

**RESOLUTION NO. 21/2015**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF CORTE  
MADERA AMENDING THE TOWN OF CORTE MADERA GENERAL PLAN  
BY ADOPTING THE TOWN OF CORTE MADERA 2015-2023 HOUSING  
ELEMENT**

---

**WHEREAS**, the current *Town of Corte Madera Housing Element* was adopted in April of 2011; and

**WHEREAS**, the State of California requires Bay Area communities to update their housing elements to cover the years 2015 to 2023; and

**WHEREAS**, in March of 2014 the Town Council of the Town of Corte Madera directed staff to begin work on drafting the update to the Housing Element, 2015-2023 (“Project”) and approved a work plan, including public outreach efforts; and

**WHEREAS**, in accordance with Section 65583(c)(8) of the California Government Code, over a ten month period, beginning in June 2014, the Town, through the efforts of the Planning Department, Planning Commission and Town Council, facilitated public participation in the process of preparing a new Housing Element. The participation program obtained public input to define major issues and to draft and critique policies and implementing programs, and informed decision makers of public opinion and proposed planning approaches; and

**WHEREAS**, public meetings related to the Housing Element were noticed on the Town’s website, sent via email to subscribers of the Town’s Housing Element update email group list and the Town’s e-notification system, sent via mail to affordable housing advocates and providers, advertised in the locally published newspapers, and posted on the Corte Madera Community Center reader board; and

**WHEREAS**, on June 30, 2014, and July 24, 2014, community workshops were held to provide information about the Housing Element update process and solicit public comment on housing policies and priorities; and

**WHEREAS**, the Planning Commission and the Town Council each conducted public meetings in January and February 2015, respectively, to familiarize the public with the contents of the draft Housing Element; and

**WHEREAS**, on February 17, 2015, the Town Council directed changes to the draft Housing Element and authorized staff to submit the draft Housing Element to the California Department of Housing and Community Development (HCD) for first phase review, which the staff did on February 20, 2015; and

**WHEREAS**, on March 20, 2015, the Planning Department received comments from HCD on the draft Housing Element via conference call; and

**WHEREAS**, on March 30, 2015, the Planning Department resubmitted the draft Housing Element, incorporating responses to HCD comments; and

**WHEREAS**, on April 2, 2015, the Planning Department received a letter from HCD, dated April 2, 2015, stating that the draft Housing Element will comply with State Housing Element law once adopted and submitted to HCD in accordance with Section 65585(g) of the California Government Code; and

**WHEREAS**, Planning Department staff has evaluated the adequacy of the previously prepared and adopted Environmental Evaluation for the 2011 Housing Element to determine whether the Project is within the scope of the Program EIR for the 2009 General Plan, certified by the Town Council on April 21, 2009; and

**WHEREAS**, a public notice describing the Planning Commission's public hearing on the environmental recommendation pursuant to CEQA Guidelines Section 15162 and 15168, and its recommendation to Town Council on the Project was sent to all individuals and groups, via email, that have requested to receive information about the Project, to all individuals and groups that have registered on the Town's website to receive Planning Commission notices and/or general community news and information, to all local non-profit groups and organization that develop and/or advocate for housing for lower income individuals and families, was posted in accordance with Corte Madera Municipal Code Section 1.08.010, and was published in the Marin Independent Journal, a newspaper of local circulation, on April 17, 2015; and

**WHEREAS**, on April 28, 2015, the Planning Commission did conduct a public hearing on the Project, including its environmental recommendation, and did consider all oral and written testimony submitted to the Town regarding the same prior to making a recommendation to the Town Council regarding the Project; and

**WHEREAS**, by Resolution No. 15-004, the Planning Commission did consider and unanimously recommend that the Town Council find that the Project, and the policies and programs contained therein is within the scope of the FEIR and that no new environmental document is required pursuant to CEQA Guidelines Section 15168 and 15162; and

**WHEREAS**, by same Resolution No. 15-004, the Planning Commission did consider and recommend the Town Council adopt an amendment to the Town of Corte Madera General Plan to incorporate the Project; and

**WHEREAS**, a public notice describing the Town Council's public hearing on the environmental determination pursuant to CEQA Guidelines Section 15168 and 15162, and its pending action on the Housing Element was sent to all affected agencies, and all individuals and groups, via email, that have requested to receive information about the

Housing Element update, to all individuals and groups that have registered on the Town's website to receive Planning Commission notices and/or general community news and information, to all local non-profit groups and organization that develop and/or advocate for housing for lower income individuals and families, was posted in accordance with Corte Madera Municipal Code Section 1.08.010, and was published in the Marin Independent Journal, a newspaper of local circulation, on May 8, 2015; and

**WHEREAS**, the Town Council did conduct a public hearing on May 19, 2015, on the Project, including the environmental determination, and did consider all oral and written testimony submitted to the Town regarding the same prior to taking its actions on the environmental determination pursuant to CEQA Guidelines Section 15162, and the Project; and

**WHEREAS**, on April 28, 2015, the Planning Commission held a duly-noticed public hearing on the Project, including the staff recommendation that adoption of the Project is within the scope of the Program EIR for the 2009 General Plan, certified by the Town Council on April 21, 2009, pursuant to CEQA Guidelines Sections 15168 and 15162; and

**NOW, THEREFORE, BE IT RESOLVED**, that the Town Council of the Town of Corte Madera does hereby find and resolve as follows:

**SECTION 1. Recitals**

The foregoing recitals are true and correct and are incorporated into the findings herein.

**SECTION 2. Record**

The Record of Proceedings ("Record") upon which the Town Council bases its action includes, but is not limited to: (1) the FEIR certified for the 2009 General Plan, including the appendices and technical reports cited in and/or relied upon in preparing the FEIR, (2) the environmental evaluation prepared for the Town of Corte Madera Housing Element, 2007-2014, (3) the Town of Corte Madera Housing Element, 2007-2014, (4) the Project, (5) the staff reports, Town files and records and other documents, prepared for and/or submitted to the Town relating to the Project, (6) the recommendation of the Planning Commission, (7) the evidence, facts, findings and other determinations set forth in this resolution, (8) the 2009 Town of Corte Madera General Plan and the Corte Madera Municipal Code, (9) all documentary and oral evidence received at public workshops, meetings, and hearings or submitted to the City during the comment period relating to the Project, 2015-2023, (10) all other matters of common knowledge to the Town Council including, but not limited to, City, state, and federal laws, policies, rules, regulations, reports, records and projections related to development within the Town of Corte Madera and its surrounding areas.

The location and custodian of the records is the Town of Corte Madera Planning Department, 300 Tamalpais Drive, Corte Madera, California, 94925.

**SECTION 3. Housing Element Findings**

Based on the facts, analysis and findings in Attachment A, attached hereto and incorporated herein by reference, the Town Council finds that the Project is consistent with Government code Sections 65580 through 65589.8 and is internally consistent with other elements of the General Plan.

**SECTION 4. Housing Element Adoption**

Based on the foregoing, the Town Council of the Town of Corte Madera hereby adopts the Project as the Housing Element of the Corte Madera General Plan, attached hereto as Attachment B, and repeals the 2007-2014 Housing Element, adopted in April 2011.

\* \* \* \* \*

**I HEREBY CERTIFY** that the foregoing resolution was duly and regularly adopted by the Town Council of Corte Madera at a regular meeting held on the 19th day of May, 2015, by the following vote, to wit:

AYES: Councilmembers: Condon, Bailey, Furst, Lappert, Ravasio

NOES: Councilmembers:

ABSENT: Councilmembers:

  
Carla Condon, Mayor

ATTEST:

  
Rebecca Vaughn, Town Clerk

