



THE TOWN OF
CORTE MADERA
MARIN COUNTY CALIFORNIA

PLANNING COMMISSION NOTICE OF PUBLIC HEARING

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

TOWN AGENCY: CORTE MADERA PLANNING COMMISSION

HEARING DATE: TUESDAY, JANUARY 26, 2016

TIME AND PLACE: 7:30 P.M., CORTE MADERA TOWN HALL COUNCIL CHAMBERS, 300 TAMALPAIS DRIVE

SUBJECT: DESIGN REVIEW APPLICATION NO. 15-023 – for the proposed addition of a third story and additions to the existing lower and main stories of the existing two-story single family home at 136 Summit Drive.

SITE: 136 Summit Drive

PROPERTY OWNER: Martin Shapiro

ARCHITECT: Chris Dorman Associates

ZONE: R-1 (Medium-Density Residential District) and Christmas Tree Hill Overlay

The subject property has a steep uphill slope, totaling 5,372 square feet in area. The proposed project is to add a 756 square foot third story to the existing two-story residence. The maximum height of the proposed building will be approximately 28 feet (Code maximum 30 feet). The project also includes remodeling and adding approximately 155 square feet to the lower floor as well as remodeling and adding approximately 58 square feet to the main floor. The project will expand the lot coverage by approximately 2% with the addition of a three level stairway on the north side of the residence and the floor area ratio will also increase by approximately 17 %. The proposed project complies with all standards including lot coverage, floor area ratio, setbacks and height requirements of the R-1 Zoning and the Christmas Tree Hill Overlay Districts. There are two uncovered parking spaces directly accessible from Summit Drive.

The existing and proposed north elevations and the proposed northeast prospective are shown on the back of this notice. An entire set of plans for the project is available for review at the Planning Department.

The Planning Department recommends that this project is exempt from the California Environmental Quality Act (CEQA) under Categorical Exemption Class 1 (CEQA Article 19, Section 15301).

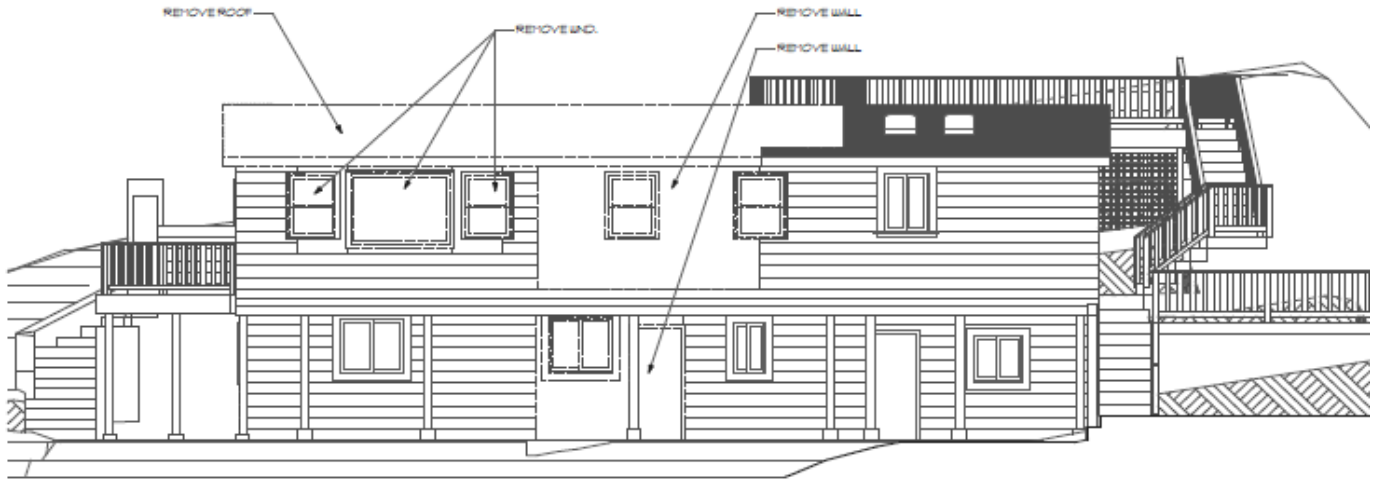
All persons interested in the foregoing are invited to appear before the Corte Madera Planning Commission at the time, day and place mentioned above. If you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this 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.

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.

Mailed on or before January 15, 2016



Existing North Elevation



Proposed North Elevation



Proposed Northeast Perspective