



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, FEBRUARY 9, 2016
TIME AND PLACE: 7:30 P.M., CORTE MADERA TOWN HALL COUNCIL CHAMBERS, 300 TAMALPAIS DRIVE
SUBJECT: DESIGN REVIEW APPLICATION NO. 15-035 SECOND STORY ADDITION TO SINGLE STORY RESIDENCE AT 30 PRINCE ROYAL PASSAGE
SITE: 30 Prince Royal Passage
PROPERTY OWNER: Colin and Kimberly O'Connell
ARCHITECT: Jochum Architects
ZONE: R-1 (Medium-Density Residential District)

The applicants are requesting Major Design Review approval to construct a new 704 square foot second-story consisting of a master bedroom and bathroom, office and powder room. The addition has been setback from all rooflines and maintains the use of existing materials. The proposal includes an interior remodel of the first floor including replacement of an existing window with a sliding glass door to connect the living room and rear yard, reconfiguring an existing bedroom to accommodate new stairs and replacing an existing masonry fireplace with a gas unit. A new deck in the rear yard is also being proposed at 7 inches above grade. All current setbacks will remain the same. The current lot coverage is non-conforming and will remain 34.8% where 33.6% is allowed. The Floor Area Ratio (FAR) would increase from 34.5% to 45.3% where 45.4% is the maximum allowed. The maximum height of the structure would increase from 16'9" to 22'4" where 30' is the maximum allowed. The two-car garage would remain unchanged.

The existing and proposed west and east elevations are shown on the back of this notice. A complete set of plans for the project is available for review at the Planning Department Monday through Thursday from 8-11:30am and 1-3pm.

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).

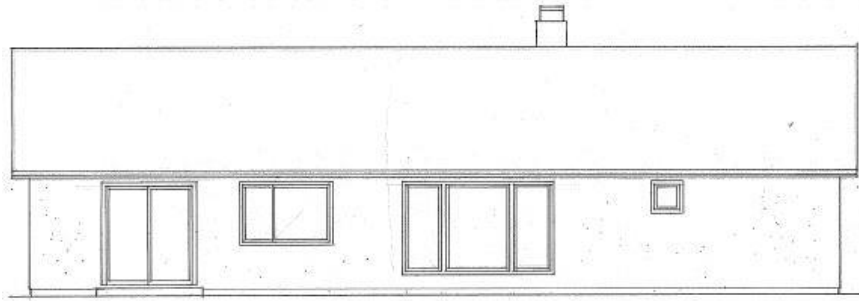
All persons interested in the foregoing are invited to appear before the Corte Madera Planning Commission at the time, day and place mentioned above. If you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this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

Douglas Bush, Assistant 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 29, 2016



5 EXISTING WEST ELEVATION
1/8" = 1'-0"

EXISTING WEST ELEVATION (Rear)



2 WEST ELEVATION
1/8" = 1'-0"

PROPOSED WEST ELEVATION



2 EXISTING EAST ELEVATION
1/8" = 1'-0"

EXISTING EAST ELEVATION (Street Side)



1 EAST ELEVATION
1/8" = 1'-0"

PROPOSED EAST ELEVATION