



AMENDED

NOTICE OF AVAILABILITY

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

NOTICE OF AVAILABILITY of the Draft EIR for the Corte Madera Inn Rebuild Project

EXTENSION OF PUBLIC REVIEW PERIOD

To: Public Agencies and Concerned
Citizens/Interested Parties

From: Town of Corte Madera
300 Tamalpais Drive
Corte Madera, CA 94925

Project Applicant: Reneson Hotels, Inc.

Notice: Notice is hereby given that the Town of Corte Madera, acting as Lead Agency under the California Environmental Quality Act (CEQA), will receive public comment and recommendations on a Draft Environmental Impact Report (DEIR) prepared for the Corte Madera Inn Rebuild Project. The review period extends for **62** days beginning **November 17, 2014** and ends at **5:00 pm on January 19, 2015**. This amended notice of availability extends the original public review period an additional 10 days. All comments regarding the Draft EIR must be received by this ending date/time.

Project Location: 56 Madera Blvd., Corte Madera, CA

Project Description: The applicant, Reneson Hotels, proposes building demolitions and new construction to develop a hotel with 187 total rooms. The new hotel would be a “dual-branded” hotel project, with one part being a limited-service traditional transient occupancy hotel (79 total rooms) and the other being an extended-stay hotel (i.e., with kitchenettes) (108 total rooms). The extended-stay hotel would be called Residence Inn by Marriott and the limited-service hotel would be called SpringHill Suites by Marriott. New landscaping would be added to the perimeter of the site as well as interior portions of the site. A pool, spa, and water features would be provided for hotel guest use.

The new building would be a “U-shaped” (partial forth side return) two- to three-story building with a driveway entrance off Madera Boulevard. The two-story portions would be located along the eastern portion of the site, fronting U.S. Highway 101, and along the western portion of the site, fronting Tamal Vista Boulevard. The open portion of the “U” would front on Tamal Vista Blvd., toward the western edge of the site.

The existing 0.64-acre pond on the project site would be filled, the existing restaurant is proposed to be removed, and a restaurant use is not proposed to reoccupy the site.

The project would require a General Plan amendment and a rezoning to allow an increase in the allowable floor area ratio (FAR) for the site from 0.34 to 0.55.¹ The current General Plan designation is Mixed-Use

¹ Floor area ratio refers to the ratio of total square footage of building area to the size of the site.

Commercial. The amendment would designate the site as “Motel/Hotel Highway Commercial.” The current zoning is C-3 Highway Commercial, with the Baylands Risk Zone and Natural Habitat Special Purpose Overlay District. The rezoning would designate the site as “C-5 Motel/Hotel Highway Commercial” and retain the Baylands Risk Zone and Natural Habitat Special Purpose Overlay District. The C-5 district would retain all the development standards of the C-3 district, except for the 0.34 FAR. The C-5 zoning would be specific to the project site (see Appendix H). In addition, the project requires design review approval.

Potential Environmental Impacts: Potentially significant impacts were identified related to aesthetics, air quality, biological resources, cultural resources, geology and soils, hazards and hazardous materials, hydrology and water quality, land use, noise, public services, transportation, utilities and service systems. Each of these potentially significant impacts would be mitigated to a less than significant level if the identified mitigation measures are implemented. The Town of Corte Madera, as lead agency, would ensure implementation of the mitigation measures; therefore, all impacts will be less than significant.

Public Review Period: The public review period for the Draft EIR extends from November 17, 2014 through **January 19, 2015**.

Public Hearing: A public hearing on the Draft EIR was held before the Town of Corte Madera Planning Commission on **December 9, 2014 at 7:30 PM at the Council Chambers of the Town Hall** located at 300 Tamalpais Drive, Corte Madera, CA 94925

Location Where Document Can Be Reviewed: The Town has prepared a Draft EIR for the subject project pursuant to the California Environmental Quality Act. This document is available for review at the Town of Corte Madera Planning Department, 300 Tamalpais Drive, Corte Madera, CA 94952 or may be downloaded from the Town’s website at: www.townofcortemadera.org.

Comments on the Draft Environmental Impact Report must be received, *in writing*,
by the end of the review period, **January 19, 2015, at 5:00 p.m.**
Submit comments to Adam Wolff, Planning and Building Director
Town of Corte Madera Planning Department
300 Tamalpais Drive, Corte Madera CA 94925
Or Email to : AWolff@tcmmail.org
Phone: (415) 927-5064