



TOWN OF CORTE MADERA PLANNING COMMISSION

NOTICE OF PUBLIC HEARING

PROJECT ADDRESS: TOWN OF CORTE MADERA

MEETING DATE: FEBRUARY 11, 2020

TIME AND PLACE: 7:00 P.M., CORTE MADERA TOWN HALL, 300 TAMALPAIS DRIVE

SUBJECT: PUBLIC HEARING FOR THE CONSIDERATION OF PROPOSED ZONING ORDINANCE AMENDMENTS TO CHAPTERS 18.18 AND 18.31 OF THE CORTE MADERA MUNICIPAL CODE TO LIMIT ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS WITHIN EXISTING STRUCTURES WITHIN THE CHRISTMAS TREE HILL OVERLAY DISTRICT AND CONSIDERATION OF NON-SUBSTANTIVE CLEAN-UP CHANGES AND CLARIFICATIONS TO CHAPTER 18.31

PROJECT CONTACT: MARTHA BATTAGLIA, SENIOR PLANNER
mbattaglia@tcmmail.org, (415) 927-5791

NOTICE IS HEREBY GIVEN that the Corte Madera Planning Commission will hold a public hearing on proposed zoning ordinance amendments related to Accessory Dwelling Unit (ADU) and Junior Accessory Dwelling Unit (JADU) Regulations to Chapter 18.18 (Special Purpose Overlay Districts) and Chapter 18.31 (Accessory Dwelling Units) of the Town of Corte Madera Municipal Code.

The Town Council adopted Ordinance No. 992 on January 21, 2020 to repeal and replace the prior version of Chapter 18.31 (Accessory Dwelling Units) and amend Chapters 18.04 (Definitions), 18.18 (Special Purpose Overlay District), and 18.20 (Off-street Parking and Loading) of the Municipal Code. Based on direction provided by the Town Council on January 21, 2020, the Planning Commission will consider further amendments to Chapters 18.18 and 18.31 to limit ADUs and JADUs within existing structures (i.e. basements, garages, & accessory structures) within the portions of the Christmas Tree Hill Overlay District that are subject to ADU capacity limitations. In addition, staff will ask the Planning Commission to consider additional non-substantive clean-up changes and clarifications to Chapter 18.31, none of which change the meaning or intent of the ordinance adopted by the Town Council on January 21, 2020. A subsequent public hearing will be held before the Town Council and will be duly noticed in advance of the meeting.

The Planning Department recommends that this project is exempt from the California Environmental Quality Act (CEQA) under statutory exemption 15282(h) since the proposed ordinance is intended to implement the provisions of Government Code Section 65852.2.

- 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 prior meetings, prior staff reports and presentations can be found on the Town's Active Projects webpage for the project: <https://www.townofcortemadera.org/639/Accessory-Dwelling-Units>.
- If you have any questions or comments about this application, please call Martha Battaglia at (415) 927-5791, or come to Town Hall at 300 Tamalpais Drive, from 8:00 a.m. to 11:30 a.m. and 1:00 p.m. to 3:00 p.m., Monday through Thursday.
- Planning Commission meetings are 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).

I do hereby certify that the foregoing Notice of the Public Hearing was duly processed according to the California Government Code and the Corte Madera Municipal Code.

Martha Battaglia, Senior Planner

Sent on or before January 31, 2020

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