

From: [Bird, Erik@DOT](mailto:Bird_Erik@DOT)
To: awolff@tcmmail.org; [Fernandez, Xavier@Waterboards](mailto:Fernandez_Xavier@Waterboards)
Subject: Caltrans Comment - Corte Madera Inn Rebuild
Date: Friday, January 6, 2017 2:15:48 PM
Attachments: [04-MRN-2016-00028 Corte Madera Inn Rebuild - Alternatives Analysis - 01062017.pdf](#)

Good Afternoon,

Please find attached a soft copy of the Caltrans comment letter regarding the Corte Madera Inn Rebuild project. The original letter will be mailed to you. Thank you for including Caltrans in the review process for this project. Should you have any questions regarding this letter or require any additional information, please feel free to contact me at 510-286-5521 or Erik.Bird@dot.ca.gov.

Thanks,

Erik Bird
Transportation Planner
Office of Advance Planning, PSR IV
Caltrans District 4-Bay Area
(510) 286-5521

DEPARTMENT OF TRANSPORTATION

DISTRICT 4

P.O. BOX 23660

OAKLAND, CA 94623-0660

PHONE (510) 286-5528

FAX (510) 286-5559

TTY 711

www.dot.ca.gov

*Serious Drought.
Help save water!*

January 6, 2017

04-MRN-2016-00028

SCH # 2014042069

Mr. Adam Wolff
Town of Corte Madera
300 Tamalpais Drive
Corte Madera, CA 94925

Corte Madera Inn Rebuild – Alternatives Analysis

Dear Mr. Wolff:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above-referenced project. In tandem with the Metropolitan Transportation Commission's (MTC) Sustainable Communities Strategy (SCS), Caltrans mission signals a modernization of our approach to evaluating and mitigating impacts to the State Transportation Network (STN). Caltrans *Strategic Management Plan 2015-2020* targets aim to reduce Vehicle Miles Travelled (VMT) by tripling bicycle and doubling both pedestrian and transit travel by 2020. Our comments are based on the Alternatives Analysis.

Project Understanding

The proposed project would demolish the existing structure (110-room hotel and restaurant) and construct a 187-room "dual-branded" hotel and fill an on-site pond on the 5.47-acre property. Of the 187 rooms, 79 would be reserved for traditional transient occupancy and 108 would be purposed for extended stay.

The project site is located at 56 Madera Boulevard, between Tamal Vista Boulevard and the US 101 southbound ramps. Several key roadways provide access to the site, including: Tamalpais Drive, Madera Boulevard, Tamal Vista Boulevard, and US 101. Primary freeway access to the project area is provided via US 101 on and off ramps at the interchanges on Tamalpais Drive and Madera Boulevard.

Biology

The proposed project will fill an existing pond so permits may be needed from the California Department of Fish and Wildlife and the United States Army Corps of Engineers. The pond provides habitats for sensitive wildlife and plants which would require involvement from the United States Fish and Wildlife Service. If the pond was preserved or created as mitigation for a

Mr. Wolff, Town of Corte Madera
January 6, 2017
Page 2

previous project, that would be of concern to the resource agencies and could increase any mitigation required for the project.

Should you have any questions regarding this letter, please call Erik Bird at 510-286-5521 or Erik.Bird@dot.ca.gov.

Sincerely,



PATRICIA MAURICE
District Branch Chief
Local Development - Intergovernmental Review

c: State Clearinghouse
Xavier Fernandez, San Francisco Bay Regional Water Quality Control Board

From: [Adam Wolff](#)
To: [Fernandez, Xavier@Waterboards](mailto:Fernandez_Xavier@Waterboards)
Cc: [Todd Cusimano](#)
Subject: Comment letter on Reneson Hotels AA - Corte Madera Inn
Date: Friday, January 13, 2017 2:50:44 PM
Attachments: [LetterResponseRWQCB_011317.pdf](#)

Hi Xavier,

Happy new year! Please see attached comment letter I've prepared. Hard copy to follow. Let me know if you have any questions. Also, just following up on my vmail request for a meeting with Todd Cusimano and I. Thanks.

Adam

ADAM WOLFF, AICP
Director, Planning and Building
Town of Corte Madera
415.927.5059
awolff@tcmmail.org

January 13, 2017



THE TOWN OF
CORTE MADERA
MARIN COUNTY CALIFORNIA

300 TAMALPAIS DRIVE
CORTE MADERA, CA
94925-1418

www.ci.corte-madera.ca.us

TOWN MANAGER
TOWN COUNCIL
415-927-5050

TOWN CLERK
415-927-5086

FINANCE / BUS. LICENSE
415-927-5055

FIRE DEPARTMENT
415-927-5077

PLANNING / ZONING
415-927-5064

BUILDING INSPECTOR
415-927-5062

TOWN ENGINEER
PUBLIC WORKS
415-927-5057

RECREATION DEPARTMENT
415-927-5072

SANITARY DISTRICT No. 2
415-927-5057

TWIN CITIES POLICE AUTHORITY
415-927-5150

Xavier Fernandez
1515 Clay Street
Suite 1400
Oakland, CA
Corte Madera, CA 94925

**Subject: Public comment on Reneson Hotels, Inc.'s
401(b)(1) Alternatives Analysis for Corte Madera Inn
Rebuild Project**

Dear Mr. Fernandez:

Thank you for this opportunity to comment on the Alternatives Analysis (AA) submitted by Reneson Hotels, Inc.

As you know, The Town of Corte Madera is currently reviewing a land use application by Reneson Hotels, Inc. that would facilitate the redevelopment of the Corte Madera Inn property with a new 174-room dual branded hotel. The proposal requires several discretionary approvals from the Town's Town Council after review by the Planning Commission. At this time, these approvals have not been granted and the Planning Commission's review is not complete.

As part of the application process, the Town, acting as lead agency under the California Environmental Quality Act (CEQA), has prepared an Environmental Impact Report (EIR) to disclose the environmental impacts of the proposed project, including those related to the applicant's plans to fill the on-site pond. Most recently, a Recirculated Draft EIR (REIR No. 2), disclosing new information about the biology of the pond, was released for public comment on November 15, 2016. Based on the revisions to the EIR, and responses to public comment, the Planning Commission will reconsider its previous recommendation to certify the EIR at a future public hearing. The REIR No. 2 and the entirety of the EIR, including an analysis of project alternatives in compliance with CEQA regulations, can be accessed on the Town's website here for your information:
<http://www.townofcortemadera.org/531/Corte-Madera-Inn-Rebuild-Project>.

In reviewing the Alternatives Analysis submitted by Reneson Hotels, Inc., please consider the following comments:

1. The AA should be revised to accurately describe existing zoning regulations and accurately characterize Town policies and positions.

The On-site Alternatives Analysis discusses recent zoning changes that have created new development standards for properties located on the east side of Tamal Vista Boulevard between Madera Boulevard and Wornum Drive, including the Corte Madera Inn property. The AA indicates that the maximum height within 125 feet of Tamal Vista Boulevard is 28 feet. In fact, in the new MX-1 District, the maximum height within 125 feet of Tamal Vista Boulevard is 25 feet, however the zoning regulations intentionally allow design flexibility to increase the height up to 30 feet within 100 feet of Tamal Vista Boulevard with approval by the Planning Commission. Furthermore, two zoning mechanisms in other sections of the Zoning Ordinance exist that could potentially increase height above the maximum height allowed by the MX-1 district – the precise plan and the variance – provided that relevant findings are made and approval is granted by the Town.

Given the above information and the fact that the Town Council has not yet reviewed Reneson Hotel Inc.'s application, statements in the AA such as "As noted above, the Town will not allow a 3-story structure fronting Tamal Vista (pg. 12)," "...Alternative 2 would not receive Town approval due to the 3-story building height adjacent to Tamal Vista (pg. 14)," and "...[T]his specific alternative is not approvable by the Town (pg. 15)," mischaracterize the Town's land use policies and assume decisions that have not yet been made. While the Town, through the Town Council and after public hearings, could decide that additional building height and massing nearer Tamal Vista Boulevard is not approvable (consistent with the findings of the Planning Commission), that has yet to be determined.

In addition to the comment above, it would be extremely helpful to Town staff and residents if the RWQCB clarified its process and timeline for evaluating and making decisions relative to the Town's application review process. We will continue to keep you informed of our application review process as well. Please do not hesitate to contact me if you have any questions about the information in this letter.

Sincerely,



Adam Wolff
Director of Planning and Building
(415) 927-9059
awolff@tcmmail.org

cc: Todd Cusimano, Town Manager
Town Council
Planning Commission