



**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, APRIL 26, 2016**
TIME AND PLACE: 7:30 P.M., CORTE MADERA TOWN HALL COUNCIL CHAMBERS, 300 TAMALPAIS DRIVE
SUBJECT: **CONTINUED HEARING FOR DESIGN REVIEW APPLICATION NO. PL-2016-0003** FOR A 361 SQ. FT. ADDITION TO THE FIRST FLOOR OF THE EXISTING TWO STORY SINGLE-FAMILY RESIDENCE AND CONSTRUCTION OF A 624 SQ. FT. GARAGE.
SITE: 145 GROVE AVENUE
PROPERTY OWNER: JOHN AND JULIE CHUHARSKI
ARCHITECT: RICHARD ESTEB
ZONE: R-1 (MEDIUM-DENSITY RESIDENTIAL DISTRICT)

This application is for Major Design Review to construct a 361 square foot addition to the first floor of an existing two-story single-family residence. The addition will add a new family room, expand the existing kitchen and extend the existing wrap-around porch. A detached single-story garage currently sits on the side property line and will be removed. A new 1,248 square foot detached two-car garage with a second story living unit will be constructed in a similar location but with an increased 6 foot side yard setback to comply with current development standards. The proposed project complies with all development and parking standards in the R-1 Medium-Density Residential District. The existing height of the primary residence is 10 inches over the allowed 30 foot limit however no changes are proposed for the second story. The existing and proposed west elevations are shown on the back of this notice.

As requested by the Planning Commission, the applicant has provided the following materials for discussion at this continued hearing:

- Updated color and materials board
- Cut sheets of proposed lighting fixtures
- A landscape plan showing proposed plantings
- Sections showing the addition to the primary residence, including the crawl space, with height measurements

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).

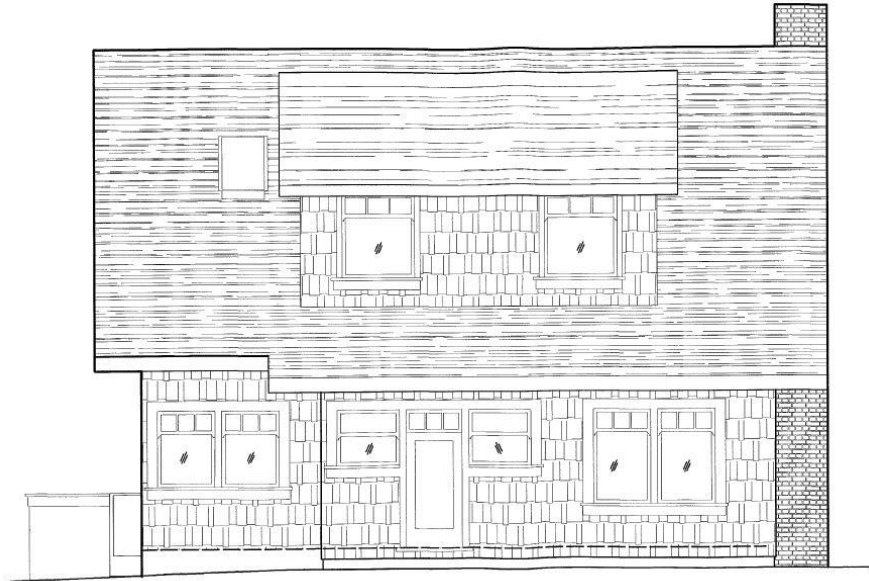
All persons interested in the foregoing are invited to appear before the Corte Madera Planning Commission at the time, day and place mentioned above. If you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this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

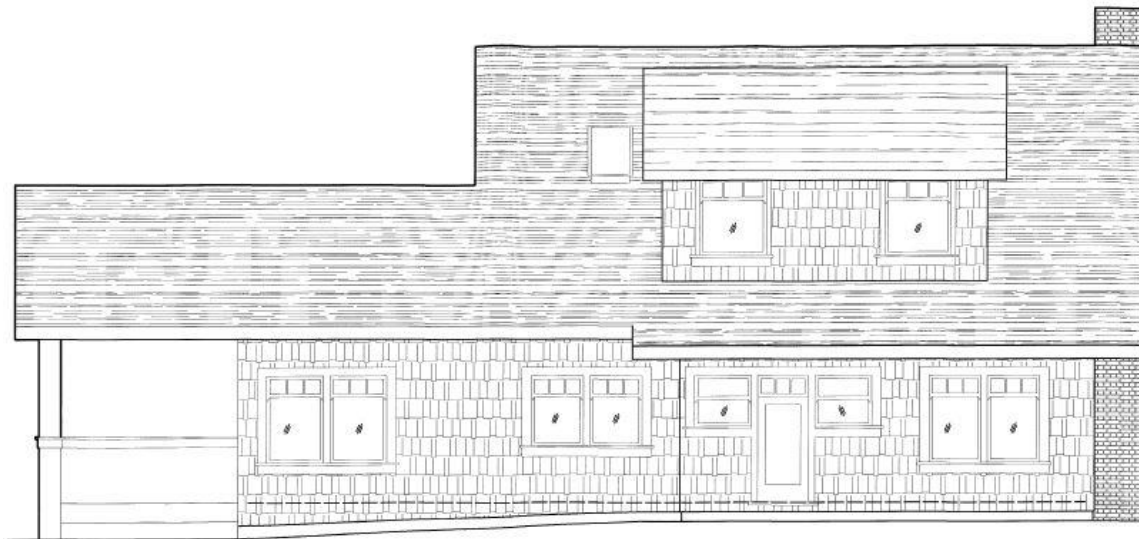
Douglas Bush, Assistant Planner

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 April 15, 2016



Existing West Elevation



Proposed West Elevation