



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 PERMIT NO. DR 15-034 - A proposal to construct a 380 sq. ft. addition to the existing second story of a single family dwelling. The proposal conforms to all setbacks and development standards.
SITE: 74 Sonora Way
PROPERTY OWNER: Carl and Jodi Krawitt
ARCHITECT: Bridgett Shank, Timbre Architect
ZONE: R-1 (Medium-Density Residential District)

The 380 sq. ft. second story addition requires design review because it represents a significant change of architecture that creates additional visual mass and may affect the availability of sunlight and privacy of adjacent properties. The second story of the existing structure has a single dormer on the west side. This addition to the east side of the house, above the garage, will add a master bedroom and bath. The roofline of the addition will be 21'4" whereas the existing tallest element is 19'7", both of which are beneath the 30' height limit.

The addition will add a new second story window facing the street, four windows facing the rear, two windows facing the eastern neighbor- replacing the single window there currently. The exterior materials will match the existing materials including natural wood shingle siding, grey composite shingle roofing and white painted wood trim around the windows. The proposal also includes a minor modification of the existing front porch to match the second story addition.

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

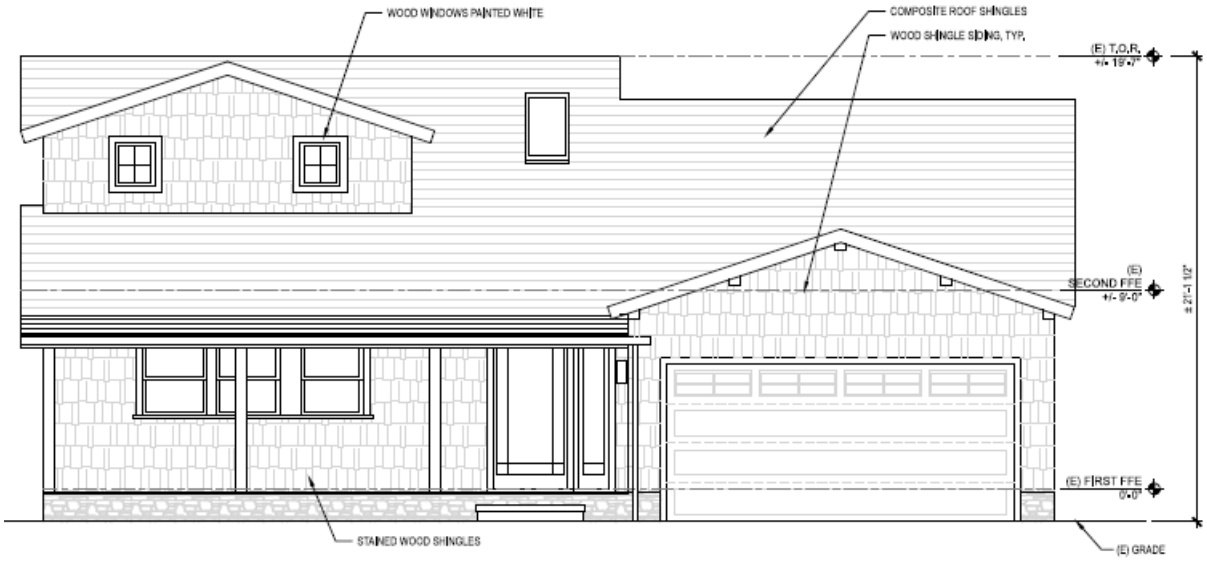
The Planning Department recommends that this project is exempt from the California Environmental Quality Act (CEQA) under Categorical Exemption Class 1 (CEQA Article 19, Section 15301).

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.

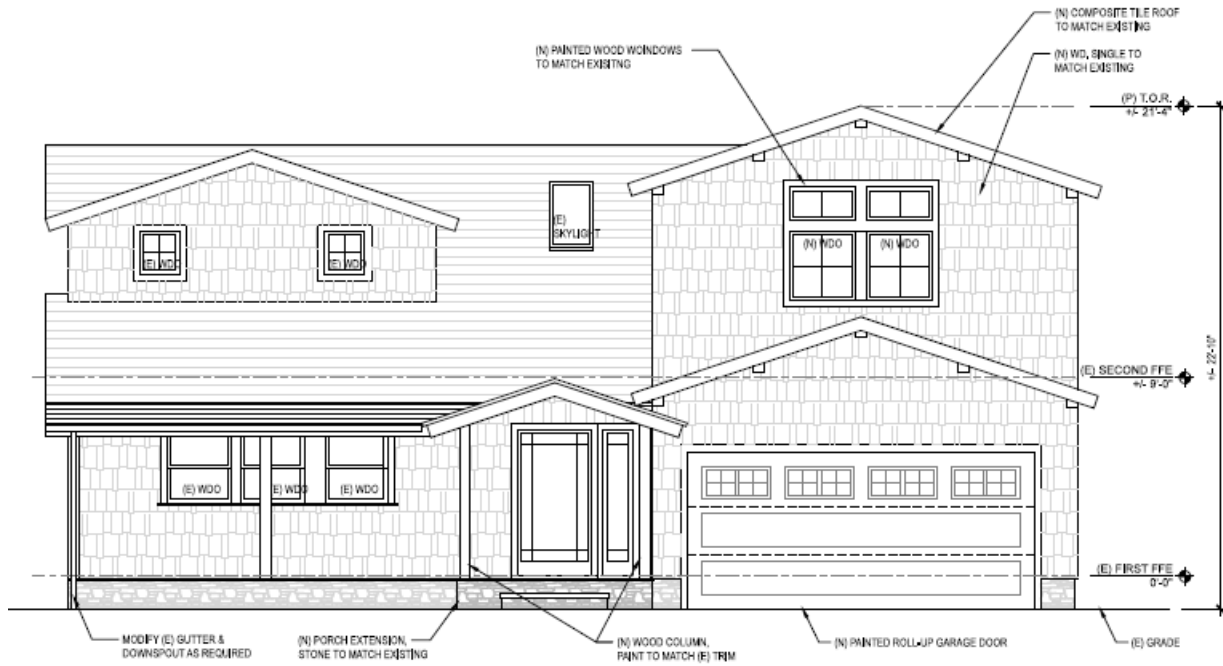
I do hereby certify that the foregoing Notice of Public Hearing was duly processed according to the California Government Code and the Corte Madera Municipal Code.

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.



Existing Front Elevation



Proposed Front Elevation



Proposed Front Elevation