



NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

To: Marin County Clerk
Responsible and Trustee Agencies
Interested Members of the Public
Properties within 300 feet of the project

From: Town of Corte Madera
300 Tamalpais Drive
Corte Madera, CA 94925

The Town of Corte Madera, acting as Lead Agency under the California Environmental Quality Act (CEQA), has prepared an Initial Study and Mitigated Negative Declaration for the project identified below. Regional and State agencies may also use the Mitigated Negative Declaration prepared by our agency when considering permits or other approvals for the project.

Project Title: 200 Nellen Avenue Mixed Use Building, Corte Madera, CA (APN 024-011-57)

Project Applicant: Sebastyen Jackovics, Property Owner

Project Description: The applicant is requesting Design Review and Variance approval to demolish the existing used car lot structures and surface lot (Active Auto Sales) and construct a new, two-story 8,701 sq. ft. mixed-use, commercial building with 39 on-site parking spaces. An ingress-egress driveway is proposed on Fifer Avenue and egress only driveway is proposed on Nellen Avenue. A new curb cut is required to create the driveway access to Nellen Avenue. The intended uses are retail on the first floor (4,695 sq. ft.) and administrative offices on the second floor (3,747 sq. ft.). A semi-detached elevator shaft is proposed adjacent to the northwest corner of the building. The application does not include any signs at this point. The subject property is governed by the Mixed Use Commercial Land Use Designation and the C-3 (Medium-Density Residential) Zoning District.

An elevation of the project is shown on the back of this notice.

Public Review Period: The public review period for the Mitigated Negative Declaration is from **June 22, 2017 through July 11, 2017**.

Where Document Can Be Reviewed: The Initial Study and Mitigated Negative Declaration is available for review at the Town of Corte Madera Planning Department, 300 Tamalpais Drive, Corte Madera, CA 94952

Public Hearing: A public hearing on the Mitigated Negative Declaration and the project application is scheduled before the Town of Corte Madera Planning Commission on **July 11, 2017 at 7:30 PM at the Council Chambers of the Town Hall** located at 300 Tamalpais Drive, Corte Madera, CA 94925

Comments on the Mitigated Negative Declaration must be received by the end of the review period, July 11, 2017, at 5:00 p.m.

Please submit comments to Phil Boyle, Senior Planner,
Town of Corte Madera Planning Department
300 Tamalpais Drive, Corte Madera CA 94925
Or Email to: pboyle@tcmmail.org
Phone: (415) 927-5067



Mailed and posted on or before June 22, 2017

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