



PLANNING COMMISSION NOTICE OF PUBLIC HEARING

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

TOWN AGENCY: CORTE MADERA PLANNING COMMISSION

HEARING DATE: **THURSDAY, March 31, 2016 (*Special Date*)**

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

SUBJECT: DESIGN REVIEW APPLICATION NO. 15-037 AN ADDITION TO THE FIRST AND SECOND STORY OF EXISTING TWO STORY SINGLE-FAMILY RESIDENCE

SITE: 255 Sausalito Street

PROPERTY OWNER: Eliza and Brandon Desch

ARCHITECT: Liam O'Flaherty

ZONE: R-1 (Medium-Density Residential District)

The applicant has proposed an addition to the first and second story of an existing two story, single family residence. The addition requires Major Design Review because it consists of a significant addition to the second story. The application is to add 173.2 sq. ft. to the second level by enclosing the existing second level patio and creating additional living space. The eave of the roof will be extended 3 feet to the north beyond the wall of the addition, raising the maximum height of the house by 6 inches to 21 feet 4 inches. The proposal also includes an addition of 108.5 sq. ft. to the lower floor, which will provide room for an expanded master suite. The existing single car garage will be enlarged to accommodate two cars, with an additional garage door facing the street. The proposal also includes the enclosure of a lower level crawl space to provide a secure storage area with discrete doors viewable from the southern elevation. Some elements of the interior will be remodeled. Total lot coverage will decrease by 1.3% while floor area will increase by 0.8%. The project complies with all development standards for the R-1 Medium Density Residential Zoning District.

The existing and proposed east elevations, facing Sausalito Ave., are shown on the other side of this notice. The complete application with plans 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).

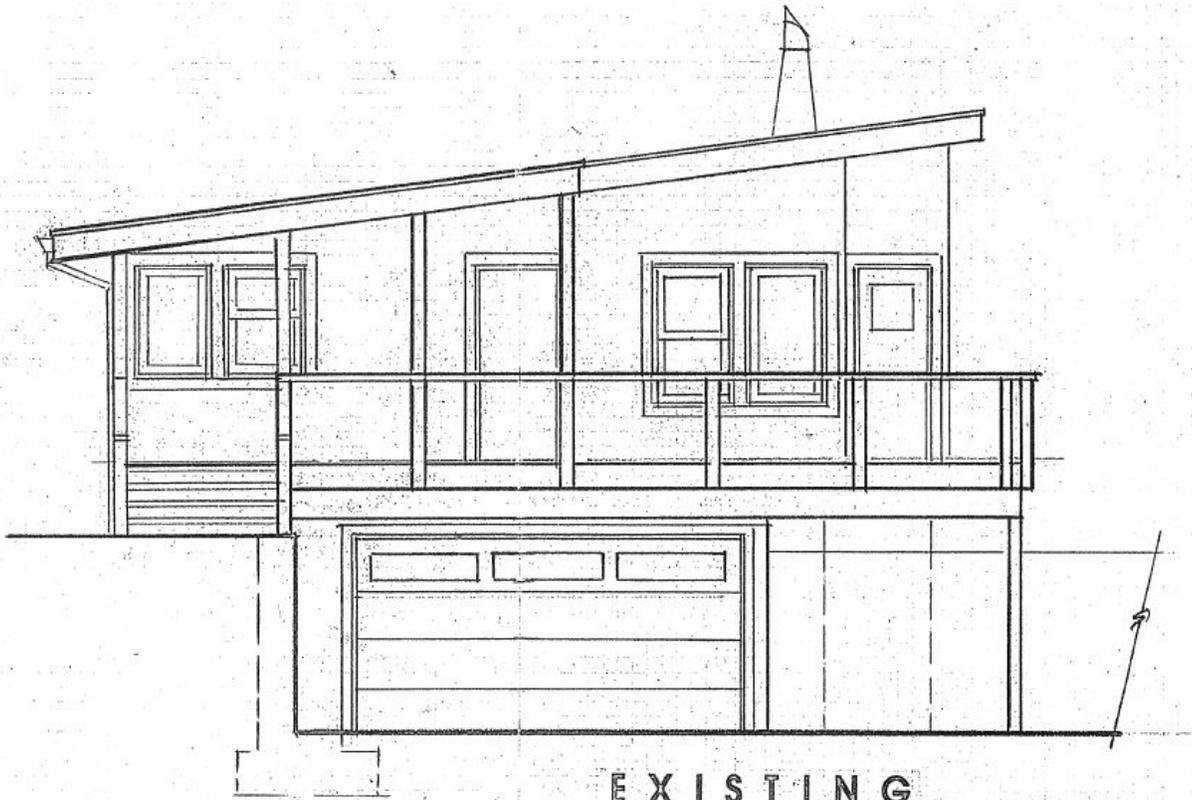
All persons interested in the foregoing are invited to appear before the Corte Madera Planning Commission at the time, day and place mentioned above. If you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this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

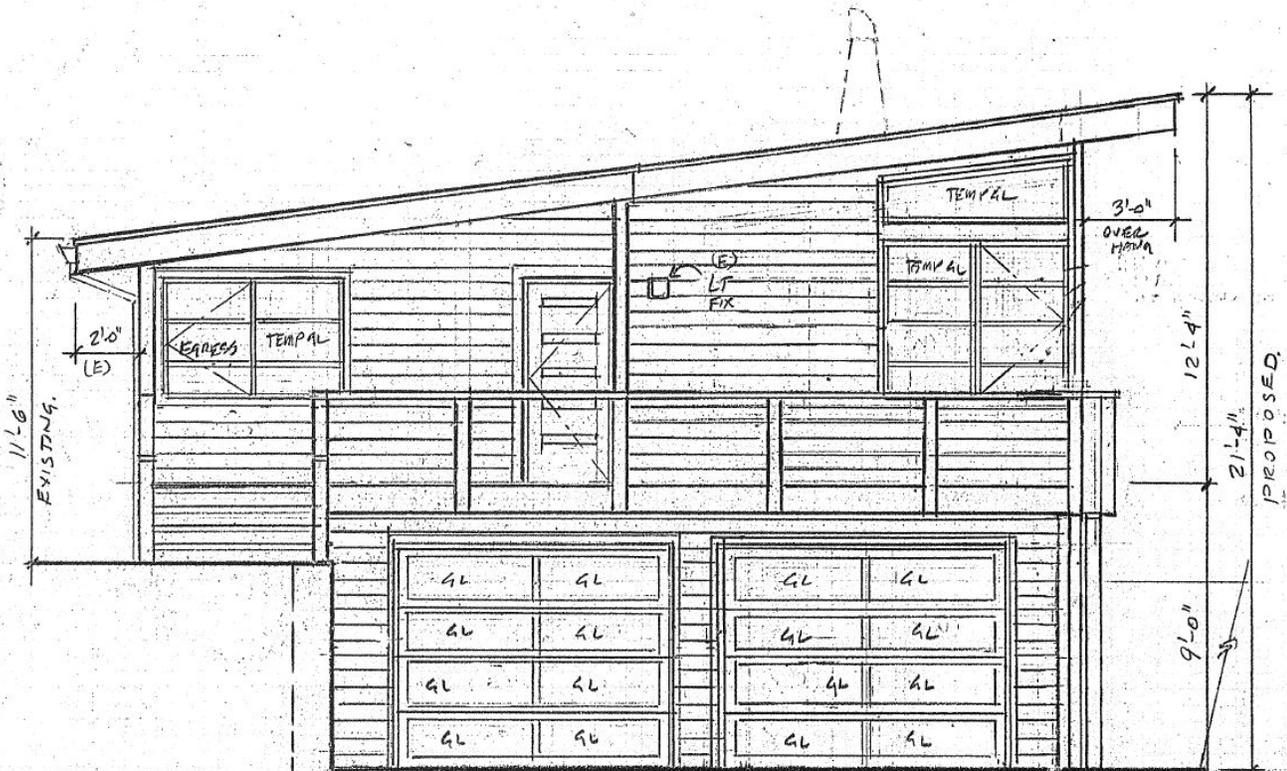
Douglas Bush, Assistant Planner

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 March 16, 2016



EXISTING
EAST ELEVATION



g over 5/8" plywood sheathing over
ters at 2'-0" o.c.

2x3 downspout to 4" diameter tight
rear of House.

Typical Garage Door Construction:
(2) 9'x 8' Modern Aluminum Sectional roll up doors with Frosted Tempered
Glass with electric operator.

EAST ELEVATION