



**CORTE MADERA TOWN COUNCIL
STAFF REPORT**

REPORT DATE: June 16, 2022
MEETING DATE: June 21, 2022

TO: Honorable Mayor and Members of the Town Council

FROM: Adam Wolff, Director, Planning and Building *AW*
Martha Battaglia, Senior Planner *MB*

SUBJECT: Receive Update and Provide Direction to Staff Regarding Potential Modifications to the Housing Opportunity Sites for the Housing Element



RECOMMENDED ACTION:

Support Staff and Planning Commission recommendations to add 100 Tamal Plaza and 240 Tamal Vista Boulevard to the Housing Opportunity Site list and retain Site 1 (601 Tamalpais Drive) on the Housing Opportunity Site list at this time.

BACKGROUND:

In order to complete the Town’s Housing Element, the Town must identify an adequate number of sites or properties, which in total, are likely to be developed with enough new housing units to meet the Town’s assigned Regional Housing Needs Allocation (RHNA). Through a series of public workshops (see Community Workshops No. 3-5, December 2021 – February 2022: <https://www.cortemaderahousing.org/workshop-series>), the Town developed a list of nine (9) properties meant to satisfy this Housing Element requirement. Staff presented the list of sites (see Figure 1) at a joint meeting of the Planning Commission and Town Council on February 15, 2022, and based on feedback received, moved forward with the preparation of necessary draft environmental analysis documents and draft housing element chapters.

On March 16, 2022, the Town released a Notice of Preparation of a Draft Supplemental Environmental Impact Report (SEIR) and opened a 30-day public comment period pursuant to the California Environmental Quality Act (CEQA). On April 15, 2022, the Town received a comment letter (Attachment 1), from Graham Street Realty, LLC, owners of commercial office properties at 240 Tamal Vista Boulevard and 100 Tamal Plaza. The letter requested that that Town include these properties as additional Housing Opportunity Sites given the new owner’s desire to consider the potential redevelopment of these sites, inclusive of housing, in the near future, should they be rezoned as part of the Housing Element process.

Figure 1: Map of Housing Opportunity Sites presented February 15, 2022



Since the February 15, 2022 joint Planning Commission and Town Council meeting, the Town has also received several public comment letters and has received public comment at meetings of the Planning Commission and Town Council from residents near Housing Opportunity Site 1 (601 Tamalpais Drive). Commenters have argued that Site 1 should be removed from the Housing Opportunity Site list given the property is split into two lots separated by a street and is smaller than the desired minimum lot size of .5 acres even when considered one parcel. Additionally, concerns have been raised about the potential contribution a new housing project would have on existing traffic and parking issues experienced on Meadowsweet and Tamalpais drives. Attachment 2 includes the collection of written correspondence the Town has received related to 601 Tamalpais Drive.

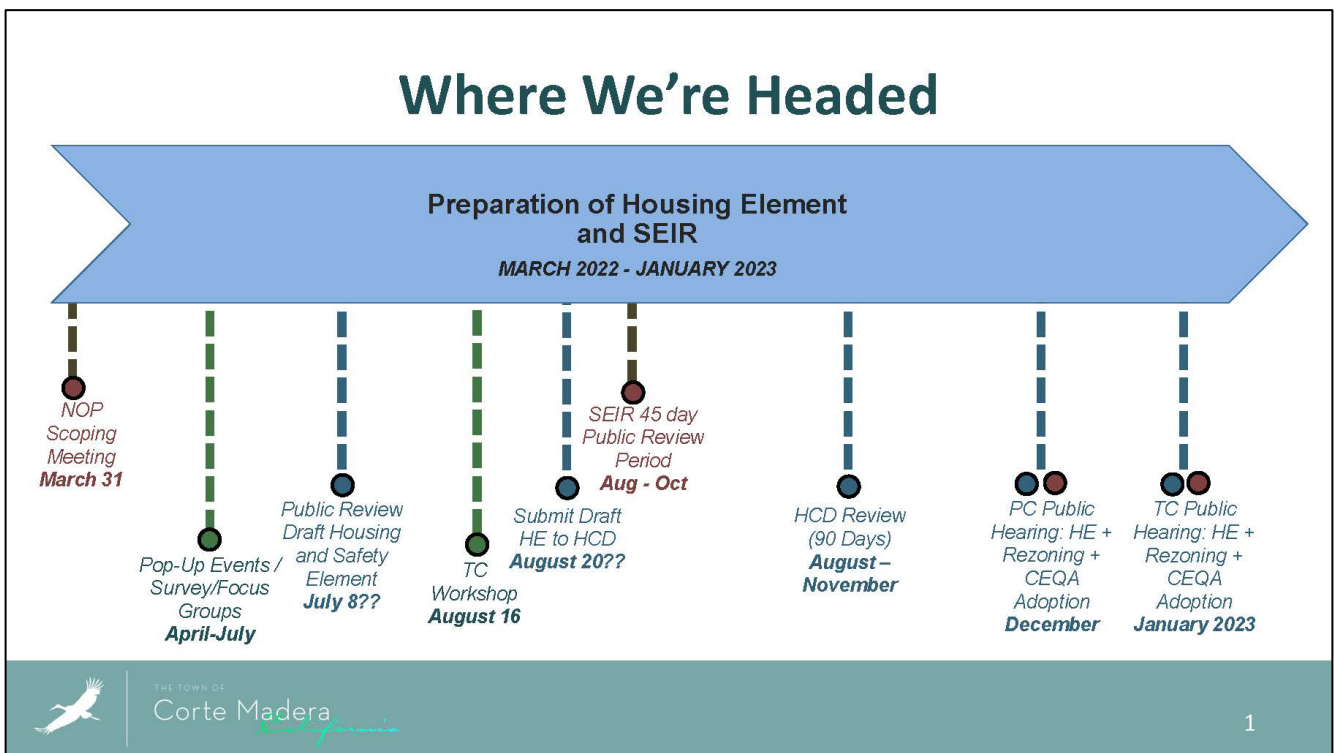
Staff continues to be committed to facilitating a transparent and inclusive process related to the development of the Town’s Housing Element Update. The discussion of potential changes to the Housing Opportunity Sites with the Town Council at this time is intended to disclose new information to the public, hear Staff recommendations and considerations, and allow for public input prior to the release of the Draft Housing Element, expected in early July.

DISCUSSION:

In considering potential modifications to the Housing Opportunity Sites for the Housing Element it is helpful to understand the project timeline and sequence of events prior to Planning Commission and Town Council consideration of adoption of the Housing Element and associated rezoning proposals. As indicated in Figure 2, Staff intends to release the Draft Housing Element for a 30-day public review period during the early part of July, and subsequently submit the Draft Housing Element to the California Department of Housing and Community Development (HCD) for a 90-day review as required by State law.

During the 90-day review period, HCD will review the Town’s Housing Element, including the Town’s strategy for meeting its RHNA (through the rezoning of Housing Opportunity Sites), and provide comments back to Staff regarding compliance with State Housing Element law.

Figure 2: Housing Element Project Timeline



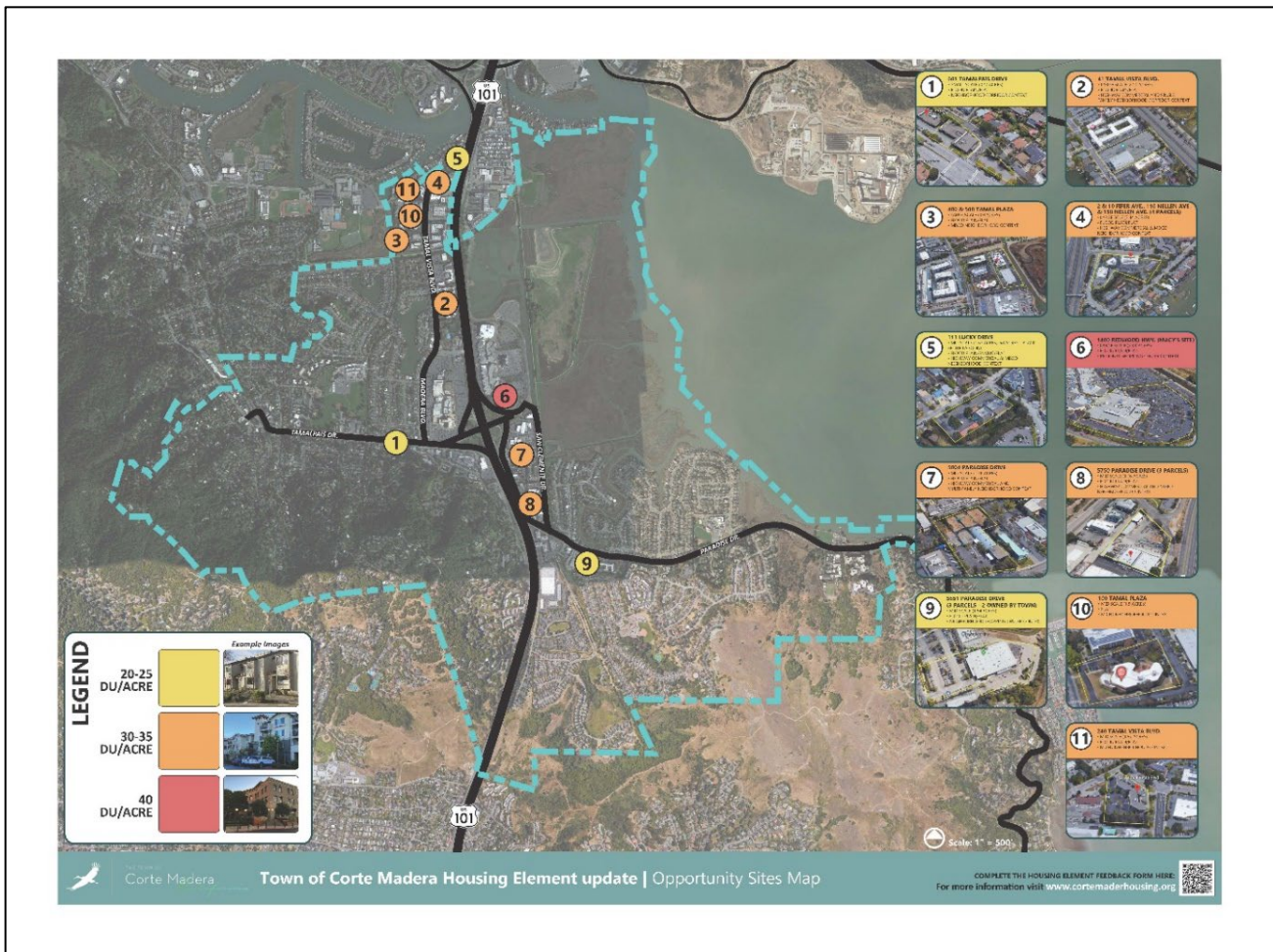
Due to Housing Element law surrounding the use of currently occupied sites for the purposes of meeting the Town’s RHNA¹, and the fact that all of the Town’s Housing Opportunity Sites are currently occupied with active or vacant commercial uses, Staff believes HCD may comment on the realistic development capacity and/or likelihood that some of the Town’s Housing Opportunity Sites will be redeveloped with

¹ Government Code Section 65583.2 requires that the Town employ a methodology in determining the capacity of nonvacant sites that includes an analysis of the current market demand for the existing uses on the site, the current leases or other agreements that might inhibit redevelopment, and other “substantial evidence” that would support the Town’s claim that the sites identified as Housing Opportunity Sites could be developed during the planning period.

new housing units within the eight year planning period (2023-2031). At the very least, it is not possible to know at this time whether HCD will or will not raise questions regarding some of the sites the Town has selected for inclusion in the Town’s Housing Element update. As a result, it is strategically advantageous to include more Housing Opportunity Sites than may be necessary to meet RHNA in both the Draft Housing Element and the Draft SEIR, in order to provide the Town with the flexibility that may be needed to adequately respond to HCD comments after its review. At the Planning Commission and Town Council meetings to consider adoption of the Housing Element, rezoning proposals, and the SEIR, in December 2022 and January 2033, the Town can consider whether to retain all of the Housing Opportunity Sites and adopt associated rezoning proposals or make modifications to the Housing Opportunity Sites list, including the potential elimination of sites and associated rezoning proposals, with the benefit of having already received HCD’s comments.

Given the above, and the letter received from Graham Street Realty, LLC, indicating the property owner’s intent to seriously consider housing development on its properties, Staff recommends adding both 240 Tamal Vista Boulevard and 100 Tamal Plaza to the Housing Opportunity Site list as Sites Nos. 10 and 11, and retaining Site 1 (601 Tamalpais Drive) on the Housing Opportunity Site list at this time. Figure 3 shows the proposed updated Housing Opportunity Site map that Staff proposes to include in the Draft Housing Element and Draft SEIR for analysis purposes.

Figure 3: Map of Housing Opportunity Sites including addition of two new sites (No. 10 and 11)



100 Tamal Plaza and 240 Tamal Vista Boulevard


100 Tamal Plaza (Site 10) and 240 Tamal Vista Boulevard (Site 11) are 1.50 and 1.57 acres in size respectively, and located in close proximity to several other Housing Opportunity Sites in the Tamal Vista/Fifer/Lucky area in the north part of Corte Madera (see Attachment 3). Both sites are currently occupied with office uses, although 240 Tamal Vista Boulevard (where the temporary Town Hall offices are located), is approximately 50% vacant, according to the property owner. In addition, both sites have many of the same general characteristics as other Housing Opportunity Sites and meet all of the criteria of the planning framework (located away from established residential neighborhoods, in close proximity to best available public transit, etc...) that led the Town and community members to support the vast majority of sites included in the Housing Opportunity Sites list that was developed earlier this year.

Consistent with the proposed densities determined appropriate for similar Housing Opportunity Sites, Staff would include a rezoning proposal increasing allowable residential density at these properties from 15.1 units/acre to approximately 35 units/acre in the Draft Housing Element and SEIR. As a result, the addition of Sites 10 and 11 would add approximately 108 new dwelling units to the Housing Opportunity Sites list and increase the total number of new dwelling units to 872 (see Figure 4). The Town’s RHNA is 725 units.

Figure 4: Revised Site Opportunity Capacity Table with Sites Nos. 10 and 11

CAPACITY OF ALL SITES					
SITE	ADDRESS	Lot Size (acres)	Existing Density (Units/Acre)	Proposed Density (Units/Acre)	Approximate Units per Site
Site 1	601 Tamalpais Drive	0.47	15.1	20	10
Site 2	41 Tamal Vista Blvd.	2.11	15.1	30	63
Site 3	400 & 500 Tamal Plaza	3	15.1	35	105
Site 4	2 Fifer Ave.; 10 Fifer Ave. 110-150 Nellen	3.44	15.1	35	120
Site 5	111 Lucky Drive	1	15.1	25	25
Site 6	1400 Redwood Avenue	7.48	5.0 – 7.5	40	300
Site 7	5804 Paradise Drive	1.16	15.1	35	41
Site 8	5750 Paradise Drive	1.76	15.1	35	62
Site 9	5651 Paradise Drive	1.54	X	25	38
Site 10	100 Tamal Plaza	1.50	15.1	35	53
Site 11	240 Tamal Vista Blvd.	1.57	15.1	35	55
Total Units:					872

Density bonus may result in additional units if/when development occurs



601 Tamalpais Drive

For the reasons discussed above, Staff recommends that despite the concerns expressed about potential housing development and the potential for increased residential density at Site 1 (601 Tamalpais Drive), Site 1 should continue to remain in the Draft Housing Element and SEIR *at this time*. However, after

meeting with two of the concerned homeowners, and acknowledging the relatively small number of dwelling units Site 1 contributes toward meeting the Town’s RHNA, Staff has begun to draft potential options that we believe would be best considered after receiving comments from HCD on the Draft Housing Element and prior to adoption of rezoning proposals (likely December 2022).

The three options Staff has drafted are listed below and include potential related implications for RHNA and Town housing policy. Again, Staff recommends considering these options after receiving comments from HCD on all of the Town’s Housing Opportunity Sites.

- 1) Retain Site 1 on the Housing Opportunity Site list as presented thus far and rezone property from 15.1 units/acre (20 units/acre for senior housing) to 20 units/acre for any housing development so that site potentially qualifies for HCD’s lower income unit criteria.

10 units would be counted toward the RHNA requirement. By including as a Housing Opportunity Site, Town policy would be to advocate for housing development or mixed-use development, including housing, on site.

The rezoning proposal could include new development standards related to height, setbacks, mix of uses, site planning, landscaping, etc...

- 2) Retain Site 1 on the Housing Opportunity Site list, but do not change the allowable residential density on the site. Rezone the property to be consistent with General Plan allowable housing density (15.1 units/acre – 20 units/acre for senior housing).

Seven (7) units would be counted toward above moderate income RHNA unit requirement. By including as a Housing Opportunity Site, Town policy would be to advocate for housing development or mixed-use development, including housing, on site.

The rezoning proposal could include new development standards related to height, setbacks, mix of uses, site planning, landscaping, etc...

- 3) Remove site from Housing Opportunity Site list entirely and do not include in the Housing Element. Do not rezone property at this time.

Zero (0) units counted toward RHNA unit requirement. By not including as a Housing Opportunity Site, Town policy would be to process residential and non-residential development proposals consistent with the existing General Plan regulations and pursuant to regular Planning Department practices.

The site is currently zoned C-1 (Local Shopping). The C-1 Zoning District does not include development standards specific to residential developments.

Planning Commission Comments

On June 14, 2022, the Planning Commission provided comments supporting Staff’s recommendation to add 100 Tamal Plaza and 240 Tamal Vista Boulevard to the Housing Opportunity Site list of the Housing

Element and retain Site 1 (601 Tamalpais Drive) as a Housing Opportunity Site at this time. Commissioners also commented that rezoning Site 1 (Options 1 or 2) would likely better address the concerns raised by neighbors of the site than if the no rezoning occurred and the site was removed entirely from the Housing Opportunity Site list. A video recording of the Planning Commission meeting on this item can be accessed via the following link: https://www.youtube.com/channel/UCXRfUh7kV_4mHVgpEWCRIXw.

FISCAL IMPACT:

N/A

WORK PLAN:

The Housing Element is a Category I Work Plan item for 2022.

ENVIRONMENTAL IMPACT:

This item is not defined as a project pursuant to CEQA as this is a discussion item with no actions or decisions taken. Furthermore, the Town will evaluate the environmental impacts of the Housing Element through the preparation of the SEIR.

OPTIONS:

1. Support Staff and Planning Commission recommendations regarding modifications to the Housing Opportunity Site list.
2. Provide alternative direction to Staff regarding modifications to the Housing Opportunity Site list.

ATTACHMENTS:

1. Public comment letter from Graham Street Realty, LLC re 100 Tamal Plaza and 240 Tamal Vista Blvd.
2. Public comments related to 601 Tamalpais Drive
3. Aerial images and site information for 100 Tamal Plaza and 240 Tamal Vista Blvd.

THIS ITEM HAS BEEN REVIEWED AND APPROVED BY THE TOWN MANAGER.

Attachment 1
Public comment letter from Graham Street Realty, LLC re 100 Tamal Plaza and 240 Tamal Vista
Blvd.

VIA ELECTRONIC MAIL [AWOLFF@TCMAIL.ORG]

April 15, 2022

Adam Wolff
Director of Planning and Building
Town of Corte Madera
P.O. Box 159
Corte Madera, CA 94976-0159

Re: Town of Corte Madera Housing Element — 100 and 240 Tamal Vista Boulevard

Good afternoon,

We represent the owners of certain properties located at 100 and 240 Tamal Vista Boulevard in the Town of Corte Madera (together, “Properties”), and are responding to the Notice of Preparation of Draft Supplemental Environmental Impact Report for the Housing Element, dated March 15, 2022.

The transaction by which the Properties were acquired on or about December 15, 2021 and, in connection therewith, we recently learned that the Town of Corte Madera (“Town”) is updating its Housing Element. As you know, part of the update includes the Town identifying various properties as Housing Opportunity Sites.

Recognizing that the Town has been engaged in its process for several months, and that we have only just learned of the update, we respectfully request that these Properties be included on the list of Housing Opportunity Sites because we believe the Properties are relevant as potential housing sites. 100 Tamal Vista Boulevard (approximately 1.5 acres) is adjacent to and contiguous with 2 other sites already identified — 400 and 500 Tamal Vista Boulevard. 100 Tamal Vista is a flat site with a mixed neighborhood context, and access to both 400 and 500 Tamal Vista Boulevard is partially via 100 Tamal Vista for both ingress and egress. In addition, 100, 400, and 500 Tamal Vista Boulevard all share parking, trash, and other services, being operated cooperatively as part of a contiguous complex. Expanding the available housing footprint to include an additional 1.5 acres at 100 Tamal Vista Boulevard would result in a more compatible adjacency with 400 and 500 Tamal Vista Boulevard, whereby residents at future 400 and 500 homes would not have to travel through a commercial property to gain access to their homes. Furthermore, allowing for some of the housing to be built along the street frontage (especially for rental units) provides for a more commercially viable housing product.

240 Tamal Vista Boulevard (approximately 1.66 acres) is also a relatively flat site with a mixed neighborhood context. It is located across Lucky Drive from existing residential, and is separated from 100, 400, and 500 Tamal Vista Boulevard by just one other property. Including 240 Tamal Vista Boulevard would also expand the residential context of the neighborhood and provide a

location for much needed housing in an area already contemplated for it. 240 Tamal Vista Boulevard is relatively obsolete office stock in its current configuration, and is less than 50% occupied. Based in part on all of the foregoing reasons, we believe 240 Tamal Vista Boulevard could better serve the community as a housing site. If the same density ranges indicated for 400 and 500 Tamal Vista Boulevard were applied to the additional 3.1 acres at the Properties, the end result could yield approximately 93-108 new dwelling units.

We respectfully request that these Properties be included on the Housing Opportunity Sites list and studied as part of the Environmental Review process. Should they prove out as feasible, at the conclusion of the Housing Element update, and assuming an appropriate allocation and mix of market rate and affordable units, Property ownership would, as soon as practicable, pursue redevelopment at each of these locations.

Please contact me if you would like to further discuss any of these matters.

Very truly yours,



Graham Street Realty II, LLC
Todd Williams, General Counsel

Attachment 2
Public comments related to 601 Tamalpais Drive

From: [Public Comment](#)
To: [Adam Wolff](#); [Martha Battaglia](#)
Subject: Fw: [EXTERNAL] Objection to the inclusion of 601 Tamalpais as an Opportunity Site for Development
Date: Tuesday, March 22, 2022 6:09:24 PM

Hi

See below for the Commissioners. I will post to the website archive of late correspondence. There is one more besides this one which I will forward shortly.

Tracy

From: Alison Jones <alisonjones100@gmail.com>
Sent: Tuesday, March 22, 2022 3:17 PM
To: Public Comment
Cc: Alison Jones
Subject: [EXTERNAL] Objection to the inclusion of 601 Tamalpais as an Opportunity Site for Development

Good evening and thank you for the opportunity to have my voice heard.

I recently became aware of the selection of the site at the former Daphne Funeral Home and adjacent parking lot at 601 Tamalpais to be included as a potential site for housing development to meet the Town's commitment to the state and ABAG. There are a number of reasons that I (and others in our neighborhood) object to its inclusion, and we look forward to meeting with Adam Wolff to discuss it next week.

The primary objection is that this site does not meet a number of your stated objectives for site selection in your planning framework.

The first concern is regarding traffic through residential streets. Your planning framework states that you intend to limit vehicular traffic through residential streets. You have identified Meadowsweet as a residential corridor, when in fact it is a low density residential neighborhood and part of the Chapman Park community. The road is a narrow one way at our end, endangering anyone getting into or out of a parked car whenever there is traffic passing. It is also narrower than a standard street at the site of the parking lot, where additional traffic would be generated. Over the years, we have called out to the Town that the traffic coming off of Tamalpais onto Meadowsweet is a danger to children and seniors living on our street. The town's traffic mitigation solution of blocking off the turn lane at the Bank of America, to limit traffic coming off Meadowsweet has simply caused other issues, including people using Peets as a roundabout, and which will be magnified by adding ten units to this already impacted area.

The second concern is that you intend to minimize physical impacts to existing residences. The addition of multi-story housing on this narrow street, is most certainly a negative

physical impact on the homeowners living here. Building residential on top of parking or retail almost certainly means three story buildings, in close proximity to existing homes and causing privacy concerns - at a minimum creating a wall of building material where there are currently trees and in some cases, mountain views

A third concern is that you indicated that optimal sites were to be identified with a parcel size of .5 acres to 10 acres. By your own measurement, this is .47 acres and split by a street, making this an impractical location for a minimum of 10 units.

We're continuing to gather feedback, but I wanted to go on record tonight as a vocal opponent of this site for rezoning to accommodate a currently proposed 10 unit development.

Thank you,
Alison Jones
617 Meadowsweet Drive

From: [Public Comment](#)
To: [Adam Wolff](#); [Martha Battaglia](#)
Subject: Fw: [EXTERNAL] Public Comment for 3/22 Planning Commission Meeting
Date: Tuesday, March 22, 2022 6:09:52 PM

Hi

Please see below.

Tracy

From: Melissa Duggan <melissaduggan22@gmail.com>
Sent: Tuesday, March 22, 2022 4:29 PM
To: Public Comment
Subject: [EXTERNAL] Public Comment for 3/22 Planning Commission Meeting

Thank you for the opportunity to share my concerns regarding the Housing Element plan. My name is Melissa Duggan, a Chapman Park homeowner of a single family home on the 600 block of Meadowsweet Drive. I would like to voice my concern and objection of including in the Housing Element Plan 601 Tamalpais as an opportunity site for potential development and rezoning to increase density that could allow ten dwelling units be built on that parcel.

This inclusion ignores some of the town's own parcel selection criteria for the Housing Element Plan. One criteria was to **minimize physical impacts to existing residences and locate outside of established residential neighborhoods**. Our block of Meadowsweet Drive is zoned as "Low density residential". This is the only parcel being considered that has front-facing single family residences within 20 to 28 1/2 feet of the parcel. Indicating the 601 Tamalpais parcel as a "neighborhood corridor" completely ignores the tremendous impact it would have on an immediately adjacent front-facing single-family neighborhood. We are not a corridor. We are seniors, young families, working families, homeowners in Corte Madera.

The second criteria was to **limit vehicular traffic through local residential streets**. This block of Meadowsweet Drive already has ten single-family residences on, as mentioned earlier, a narrow, sub-standard width of road. Part of

the street in question is single-lane, one-way only, with high speed traffic coming off of Tamalpais Drive, and has been brought to the attention of the Town several times prior as a traffic safety hazard. The closing of egress off of Meadowsweet at Sanford has created additional unintended traffic impacts at the corner of Meadowsweet at Lakeside Drive, with increased commercial and personal vehicles turning around further east on Meadowsweet and trying to egress to Tamalpais at Lakeside instead of driving all the way down and looping around and back up to the Casa Buena exit. Multiple near accidents, and pedestrian safety have been impacted by this additional burden to a small street. Adding additional residences and the accompanying traffic will only compound the problem and further impact public safety.

The third criteria has to do with your designated parcel size. This parcel is **not within the one-half acre to ten acre criteria**. This is .47 acres, and is bisected by Lakeside Drive as two small parcels. You are using a split parcel to achieve a parcel size that you now want to rezone to increase density. This defies all stated criteria.

We are a united group of homeowners and residents in a wonderful neighborhood. We will be to sharing further our concerns and alternatives with Adam Wolff in order to target these ten dwelling units to a more appropriate parcel. Thank you.

Lorena Barrera

From: Public Comment
Sent: Tuesday, April 5, 2022 3:26 PM
To: _Town Council
Cc: Todd Cusimano; Adam Wolff; Martha Battaglia; Lorena Barrera
Subject: Fw: [EXTERNAL] Non Agenda Public Comment for Town Council Meeting 4/5 – Please have read out loud

Public Comment email received for tonight's Town Council meeting for Open Time .

From: Patrick Duggan [REDACTED]
Sent: Tuesday, April 5, 2022 3:19 PM
To: Public Comment
Subject: [EXTERNAL] Non Agenda Public Comment for Town Council Meeting 4/5 – Please have read out loud

My name is Patrick Duggan. My wife and I own a single family dwelling on the 600 block of Meadowsweet Drive in Chapman Park. I would like to add my concerns and objections to including the 601 Tamalpais property as an opportunity site for potential development in the Housing Element Plan, as well as the rezoning of the parcel to increase density that would allow multiple dwelling units to be built there.

This parcel does not meet critical specifications of the selection criteria for the Housing Element Plan:

- Limit vehicular traffic through local residential streets
- Minimize physical impacts to existing residences and locate outside of established residential neighborhoods
- The property is less than one-half acre in size, and in two separate parcels

Traffic density and flow along the western blocks of Meadowsweet Drive have been problematic for the residents for decades. East bound traffic exiting Tamalpais and entering

Meadowsweet from the west are consistently above the posted speed limit, despite the modification of the curbs for crosswalk upgrades. There have been conversations over the years with various public officers, police, fire and town, to mitigate this issue with speed bumps or rumble strips or even the potential of closing the entry point onto Meadowsweet Drive. Responses included comments that whatever amendment was proposed, it would be very difficult to implement due to outstanding concerns over emergency services access via Meadowsweet Drive and overall traffic flow on eastbound Tamalpais.

These concerns have been further amplified recently by the rerouting of traffic at the junction of Sandford Street and Meadowsweet Drive. This has increased traffic flow westbound on Meadowsweet Drive to the confusion of the drivers, many of whom end up driving the wrong way westbound into the one way portion of the Meadowsweet Drive. These drivers either end up backing up the length of the street or simply, and dangerously, entering Tamalpais at the entry point. The other entry into the neighborhood is Lakeside Drive between Tamalpais and Meadowsweet Drive. This portion of Lakeside is a short half block street which is barely able to handle two-way traffic. Larger trucks and semis have difficulty making the turn on to Lakeside from westbound Meadowsweet Drive to return to Tamalpais. It is not uncommon to see a semi hauler or car carrier back up eastbound on Meadowsweet Drive for blocks.

Recently we have had an uptick in code enforcement patrols on Meadowsweet Drive. Our cars have been marked and occasionally cited for being parked more than three days in one place. I understand the regulations in place, and in fact remember the campaign to put them into law. They were meant to suppress parking RVs long term and the dumping of cars on town streets. Additional concerns included the availability of street parking for commuters so as to encourage the use of the Golden Gate Transit to get to San Francisco. The bus stop for those buses is on Tamalpais Drive, just across from Meadowsweet Drive and our homes. Parking in the neighborhood would be further reduced by the development of the 601 property. This would be an additional negative to traffic flow and increase congestion.

The current traffic conditions in and around our Meadowsweet Drive neighborhood are challenging enough to live with as they are. These conditions will no doubt continue to deteriorate in the future even if there are no housing units built on the 601 parcel. More people have and will continue to move into Corte Madera and Larkspur, the surrounding neighborhoods and into rezoned properties. Rather than limit vehicular traffic this proposed development will only accelerate the deterioration of it.

Our small neighborhood will literally come face to face with the proposed development. The multi-story units will be tens of feet from our front doors. Despite being hard by Tamalpais Drive the cushion of the existing 601 property gives us some separation and relief from the increasing flow of traffic and noise on it. The physical and visual incursion of the proposed development of the 601 property would change the environment of our community for the worse and would no doubt have a negative effect on the market values of our homes. In addition it should be noted that this proposal would create the only face-to-face housing on Meadowsweet Drive for nearly its entirety. Those few houses on the southernmost portion of Meadowsweet Drive that do have other houses across from them are separated by far greater distances and elevations.

According to the map on the Town website, including the photographs and documentation, the 601 property is a combined .47 acre in size, which is divided by Lakeside Drive into two smaller parcels. It appears to miss the mark of the limit of 0.5 acre, a minimum required in the documentation. In addition the fact that the parcel is split in two would seem to further its disqualification as a suitable site for this development.

Given these realities it should be obvious that any rezoning density increase or development such as that being projected for the 601 parcel is ill-advised and is a poor choice according to the standards. It will no doubt have considerable negative impacts on the traffic through, and residents of, the Meadowsweet Drive neighborhood. It would appear that the 10-20 units that this parcel might provide could be easily and more effectively be incorporated into one of the

larger proposals not in the midst of a residential neighborhood or shoe-horned into our small neighborhood.

Thank you for your attention and kind consideration in this regard.

Sincerely,

Patrick J. Duggan

█ Meadowsweet Drive

[EXTERNAL] Fwd: Non Agenda Public Comments for 4/5/22 Town Council Meeting. PLEASE READ ALOUD ON MY BEHALF

Alison Jones 

Tue 4/5/2022 4:18 PM

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

I wasn't sure if this went through, so am sending again. Please ignore it if it has already been received! Thanks so much.
Alison Jones

Thank you for the opportunity to share my concerns with the potential rezoning and multi-family residential development in our neighborhood.

There are a few things I wanted the town to consider as we explore optimal placement for additional housing units in Corte Madera relative to the current selection of 601 Tamalpais.

The 600 Block of Meadowsweet Drive is a residential neighborhood made up of single-family homes in the Chapman Park Neighborhood. Because the street is narrower than a typical residential street, our properties are only tens of feet from the parcels and would be impacted by the construction of multi-story properties located within 20 to 30 feet of our homes in many ways.

I am concerned that increasing density will add more cars, and more traffic, to an already dangerous neighborhood street. This development will add traffic, not only from new residents, but additional delivery vehicles and visitors parking in an already impacted neighborhood. In pre-Covid times, the church down the street utilized the parking lot for their congregants, and even with the use of that lot, which is now closed, parking for residents was frequently challenging.

For many years, we've shared our concerns with the town about the high speed traffic coming off of Tamalpais Drive, jeopardizing the safety of small children and seniors who live on our block. The solution to cut off exit access from Meadowsweet by the Bank of America, did not help the situation. In fact, it added to traffic (and dangerous conditions for pedestrians and motorists) at the corner of Meadowsweet and Lakeside Drive which cars and trucks now frequently use for access to Tamalpais.

This parcel selection goes against the town's criteria for minimizing physical impacts to existing neighborhoods and the guidance to select locations for development outside of established residential neighborhoods. While the town references Tamalpais Drive as the parcel address, the impact will be felt entirely by the residential neighborhood of the 600 block of Meadowsweet Drive.

Finally, and probably most importantly, is the issue of size of the property. The parcel has been identified as being .47 acres, which is less than the Town criteria of a half an acre or more for qualification to be an opportunity site. When you consider that the parcel is divided by Lakeside Drive – it is really two much smaller parcels, and should be considered as such, thus removed from consideration.

Thank you,
Alison Jones

[EXTERNAL] Non Agenda Public Comment for 4/5/22 Town Council Meeting. PLEASE READ ALOUD ON MY BEHALF

Justin Nunes [REDACTED]

Tue 4/5/2022 5:01 PM

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

Dear valued council members,

As a long time resident and home owner at 629 Meadowsweet Dr, I am writing to express my concerns and objections to the parcel at 601 Meadowsweet Dr (Former Daphne Funeral home and adjacent parking lot) being included in the Town's Housing Plan as a potential site for high density housing development. The 600 block of Meadowsweet is a narrow residential street in the Chapman Park neighborhood that already has dangerous traffic problems especially since the recent road changes were made at the Bank of America. This has resulted in commercial vehicles including 60 foot car carriers (from Tesla and Jaguar /Land Rover) driving down our narrow residential street and attempting to exit onto Tamalpais Dr via Lakeside Dr at all hours of the day. Increasing housing density will add more cars, and more traffic to an already impacted narrow neighborhood street.

I also have major concerns regarding the impact of high density housing in a residential neighborhood like Chapman Park with the vast majority being single family homes. Views and daylight will definitely be obstructed and ultimately our property values will suffer. Finally, of all the parcels being selected for potential development, I would like to point out that this is the only parcel that appears to have front facing existing single family homes opposite it.

Sincerely,

Justin Nunes

[REDACTED] Meadowsweet Dr

From: [Melissa Duggan](#)
To: [James Rizzo](#); [Phyllis Metcalfe](#); [Peter Chase](#); [Robert Bundy](#); [Margaret Bandel](#)
Cc: [Adam Wolff](#); [Martha Battaglia](#); [Alison Jones](#); justinjunes@gmail.com
Subject: [EXTERNAL] Housing Element Plan Concerns
Date: Sunday, May 1, 2022 4:53:34 PM
Attachments: [629 Meadowsweet Drive.pdf](#)
[621 Meadowsweet Drive.pdf](#)
[625 Meadowsweet Drive.pdf](#)
[617 Meadowsweet Drive.pdf](#)
[613 Meadowsweet Drive.pdf](#)
[637 Meadowsweet Drive.pdf](#)
[639 Meadowsweet Drive.pdf](#)
[643 Meadowsweet Drive.pdf](#)

To the Corte Madera Planning Commission,

As we believe you all are aware, our block of single family homes on Meadowsweet Drive in Chapman Park are concerned about the potential rezoning and inclusion of 601 Tamalpais as an opportunity site for the Housing Element Plan. Our neighbors have come together to express very real concerns about impacts that this could have on our very small street. I have been remiss in not sharing with you the attached petitions signed by our neighbors, that we were able to share with Adam Wolff and Martha Battaglia earlier in April. We very much appreciated the generous amount of time that Adam and Martha gave to us for sharing our concerns, and discussing both the limitations and potential options for both the Town and for the homeowners and residents of our block of Meadowsweet Drive.

Our goal is to make sure that both the Planning Commission and the members of the Town Council, in making preliminary decisions to meet the town's RHNA requirements (long before any potential "development" is on the table) keep in mind the potential impact those decisions will have down the road on the seniors, children and working families in our single family Chapman Park neighborhood. We do understand and appreciate the need for more affordable housing in Marin County and in Corte Madera, and we also understand the political vagaries of navigating what is being dictated by ABAG and the State to each local community. We only ask that before any final decisions are made to include this parcel and any subsequent increase in zoning allowance, that the very real impact to our properties is considered.

You will note that in our petitions, we make reference to a parcel acreage requirement of greater than 1/2 acre for inclusion as an opportunity site, and our concern that 601 Tamalpais is only 0.47 acres spread across two smaller lands bisected by Lakeside Drive. In our meeting with Adam and Martha, we came to understand that in order to fulfill the draft RHNA designations, the town needs to designate sites that will fulfill the lower income housing need and requirements of 20 DU/acre. We misunderstood the designation of a minimum of 1/2 acre as being specific to all development, not just this specific category. However, our other concerns regarding the 601 Tamalpais parcel of a bisected lot, the impact on traffic, pedestrian safety, wildfire emergency evacuation impacts and very close location to our single family homes remain constant.

We are grateful to Adam and Martha in keeping the lines of communication to our concerns open as this progresses over the summer and fall. We will continue to follow the stages regarding rezoning and the housing element plan, and will be keeping our concerns visible to both the Planning Commission and the Town Council. At an appropriate time in this process, we would welcome the opportunity for representatives of the Planning Commission to come meet with us and see first hand the challenges and impacts of this parcel to our single-family

neighborhood, and help us identify mitigation steps that could be included in any rezoning language if such rezoning ultimately became a necessity in order to fulfill the RHNA.

Thank you so much for your consideration.

Kind Regards,

A Coalition of Homeowners and Residents of the 600 Block of Meadowsweet Drive

As members of the Homeowners and Residents Group of Chapman Park single-family homes on the 600 block of Meadowsweet Drive, we strongly object to the Town of Corte Madera Housing Plan inclusion of ten Dwelling Units at 601 Tamalpais Ave.

This inclusion ignores some of the town's own parcel Opportunity Site selection criteria:

1) Limit vehicular traffic through local residential streets- locate along commercial corridors, near freeways in proximity to best public transit: This block of Meadowsweet Drive already has ten single-family residences on a sub-standard width section of Meadowsweet Drive. Part of the section in question is single-lane one-way with high speed traffic coming off of Tamalpais Drive and has been brought to the attention of the Town several times prior as a traffic safety hazard. The closing of egress off of Meadowsweet at Sanford has created additional traffic impacts on Meadowsweet at Lakeside Drive. Additional dwelling units, necessitating egress on an already impacted street will create non-mitigatable safety impacts for Wildfire Urban emergency egress.

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3) Development of sites to accommodate lower income housing need – at least 20 dwelling units/per acre, and at least ½ acre. 601 Tamalpais is less than ½ acre (.47) and is non-continuous, being bisected by Lakeside Drive. Rezoning this non-continuous sub-standard lot to increase density defies stated criteria.

At a meeting with the Planning Department, and future meetings of the Planning Commission and Town Council, we will provide alternative strategies and solutions for proposed alternative housing site/densities to replace this ten DU proposal at 601 Tamalpais Drive.

613 Meadowsweet Drive, Corte Madera

Vito Quina
Name

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Signature

[Signature]
Email Address

Judy Monacello
Name

judy0216@icloud.com
Signature

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Email Address

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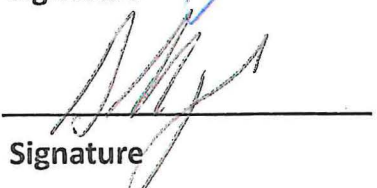
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617 Meadowsweet Drive, Corte Madera

<u>Alison Jones</u>	<u></u>	<u>alisonjones100@gmail.com</u>
Name	Signature	Email Address
<u>DAVID M JONES</u>	<u></u>	<u>DAVID@DIASFO.COM</u>
Name	Signature	Email Address

Hellia Owens

621 Meadowsweet Dr
Corte Madera, CA 94925
hellianm@comcast.net

April 12, 2022

Non Agenda Public Comment

4/12/2022 Town Meeting

PLEASE READ ALOUD ON MY BEHALF

To whom it may concern,

Thank you for your time. I am writing to express my concerns that the 600 block of Meadowsweet Drive will be zoned for high density single home buildings. The increase in the number of houses along Meadowsweet will greatly increase high speed traffic that is already a concern for this neighborhood. To state that Meadowsweet is a corridor greatly exaggerates the reality, that Meadowsweet is a residential street not a corridor.

In addition, with the closing of the exit in front of Bank of America there is already an increase in traffic exiting Meadowsweet. This includes very large trucks that can hardly navigate the exit. No allowances were made for the commercial traffic that was diverted from the dealerships down the road.

Tamalpais Drive can be considered a corridor and can very easily handle the extra traffic. Meadowsweet will also be impacted by the additional residences and can't handle the additional traffic. It's already an unsafe road due to the high speed exits from Tamalpais.

The parcel is very small, building high density housing in such a small space will have a detrimental impact on safety, aesthetics, views and property values in our neighborhood.

Sincerely yours,

Hellia Owens

As members of the Homeowners and Residents Group of Chapman Park single-family homes on the 600 block of Meadowsweet Drive, we strongly object to the Town of Corte Madera Housing Plan inclusion of ten Dwelling Units at 601 Tamalpais Ave.

This inclusion ignores some of the town's own parcel Opportunity Site selection criteria:

1) **Limit vehicular traffic through local residential streets- locate along commercial corridors, near freeways in proximity to best public transit:** This block of Meadowsweet Drive already has ten single-family residences on a sub-standard width section of Meadowsweet Drive. Part of the section in question is single-lane one-way with high speed traffic coming off of Tamalpais Drive and has been brought to the attention of the Town several times prior as a traffic safety hazard. The closing of egress off of Meadowsweet at Sanford has created additional traffic impacts on Meadowsweet at Lakeside Drive. Additional dwelling units, necessitating egress on an already impacted street will create non-mitigatable safety impacts for Wildfire Urban emergency egress.

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3) **Development of sites to accommodate lower income housing need – at least 20 dwelling units/per acre, and at least ½ acre.** 601 Tamalpais is less than ½ acre (.47) and is non-continuous, being bisected by Lakeside Drive. Rezoning this non-continuous sub-standard lot to increase density defies stated criteria.

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621 Meadowsweet Drive, Corte Madera

<u>Jeff Owens</u> Name	<u>JEFF OWENS</u> Signature	<u>heechee92@gmail.com</u> Email Address
<u>Helia Owens</u> Name	<u>Helia Owens</u> Signature	<u>helianme@comcast.net</u> Email Address

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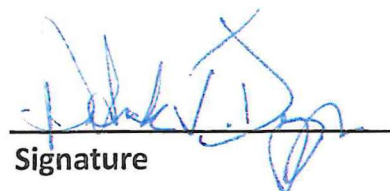
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625 Meadowsweet Drive, Corte Madera

PATRICK J. DUGGAN

Name



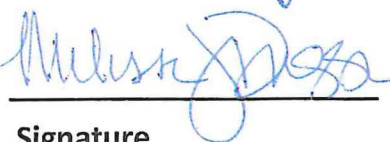
Signature

pduggan_53@yahoo.com

Email Address

MELISSA J. DUGGAN

Name



Signature

melissa.duggan22@gmail.com

Email Address

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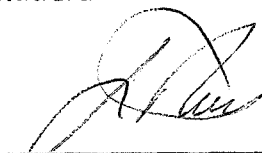
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629 Meadowsweet Drive, Corte Madera

JUSTIN NUNES

Name



Signature

justinjnunes@gmail.com

Email Address

Name

Signature

Email Address

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637 Meadowsweet Drive, Corte Madera

<u>Sara Scholtz</u>	<u>Sara Scholtz</u>	<u>Sara-Scholtz@comcast.net</u>
Name	Signature	Email Address
_____	_____	_____
Name	Signature	Email Address

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<u>Yasi Farahmand</u>	<u></u>	<u>Yasi.T.F@gmail.com</u>
Name	Signature	Email Address
<u>Brandon Anderson</u>	<u></u>	<u>BRANDAND03@GMAIL.COM</u>
Name	Signature	Email Address

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643 Meadowsweet Drive, Corte Madera

Anna Delorence
Name

[Signature]
Signature

sconedough@earthlink.net
Email Address

Scott Anderson
Name

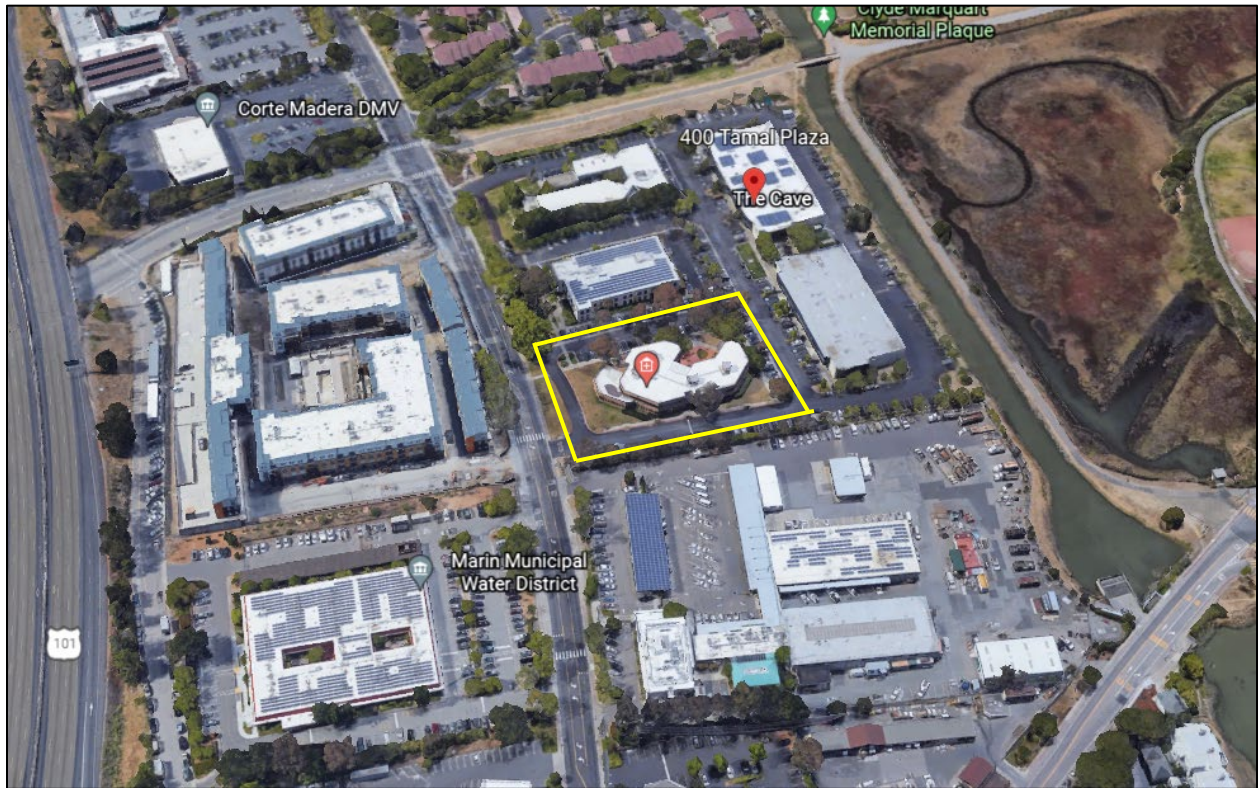
[Signature]
Signature

SCOTTDAKAM@YAHOO.COM
Email Address

Attachment 3

Aerial images and site information for 100 Tamal Plaza and 240 Tamal Vista Blvd.

100 Tamal Plaza



Site Information:

Parcel Size: 1.5 acres

General Plan Land Use Designation: Mixed-Use Commercial

Zoning: M (Light Industrial)

Existing Development: 23,300 square foot office building

240 Tamal Vista Blvd.



Site Information:

Parcel Size: 1.57 acres

General Plan Land Use Designation: Mixed-Use Commercial

Zoning: O (Office)

Existing Development: 25,071 square foot office building