

**BEFORE THE TOWN OF CORTE MADERA PLANNING COMMISSION**

<p><b>In the Matter of:</b> Recommendation to the Town of Corte Madera Town Council for approval of a Resolution approving a Preliminary and Precise Plan, Design Review Permit, and Sign Permits for the Corte Madera Residence Inn application submitted by Reneson Hotels Inc. c (APN 024-031-15).</p>	<p><b>Resolution No. 22-004</b> <b>Permit No. PL-2021-0023</b></p> <p><b>Adoption Date:</b></p>
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**WHEREAS**, in February 20, 2018, the Town Council of the Town of Corte Madera directed staff to prepare a draft Hotel Floor Area Bonus Ordinance to update the existing Fifer/Tamal Vista Planning Area; and

**WHEREAS**, On June 16, 2020, the Town Council passed Ordinance 995 to adopt and incorporate the Town of Corte Madera Hotel Floor Area Bonus Ordinance; and

**WHEREAS**, Reneson Hotels, LLC. submitted an application on March 2, 2021 for a Preliminary Plan, Precise Plan, Conditional Use Permit, Design Review, and Sign Permit to develop a new 149 room hotel, and associated landscaping, tree removal, and site improvements at 56 Madera Boulevard (APN 024-031-15); and

**WHEREAS**, the requested development application, includes a Preliminary and Precise Plan to redevelop the project site with a new 149 room hotel and associated landscaping and site improvements; and

**WHEREAS**, on November 17, 2021 the Notice of Completion and Draft Initial Study/Environmental Checklist for the project was filed with the State Clearinghouse beginning a 30-day public review period; and

**WHEREAS**, on November XX, 2021 the Notice of Availability and Notice of Intent to Adopt a Mitigated Negative Declaration for the project was filed with the Marin County Clerk; and

**WHEREAS**, on November XX, 2021 the Notice of Availability of the Draft Initial Study/Environmental Checklist and Notice of Public Hearing for the project were mailed to residents within 500 feet of the subject property; and

**WHEREAS**, on January 15, 2022 the Town sent a notice to all properties within 500 feet of the project site announcing a February 26, 2019 Planning Commission hearing to review the application; and

**WHEREAS**, on January 25, 2022, the Corte Madera Planning Commission held a public hearing on the project,

heard testimony from the applicant and interested parties, and at the close of the public hearing voted to adopt Resolution No. 22-004, recommending to the Town Council of the Town of Corte Madera that it certify the Mitigated Negative Declaration, and approve the requested Conditional Use Permit, Preliminary Plan, Precise Plan, Design Review, and Sign Permit for the project.

**NOW, THEREFORE, BE IT RESOLVED**, that the Planning Commission of the Town of Corte Madera does hereby **recommend that the Town Council of the Town of Corte Madera approve** an Preliminary and Precise Plan, Design Review and Sign Permit for the Corte Madera Residence Inn application submitted by Reneson Hotels, Inc., based upon the findings listed below:

1. Recitals

The foregoing recitals are true and correct and are incorporated into the findings herein.

2. Record

The Record of Proceedings ("Record") upon which the Planning Commission makes its recommendation includes, but is not limited to:

(1) the FEIR certified for the 2009 General Plan, including the appendices and technical reports cited in and/or relied upon in preparing the FEIR, (2) the Initial Study/Mitigated Negative Declaration for the Hotel Floor Area Bonus, (4) all staff reports, Town files and records and other documents prepared for and/or submitted to the Commission relating to the Corte Madera Residence Inn Project, and its request for a Conditional Use Permit, a Preliminary Plan, Precise Plan, Design Review, and Sign Permit, (5) all documentary and oral evidence received at public hearings or submitted to the Town relating to the project, and (6) all matters of common knowledge to the Commission and the Town, including, but not limited to, Town, state, and federal laws, policies, rules, regulations, reports, records and projections related to development within the Town and its surrounding areas.

The location and custodian of the Record is the Planning Director of the Town of Corte Madera, 300 Tamalpais Drive, Corte Madera, CA 94925.

3. Findings

General

The proposed Project is contingent upon Town Council approval of the requested Preliminary and Precise Plans to redevelop the project site due to the general provisions pursuant to CMMC 18.18.040 and 18.18.050 related to special purpose overlay districts. The Corte Madera Planning Commission recommends Town Council approval of the Preliminary and Precise Plans as outlined in the associated Planning Commission Resolution 22-0XX. The Baylands Risk Zone and Natural Habitat Overlay District provisions are intended to allow freedom of design to obtain developments which will be an asset to the town by equaling or surpassing the quality required by the regulations of underlying Zoning Districts. A development is implemented through a Preliminary Plan and Precise Plan. The proposed development for the hotel implements a creative design approach that ensures consistency with the base mixed-use zoning district while respecting the potential hazards associated with the Baylands overlay.

Required Preliminary Map Findings

Per CMMC 918.18.40, the Planning Commission may recommend approval or conditional approval of a Preliminary Plan subject to the findings below.

- 1. The Project can be substantially completed within a period of four years.**

The proposed construction timeframe is expected to be 20 months; Condition #11 ensures the work will be conducted in a single phase.

- 2. Each individual phase of the Project, as well as the total development, can exist as an independent unit capable of creating an environment of sustained desirability and stability, and the proposed uses will be harmonious with present uses in the vicinity.**

The project will be constructed in one phase, per Condition #11.

- 3. The proposed density will not exceed the capacity of the land to sustain it, and traffic generated by the development will not exceed the capacity of the local street system, including intersections.**

The proposed hotel unit count is consistent with the General Plan development program for the site and is more responsive to the environmental context than originally envisioned in the development program due to avoiding existing onsite natural resources. As provided in the CEQA IS/MND, the Project will not generate excessive traffic beyond the capacity of the local street system. Existing pedestrian and bicycle access at the intersection of Madera and Tamal Vista will be improved consistent with the project's CEQA Mitigation Monitoring and Reporting Plan to further pedestrian and bicycle safety in the Town.

- 4. The Project will continue the development pattern of any adjacent residential neighborhoods without abrupt change and will not significantly affect traffic patterns, views and land use in adjacent residential neighborhoods.**

The Project is a redevelopment of an existing hotel and visitor serving use in the commercial core of Corte Madera. The new hotel provides high quality architecture and is compatible with residential neighborhoods west of the project site. The project also provides a buffer between the low-density residential neighborhoods to the west and Highway 101 east of the site. The project is compatible with existing neighborhoods, will not generate significant traffic, and will improve the circulation conditions in the area and conditions and with CEQA mitigations incorporated.

- 5. Existing or proposed utility services are adequate to serve the Project, and adequate fire protection can be provided.**

The project site is currently served by all required utilities. The applicant has secured will-serve letters from all necessary utilities indicating ongoing capacity to service the Project.

- 6. The Project conforms with the purposes of the Overlay District in which the site is located and conforms to the General Plan and Zoning Code.**

The project is consistent with the applicable Overlay District as described in the associated Planning Commission Resolution 22-0XX recommending Town Council approval of the requested Conditional Use Permit findings.

it improves circulation options and safety for vehicles, cyclists, and pedestrians (addressing General Plan Programs CIR-I.1.c, CIR-2.1.a, CIR-3.1.b, CIR-3.1.d, CIR-3.3.b, CIR-5.1.b, RCS-6.5.b, and PR-3. 1.a),

it is well designed and is compatible with the neighborhood and context (addressing General Plan Policies LU-2.4, CD-t.2, CD-l.3, CD-1.5, CD-2.4, CD-2.5, CD-3.1, CD-3.3, H-3.2, and H-3.3);

it protects natural resources (addressing General Plan Programs RCS-2.6.d, RCS-7.1.a, RCS-9.2a, and

Policy RCS-7.3); and

it incorporates safety and fire resistance measures to reduce overall risk of harm (addressing General Plan Programs PSH-1.1.c, PSH-8.2.a, and PSH-8.2.d):

### **Required Precise Plan and Design Review Findings**

Pursuant to CMMC 18.18.340, the Planning Commission may recommend approval or conditional approval of a Precise Plan and Design review subject to the following Design review findings:

#### **1. The Project conforms with the General Plan and all provisions of the Zoning Ordinance.**

The project proposes replacing an existing hotel with a new hotel use, on a site zoned for this use and subject to the new Hotel Land Use Ordinance which incentivizes this type of project. The Project proposes to meet all required setbacks and the Streetscape Improvement Area along Tamal Vista Blvd. The Project proposes to infringe upon the 10' landscaped buffer at the north edge of the site, adjacent to 21 Tamal Vista Blvd, reducing that buffer to 5' to allow for extra clearance around the pond and the north end of the hotel building. The Project proposes to abide by mandated landscaped buffers on the other 4 sides of the site.

The project is seeking Floor Area Ratio and height increases consistent with the Zoning Ordinance, within the upper limit in each category. These increases are available for projects which meet several operational, architectural, and sustainability goals - all of which are consistent with the Owner's ambition to deliver a high quality, significant project.

As detailed in the Town of Corte Madera staff report for the project, dated January 25, 2022, the project is consistent with the General Plan because:

- it improves circulation options and safety for vehicles, cyclists, and pedestrians (addressing General Plan Programs CIR-1.1.c, CIR-2.1.a, CIR-3.1.b, CIR-3.1.d, CIR-3.3.b, CIR-5.1.b, RCS-6.5.b, and PR-3.1.a),
- it is well designed and is compatible with the neighborhood and context (addressing General Plan Policies LU-2.4, CD-1.2, CD-1.3, CD-1.5, CD-2.4, CD-2.5, CD-3.1, CD-3.3, H-3.2, and H-3.3);
- it protects natural resources (addressing General Plan Programs RCS-2.6.d, RCS-7.1.a, RCS-9.2a, and Poliry RCS-7.3); and
- it incorporates safety and fire resistance measures to reduce overall risk of harm (addressing General Plan Programs PSH-1.1.c, PSH-8.2.a, and PSH-8.2.d).

#### **2. The Project will not unnecessarily remove trees and natural vegetation, will preserve natural landforms and, whenever possible, avoid development within fifty vertical feet of ridgelines, does not include excessive or unsightly grading of hillsides, and otherwise will not adversely affect the natural beauty of the town.**

The architectural and landscape design utilizes high quality materials and appropriate planting and hardscape materials. The project includes the minimal amount of grading work necessary to elevate the first floor of the project above the flood hazard zone and to provide access to the building. The project includes the preservation and improvement of the existing pond at the northeast corner of the site as a habitat and visual amenity. The habitat area around the pond will be maintained as open space in perpetuity with new native plantings to enhance the existing conditions. In addition, the non-orthogonal layout of the surface parking area is designed around existing trees to minimize removal of significant trees. This approach to tree loss ensures that the tree removal remains at a less-than-significant level and that sensitive habitats on the site are enhanced and remediated as a result of the

project. Thus proposed design will not unnecessarily remove trees and habitat, will preserve natural landforms, and will not otherwise adversely affect the natural beauty of the town.

- 3. The Project will not significantly and adversely affect the views, sunlight or privacy of any nearby residences, will provide adequate buffering between residential and nonresidential uses, and otherwise is in the best interest of the public health, safety and general welfare.**

The project provides hotel units with views and access to sunlight, while maintaining privacy. The primary view for existing nearby residents after development of the site will be towards Mt Tamalpais to the west. View corridors are established in the building design by incorporating step-backed upper stories, fenestration and offset buildings. The orientation of the buildings ensure access to sunlight by maintaining separation between existing structures and significant setbacks to the property line. the height of the building is stepped, with four-story elements to the east, facing Highway 101, and three-story elements to the west facing Tamal Vista. The project has been designed to minimize shadows on adjoining properties and site and exterior lighting has been designed utilizing a mixture of building-mounted downlights, freestanding bollards, and light poles with a height not exceeding 20', all shielded from up-lighting. The design will provide a safe and secure environment around the building without contributing to light pollution or creating glare nor a nuisance for adjacent residents. Light fixtures will be set to a color temperature of 3000 Kelvin or lower. The project will not significantly and adversely affect the views, sunlight or privacy.

- 4. The structure, site plan and landscaping are in scale and harmonious with existing and future development adjacent to the site, and in the vicinity, and with the landforms and vegetation in the vicinity of the site, and landscaping shall be based on water conservation designs.**

The proposed project has been segmented into a serpentine form rather than a simple 'I' or 'L' bar-shaped building. This design is sensitive to the existing pond habitat to be preserved and creates the appearance of a number of smaller buildings rather than one large one. The height of the building has been varied between three and four floors to further differentiate the overall massing. Taller building elements are located at the southeast corner of the site, presenting the largest elevation and mass to the freeway and adjacent retail-commercial developments, whereas three story elements step down towards the residential-scale neighbors across and along Tamal Vista. The building facade composition is comprised of repetitive guestroom modules to achieve continuity and variation. Building mass is stepped at the third floor in key locations to provides segmentation between upper and lower floors. The building façade design appears as horizontal strata, separated and defined by exaggerated floor bands and includes tall, narrow fenestration, and pronounced window planes that create myriad opportunities for shade and shadow. Juxtaposition of smooth planes with horizontally and vertically banded siding (emulating local Eichler-era architecture) provides further texture at the micro level. Material and color variations are introduced throughout the façade to create accent highlights and eliminate static repetitive patterns.

Condition #18 requires that the Project complies with graywater provisions in Title 13 of the Marin Municipal Water District (MMWD) Code (Ordinance 429) and the Model Water Efficient Landscape Ordinance (Condition #17) to the extent that graywater is feasible and desirable on-site considering the challenges of managing effluent discharge in a rental complex, as well as the site's topography and proximity to the Bay. The Project includes three bioretention swales and six tree boxes that are designed to retain stormwater flows which will reduce the need for watering. The landscaping proposed for the site outlines a planting program of native varieties that are suited to local hydrological conditions. The Project will also comply with Marin Municipal Water District (MMWD) water conservation standards.

The structure, site plan and landscaping are in scale and harmonious with existing and future

development, with the landforms and vegetation in the vicinity, and the landscaping shall be based on water conservation designs.

**5. Development materials and techniques will result in durable high-quality structures and landscaping.**

The proposed construction materials include high-quality durable products. The proposed projecting flat roof is referential to the overhanging pitched roofs of Prairie Style-derived Bay Area Regionalism and a nod towards later Mid-Century and “Googie” architecture. The design aims to establish a defined focal point atop each segment of the building with projecting overhangs that unify the massing below. The overhangs will also shelter the facade from sun in the summer and rain in the winter. The combination of the striated facade treatment and roof planes accentuate the horizontality of the project, consistent with the central Marin vernacular. Use of EIFS finish on the guestroom elevations ensures a durable and energy-efficient building envelope. This ‘field’ material is accented with enhanced materials at key moments around the building. Stairs and elevators, which serve as strong vertical punctuation, will be wrapped in a high-contrast material such as a stone or fiber cement panel system. Exposed soffits are finished in a durable wood composite to provide visual warmth and relief, and to reference Marin’s history of timber construction. Dark metal trim and accents echo the decorative mullions and contrasting trim prevalent in the surrounding neighborhood.

The proposed landscaping uses local varietals that are resilient to site conditions. The Landscape Plan for the property shall be reviewed and approved by the Fire Marshall, and will includes several measures to ensure proper irrigation and landscape maintenance to remove pyrophytic and invasives that generate fire fuels. The proposed development materials and techniques will result in durable high-quality structures and landscaping.

**6. The structures, site plan and landscaping create an internal sense of order, provide a visually pleasing setting for occupants, visitors and the general community, arc appropriate to the function of the site, and provide safe and convenient access to the property for pedestrians, cyclists and vehicles.**

The building has been designed to echo the best of Central Marin vernacular architecture. The preservation of the existing pond creates an opportunity for neighbors to make use of the project as an amenity without impacting native wildlife. In addition to an enhanced pathway along the east edge of the site, the project proposes improvements to the Tamal Vista streetscape, with undergrounding of utilities and a mix of hardscape and softscape areas. This streetscape is to be linked to the project by an internal pathway which will deliver pedestrians to the courtyard or the lobby along a route lined with preserved, mature trees.

Two existing curb cuts along Madera Blvd are proposed to be consolidated into a single site entrance and exit, with a drop-off area set back from the street so as not to crowd the street frontage. The single access point will provide a safer vehicular turning area, and the front drop-off area should calm traffic within the site, promoting pedestrian and cyclist safety. The project proposes to incorporate short term bicycle parking in prominent areas, such as directly adjacent the main entrance and close to the meeting rooms. Bicycles will be made available for guest use, promoting car-free exploration of the surrounding neighborhood.

The project is designed as a extended stay hotel with open space areas and architecture that provides visual appeal and an internal sense of order. The project includes enhanced pedestrian safety by installing a new pedestrian wayfinding and control measures, including associated ADA improvements and sidewalk extensions. Therefore, the project, as conditions and with CEQA mitigations incorporated, creates an internal sense of order, in a visually pleasing setting, and provides safe and convenient



access to the property for pedestrians, cyclists and vehicles.

**7. To the maximum extent feasible, the Project includes the maintenance, rehabilitation and improvement of existing sites, structures and landscaping, and will correct any violations of the Zoning Ordinance, Building Code or other Municipal Codes that exist on the site.**

The project proposes to remove an existing building which has reached the end of its useful life and replace it with a substantially better building, one constructed using contemporary construction techniques and materials and incorporating best practices in energy efficiency, flood mitigation, planting and irrigation, and a bold site-specific architectural language. In addition, the site frontage along Tamal Vista is over 400 feet long, affording an opportunity to make impactful upgrades to the public right-of-way. Existing Town improvements include a narrow sidewalk obstructed by utility poles and including minimal vegetation. The project proposes to dedicate 15' of property frontage along Tamal Vista to improve the aesthetics and safety of the pedestrian experience. Proposed improvements include a wider sidewalk, generous landscaping, undergrounding utilities, and an attractive fence. There are no violations of the Zoning Ordinance, Municipal Code, nor Building Code existing on the site.

The project will require redevelopment of the existing hotel, thus any non-conforming structures would be demolished for the new hotel. The project includes thorough retention and enhancement of existing landscaping and the site's natural condition by removing pyrophytic landscaping, invasive species, and trees throughout the site and around the pond habitat. The project introduces a public pathway around the enhanced pond establishing an option for a formal public access. Furthermore, the project will enhance the existing pond by installing new native plantings and removal of invasive species thus creating an enhanced habitat for local species.

**SIGN PERMIT REQUIRED FINDINGS**

Chapter 18.22 of the CMMC outlines the requirements for the Planning Commission to approval a sign permit application. All applications involving signs not exempted per CMMC 18.22.030 shall be subject to Design Review. The regulations and standards for the location, height, construction, design, size and illumination of signs and sign structures are established by this chapter to achieve the following purposes:

- To protect life, health, property, public safety and public welfare;
- To preserve the natural beauty of the town and to maintain its essential residential character;
- To maintain the attractiveness and orderliness of the town's appearance, by encouraging signs that are well-designed and pleasing in appearance;
- To protect office, commercial and light industrial sites from loss of visual prominence resulting from excessive signing on nearby sites;
- To identify businesses in a manner that is most harmonious with an aesthetic and functional business district.

The proposed signs on the south and west elevations total approximately 40 square feet in area. The CMMC allows at total of 100 square feet in area. The new signs would be consistent with the character and scale of the buildings to which they are attached and would be visually harmonious with the surrounding development. The signs will promote the new motel and will identify the project site in a manner that is harmonious with the aesthetic of the building and the area.

The Planning Commission hereby makes the following findings required by Sections 18.22.020 (Signs) and 18.30.070 (Design Review) of the Corte Madera Municipal Code and based on California State law.

**1. The signs conform to the General Plan, any applicable Specific Plan, and all provisions of the Zoning Ordinance.**

Conformance with General Plan Policy **LU-2.14** - "*Support commercial, mixed-use and high density residential uses when consistent with Town objectives for development, including provision of necessary public services and infrastructure.*"

- The project and the two signs conform to the Mixed-Use Commercial designation of the property in the General Plan. An existing hotel will be redeveloped, and all new construction will be inspected and conform to current building codes. The proposed site modifications and redevelopment is sited in a commercial zone with an array of similar sized structures and architectural styles. The proposed color and materials palette for the renovated hotel will be compatible with the neighboring properties. The development will be of quality design and construction and will comply with all of requirements of the current California Building Standards Code, the California Green Building Code, and the Wildland-Urban Interface Code.

Conformance with the Zoning Ordinance -

- The proposed remodel and signs meet the height, setback, lot coverage, and FAR regulations for the MX-1 Commercial District. In addition, the proposed project can provide the required parking on site, including landscaping improvements. All Design Review Findings can be made for this project.

Conformance with any applicable Specific Plan -

- The project location is located within the established Fifer/Tamal Vista Specific Plan area. The proposed project is consistent with the Tamalpais/Casa Buena Plan Area in that it would renovate and significantly enhance a marginally blighted existing use including upgrades to exterior finishes, parking and circulation, landscaping and the overall aesthetic.

**2. The project will not unnecessarily remove trees and natural vegetation, will preserve natural landforms and ridgelines, does not include excessive or unsightly grading of hillsides, and otherwise will not adversely affect the natural beauty of the Town.**

The proposed signs will not require the removal of any trees or natural vegetation. The project also does not include any hillside grading.

**3. The project will not significantly and adversely affect the views, sunlight, or privacy of nearby residences, provides adequate buffering between residential and nonresidential uses, and otherwise is in the best interests of the public health, safety and general welfare.**

The sign adjacent to Highway 101 (approximately 22 feet) will not impact views and sunlight because of the existing location on the eastern edge of the project site. The signs will not affect privacy of other commercial or residential uses. The internal illuminated signs will be installed with dimmable LED lighting and will also be reviewed after installation to confirm there is no excess glare. If it is determined that such glare exists, the illumination shall be adjusted to an acceptable level. Adding the signs to the project is intended to improve business activity and the Town's tax base, which promotes the general welfare.

**4. The structure, site plan and landscaping are in scale and harmonious with existing and future development adjacent to the site and in the vicinity and with the landforms and vegetation in the vicinity of the site.**



The proposed signs are primarily designed to improve the look of the property and advertise the hotel. The signs are in scale with the surrounding properties and buildings.

**5. Development materials and techniques will result in durable high-quality structures.**

The design and construction of the proposed signs will use high quality and durable construction and fabrication materials.

**6. The structures, site plan, and landscaping create an internal sense of order, provide a visually pleasing setting for occupants, visitors, and the general community, are appropriate to the function of the site, and provide safe and convenient access to the property for pedestrians, cyclists and vehicles.**

The proposed signs are generally consistent with the character and scale of the buildings and visually harmonious with the surrounding neighborhood. The project will not impact circulation for vehicles or pedestrians.

**7. To the maximum extent feasible, the project includes the maintenance, rehabilitation, and improvement of existing sites, structures, and landscaping, and will correct any violations of the Zoning Ordinance, Building Code, or other municipal violations that exist on the site.**

The proposed signs are tastefully designed and are in scale with the size of the new hotel. There are no zoning, building or other municipal violations on the site.

**8. The design and location of signs are consistent with the character and scale of the buildings to which they are attached or which are located on the same site, the signs are visually harmonious with surrounding development and there are no illegal signs on the site.**

The hotel would include four signs, the existing refurbished freestanding highway sign one on the facing Highway 101, one on the south elevation of the building facing Madera Boulevard, a new monument sign adjacent to the drop off area, and a small plaque sign adjacent to the pedestrian entrance off Tamal Vista. The sign facing Highway 101 is a large 90 sq ft freestanding sign, the sign on the building will be a 35 sq ft hotel name sign, and the 75 sq ft monument sign will be located in front of the drop off area adjacent to Madera Boulevard. The sign will be approximately 15 feet wide by 5 feet high and will be made of a corten steel panel with laser cut lettering and backed by a white translucent sheet that is backlit with a warm-white LED light. The building sign facing Madera will also be approximately 15 feet wide by 3 feet high and will be wall mounted on the east corner of the third floor. It will be constructed of the same material as the other sign. Both signs will be attached to a dimmer and a timer and the Kelvin will not exceed 3,500. The signs conform to the Town's sign ordinance. If it is determined that the signs are producing excessive glare the illumination shall be adjusted to an acceptable level. Adding the sign to the business is intended to improve business activity and the Town's tax base, which promotes the general welfare.

**Compliance with the California Environmental Quality Act (CEQA)**

The Initial Study/Mitigated Negative Declaration was prepared for the project in accordance with the California Environmental Quality Review Act and that based on the whole record, including public comments received during the public review process, there is not substantial evidence that the project will have a significant effect on the environment as more fully set forth in the Findings in Resolution 22-002.

**NOW, THEREFORE, BE IT FURTHER RESOLVED**, that the Town of Corte Madera Planning Commission forwards its recommendation to the Town Council to approve a Preliminary and Precise Plan, Design Review and Sign Permits for the Corte Madera Residence Inn project involving a Conditional Use Permit, a Preliminary Plan, Precise Plan, Design Review, and Sign Permit to construct a 149 room hotel, associated

landscaping, tree removal, and site improvements at 56 Madera Boulevard (APN 024-031-15).

\* \* \* \* \*

**PASSED AND ADOPTED** by the Corte Madera Planning Commission on January 25, 2022 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

\_\_\_\_\_  
Peter Chase, Chair

\_\_\_\_\_  
Adam Wolff, Planning Director