



TOWN OF CORTE MADERA PLANNING COMMISSION

NOTICE OF PUBLIC HEARING

PROJECT NAME: AMY'S DRIVE-THRU RESTAURANT
PROJECT ADDRESS: 5839 PARADISE DRIVE (APN 024-171-10)
MEETING DATE: TUESDAY MAY 8, 2018
TIME AND PLACE: 7:00 P.M., CORTE MADERA TOWN HALL, 300 TAMALPAIS DRIVE
SUBJECT: CONSIDERATION AND POSSIBLE PLANNING COMMISSION RECOMMENDATION TO THE CORTE MADERA TOWN COUNCIL REGARDING: 1) ZONING ORDINANCE AMENDMENT; 2) CONDITIONAL USE PERMIT; 3) DESIGN REVIEW; AND 4) SIGN PERMIT TO ALLOW FOR CONSTRUCTION AND OPERATION OF A RESTAURANT WITH DRIVE THROUGH LANE AT 5839 PARADISE DRIVE
PROJECT CONTACT: DOUGLAS BUSH, ASSOCIATE PLANNER (DBUSH@TCMMAIL.ORG)

NOTICE IS HEREBY GIVEN that the Corte Madera Planning Commission will hold a Public Hearing to review an application, receive public comment, and consider making a recommendation to the Corte Madera Town Council regarding an application by Amy's Drive-Thru, for:

1. **Zoning Ordinance Amendments** to make restaurants with drive-throughs a conditional use in the C-3 Zoning District, create a parking standard for the proposed use, and create findings and standards for the proposed use.
2. **Conditional Use Permit** to consider an application for the operation of a restaurant with drive-through at 5839 Paradise Drive.
3. **Design Review and Sign Permit** to allow for the construction of a new restaurant with drive-through lane, including demolition of a vacant structure, construction of a new 4,125 square foot restaurant with 1,600 square foot outdoor seating area, and modification of the site layout and related improvements at 5839 Paradise Drive.

The proposed project qualifies for a Class 2 Categorical Exemption under the California Environmental Quality Act. (CEQA Guidelines §15302.) The Class 2 exemption consists of replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced.

- 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 Planning Commission's prior meetings, project plans, prior staff reports and presentations can be found on the project page here: <http://www.townofcortemadera.org/677/Amys-Drive-Thru> 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.
- Planning Commission 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 or 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.

Douglas Bush, Associate 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 April 27, 2018