



THE TOWN OF
CORTE MADERA
MARIN COUNTY CALIFORNIA

TOWN OF CORTE MADERA PLANNING COMMISSION

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

TOWN AGENCY: CORTE MADERA PLANNING COMMISSION

MEETING DATE: TUESDAY, MAY 23, 2017

TIME AND PLACE: **6:30 P.M. (NOTE SPECIAL TIME)**, CORTE MADERA TOWN HALL, 300 TAMALPAIS DRIVE

SUBJECT: PUBLIC HEARING FOR CONSIDERATION AND POSSIBLE RECOMMENDATION TO THE CORTE MADERA TOWN COUNCIL REGARDING THE DRAFT INITIAL STUDY/MITIGATED NEGATIVE DECLARATION – GENERAL PLAN AMENDMENT, REZONING, DESIGN REVIEW AND CONDITIONAL USE PERMIT AMENDMENT FOR ADDITIONS AND MODIFICATIONS TO MARIN MONTESSORI SCHOOL

SITE: 5200, 5164 AND 5168 PARADISE DRIVE

NOTICE IS HEREBY GIVEN that the Corte Madera Planning Commission will hold a public hearing to review information and possible recommendation to the Town regarding the application submitted by Marin Montessori School (MMS) to expand the existing school grounds to include the adjacent parcel to the east (5164 Paradise Drive - APN 026-231-48) and additions and modifications to the existing residential buildings to convert them into classrooms. The additions to the residential buildings on the adjacent parcel include approximately 287 square feet for bathrooms and a storage area to the cottage and an exterior deck to the residence. The project also includes the demolition of the two dome structures (2,230 sq. ft.) on the east side of the existing campus and construction of a new single story 2,355 sq. ft. classroom building in approximately the same location. The conversion of the residences to classrooms and school offices and the construction the new classroom building would result in a net increase of approximately 412 sq. ft. of gross floor area for a total campus development area of 23,098 sq. ft. The proposal does not include an increase in students or staff.

This application seeks approval of a General Plan Amendment to change the land use designation of the property at 5164 Paradise Drive from Low Density Residential to Public and Semi-public Facilities and to rezone the parcel from Low Density Residential District (R-1-A) to Public and Semi-public Facilities District for use as a school facility. The General Plan and Zoning changes are required for MMS to use the existing 5164 Paradise Drive residential buildings and property for school uses.

The application also requests an amendment to the existing Conditional Use Permit to allow expansion of the school campus to include the existing residence and cottage and adjacent grounds and for the

demolition existing dome structures and construction of the new classroom building. The proposal does not include a change in school hours, operational characteristics or an increase in students or staff.

The proposed project requires Design Review approval for the new classroom building, various modifications to the existing buildings and landscaping including the extension of the existing pathway on the north side of the campus pursuant to discussions with the Bay Conservation and Development Commission (BCDC) to provide further public access.

Lastly, the proposed project includes modification to the existing vehicle turnaround (cul-de-sac) located at the eastern edge of the existing main campus (just south of the dome classrooms) and the addition of three parking spaces on the 5164 Paradise Drive property west of the existing driveway.

An Initial Study (IS) and Mitigated Negative Declaration (MND) were prepared by Sean Kennings of LAK Associates, under contract with the Town. The proposed IS and MND did not find any potential environmental impacts that could not be mitigated to a less-than-significant level. The public review period for the MND was noticed and began on Friday, April 7, 2017 and will end on Friday, May 19, 2017 (5pm).

Location Where Documents Can Be Reviewed: The IS, MND, project application and plans are currently available for review at the Town Planning Department offices located at 300 Tamalpais Drive from the hours of 8:00 a.m. to 5:00 p.m., Monday through Friday, excluding holidays, by contacting Phil Boyle at 415-927-5067 or pboyle@tcmmail.org. They are also available for review online at www.townofcortemadera.org/668/Marin-Montessori-School

Story poles showing the proposed classroom building have been installed. For permission to access the site please contact Sam Shapiro, Head of School at 415.924.5388 or sshapiro@marinmontessori.org

If you have any questions about the information contained in this notice, please contact Phil Boyle, Senior Planner at (415) 927-5067 or pboyle@tcmmail.org.



Looking South East at the New Upper Classrooms and Lower Classrooms

Sean Kennings, Contract Planner and
Phil Boyle, Senior Planner

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.

Sent on or before May 12, 2017