



THE TOWN OF
CORTE MADERA
MARIN COUNTY CALIFORNIA

TOWN OF CORTE MADERA TOWN COUNCIL NOTICE OF PUBLIC HEARING

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

TOWN AGENCY: CORTE MADERA TOWN COUNCIL

HEARING DATE: **TUESDAY, DECEMBER 16, 2014**

TIME AND PLACE: 7:30 P.M., CORTE MADERA TOWN HALL COUNCIL CHAMBERS, 300 TAMALPAIS DRIVE

SUBJECT: TO CONSIDER ADOPTION OF ZONING ORDINANCE AMENDMENTS RELATED TO TRANSITIONAL AND SUPPORTIVE HOUSING, EMERGENCY SHELTERS, HOUSING FOR INDIVIDUALS WITH DISABILITIES, AND THE STATE HOUSING DENSITY BONUS LAW.

The Corte Madera Town Council will consider proposed Zoning Ordinance Amendments related to implementation programs adopted in the 2011 Housing Element. The proposed amendments would carry out housing policies related to reducing barriers in housing for individuals with disabilities, and removing barriers and promoting development and rehabilitation of housing to meet special needs, including supportive, transitional and emergency housing. Amendments are also proposed to update and clarify existing provisions in the Zoning Ordinance related to housing density bonuses to make them consistent with State law. These proposed amendments are required in order for the Town to qualify for a "streamlined" review of its 2015-2023 Draft Housing Element, which is currently being prepared.

On November 19, 2014, the Corte Madera Planning Commission recommended that that the Town Council approve the proposed Zoning Ordinance Amendments and determined that the amendments related to transitional and supportive housing, emergency shelter, and housing for individuals with disabilities were within the scope of the Program EIR for the 2009 General Plan and that no further environmental review was required pursuant to the California Environmental Quality Act (CEQA) Guidelines sections 15168 and 15162. In addition, the Planning Commission determined that the amendments to make existing density bonus provisions consistent with State density bonus law is exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(3) since it can be seen with certainty that there is no possibility that the activity will have a significant effect on the environment.

All persons interested in the foregoing are invited to appear before the Corte Madera Planning Commission at the time, day and place mentioned 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.

If you are interested in more information about this application, please contact the Corte Madera Planning Department at 927-5064. Staff reports are usually available by 4:30 p.m. on the Friday before the meeting and may be obtained from the Planning Department, Corte Madera Town Hall, 300 Tamalpais Drive.

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.

/s/ Adam Wolff, Planning Director

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 December 4, 2014