



THE TOWN OF
CORTE MADERA
MARIN COUNTY CALIFORNIA

TOWN OF CORTE MADERA PLANNING COMMISSION

NOTICE OF PUBLIC HEARING

1441 CASA BUENA TOWNHOME PROPOSAL

TOWN AGENCY: CORTE MADERA PLANNING COMMISSION
MEETING DATE: TUESDAY AUGUST 11, 2015
TIME AND PLACE: 7:30 P.M., CORTE MADERA COMMUNITY CENTER, 498 TAMALPAIS DRIVE
SUBJECT: PUBLIC HEARING TO CONSIDER APPLICATIONS BY PRESIDIO MANA MARIN, c/o BAYROCK MULTIFAMILY LLC, FOR A NEW 46-UNIT TOWNHOME DEVELOPMENT AT 1441 CASA BUENA DRIVE.

NOTICE IS HEREBY GIVEN that the Corte Madera Planning Commission will hold a public hearing to consider the 1441 Casa Buena Townhome proposal, related land use applications, and the Mitigated Negative Declaration prepared by the Town to evaluate and disclose the potential environmental implications of the project and related avoidance or mitigation measures.

Presidio Mana Marin, c/o Bayrock Multifamily, LLC, (the "applicant") is proposing the development of 46 townhomes at 1441 Casa Buena Drive (Assessor's Parcel Number 033-011-056). The subject property is a 3.51-acre site that fronts on Casa Buena Drive, directly west of and adjacent to U.S. Highway 101. The property also abuts 1421 Casa Buena Drive, a 1.23-acre site located to the south and recently approved for the development of 16 townhomes within four buildings. Directly to the north of the project site is a seven unit apartment complex at 1449 Casa Buena Drive and directly to the west of the project site is Meadow Valley Road which provides access to several single-family homes.

The proposal calls for demolition of the existing four, two-story buildings and 32 rental apartments currently located on site and the development of 20 new two and three unit structures, two and three stories in height, containing a total of 46 townhomes to be individually sold.

The proposed project includes requests for a conditional use permit in order to develop condominiums, a vesting tentative map to subdivide the property into individual lots, a zoning ordinance amendment to reduce the number of below market rate homes required to be included in the project, a density bonus for providing below market homes, and a design review approval.

Pursuant to the California Environmental Quality Act, an Initial Study and Environmental Checklist were prepared for the proposed project. The Initial Study and Environmental Checklist identified potentially significant impacts in the following areas: aesthetics, air quality, biological resources, cultural resources, geology and soils, hazards and hazardous materials, hydrology and water quality, noise, population and housing, transportation and traffic, and utilities/service systems. The analysis concluded that potential significant impacts would be reduced to less than significant levels with the implementation of mitigation measures, and as a result, a Draft Mitigated Negative Declaration has been prepared for Commission consideration with the project at the above referenced public hearing.

The proposed project plans and Draft Mitigated Negative Declaration can be reviewed on the Town of Corte Madera website at <http://www.townofcortemadera.org/553/1441-Casa-Buena-Drive> and at the Town of Corte Madera Planning Department, located at 300 Tamalpais Drive, Corte Madera, California, lower level, during public hours: 8:00am – 11:30am and 1:00pm – 3:00pm Monday through Thursday.

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. 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, Corte Madera. If you have any questions about the information contained in this notice, please contact the Planning Department at (415) 927-5064.

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.

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 July 30, 2015