



THE TOWN OF
CORTE MADERA
MARIN COUNTY CALIFORNIA

PLANNING COMMISSION NOTICE OF AVAILABILITY AND NOTICE OF PUBLIC HEARING

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

TOWN AGENCY: CORTE MADERA PLANNING COMMISSION
HEARING DATE: THURSDAY, December 18, 2014
TIME AND PLACE: 7:30 P.M., CORTE MADERA TOWN HALL COUNCIL CHAMBERS, 300 TAMALPAIS DRIVE
SUBJECT SITE: 1421 and 1425 Casa Buena Drive, Corte Madera (Assessor's Parcel Number 033-011-02)
APPLICANT: Campus Properties, LLC
ZONE: R-2 (Low-Density Multiple Dwelling District)

NOTICE IS HEREBY GIVEN that the Town of Corte Madera Planning Commission will hold a public hearing to consider the Casa Buena Townhomes project and Draft Mitigated Negative Declaration. The Casa Buena Townhomes project proposes the development of 16 attached townhomes on an approximately 1.23-acre site located at 1421 and 1425 Casa Buena Drive (Assessor's Parcel Number 033-011-02). The townhomes would consist of four different designs and would vary between two- and three-story units, with units having either 3 or 4 bedroom floor plans. The townhomes would be arranged in 4 rows of 4 homes each accessed off a single driveway. The proposed project includes a vesting tentative map for a subdivision of the proposed lot as part of a condominium subdivision map and a request for Density Bonus. The project applicant is requesting an exception to the existing 30-foot height limitation established in the R-2 Low-Density Multiple Dwelling District Regulations (Section 18.08.120 (g) of the Corte Madera Municipal Code) to allow a maximum building height up to 37 feet, 6 inches pursuant to California Government Code Section 65915(d)(2)(A). Additionally, pursuant to California Government Code 65915(e)(1) the applicant is requesting a reduction in the required 35 foot rear yard setback (Section 18.08.120 (e) of the Corte Madera Municipal Code) to allow 25 feet.

Pursuant to the California Environmental Quality Act, an Initial Study and Environmental Checklist were prepared for the proposed project. The Initial Study and Environmental Checklist identified potentially significant impacts in the following areas: air quality, biological resources, cultural resources, noise, transportation and traffic, and utilities/service systems. The analysis concluded that potential impacts would be reduced to less than significant with the implementation of mitigation measures, and as a result, a Draft Mitigated Negative Declaration has been prepared for Commission consideration with the project at the above referenced public hearing.

The proposed project plans and Draft Mitigated Negative Declaration can be reviewed on the Town of Corte Madera website at <http://www.ci.corte-madera.ca.us/>, and at the Town of Corte Madera Planning Department, located at 300 Tamalpais Drive, Corte Madera, California, 94925. Written comments on this proposed Mitigated Negative Declaration must be sent to the Planning Department address listed above and should reference the project name. The 30-day review and comment period will extend from November 18, 2014 to December 17, 2014. Comments may also be presented at the Planning Commission hearing on December 18, 2014.

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, Corte Madera.

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, 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.

Mailed November 18, 2014

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