



TOWN COUNCIL NOTICE OF PUBLIC HEARING

Town Hall
300 Tamalpais Drive
Corte Madera, CA 94925-1418

TOWN AGENCY: CORTE MADERA TOWN COUNCIL

HEARING DATE: TUESDAY, February 7, 2012

TIME AND PLACE: 7:30 P.M., CORTE MADERA TOWN HALL COUNCIL CHAMBERS

SUBJECT: **DESIGN REVIEW APPLICATION NO. 11-031 and ENVIRONMENTAL ASSESSMENT NO. 11-002** – A public hearing to consider the appeal of the Planning Commission approval to allow construction of a mixed-use project consisting of 180 apartment units and 3,000 sq.ft. of local serving commercial.

SITE & ZONE: 195-205 Tamal Vista Boulevard; M (Light Industrial District) / MUGD (Mixed-Use Gateway Overlay District)

PROPERTY OWNER: MacFarlane Partners

APPELLANT: Transportation Authority of Marin

On December 13, 2011, the Planning Commission voted to conditionally approve Design Review Application No. 11-031 and Environmental Assessment No. 11-002 to allow construction of a mixed-use project consisting of 180 apartment units and 3,000 sq.ft. of local serving commercial. On December 21, 2011, an appeal of the Planning Commission's decision was filed by the Transportation Authority of Marin (TAM). Pursuant to Chapter 18.34 of the Municipal Code regarding appeals, this item has been referred to the Town Council for an appeal hearing. Town Council may take action on the appeal pursuant to Chapter 18.34.080 of the Code.

The stated grounds for the TAM appeal: Inadequate environmental review and omission of building setbacks to accommodate the preferred designs for the Highway 101 Greenbrae/Twin Cities Corridor Improvement Project (GCIP) which includes a south-bound fly-over off-ramp connecting to Wornum Drive. The GCIP project, including the south-bound fly-over off-ramp, have not yet received full approval or undergone all required environmental review.

The Planning Commission made the Finding that the proposed mixed-use project is covered by the prior environmental analysis included in the 2009 General Plan Program Environmental Impact Report.

All persons interested in the foregoing are invited to appear before the Corte Madera Town Council 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. If you are interested in more information about this application, please contact the Corte Madera Planning Department at 927-5064. 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.

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.

Dan Bell, 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.

Mailed January 26, 2012