



# TOWN OF CORTE MADERA PLANNING COMMISSION AGENDA

Tuesday, April 28, 2026, 7:00 PM

The Commission will meet in person.

Members of the public may attend the meeting in person. As a courtesy, members of the public may 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@cortemadera.gov](mailto:PublicComment@cortemadera.gov) prior to 5:00 P.M. on the day of the meeting.
2. Attending the meeting in-person at the **Town Hall Council Chambers, 300 Tamalpais Drive, Corte Madera**
3. Selecting the "Raise Hand" icon in the Zoom meeting or dialing \*9 if calling in to the meeting.

Visit our webpage 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](#).

If a technical issue arises with Zoom, the Planning Commission will proceed with business in person unless the meeting is being held pursuant to California Government Code 54953.8.3 or otherwise prohibited by law.

---

## 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. None

---

## 4. CONTINUED HEARINGS

- A. None

---

## 5. NEW HEARINGS

- A. **1585 CASA BUENA DRIVE – DESIGN REVIEW PERMIT AMENDMENT, SETBACK VARIANCE, AND PARKING VARIANCE TO EXPAND THE EXISTING "MARIN JOE'S" RESTAURANT BY 97 SQUARE FEET WITH NO ADDITIONAL SEAT COUNT.** (Claire Smith, Assistant Planner)

---

## 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, May 12, 2026, Planning Commission Meeting (PROPOSED ITEMS, AND ORDER, ARE SUBJECT TO CHANGE)

- a. **169 BIRCH AVENUE** - DESIGN REVIEW APPLICATION PL25-0065 FOR A 636 SQUARE FOOT SECOND STORY ADDITION AND A 158 SQUARE FOOT FIRST STORY ADDITION TO THE EXISTING SINGLE STORY RESIDENCE AT 169 BIRCH AVENUE. THE PROJECT INCLUDES RAISING THE RESIDENCE ABOVE BASE FLOOD ELEVATION.

#### iv. Future Agenda Items

(PROPOSED ITEMS, AND ORDER, ARE SUBJECT TO CHANGE)

- a. None

### B. MINUTES

- a. None
- 

## 8. ADJOURNMENT

To the next Planning Commission Meeting which is tentatively scheduled for **Tuesday, May 12, 2026 at 7pm.**

---

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

<http://www.cortemadera.gov/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 300 TAMALPAIS DRIVE, BETWEEN THE HOURS OF 8:00 A.M. TO 5:00 P.M., MONDAY THROUGH FRIDAY, VIA APPOINTMENT OR BY [CONTACTING STAFF](#). 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 [DOWNLOAD A PDF](#) ONLINE. A \$1,500 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.