



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: **MAJOR DESIGN REVIEW PL-2016-0008 AND VARIANCE PL-2016-0009** FOR A 380 SQUARE FOOT ADDITION TO SECOND STORY OF AN EXISTING TWO STORY SINGLE-FAMILY RESIDENCE WITH A VARIANCE FOR ENCROACHMENT INTO THE FRONT SETBACK.

SITE: 82 Sonora Way

PROPERTY OWNER: Dana and Blake McRay

ARCHITECT: Urrutia Design

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

The applicant is requesting Design Review Approval for a 380 square foot addition to the second floor of an existing two-story single family residence at 82 Sonora Way. The addition is proposed on the east side of the house, adjacent to Sonora Way. On the south elevation, the existing dormers will be altered as shown on the reverse of this notice. The addition will maintain the primary ridgeline while the peak height of the roof will increase from 21' 11" to 22' 8". The exterior materials will be updated, utilizing vertical board and batten siding in grey, with black accents at the garage door and around the windows. The proposed addition will not increase the footprint of the existing dwelling but because the current home was built over the front setback, a variance is required to construction the second level addition within the front setback as well. The existing home and the proposed second level addition are shown to be 16' from the front property line, where 20' is required.

Story poles have been erected to illustrate the location and size of the addition and can be viewed from Sonora Way. The existing and proposed south elevations facing Sonora Way 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 15, 2016

EXISTING SOUTH ELEVATION



PROPOSED SOUTH ELEVATION

