



TOWN OF CORTE MADERA PLANNING COMMISSION

NOTICE OF PUBLIC HEARING

PROJECT NAME:	RESIDENCES AT PRESERVE SUBDIVISION
PROJECT ADDRESS:	PARADISE DRIVE AT ROBIN DRIVE (APN NO. 038-011-21)
MEETING DATE:	TUESDAY FEBRUARY 26, 2019
TIME AND PLACE:	7:00 P.M., <u>CORTE MADERA TOWN HALL, 300 TAMALPAIS DRIVE</u>
SUBJECT:	PUBLIC HEARING FOR CONSIDERATION AND POSSIBLE RECOMMENDATION TO THE CORTE MADERA TOWN COUNCIL REGARDING A MITIGATED NEGATIVE DECLARATION, ZONING AMENDMENT, PLANNED DEVELOPMENT WITH PRELIMINARY AND PRECISE PLAN, SUBDIVISION TENTATIVE MAP, DESIGN REVIEW, FOR A 24-UNIT RESIDENTIAL SUBDIVISION INCLUDING 8 ACCESSORY DWELLING UNITS AND ASSOCIATED SITE IMPROVEMENTS.
APPLICANT:	AIMCO ROBIN DRIVE L.P.
PROJECT CONTACT:	ADAM WOLFF, DIRECTOR, PLANNING AND BUILDING DEPARTMENT awolff@tcmmail.org ; (415) 927-5064

NOTICE IS HEREBY GIVEN that the Corte Madera Planning Commission will hold a Public Hearing to review information, receive public comments, and consider making a recommendation to the Corte Madera Town Council regarding certification of a Mitigated Negative Declaration and applications by Aimco Robin Drive L.P. for:

- 1) A **Zoning Amendment** to rezone the subject property from Hillside Land Capacity Overlay District to a Planned Development Overlay District;
- 2) **Planned Development with a Preliminary Plan, Precise Plan, Policy Statement, and Subdivision Tentative Map** to subdivide the property into 19 lots and a private street for the development of 16 single-family homes and 8 accessory dwelling units, including modification of zoning standards; and
- 3) **Design Review** to construct 16 structures for 16 single-family units and associated site improvements.

Pursuant to the California Environmental Quality Act (CEQA), an Initial Study/Mitigated Negative Declaration was prepared for the project. All public comments, and the Planning Department's responses to public comments, are included in a revised Mitigated Negative Declaration and Staff Report.

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- 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 Town's Active Projects webpage for the project: http://bit.ly/AIMCO_RobinDrSubdivision 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 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.

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 February 15, 2019