



THE TOWN OF
CORTE MADERA
MARIN COUNTY CALIFORNIA

TOWN OF CORTE MADERA PLANNING COMMISSION

NOTICE OF PUBLIC HEARING

CORTE MADERA INN REBUILD PROJECT

TOWN AGENCY: CORTE MADERA PLANNING COMMISSION
MEETING DATE: TUESDAY MARCH 8, 2016
TIME AND PLACE: 7:30 P.M., CORTE MADERA TOWN HALL, 300 TAMALPAIS DRIVE
SUBJECT: CONTINUATION OF A PUBLIC HEARING TO CONSIDER INFORMATION PRESENTED BY STAFF FOR POTENTIAL CIRCULATION IMPROVEMENTS ADJACENT TO THE CORTE MADERA INN PROJECT SITE, INCLUDING ENHANCEMENTS TO BICYCLE AND PEDESTRIAN INFRASTRUCTURE ALONG TAMAL VISTA BOULEVARD.

NOTICE IS HEREBY GIVEN that the Corte Madera Planning Commission will continue a public hearing related to the Corte Madera Inn Rebuild project on March 8, 2016, at 7:30pm at Corte Madera Town Hall, 300 Tamalpais Drive. This public hearing will focus on information presented by staff for potential streetscape improvements along Tamal Vista Boulevard, including options for creating new bicycle lanes and sidewalks in conjunction with potential redevelopment of the Corte Madera Inn site. The next public hearing on the Corte Madera Inn Project is tentatively scheduled for March 22, 2016, where the applicant will respond to Planning Commission comments from the January public hearing and the Commission will continue deliberations on the merits of the project. Notice of that meeting will be provided separately

Reneson Hotels, Inc., is proposing to demolish the existing Corte Madera Inn, a 110-room Best Western affiliated hotel, and the adjacent restaurant (approximately 82,000 sq. ft. of floor area in total), fill the 0.64 acre pond on the site, and construct a new 131,000 sq. ft. dual-branded hotel, consisting of 107 extended-stay hotel rooms (Marriott Residence Inn) and 78 traditional hotel room (Marriott SpringHill Suites) in a single building on the 5.47 acre project site located at 56 Madera Boulevard, immediately west of US Hwy 101 and north of the Corte Madera Town Center (Assessor's Parcel Number 024-031-15).

The proposed hotel facility would include a 3,600 square foot conference area (for up to 300 people), lounge and dining area for hotel guests, a business center, a fitness center, public restrooms, and two board meeting rooms. A swimming pool and spa, basketball court, outdoor seating areas, an artificial pond, and landscaped areas would also be provided as amenities for hotel guests. Parking would be provided for 257 vehicles.

Portions of the hotel structure would be two-stories and other portions would be three-stories. The maximum height of the building would be 35 ft., although decorative elements proposed at the corners of the building are proposed to reach 37 ft. in height. Project plans can be accessed via the following link: <http://www.townofcortemadera.org/531/3634/Corte-Madera-Inn-Rebuild-Project>.

The proposed project includes requests for a General Plan Amendment to create a new General Plan land use designation for hotels (Motel/Hotel Highway Commercial) that would allow up to .55 FAR; a Zoning Amendment to create a new Zoning District for hotels (C-5) and would rezone the project site from C-3 to C-5;

a preliminary and precise plan approval to allow for the specific use, floor area, site plan and design proposed; and a conditional use permit to allow a hotel in the new C-5 zoning district. The Corte Madera Planning Commission will be making recommendations to the Town Council on each of these requests.

Pursuant to the California Environmental Quality Act, an Environmental Impact Report (EIR) was prepared for the proposed project. The EIR 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, land use and planning, noise, public services, 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. Public comments on the Draft Environmental Impact Report (DEIR) and the Recirculated Draft Environmental Impact Report (RDEIR), responses to those comments, and the draft Mitigation Monitoring and Reporting Program are contained in the Final Environmental Impact Report (FEIR), which can be reviewed on the Town of Corte Madera website at: <http://www.townofcortemadera.org/531/3634/Corte-Madera-Inn-Rebuild-Project> 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.
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Sent on or before February 26, 2016