)

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## **4. CONTINUED HEARINGS**

- A. None

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## 5. NEW HEARINGS

- A. PUBLIC HEARING TO CONSIDER RECOMMENDATIONS TO THE CORTE MADERA TOWN COUNCIL TO ADOPT: 1) THE FINAL SUBSEQUENT ENVIRONMENTAL IMPACT REPORT (FINAL SEIR) PREPARED FOR THE 6TH CYCLE (2023 – 2031) HOUSING ELEMENT UPDATE PROJECT, 2) GENERAL PLAN LAND USE ELEMENT AMENDMENTS ASSOCIATED WITH THE HOUSING ELEMENT UPDATE, AND 3) PROPOSED ZONING ORDINANCE AMENDMENTS TO CHAPTER 18.04 (DEFINITIONS) AND 18.18 (SPECIAL PURPOSE OVERLAY DISTRICTS) TO INCREASE RESIDENTIAL DENSITY AND ALLOW LARGER BUILDINGS ON THE TOWN'S 10 HOUSING OPPORTUNITY SITES CONSISTENT WITH IMPLEMENTATION PROGRAMS OF TOWN'S DRAFT HOUSING ELEMENT UPDATE (6TH CYCLE: 2023-2031) (Senior Planner Martha Battaglia)
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## 6. BUSINESS ITEMS

- A. **206 BALTIMORE AVENUE** - PRELIMINARY REVIEW APPLICATION PL22-0071 FOR A 1,181 SQ. FT. SECOND LEVEL ADDITION, MODIFICATIONS TO THE EXISTING FIRST LEVEL AND DEMOLITION AND MODIFICATIONS TO THE SITE AND ACCESSORY BUILDINGS THROUGHOUT THE PROPERTY AT 206 BALTIMORE AVE. (APN 024-097-26) (Senior Planner Phil Boyle)
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## 7. ROUTINE AND OTHER MATTERS

### A. REPORTS, ANNOUNCEMENTS AND REQUESTS

- i. Commissioners
- ii. Planning Staff
- iii. **Tentative Agenda Items for the Tuesday, December 27, 2022 Planning Commission Meeting (PROPOSED ITEMS, AND ORDER, ARE SUBJECT TO CHANGE)**
  - a. None – meeting will be cancelled
- iv. **Future Agenda Items (PROPOSED ITEMS, AND ORDER, ARE SUBJECT TO CHANGE)**
  - a. None

### B. MINUTES

- i. **Planning Commission Meeting Minutes of November 29, 2022**
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## 8. ADJOURNMENT

To the next Planning Commission Meeting which is scheduled for **Tuesday, December 27 at 7pm**

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

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

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### PROCEDURAL NOTES

1. ALL DOCUMENTS RELATING TO AGENDA ITEMS ARE AVAILABLE FOR PUBLIC REVIEW IN THE PLANNING DEPARTMENT OF THE TOWN OF CORTE MADERA OFFICES AT 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 accommodations to be provided by the Town at or before the meeting, please notify the Planning Department at least 3 business days (the Thursday before the meeting) in advance of the meeting date. If the Town does not receive timely notification of your reasonable request, the Town may not be able to make the necessary arrangements by the time of the meeting.