



TOWN OF CORTE MADERA PLANNING COMMISSION

Town Hall
300 Tamalpais Drive
Corte Madera, CA 94925-1418

TOWN AGENCY: CORTE MADERA PLANNING COMMISSION

MEETING DATE: TUESDAY, AUGUST 8, 2017

TIME AND PLACE: 7:30 PM, CORTE MADERA TOWN HALL, 300 TAMALPAIS DRIVE

SUBJECT: PUBLIC HEARING TO RECEIVE COMMENTS FROM THE PUBLIC REGARDING THE DRAFT ENVIRONMENTAL IMPACT REPORT (DEIR) FOR THE VILLAGE OF CORTE MADERA EXPANSION PROJECT.

PROJECT

LOCATION: THE VILLAGE AT CORTE MADERA AND ADJACENT GRAVEL PARKING LOT, ASSESSOR PARCEL NUMBERS 024-032-030 AND 024-032-019, CORTE MADERA, CA

PROJECT

APPLICANT: CORTE MADERA VILLAGE LLC AND RESTORATION HARDWARE

NOTICE IS HEREBY GIVEN that the Corte Madera Planning Commission will hold a public hearing to receive comments on the Draft Environmental Impact Report (DEIR) prepared for the Village of Corte Madera Expansion Project. The DEIR for the Village of Corte Madera Expansion Project was released for public comment on July 12, 2017. The public comment period closes on **August 25, 2017 at 5:00pm**. The public hearing provides additional opportunity for members of the public and other stakeholders to receive information about the contents and conclusions of the DEIR and provide comments in a public setting. Comments should be directed at the information provided in the DEIR. Responses to comments will not be provided at the public hearing, but will be included in the Final Environmental Impact Report, which will be released at a later date.

The Applicant proposes to build a stand-alone structure for Restoration Hardware of approximately 46,000 square feet to be located on the east side of The Village shopping center in an area of existing parking. The building would have two levels plus an open-air roof-top courtyard surrounding an enclosed scenery loft. The building footprint would be approximately 25,000 square feet at ground level. The ground level would include approximately 5,800 square feet of café space that would seat up to 150 patrons. The top of the elevator tower and roof ridge of the scenery loft would be 46 feet from finished grade. The top of the parapet of the second floor would be 33 feet and 9 inches from finished grade.

Improvements would be made to portions of the existing parking lot at The Village. Improvements include reconfiguration and restriping of existing narrow compact parking spaces with uniform 8.5-foot wide spaces and installation of associated curb islands and small landscaped areas. Construction of the new building and

the parking lot improvements would result in a net decrease of 166 parking spaces in the existing parking lot.

As part of the project, the Applicant proposed to enter into a development agreement with the Town of Corte Madera whereby the Town and Applicant would establish the rights and obligations for use of the gravel lot for parking for The Village including improvements and maintenance. The Town would record a nonexclusive public parking easement on the parcel. Community events, similar to those which have occurred in the past would continue to be allowed. The gravel lot would be paved and striped to accommodate up to 455 parking spaces. Drought tolerant landscaping, including approximately 56 trees, would be installed in planters. Improvements at the gravel lot would require temporary re-routing of Bay Trail users during construction.

The General Plan land use designation for The Village, including the proposed location of the new building, is Mixed-Use Regional Serving Commercial. The General Plan land use designation for the gravel lot is Wetlands and Marshlands. The Applicant has submitted an application to amend the General Plan to change the designation of the gravel lot to the same designation as the shopping center: Mixed-Use Region-Serving Commercial. The Village is currently zoned as Regional Shopping (C-2) District, with Baylands Risk Zone and Natural Habitat (BRZNH) Overlay District. The gravel lot is currently zoned as Parks, Open Space and Natural Habitat (POS) District, with BRZNH Overlay District. The Applicant has submitted an application to the Town to rezone the underlying zoning district of the gravel lot from POS District to C-2 District. No change is proposed to the overlay district. Additionally, the Applicant requests approvals for Preliminary and Precise Plan amendments, Design Review permit, Conditional Use permit, Development Agreement, Lot Line Adjustment, Sign permit, and Zoning Ordinance Amendment.

Additional information regarding the project, including project plans and a project description, can be found on the project's web page at the following address: <http://www.townofcortemadera.org/563/Village-Expansion-Project-Restoration-Ha>.

Location Where Documents Can Be Reviewed: The Draft Environmental Impact Report is currently available for review at the Town Planning Department offices located at 300 Tamalpais Drive from the hours of 8:00 a.m. to 5:00 p.m., Monday through Friday, excluding holidays, by contacting Phil Boyle at 415-927-5067 or pboyle@tcmmail.org. They are also available for review online at <http://www.townofcortemadera.org/563/Village-Expansion-Project-Restoration-Ha>.

If you have any questions about the information contained in this notice, please contact Phil Boyle, Senior Planner at (415) 927-5067 or pboyle@tcmmail.org.

Phil Boyle, Senior Planner

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 July 28, 2017