



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 JULY 11, 2017**

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

SUBJECT: CONTINUED PUBLIC HEARING FOR CONSIDERATION AND POSSIBLE RECOMMENDATION TO THE CORTE MADERA TOWN COUNCIL REGARDING A FINAL ENVIRONMENTAL IMPACT REPORT (FEIR) AND APPLICATIONS BY RENESON HOTELS, INC., FOR A NEW DUAL-BRANDED MARRIOTT HOTEL, INCLUDING A 71-ROOM SPRINGHILL SUITES AND A 104-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 Continued Public Hearing, Tuesday, July 11, 2017, to review information, including modifications to the previously-proposed project and responses to Commission direction at the June 13, 2017 public hearing, receive public comments, and consider making a recommendation to the Corte Madera Town Council regarding certification of the EIR and applications by Reneson Hotels, Inc. for:

- 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 and Precise Plans (including Design Review); and
- 4) Condition Use Permit

The requested approvals would facilitate a new, dual-branded Marriott hotel development at 56 Madera Boulevard (Assessor's Parcel Number 024-031-15).

Based on modifications to the proposed project presented at the May 23, 2017 Planning Commission meeting, 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), and construct a new 175-room, approximately 128,000 sq. ft. hotel. A portion of the on-site pond (approximately 1/3 of the existing area) would be retained at the northeastern portion of the project site.

The proposed revisions to the project plans can be accessed via the following link:

<http://www.townofcortemadera.org/DocumentCenter/View/2813>

Pursuant to the California Environmental Quality Act (CEQA), an Environmental Impact Report (EIR) was prepared for the proposed project. All 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.

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.
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Sent on or before June 30, 2017