



THE TOWN OF  
CORTE MADERA

MARIN COUNTY CALIFORNIA

**TOWN OF CORTE MADERA**

**FRIDAY MAILING**

**FOR WEEK ENDING:**

**12/30/14**



THE TOWN OF  
CORTE MADERA  
MARIN COUNTY CALIFORNIA

300 TAMALPAIS DRIVE  
CORTE MADERA, CA  
94925-1492

[www.ci.corte-madera.ca.us](http://www.ci.corte-madera.ca.us)

TOWN MANAGER  
TOWN COUNCIL  
415-927-5050

TOWN CLERK  
415-927-5086

FINANCE / BUS. LICENSE  
415-927-5055

FIRE DEPARTMENT  
415-927-5077

PLANNING / ZONING  
415-927-5064

BUILDING INSPECTOR  
415-927-5062

TOWN ENGINEER  
PUBLIC WORKS  
415-927-5057

RECREATION DEPARTMENT  
415-927-5072

SANITARY DISTRICT NO. 2  
415-927-5057

CENTRAL MARIN POLICE AUTHORITY  
415-927-5150

December 23, 2014

Dear Housing Element Participants,

I know it's been a while since our meetings in the summer and it is probably apparent that our planned next step – a Fall meeting with the Planning Commission on the Draft Housing Element – has been somewhat delayed, but I'd like to inform you that we are back on track and the 2015-2023 Draft Housing Element Update is now available on our website for review. You can access and download the document in its entirety or by individual chapters by clicking on the following link: <http://www.ci.corte-madera.ca.us/183/Housing-Element-Update-2015---2023>.

As you may recall from our workshops, every Town, City and County in California is required to update their Housing Element approximately every eight years and such update must include specific housing-related information required by State law. Perhaps most importantly, each jurisdiction is required to identify "adequate housing sites" that are either under construction or properly zoned and available to meet the jurisdiction's "fair share" of regional housing needs at all income levels for the eight year planning period. For Corte Madera, after accounting for sites currently under construction or completed in 2014, this means identifying "adequate housing sites" to meet the remaining "fair share" requirement of 29 units, including 18 very low and 11 moderate income housing units for the 2015-2023 planning period. By carrying over three housing sites that were identified, but not developed, in the 2007-2014 Housing Element planning period, and accounting for the continued development of second units, this remaining "fair share" requirement can be met in the 2015-2023 Draft Housing Element without the need to rezone or otherwise make available any additional housing sites within the Town. This specific information is reflected in Chapter 3 of the 2015-2023 Draft Housing Element.

In reviewing the 2015-2023 Draft Housing Element, you will note that the document has been edited in "track changes" consistent with the State Department of Housing and Community Development's (HCD) submission requirements for a "streamlined" review. This new type of review process is intended to create efficiencies in the preparation of the updated element as well as clarity and brevity in HCD's review process. Recognizing that much of the information in an existing and previously-certified housing element may still be current, the streamlined review allows us to submit a Draft Housing Element that indicates where changes have been made. HCD will review the changes that have occurred since the prior planning period and will accept those sections that have not changed as continuing to be in compliance with statutory requirements.

Therefore, the 2015-2023 Draft Housing Element uses Corte Madera's previously-certified 2007-2014 Housing Element, adopted in 2011, as the base document and revisions are shown in strikethrough and underline format, except where an entire section has been revised. In that case, the heading has been highlighted in yellow to indicate that everything that follows in that section has been revised. Tables and figures that were revised are indicated by a yellow highlighted table or figure number.

Finally, I wanted to make sure that everyone has a sense of the future timeline of events related to the adoption of the 2015-2023 Housing Element. Staff is planning on presenting the 2015-2023 Draft Housing Element to the Planning Commission in January and to the Town Council in February in what can be described as working sessions. Both the Planning Commission and Town Council will be considering public comments and recommending revisions to the Draft prior to sending the document to the State Department of Housing and Community Development (HCD) for their 60-day review. These meetings will be individually noticed to those receiving this email, will be posted on the Town's website, on the Town's reader board outside the Community Center, in local newspapers and in other public places to ensure the meetings are widely publicized to Corte Madera residents. The draft Housing Element would then come back to the Planning Commission and Town Council for formal adoption in April and May. By adopting the 2015-2023 Housing Element by May 31, 2015, the Town will not be required to submit a new Housing Element until 2023 (an "eight-year cycle"). Otherwise, the Town will be subject to a "four year cycle" and would have to submit another updated Housing Element in 2019.

A draft timeline of the next steps is posted below.

#### **DRAFT HOUSING ELEMENT TIMELINE**

##### **January 13, 2015**

Planning Commission Public Meeting on Draft Housing Element; possible recommendation to send draft to Town Council

##### **February 3, 2015**

Town Council Public Meeting on Draft Housing Element; possible recommendation to send to HCD

##### **February 17, 2015**

2nd Town Council Public Meeting on Draft Housing Element\*

##### **April 28, 2015**

Planning Commission Public Hearing; Consideration of HCD Comments and Adoption of Housing Element

##### **May 19, 2015**

Town Council Public Hearing; Consideration of HCD Comments and Adoption of Housing Element.

\*Additional meetings as necessary

I want to thank you all for your patience and look forward to your continued participation in this process. We will provide more regular updates moving forward, including on our Housing Element web page (<http://www.ci.corte-madera.ca.us/183/Housing-Element-Update-2015---2023>), where you can also find links to other Housing Element related information such as the 2007-2014 Housing Element, the summer workshop presentation and summary documents, and agendas and minutes. In the meantime please let me know if you have any questions. Happy Holidays and New Year!

Best,  
Adam

ADAM WOLFF, AICP  
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# **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.<sup>1</sup> The current General Plan designation is Mixed-Use

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<sup>1</sup> 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](http://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**