



TOWN OF CORTE MADERA PLANNING COMMISSION

NOTICE OF PUBLIC MEETING

PROJECT ADDRESS: 111 LUCKY DRIVE (APN NO. 024-041-10)
MEETING DATE: TUESDAY, OCTOBER 9, 2018
TIME AND PLACE: 7 P.M., CORTE MADERA TOWN HALL, 300 TAMALPAIS DRIVE
SUBJECT: PRELIMINARY REVIEW OF PROPOSED NEW MEMORY CARE FACILITY AT 111 LUCKY DRIVE
PROJECT CONTACT: ADAM WOLFF, PLANNING DIRECTOR, awolff@tcmmail.org (415) 927-5064

NOTICE IS HEREBY GIVEN that the Corte Madera Planning Commission will hold a Study Session for a preliminary review of a proposal for a 71-bedroom, two-story memory care facility (rest home) at 111 Lucky Drive, at the time and location listed above.

The meeting provides the Planning Commission and interested members of the community with an opportunity to gain an understanding of the applicant's proposal and provide preliminary feedback on issues of policy, planning, and design early in the applicant's plan development process. The Planning Commission will not take any actions or make any final decisions at this meeting. Comments provided to the applicant at the hearing are intended to serve as guidance only, based on information available at this time.

The proposed project would redevelop the existing 1.73 acre site currently occupied by an 8,300 square foot office building (Barcelino corporate headquarters). As part of the proposal, the existing structure would be demolished. The proposed memory care facility would be located on the north portion of the lot within the footprint of the existing developed area, facing Lucky Drive. The two-story structure would include approximately 35,984 square feet of floor area and extend to approximately 35 feet in height. The facility would accommodate 71 bedrooms, with dining facility, lounges, and other ancillary spaces, and include a boardwalk and patio seating area located south of the structure overlooking the existing lagoon. The redevelopment of the site is intended to avoid sensitive environmental areas. The project would provide approximately 25 parking spaces. New landscaping would be introduced throughout the site. Several entitlements, including a zoning ordinance amendment, would be necessary to facilitate the proposal.

Additional information, including a staff report and graphic materials, will be posted on the Town's website at <https://www.townofcortemadera.org/802/111-Lucky-Drive> by Friday October 5 at 5:00pm. If you have any questions about the information contained in this notice, please contact the Planning Department at (415) 927-5064.

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- All interested persons are welcome to attend and to comment, in person or in writing, at the public meeting. You may also submit written comments prior to the public meeting by contacting the project contact listed above.
 - Planning Commission meetings are also streamed live and may be viewed at: <https://www.townofcortemadera.org/623/Watch-Live-Video>

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 on or before October 1, 2018

SOUTHWEST PERSPECTIVE



Concept rendering courtesy Oculus Architects, Inc.