

**SUMMARY MINUTES  
FOR THE  
TOWN OF CORTE MADERA  
GENERAL PLAN STEERING COMMITTEE**

*Meeting #25*

**OCTOBER 9, 2003**

**“[pacificmunicipal.com/cortemadera](http://pacificmunicipal.com/cortemadera)”**

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**LOCATION:** Town Hall Council Chambers, 300 Tamalpais Boulevard, Corte Madera, CA

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All the documents relating to the following agenda items are available for public review in the Environmental Services Department of the Town of Corte Madera Office at 300 Tamalpais Drive, between the hours of 8:00 a.m. to 5:00 p.m., Monday through Friday; phone (415-927-5064). In some instances, packet materials for the General Plan Steering Committee may be produced and will be available on Tuesdays preceding the meeting.

One of the primary purposes of the General Plan Steering Committee Meetings is to ensure the public is provided with an opportunity to address the Committee on issues related to the General Plan Update. Each person desiring to speak on an agenda item will therefore be given an opportunity at the appropriate time. Please state your name and address as the meeting is being recorded.

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1. **CALL TO ORDER**  
The meeting convened at 6:35 pm.
  
2. **PLEDGE OF ALLEGIANCE**
  
3. **ROLL CALL**  
GPSC members present: Carla Condon, Clyde Marquart, Rand Dill, Leslie Alden-Crowe, Rita Gatlin, Donald Fillpot, Larry Chin, Joan Vaughan, Harvey Katz, Joel Josehart, and David Kunhardt.  
  
Staff members present: Lorraine Weiss, Jay Tashiro, Brian Millar (PMC), and Dan Mathiess (Wood-Rodgers).
  
4. **PUBLIC COMMENT**  
The public is invited to address the General Plan Steering Committee on any matter in the Committee's jurisdiction for issues not on the Agenda.  
  
No public comment.
  
5. **APPROVAL OF MEETING SUMMARY NOTES**  
  
A. August 21, 2003

- Double-check the street name at the intersection of Tamalpais Drive and Tamal Vista.
- Identify the location of Hanley Street, and correct the spelling for “Madera Gardens.”

The minutes were approved with no additional changes.

#### 6. STATUS OF GENERAL PLAN UPDATE

Mr. Millar indicated there would be a General Plan Update booth at the October 11<sup>th</sup> Oktoberfest.

The next General Plan Steering Committee meeting is planned for Thursday, October 30<sup>th</sup> at 6:30 pm. The focus will be on remaining Land Use issues and policies.

#### 7. OLD BUSINESS ITEMS

None.

#### 8. OTHER BUSINESS ITEMS

Discussion of Environmental Issues relating to preparation of preliminary goals and policies for the General Plan update.

**Storm Drainage/Flooding**- Dan Matthies from Wood Rodgers commented on the range of serious flooding problems that may be difficult for the Town to fix given the limited range of vacant land left in Corte Madera. Comments followed, including:

- Public Works was successful in its FEMA application process recently. Flood Insurance changes will result in a ten percent reduction.
- Clyde Marquart commented that more insurance points were possible if other flood/storm drainage improvements were done:
  - Tidal Barrier is not going anywhere.
  - Mariner Cove and Lucky Drive area is problematic; there is also the concern of how it will get paid for.
  - Short-term ponding is an issue at various locations.
  - Pump stations and underground pipes need improvement.
- Resident Ruth Potter commented on problems with drainage at her site and up the hill from her property (Sonora Way and Granada) – the issue is with drainage from one property to another.
- Floodplain (FEMA) map review is expensive, with little change likely to occur.

- Flooding problems may not match FEMA maps. Flooding problems affect property values everywhere in Corte Madera. However, the flooding problems have been greatly ameliorated.
- Vaso Medigovich commented on two areas of flooding in the Town, and handed out a document titled, “Primary Improvement Zones.”

Proposal: Two sub-zones (Bay or Creek lands) respond to needed flooding problems. This can be done by raising homes or doing a berm via an overlay or planning zone. This would be a voluntary change by the homeowners. Maybe use low interest loans to do the work, or the Town could waive the related fees.

The question was raised: Would everyone need to berm?

Answer: Yes, in order for the berm to be successful in alleviating flooding.

A second zone by Madera Gardens also included the proposal to raise the street around the area. This plan would include a total of 228 homes.

Dan Matthies commented that raising homes would work, but stated they should be raised based on engineering standards. He added:

- The cost of berms is not too expensive.
- There is the need to adjoin to a finished development to keep the flooding out.

A consensus was reached to consider resident Vaso Medigovich’s suggestion.

- There is still a question of cost, lots that may be affected, and the use of berms.

A comment was made regarding fairness to those living by the Bay (Sea Drift).

- Some people may not want berms.

What is the cost to the Town if a property floods?

- Answer: No cost.

Jay Tashiro commented that this issue would need to be studied; solutions would have to be considered; several steps would be involved for the implementation process.

Has there been any Town flooding elevations established?

- Answer: Yes, roughly seven to nine feet, depending on location.
- Renovations to structures may trigger the need for finished floor elevation changes.
- It may be necessary to adopt a universal standard for building.

Michael Harlock’s comments via e-mail were reviewed.

Slow or detained draining issues will need to be kept holistic. Suggested use of porous concrete for paving. Mr. Millar provided a demonstration of the material.

Dan Matthies stated that permeable concrete used for driveways and patios could help.

- Can this be applied to each site? (Would studies be needed?)
- Should find out other communities who are using this approach.

**Biology** – Overview of provisions in PMC memo.

- Madera Bay Park site: Can it be restored?
- Look at this issue in the General Plan EIR, including cost issues, etc.

The 1989 General Plan made the distinction between drainage ways and creeks. Make changes to this but keep focus on maintenance and use of the channels for flood control, not environmental systems (i.e., free of dirt, but not as protected wetlands).

- A consensus was reached on this issue.

There is duplication in the storm drainage and environmental sections.

There is very limited opportunity to enhance or expand the wetlands.

- Is there any opportunity to “reclaim” lands from the Bay?
- What is the status of the Bay (trust doctrine prevails)?
- Who oversees use of the Bay (i.e., consider Sausalito approach)?

**Trails:** Do you need to pave all paths?

- Keep aesthetics in mind.
- Paving needs to be practical (i.e., for bikes)
- A consensus was reached on this issue as well.

Add Upland Preserves to the list of actions for the General Plan update.

**Noise** – Air flight paths over Corte Madera should be considered.

- The planned helipad, which will include a path flight over Marin General, needs to be addressed.

Leaf blowers – elimination should be considered.

Barking dogs remains a serious issue in the Town.

Noise walls – Research maximum noise absorption versus deflection.

- Create a goal for no walls on highway 101. Consensus was reached on this issue.

**Geology** – Incorporation of new technologies.

- CERT, not NERT, for the policy section.

- Landslide repair should be considered or required if development is of a certain threshold, with repair on-site if possible. There is an ecological benefit for landslide repair.

9. **ADJOURNMENT**

The General Plan Steering Committee meets as needed, generally once per month in the Corte Madera Town Hall, 300 Tamalpais Drive, Corte Madera, CA. A meeting agenda will be published in advance of the next scheduled meeting.

The meeting adjourned at 9:00 pm.