



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 NOVEMBER 10, 2015
TIME AND PLACE: 7:30 P.M., CORTE MADERA TOWN HALL, 300 TAMALPAIS DRIVE
SUBJECT: PUBLIC HEARING TO CONSIDER AND REVIEW A RESOLUTION RECOMMENDING DENIAL OF APPLICATIONS BY PRESIDIO MANA MARIN, c/o BAYROCK MULTIFAMILY LLC, INCLUDING A ZONING AMENDMENT, CONDITIONAL USE, TENTATIVE MAP, AND DESIGN REVIEW, FOR A NEW 46-UNIT TOWNHOME DEVELOPMENT AT 1441 CASA BUENA DRIVE; AND CONSIDERATION OF A RESOLUTION TO NOT ADOPT A MITIGATED NEGATIVE DECLARATION PREPARED BY THE TOWN TO ADDRESS ENVIRONMENTAL IMPACTS.

NOTICE IS HEREBY GIVEN that the Corte Madera Planning Commission will continue a public hearing on November 10, 2015, to consider and review a resolution recommending denial of the land use applications associated with the 1441 Casa Buena Townhome proposal, and a resolution to not adopt the Mitigated Negative Declaration prepared by the Town to evaluate and disclose the potential environmental impacts of the project and related avoidance or mitigation measures.

Presidio Mana Marin, c/o Bayrock Multifamily, LLC, (the "applicant") submitted applications 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 and duplexes.

The proposal calls for demolition of the existing four, two-story buildings and 32 rental apartments currently located on site and the development of 19 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 density bonus for providing below market homes, and a design review approval. In addition, the applicant is proposing a zoning ordinance amendment to reduce the number of below market rate homes required to be included in the project. The applicant is proposing to eliminate the Town-wide requirement that 5% of units in for-sale projects with 10 or more units be provided for very low income households. The Town-wide requirement that 10% of units be provided for low income households and 10% of units be provided for moderate income households in the same type of projects would be retained.

At the October 13, 2015 Planning Commission meeting, a public hearing on this proposal was held and testimony from the public and applicant was considered. The Planning Commission approved several motions recommending denial of the applications associated with the proposal and recommending that the Mitigated Negative Declaration not be adopted.

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 was prepared.

The proposed original and revised 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 October 30, 2015