



# TOWN OF CORTE MADERA PLANNING COMMISSION

## NOTICE OF PUBLIC HEARING

Governor's Office of Planning & Research

MAY 15 2020

STATE CLEARINGHOUSE

**PROJECT NAME:** HOTEL FLOOR AREA BONUS ORDINANCE  
**APPLICABILITY:** C-3, C-4, AND MX-1 ZONING DISTRICTS  
**MEETING DATE:** TUESDAY MAY 26, 2020  
**TIME AND PLACE:** 7:00 P.M., VIDEO CONFERENCE via GoToWebinar (see below regarding how to access the meeting)  
**SUBJECT:** CONSIDERATION AND POSSIBLE ACTION REGARDING A RECOMMENDATION TO THE TOWN COUNCIL FOR A ZONING ORDINANCE AMENDING THE PERMITTED FLOOR AREA RATIO FOR HOTEL USES IN C-3, C-4, AND MX-1 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](mailto:awolff@tcmmail.org); (415) 927-5064

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NOTICE IS HEREBY GIVEN that the Corte Madera Planning Commission will hold a Public Hearing to review information, receive public comments, and consider a Zoning Ordinance Amendment by the Town of Corte Madera Planning and Building Department.

The proposed Ordinance would 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 Initial Study/MND and 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>

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- **HOW TO ATTEND, PARTICIPATE AND PROVIDE COMMENT AT THE MAY 26<sup>TH</sup> PLANNING COMMISSION MEETING:**

The meeting will be video conferenced using GoToWebinar. To access the guidelines for viewing and participating in the video conference through GoToWebinar go to:

<https://www.townofcortemadera.org/911/Planning-Commission-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.