



TOWN OF CORTE MADERA PLANNING COMMISSION

NOTICE OF PUBLIC HEARING

PROJECT NAME: PERMIT AMENDMENT - VILLAGE AT CORTE MADERA EXPANSION PROJECT

PROJECT ADDRESS: THE VILLAGE AT CORTE MADERA, 1618 REDWOOD HIGHWAY, ASSESSOR PARCEL NUMBER 024-032-30, CORTE MADERA, CA

MEETING DATE: TUESDAY APRIL 24, 2018

TIME AND PLACE: 7:00 pm CORTE MADERA TOWN HALL, 300 TAMALPAIS DRIVE

SUBJECT: PERMIT AMENDMENT APPLICATION TO MODIFY THE PRECISE PLAN, WHICH INCLUDES DESIGN REVIEW, FOR THE RH GALLERY AND MODIFICATIONS TO THE CONDITIONAL USE PERMIT FOR THE PROPOSED RESTAURANT OF THE PREVIOUSLY APPROVED VILLAGE AT CORTE MADERA EXPANSION PROJECT. NO MODIFICATIONS TO THE GRAVEL LOT OR THE DEVELOPMENT AGREEMENT ARE PROPOSED.

PROJECT CONTACT: PHIL BOYLE, SENIOR PLANNER, PLANNING AND BUILDING DEPARTMENT pboyle@tcmmail.org; (415) 927-5067

NOTICE IS HEREBY GIVEN that The Corte Madera Planning Commission is conducting a public hearing as required by the Corte Madera Municipal Code (CMMC) and California Government Code to review information, receive public comment, and potentially make a decision on the following Permit Amendment Application (PL-2018-0026-PA). The amendment application includes modifications to the RH Gallery building that was approved by the Town Council last year. These modifications include relocating the restaurant from the ground level to the rooftop scenery loft level. Decreasing the overall building foot print by 27% from 24,355 sq. ft. to 18,622 sq. ft. and adding approximately 5,000 square feet of landscaped areas to the ground floor of the building creating a garden setting on the north, south and east sides of the RH Gallery. Finally, interior changes including the addition of a grand staircase providing access to all floors and a new first level floor plan that allows the public and customers to pass through the building and access The Village Center Courtyard.

The combination of the interior and exterior changes to the previously approved project requires a Permit Amendment which must be reviewed and a decision made by the Planning Commission. This application does not need to be reviewed by the Town Council because no changes are proposed to the General Plan Amendment, the Zoning Ordinance Amendment or the Development Agreement. An addendum to the EIR has been produced which addresses the proposed changes to the project and satisfies all requirements of the California Environmental Quality Act.

On the back of this notice are the approved and the proposed west elevations of the RH Gallery.

- Additional information regarding the project including, the EIR, approved resolutions and ordinance, the development agreement, project plans, prior staff reports and presentations can be found on the Village at Corte Madera Expansion Project web page here: <http://www.townofcortemadera.org/563/Village-Expansion-Project-Restoration-Ha> 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 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).
- Planning Commission meetings are also streamed live and may be viewed at: www.townofcortemadera.org/623/Watch-Live-Video.
- The Planning Commission packet is scheduled to be available no later than 5:00 p.m. Friday, April 20, 2018 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.

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.



WEST ELEVATION OF APPROVED (12/5/17) RH GALLERY



WEST ELEVATION OF PROPOSED RH GALLERY