



THE TOWN OF
CORTE MADERA
MARIN COUNTY CALIFORNIA

TOWN OF CORTE MADERA PLANNING COMMISSION NOTICE OF PUBLIC HEARING

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

TOWN AGENCY: CORTE MADERA PLANNING COMMISSION

HEARING DATE: **TUESDAY, APRIL 28, 2015**

TIME AND PLACE: 7:30 P.M., CORTE MADERA TOWN HALL COUNCIL CHAMBERS, 300 TAMALPAIS DRIVE

SUBJECT: PUBLIC HEARING TO REVIEW AND CONSIDER RECOMMENDING APPROVAL OF A GENERAL PLAN AMENDMENT (GP 14-001) FOR ADOPTION OF 2015-2023 DRAFT HOUSING ELEMENT AND A DETERMINATION THAT ADOPTION OF THE HOUSING ELEMENT IS WITHIN THE SCOPE OF THE PROGRAM EIR FOR THE 2009 GENERAL PLAN

The Corte Madera Planning Commission, at its regularly scheduled meeting on Tuesday, April 28, 2015, will review and consider a recommendation to adopt the 4th Draft of the 2015-2023 Housing Element. Pursuant to Corte Madera Municipal Code 2.16.050, the Planning Commission shall initiate amendments to the General Plan and shall send its recommendation to the Corte Madera Town Council consistent with California Government Code Section 65354.

According to State Law, an update of the Housing Element is required every eight years. This proposed update would cover the planning period between 2015 and 2023. The primary purpose of the Housing Element is to set the goals, policies, quantified objectives, and scheduled programs to preserve, improve, and develop housing for all social and economic segments of the community. The currently proposed draft was developed over the last year after public review and input at several public meetings. Most recently, changes to the draft were made after the January 13, 2015, Planning Commission meeting, and February 3 and 17, 2015, Town Council meetings. After incorporating minor changes requested by the State Department of Housing and Community Development (HCD) in its review, HCD has determined that the current draft would comply with State housing element law if adopted by the Town.

Staff recommends that the proposed amendment to the General Plan to update the Housing Element, previously updated and adopted in April 2011, is within the scope of the Program EIR for the 2009 General Plan and that no further environmental review is required pursuant to the California Environmental Quality Act (CEQA) Guidelines sections 15162 and 15168.

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 or visit the Town's Housing Element webpage at: <http://www.townofcortemadera.org/183/Housing-Element-Update-2015---2023>. Staff reports are usually available by 5:00 p.m. on the Friday before the meeting and may be obtained from the Planning Department, Corte Madera Town Hall, 300 Tamalpais Drive.

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.

/s/ 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 April 17, 2015