



TOWN OF CORTE MADERA TOWN COUNCIL

NOTICE OF PUBLIC HEARING

PROJECT NAME: HOTEL FLOOR AREA BONUS ORDINANCE

APPLICABILITY: C-3, C-4, AND MX-1 ZONING DISTRICTS

MEETING DATE: TUESDAY JUNE 9, 2020 (SPECIAL MEETING)

TIME AND PLACE: 6:30 P.M., VIDEO CONFERENCE (see below regarding how to access the meeting)

SUBJECT: CONSIDERATION AND POSSIBLE ACTION TO: 1) APPROVE AN INITIAL STUDY/MITIGATED NEGATIVE DECLARATION; AND 2) INTRODUCE AND CONSIDER FIRST READING OF A ZONING ORDINANCE AMENDMENT TO CHAPTERS 18.12 (COMMERCIAL DISTRICTS) AND 18.13 (MIXED USE DISTRICTS), TO PERMIT HOTELS AS A CONDITIONAL USE IN THE C-4 ZONING DISTRICT AND INCREASE THE PERMITTED FLOOR AREA RATIO (FAR) AND HEIGHT FOR HOTEL USES IN C-3, C-4, AND MX ZONING DISTRICTS, THROUGH THE CREATION OF A FLOOR AREA BONUS.

APPLICANT: TOWN OF CORTE MADERA PLANNING DEPARTMENT

PROJECT CONTACT: ADAM WOLFF, DIRECTOR, PLANNING AND BUILDING DEPARTMENT
awolff@tcmmail.org; (415) 927-5064

NOTICE IS HEREBY GIVEN that the Corte Madera Town Council will hold a Public Hearing to review information, receive public comments, and consider an Initial Study/Mitigated Negative Declaration and Zoning Ordinance Amendment prepared by the Town of Corte Madera Planning and Building Department.

The proposed Ordinance would permit hotels as a conditional use in the C-4 zoning district and establish a framework for permitting a floor area bonus for hotel development on lots greater than one acre in size within the C-3, C-4, or MX-1 zoning districts provided that specific conditions and criteria related to site planning and design, environmental sustainability, community integration, and the public realm are met. The bonus would permit up to a maximum of .70 FAR where the existing maximum is .34 FAR and a height of up to 47' where a maximum of 35' (in C-3 and C-4 districts) and 40' (in MX-1) currently exists.

Pursuant to the California Environmental Quality Act (CEQA), an Initial Study has been prepared to analyze the potential environmental impacts of the proposed Ordinance and a Notice of Intent to Adopt a Mitigated Negative Declaration (MND) has been filed with the State Office of Planning and Research and the County of Marin. The 30-day public comment period for the Initial Study/MND was between April 25, 2020 and May 25, 2020. Additional information regarding the Planning Commission's and Town Council's prior meetings, staff reports and staff presentations can be found on the Town's Hotel Floor Area Bonus Ordinance webpage here: <https://www.townofcortemadera.org/831/Hotel-Floor-Area-Bonus-Ordinance>

- **HOW TO ATTEND, PARTICIPATE AND PROVIDE COMMENT AT THE JUNE 9TH TOWN COUNCIL MEETING:**

The meeting will be held via video conference. To access the guidelines for viewing and participating in the video conference go to: <https://www.townofcortemadera.org/910/Town-Council-Meetings>

- You may also submit written comments prior to the public hearing by contacting the project contact (listed above).
- Staff reports are usually available by 5:00 p.m. on the Friday before the meeting and may be obtained from the project contact (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 (Government Code Section 65009(b)).

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.

Governor's Office of Planning & Research

JUL 29 2020

STATE CLEARINGHOUSE