



THE TOWN OF
CORTE MADERA
MARIN COUNTY CALIFORNIA

TOWN OF CORTE MADERA TOWN COUNCIL

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

MEETING DATE: TUESDAY, NOVEMBER 7, 2017

TIME AND PLACE: 6:30 P.M. TOWN HALL, 300 TAMALPAIS DRIVE

SUBJECT: DRAFT INITIAL STUDY/MITIGATED NEGATIVE DECLARATION – GENERAL PLAN AMENDMENT, REZONING, DESIGN REVIEW AND CONDITIONAL USE PERMIT AMENDMENT FOR ADDITIONS AND MODIFICATIONS TO MARIN MONTESSORI SCHOOL

SITE: 5200, 5164 AND 5168 PARADISE DRIVE, 026-241-18; 026-241-24; 026-231-61 and 026-231-48

APPLICANT: MARIN MONTESSORI SCHOOL

ARCHITECT: PFAU LONG ARCHITECTS

CURRENT GENERAL PLAN DESIGNATION: PUBLIC AND SEMI-PUBLIC FACILITIES AND LOW DENSITY RESIDENTIAL

CURRENT ZONING DESIGNATION: PUBLIC AND SEMI-PUBLIC FACILITIES DISTRICT AND LOW DENSITY RESIDENTIAL DISTRICT (R-1-A)

The Corte Madera Town Council will hold a public hearing related to the project noted above on November 7, 2017. This hearing is a continuation of the public hearing previously held by the Town Council on September 19, 2017.

Marin Montessori School (MMS) submitted an application to the Town of Corte Madera to expand the existing school grounds to include the adjacent residentially-zoned parcel to the east (5164 Paradise Drive - APN 026-231-48) and additions and modifications to the existing residential buildings to convert them into classrooms. The project also includes the demolition of the two dome structures (2,230 sq. ft.) on the east side of the existing campus and construction of a new single story 2,355 sq. ft. classroom building generally in the same location. The new classroom would result in a net increase of approximately 125 sq. ft. of gross floor area for a total area of 23,248 sq. ft. The proposal does not include an increase in students or staff.

This application seeks approval of a General Plan Amendment to change the land use designation of the property at 5164 Paradise Drive from Low Density Residential to Public and Semi-Public Facilities and to rezone the parcel from Low Density Residential District (R-1-A) to Public and Semi-public Facilities District for use as a school facility. The General Plan and Zoning changes are required for MMS to use the existing 5164 Paradise Drive residential buildings and property for school uses.

The application also requests an amendment to the existing Conditional Use Permit to allow expansion of the school campus to include the existing residence and cottage (approximately 3,172 sq. ft.) and adjacent grounds (36,668 sq. ft.) for a total campus development footprint of 23,098 square feet and for the demolition and replacement of the existing dome structures.

The proposed project requires Design Review approval for the new classroom building, various modifications to the existing buildings and site plan, new and replacement landscaping, and includes the extension of the existing pathway on the north side of the campus pursuant to discussions with the Bay Conservation and Development Commission (BCDC) to provide further public access.

An Initial Study (IS) and Mitigated Negative Declaration (MND) were prepared by Sean Kennings of LAK Associates, under contract with the Town. The proposed IS and MND did not find any potential environmental impacts that could not be mitigated to a less-than-significant level. The public review period for the MND was noticed and began on Friday, April 7, 2017 and ended on Friday, May 19, 2017 (5pm).

Location Where Documents Can Be Reviewed: The IS, MND, project application and plans are 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 at <http://www.townofcortemadera.org/668/Marin-Montessori-School>. A video of the prior hearing related to this project can be accessed at: <https://www.youtube.com/watch?v=Sjpx5VBCTzg>.

Story poles showing the proposed classroom building have been installed. To access the site please contact Sam Shapiro, Head of School at 415.924.5388 or sshapiro@marinmontessori.org

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



Looking South East at the New Upper Classrooms and Lower Classrooms

Sean Kennings, Contract Planner and
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 October 27, 2017