



# 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, MAY 12, 2015**  
**TIME AND PLACE:** 7:30 P.M., CORTE MADERA TOWN HALL COUNCIL CHAMBERS, 300 TAMALPAIS DRIVE  
**SUBJECT:** PRECISE DEVELOPMENT PLAN AMENDMENT PERMIT NO. PDP 15-001 – This application is an amendment to the approved Village at Corte Madera Precise Development Plan from October 2013. The proposed landscape plan includes the removal of some of the recently-added landscaping and the installation of trees, shrubs, perennials and ground covers between the Village at Corte Madera’s west parking lot and Highway 101.  
**SITE:** The Village at Corte Madera, 1618 Redwood Highway, APN 024-032-22, 29, 30  
**OWNER:** Macerich  
**DESIGNER:** Pedersen Associates Landscape Architects  
**ZONING:** C-2 (Regional Shopping District) and BRNH (Baylands Risk Zone and Natural Habitat Overlay)

**SUMMARY:**

The applicant intends to improve the landscaping along the west side of its property, adjacent to Highway 101, in response to concerns raised by the Town regarding the adequacy of prior landscape plans in shielding vehicles from view and creating a more green, attractive environment. The project area extends almost the entire length of the western edge of the Village Shopping Center, from Macy’s to Nordstrom. The proposed landscape plan includes the removal of some of the existing trees and shrubs and the installation of seventy-seven, 24 and 36 inch box trees, 268 shrubs, 46 perennials and various groundcovers. All of the landscaping will be watered with automatic drip irrigation and the project plans will be reviewed and approved by the Marin Municipal Water District prior to building permit submittal to the Town of Corte Madera.

A complete set of plans is available for review at the Planning Department.

The Planning Department recommends that this project is exempt from the California Environmental Quality Act (CEQA) under Categorical Exemption Class 4, Minor Alterations to Land (CEQA Guidelines Section 15304).

All persons interested in the foregoing are invited to appear before the Corte Madera Planning Commission at the time, day and place 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.

If you are interested in more information about this application, please contact the Corte Madera Planning Department at 927-5064. Staff reports are usually available by 4:30 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.

Phil Boyle, Senior Planner

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Planning Department 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.

Mailed on or before May 1, 2015