



## NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

### Initial Study/Mitigated Negative Declaration for Zoning Ordinance Amendments

**To:** Marin County Clerk  
Affected and Adjacent Property Owners  
Interested Members of the Public

**From:** Town of Corte Madera  
300 Tamalpais Drive  
Corte Madera, CA 94925

**Notice:** The Town of Corte Madera, acting as the Lead Agency under the California Environmental Quality Act (CEQA), has prepared an Initial Study for the project identified below and pursuant to CEQA Guidelines Section 15072 intends to adopt a Mitigated Negative Declaration.

**Project Title:** Town of Corte Madera Hotel Floor Area Bonus Ordinance (Ordinance).

**Project Location:** The proposed project would amend provisions of the C-3, C-4 and MX-1 zoning districts. These districts are located within four general areas within the Town of Corte Madera. Hotel bonus area one is bounded by Tamalpais Drive to the north, San Clemente Drive to the east, and Paradise Drive to the south and west. Hotel bonus area two is bounded by Casa Buena Drive to the north and east, U.S. 101 further to the east, multi-family residential uses to the south, and Meadowsweet Drive to the west. Hotel bonus area three is bounded by U.S. 101 to the east, Madera Boulevard to the south, Tamal Vista Boulevard to the west, and Wornum Drive to the north. Lastly, hotel bonus area four is located south Fifer Avenue between Tamal Vista Boulevard to the west and Nellen Avenue to the east. Additional land within study area four includes the area zoned C-3, bounded by Fifer Avenue to the south, Lucky Drive to the north, and Nellen Avenue to the east. All of the hotel bonus areas are located within the boundaries of the Town of Corte Madera, Marin County, and they do not include any properties listed under Government Code Section 65962.5.

**Project Description:** The Town of Corte Madera (Town) is proposing amendments to Chapter 18.12 – C (Commercial Districts) and Chapter 18.13 – MX (Mixed Use Districts) of the Zoning Ordinance to permit hotels as a conditional use in the C-4 zoning district and amend the permitted Floor Area Ratio (FAR)<sup>1</sup> for hotels through adoption of a Floor Area Bonus, applicable to the C-3, C-4 and MX-1 zoning district. The proposed Ordinance would establish a framework for permitting a floor area and height bonus for hotel development on lots greater than one acre in size within the C-3, C-4 and MX-1 zoning districts provided that specific conditions and criteria related to site planning and design, environmental sustainability, community integration and enhancements to the public realm are met. The bonus would permit up to a maximum 0.70 FAR for hotel uses where the current maximum is 0.34 FAR.

**Public Review Period:** The public review period for the Negative Declaration is **from April 25, 2020 through May 25, 2020.**

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<sup>1</sup> Section 18.04.265 of the Corte Madera Code of Ordinances defines FAR as “the gross floor area of all structures on a site, divided by the net area of land”.

**Where Document Can Be Reviewed:** The Initial Study and Mitigated Negative Declaration, including the proposed Ordinance is available for review on the Town's website at:  
<https://www.townofcortemadera.org/831/Hotel-Floor-Area-Bonus-Ordinance>.

**Public Hearing:** A public hearing on the Mitigated Negative Declaration and the proposed Ordinance will be held before the Town of Corte Madera Planning Commission on May 26, 2020 at 7:00 PM. Due to uncertainty regarding the availability of Town Hall as a meeting location during the Marin County Shelter in Place Order, details regarding how to attend the May 26, 2020, Planning Commission meeting will be posted on the Town's project website noted above closer to the meeting date, in accordance with public hearing noticing requirements. The Planning Commission will consider the Project and provide recommendations to the Town Council on the adequacy of the Negative Declaration and the merits of the proposed Zoning Ordinance Amendment.

**Comments on the Mitigated Negative Declaration must be received by the end of the review period,  
May 25, 2020 at 5:00 PM.**

**Please submit comments to Adam Wolff, Director  
Town of Corte Madera Planning Department  
300 Tamalpais Drive, Corte Madera, CA  
94925 Or Email to: [awolff@tcmmail.org](mailto:awolff@tcmmail.org)  
Phone: (425) 927-5059**