



TOWN OF CORTE MADERA TOWN COUNCIL

NOTICE OF PUBLIC HEARING

PROJECT NAME:	GENERAL PLAN HOUSING DENSITY AMENDMENTS
MEETING DATE:	TUESDAY FEBRUARY 6, 2018
TIME AND PLACE:	6:30 P.M., <u>CORTE MADERA TOWN HALL</u>, 300 TAMALPAIS DRIVE
SUBJECT:	PUBLIC HEARING FOR CONSIDERATION AND POSSIBLE ADOPTION OF GENERAL PLAN AMENDMENTS TO THE LAND USE ELEMENT OF THE CORTE MADERA GENERAL PLAN AMENDING: 1) BASE HOUSING DENSITIES AND MAXIMUM FLOOR AREA RATIOS (“FAR”) IN AREAS DESIGNATED MIXED-USE COMMERCIAL ON THE TOWN’S GENERAL PLAN LAND USE DIAGRAM; and 2) THE EXISTING LAND USE DESIGNATION OF THE TOWN’S GRAVEL LOT LOCATED ON REDWOOD HIGHWAY (APN: 024-032-019) FROM MIXED-USE REGION-SERVING COMMERCIAL TO REGION-SERVING COMMERCIAL.
PROJECT CONTACT:	ADAM WOLFF, DIRECTOR, PLANNING AND BUILDING DEPARTMENT awolff@tcmmail.org ; (415) 927-5064

NOTICE IS HEREBY GIVEN that the Corte Madera Town Council will hold a Public Hearing to review information, receive public comments, and consider approval of applications by the Town of Corte Madera Planning Department for:

- 1) A **General Plan Amendment** to amend the Mixed-Use Commercial land use designation (see Land Use Diagram on page two of this notice) by modifying the existing base housing density range (15.1 – 25.0 units/acre) to a single allowed base housing density (not a range), amending the maximum permitted FAR to .34 for non-residential projects and .40 for projects that include residential uses, and modifying related General Plan text where necessary to create consistency with this amendment; and
- 2) A **General Plan Amendment** to amend the existing General Plan land use designation of the Gravel Lot on Redwood Highway (APN: 024-032-019) from Mixed-Use Region Serving Commercial to Region Serving Commercial and modify related General Plan text where necessary to create consistency with this amendment.

Pursuant to the California Environmental Quality Act (CEQA), the Planning Department has determined that this action is exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(3), and is within the scope of the Program EIR for the 2009 General Plan.

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- All interested persons are welcome to attend and to comment, in person or in writing, at the public hearing. You may also submit written comments prior to the public hearing by contacting the project contact (listed above).
 - Additional information regarding the referenced application(s) may be obtained by contacting 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.
 - Town Council meetings are also streamed live and may be viewed at: www.townofcortemadera.org/623/Watch-Live-Video.
 - Staff reports are usually available by 5:00 p.m. on the Friday before the meeting and may be obtained from the project contact (listed 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 (Government Code Section 65009(b)).

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, Director, Planning and Building Department

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 January 26, 2018

