



THE TOWN OF
CORTE MADERA
MARIN COUNTY CALIFORNIA

TOWN OF CORTE MADERA TOWN COUNCIL

NOTICE OF PUBLIC HEARING

TOWN AGENCY: CORTE MADERA TOWN COUNCIL
MEETING DATE: TUESDAY OCTOBER 4, 2016
TIME AND PLACE: 7:30 P.M., CORTE MADERA TOWN HALL, 300 TAMALPAIS DRIVE
SUBJECT: PUBLIC HEARING TO CONSIDER POSSIBLE ADOPTION OF A NEGATIVE DECLARATION, ZONING ORDINANCE AMENDMENTS TO CREATE A NEW MIXED-USE ZONE (MX-1) AND REZONE SEVEN PROPERTIES IN THE TAMAL VISTA CORRIDOR TO MX-1, AND A GENERAL PLAN AMENDMENT TO CHANGE THE LAND USE DESIGNATION FOR 75 TAMAL VISTA BOULEVARD TO MIXED-USE COMMERCIAL FROM PUBLIC/SEMI-PUBLIC FACILITIES.

NOTICE IS HEREBY GIVEN that the Corte Madera Town Council will hold a public hearing to consider applications by the Corte Madera Planning Department to amend the Town's Zoning Ordinance to create a new Mixed-Use Zoning District (MX-1) and rezone seven properties bounded by Tamal Vista Boulevard to the west, Wornum Drive to the north, HWY 101 to the east, and Madera Blvd. to the south ("The Tamal Vista Corridor"), from C-3 and P/SP zoning districts to MX-1. The properties proposed to be rezoned are all existing commercial properties with the following addresses: 50 Madera Blvd., 56 Madera Blvd., 21 Tamal Vista Blvd., 41 Tamal Vista Blvd., 45 Tamal Vista Blvd., 47-71 Tamal Vista Blvd., and 75 Tamal Vista Blvd. The public hearing will also cover a proposed change to the General Plan Land Use Map that would change the land use designation of 75 Tamal Vista Boulevard (the "DMV site") to Mixed-Use Commercial from Public/Semi-Public Facilities and changes to the Land Use Element text intended to reflect adoption of the proposed MX-1 district should it be approved.

The proposed Zoning Ordinance Amendments represent the culmination of a nearly year-long process designed to fulfill the purpose of the development moratorium that was adopted by the Town Council in October 2014, and the goals and objectives of the General Plan that was adopted in 2009, for the Tamal Vista Corridor.

The proposed regulations contained within the MX-1 district are derived directly from, and are intended to implement, the land use policy recommendations outlined in the Tamal Vista Corridor Study Report (the "Report"). As described in detail in the Report, the Report's land use policy recommendations were the product of a robust public discussion that included several workshops, neighborhood meetings, online surveys and comments, and meetings before the Planning Commission and Town Council. The Report, information about prior public meetings and public input, the proposed MX-1 district regulations, and the Initial Study/Negative Declaration prepared to assess the environmental effects of the proposed new regulations can all be accessed at the following web page on the Town's website: <http://www.townofcortemadera.org/579/Tamal-Vista-Corridor-Study-and-Zoning-Am>.

The Planning Department determined that the proposed Zoning Ordinance and General Plan amendments do not have a significant effect on the environment pursuant to Section 15072 of the California Environmental Quality Review Act (CEQA) Guidelines and recommended that the Planning Commission recommend adopting a Negative Declaration.

On September 13, 2016, the Corte Madera Planning Commission, at a duly-noticed public hearing, recommended that the Corte Madera Town Council adopt a Negative Declaration and approve the proposed Zoning Ordinance and General Plan amendments.

All persons interested in the foregoing are invited to appear before the Corte Madera Town Council at the time, day and place mentioned above. If you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this NOTICE, or in written correspondence delivered to the Town of Corte Madera at, or prior to, the public hearing. All written responses will become part of the public record. Staff reports are usually available by 4:30 p.m. on the Friday before the meeting and may be obtained from the Town Clerk, Corte Madera Town Hall, 300 Tamalpais Drive, Corte Madera. If you have any questions about the information contained in this notice, please contact the Planning Department at (415) 927-5064.

I do hereby certify that the foregoing Notice of Public Hearing was duly processed according to the California Government Code and the Corte Madera Municipal Code.

Adam Wolff, Planning Director

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Planning Division at 415-927-5064. Notification two business days (the Friday before the meeting) prior to the meeting will enable the Town to make reasonable arrangements to ensure accessibility to this meeting.
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Sent on or before September 23, 2016