



TOWN OF CORTE MADERA TOWN COUNCIL

NOTICE OF PUBLIC HEARING

PROJECT ADDRESS: TOWN OF CORTE MADERA

MEETING DATE: JUNE 20, 2023

TIME AND PLACE: 6:30 P.M.

THE COUNCIL WILL MEET IN PERSON AT [240 TAMAL VISTA BLVD, SUITE 108](#), CORTE MADERA. MEMBERS OF THE PUBLIC MAY ATTEND IN PERSON OR BY VIDEO/ TELECONFERENCE VIA ZOOM (see below regarding how to access the meeting)

SUBJECT: PUBLIC HEARING TO CONSIDER THE FOLLOWING ACTIONS: 1) ADOPTION OF A RESOLUTION REPEALING THE 2015 – 2023 CORTE MADERA HOUSING ELEMENT AND ADOPTING THE 2023 – 2031 CORTE MADERA HOUSING ELEMENT UPDATE; AND 2) ADOPTION OF A RESOLUTION CONFIRMING THAT THE TOWN COUNCIL'S FINDINGS AND CONCLUSIONS REGARDING THE FINAL SUBSEQUENT EIR AND CERTIFICATION THEREOF IN TOWN COUNCIL RESOLUTION 02/2023 APPLY TO THE PROPOSED SAFETY ELEMENT UPDATE, AND ADOPTING THE UPDATE TO THE SAFETY ELEMENT INCLUDING CHANGES TO CHAPTER 7 (FLOODING & FLOOD PLAIN MANAGEMENT) AND CHAPTER 8 (PUBLIC SAFETY & HAZARDS) OF THE 2009 CORTE MADERA GENERAL PLAN

PROJECT CONTACT: MARTHA BATTAGLIA, SENIOR PLANNER, mbattaglia@tcmmail.org, (415) 927-5791

NOTICE IS HEREBY GIVEN that the Corte Madera Town Council will hold a public hearing on proposed amendments to three Chapters in the Corte Madera General Plan, which include the Housing Element, Flooding and Flood Plain Management (Chapter 7), and Public Safety and Hazards (Chapter 8). The Town is updating its existing Housing Element as required by State law for the 6th Cycle planning period covering 2023 – 2031. The Housing Element must be updated every eight years to address existing and projected housing needs for all economic segments of the Town. The Safety Element (comprised of Chapters 7 & 8 of the General Plan) is also being updated to comply with recently adopted State law requirements for integrating information and programs related to new wildfire, evacuation routes, and climate adaptation and resilience requirements. These amendments are all part of the Town's Housing Element Update Project.

The Planning Commission held a public hearing on the Housing Element Update Project on May 23, 2023. The Planning Commission adopted a Resolution recommending that the Town Council adopt the 2023-2031 Housing Element Update and the amendments to the Safety Element. The Planning Commission made two recommended changes to the Safety Element, which included adding a new implementation program to Chapter 8 related to disaster preparedness and evacuation for renters of short-term rentals and revising Chapter 8 to incorporate the comments received by the California Geological Survey of the Department of Conservation on tsunami hazards.

Pursuant to the California Environmental Quality Act (CEQA), the Town prepared a Subsequent Environmental Impact Report (SEIR) for the 6th Cycle (2023 – 2031) Housing Element Update Project and associated amendments to the General Plan, including the Land Use Element and Safety Element, and Zoning Ordinance. On January 11, 2023, the Town Council adopted a Resolution certifying the Final SEIR prepared for the Town of Corte Madera 6th Cycle (2023 – 2031) Housing Element Update Project and made findings including adopting a Mitigation and Monitoring Reporting Program. Revisions to the draft Housing Element in response to comments by the California Department of Housing and Community Development (HCD) do not require additional CEQA review. The Town has not made any substantive changes to the draft Safety Element since circulating the draft SEIR.

HOW TO ATTEND, PARTICIPATE AND PROVIDE COMMENT AT THE JUNE 20, 2023 TOWN COUNCIL MEETING:

The meeting will be held in person at the address noted above with an option for remote participation via Zoom Videoconference /Teleconference. Guidelines on how to attend the hybrid meeting and provide public comments are available at:

<https://www.townofcortemadera.org/908/Access-Public-Meetings>

- 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)).
- The Community Development Department is open to the public 8:30 am to 4:00 pm Monday through Thursday and 8:30 am to 12:00 pm on Fridays.
- If you would like additional information about the project or if you have any questions about the project or the process please contact Martha Battaglia, Senior Planner at 415-927-5791 or mbattaglia@tcmmail.org.
- Additional information on the Housing Element Update, including recordings from all past workshops and meetings, is available at the Town's housing webpage at www.cortemaderahousing.org.
- 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.

I do hereby certify that the foregoing Notice of the Public Hearing was duly processed according to the California Government Code and the Corte Madera Municipal Code.

Martha Battaglia, Senior Planner

Posted on or before June 9, 2023

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.