



THE TOWN OF  
CORTE MADERA  
MARIN COUNTY CALIFORNIA

# TOWN OF CORTE MADERA PLANNING COMMISSION

## NOTICE OF PUBLIC HEARING

### CORTE MADERA INN REBUILD PROJECT

**TOWN AGENCY:** CORTE MADERA PLANNING COMMISSION

**MEETING DATE:** **TUESDAY APRIL 11, 2017**

**TIME AND PLACE:** 7:30 P.M., CORTE MADERA TOWN HALL, 300 TAMALPAIS DRIVE

**SUBJECT:** PUBLIC HEARING FOR CONSIDERATION AND POSSIBLE RECOMMENDATION TO THE CORTE MADERA TOWN COUNCIL TO CERTIFY A FINAL ENVIRONMENTAL IMPACT REPORT (FEIR) AND APPROVE APPLICATIONS BY RENESON HOTELS, INC., FOR A NEW DUAL-BRANDED MARRIOTT HOTEL, INCLUDING A 71-ROOM SPRINGHILL SUITES AND A 103-ROOM EXTENDED STAY RESIDENCE INN. APPLICATIONS INCLUDE A PROPOSED GENERAL PLAN AMENDMENT, ZONING ORDINANCE AMENDMENT, NEW PRELIMINARY AND PRECISE PLANS (INCLUDING DESIGN REVIEW), AND A CONDITIONAL USE PERMIT.

NOTICE IS HEREBY GIVEN that the Corte Madera Planning Commission will hold a public hearing to review information, including the Recirculated Environmental Impact Report No. 2 (REIR No. 2) and the revised Final Environmental Impact Report (FEIR), receive public comments, and re-evaluate the Planning Commission's prior resolution (Resolution No. 16-015) recommending to the Corte Madera Town Council certification of the EIR and approval of the applications regarding: 1) a General Plan amendment to create a new General Plan land use designation (Hotel/Motel Highway Commercial) allowing up to .55 FAR; 2) Zoning Ordinance amendment to create a new Zoning district (C-5) consistent with the proposed General Plan land use designation; 3) Preliminary Plan; 4) Precise Plan (including Design Review); and 5) a Condition Use permit to facilitate a proposed new 174-room dual-branded Marriott hotel development at 56 Madera Boulevard (Assessor's Parcel Number 024-031-15).

Reneson Hotels, Inc., is proposing to demolish the existing Corte Madera Inn, a 110-room Best Western affiliated hotel, and the adjacent restaurant (approximately 82,000 sq. ft. of floor area in total), fill the .64 acre pond on the site, and construct a new 174-room, 127,000 sq. ft. hotel.

The proposed hotel facility would include a 3,600 square foot conference area (for up to 300 people), lounge and dining area for hotel guests, a business center, a fitness center, public restrooms, and two board meeting rooms. A swimming pool and spa, basketball court, outdoor seating areas, an artificial pond, and landscaped areas would also be provided as amenities for hotel guests. Parking would be provided for 235 vehicles.

Portions of the hotel structure would be two-stories and other portions would be three-stories. The maximum height of the building would be 35 ft., although roof elements would reach approximately 37 ft. in height. Project plans can be accessed via the following link: <http://www.townofcortemadera.org/531/Corte-Madera-Inn-Rebuild-Project>

Pursuant to the California Environmental Quality Act, an Environmental Impact Report (EIR) was prepared for the proposed project. At its April 26, 2016 meeting, after a series of public hearings regarding the Corte Madera Inn Rebuild proposed project, the Planning Commission recommended that the Town Council certify the EIR by adopting Resolution 16-015. Subsequently, photographic evidence indicating presence of wideongrass at the on-site pond was presented to the Planning Department and it was determined that due to the identification of a new potential significant impact, the Biological Resources section of the EIR required recirculation for public comment. The public comments, and the Planning Department's responses to public comments, are included in a revised Final Environmental Impact Report (FEIR).

All environmental documents and all other information regarding the Planning Commission's prior meetings, project plans, prior staff reports and presentations can be found on the Corte Madera Inn project page here: <http://www.townofcortemadera.org/531/Corte-Madera-Inn-Rebuild-Project> and at the Town of Corte Madera Planning Department, located at 300 Tamalpais Drive, Corte Madera, California, lower level, during public hours: 8:00am – 11:30am and 1:00pm – 3:00pm Monday through Thursday.

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All persons interested in the foregoing are invited to appear before the Corte Madera Planning Commission 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 Planning Department, 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.

Sent on or before March 30, 2017