



# 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, JUNE 14, 2016  
**TIME AND PLACE:** 7:30 P.M., CORTE MADERA TOWN HALL COUNCIL CHAMBERS, 300 TAMALPAIS DRIVE  
**SUBJECT:** DESIGN REVIEW APPLICATION DR-15-029 – FOR A MAJOR INTERIOR REMODEL AND ADDITION TO THE SECOND STORY OF AN EXISTING SINGLE FAMILY RESIDENCE  
**SITE:** 33 MONTECITO AVENUE  
**PROPERTY OWNERS:** JANA AND CHRISTOPHER COOK  
**ARCHITECT:** HCG ASSOCIATES  
**ZONE:** R-1 (MEDIUM-DENSITY RESIDENTIAL DISTRICT)

The applicants have requested Major Design Review approval for a major interior remodel and addition to an existing single family residence. The structure, which was originally a residence, was previously converted to a medical office and will be remodeled as a residential use consistent with the residential zoning district in which it resides. The three story structure will undergo a remodel of the majority of the interior, including excavation in the existing lower level to increase ceiling heights and expand habitable space. The front porch area at the second level would be enclosed to provide additional living area. An existing lower level garage would be converted to habitable space and a carport is proposed to provide a required covered parking space in the side yard. Two off-street parking spaces will be provided on the property. The height and footprint of the structure will not change. Total floor area, including the area of the covered carport would increase from 1,907 square feet to 2,064 square feet. All proposed materials will match existing.

Story poles have been erected to demonstrate the approximate size and location of the project and can be viewed from a public roadway adjacent to the project site. The existing and proposed 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).

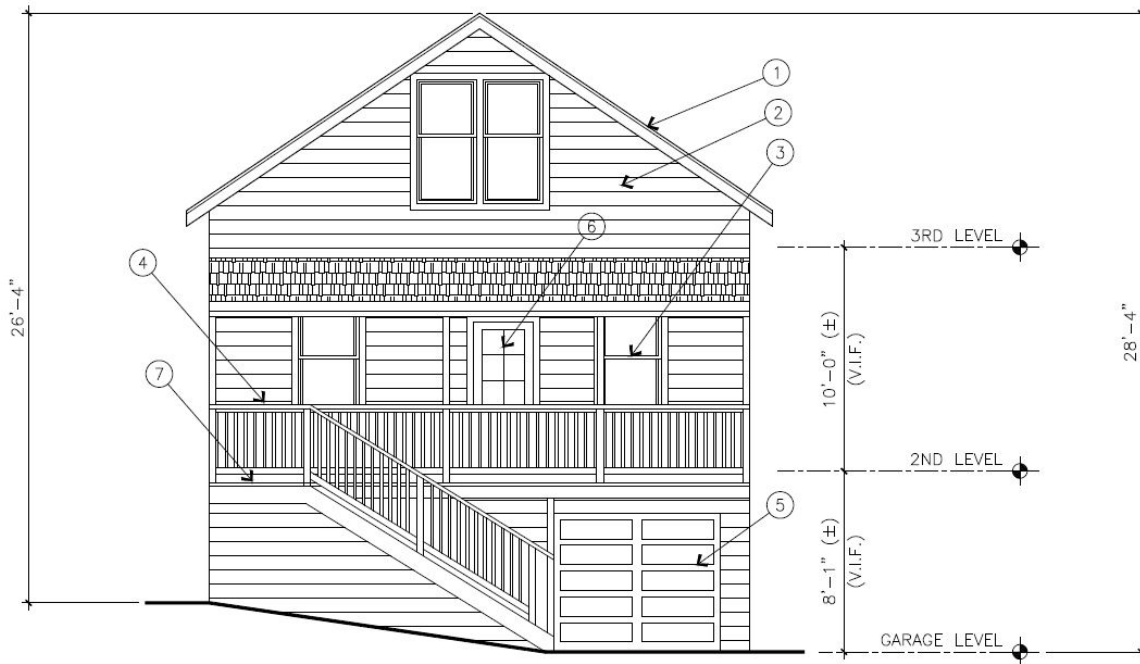
All persons interested in the foregoing are invited to appear before the Corte Madera Planning Commission at the time, day and place mentioned above. If you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this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

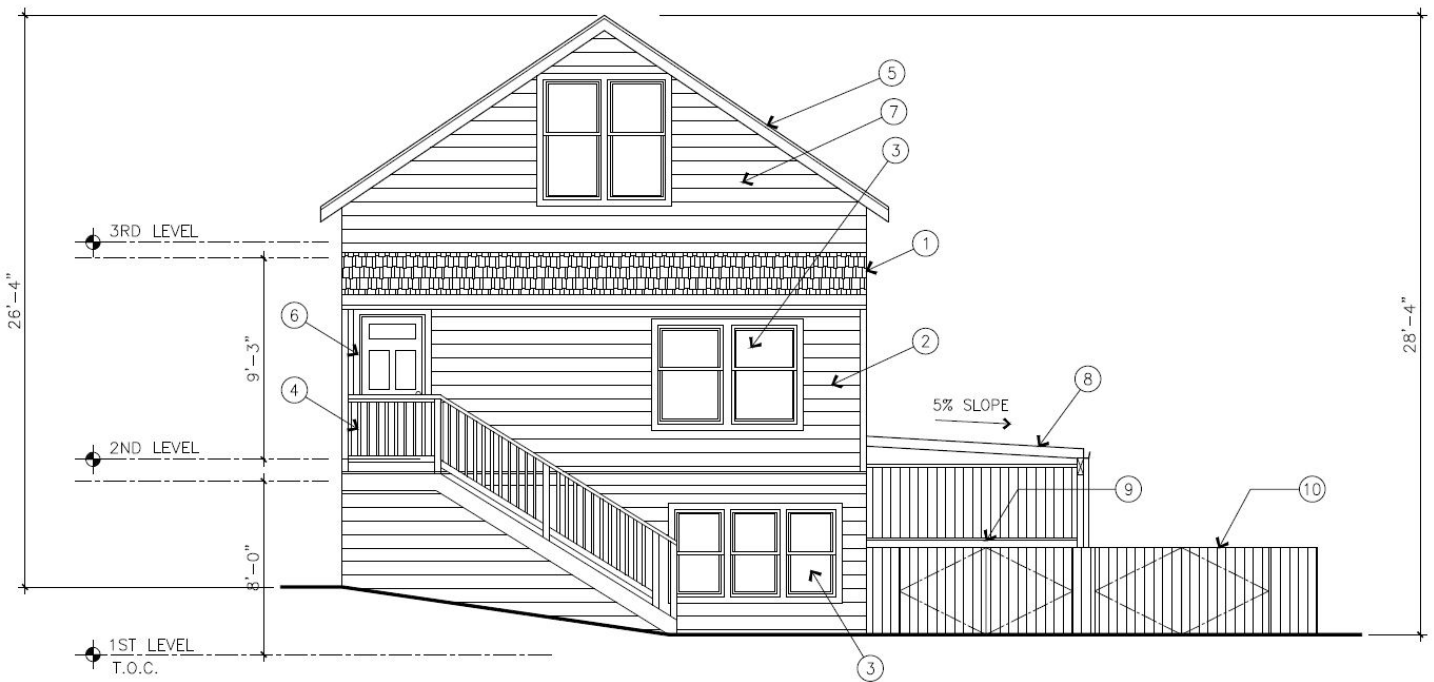
Douglas Bush, Assistant Planner

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 June 3, 2016



1 (E) EAST ELEVATION  
SCALE: 1/4"=1'-0"



1 PROPOSED EAST ELEVATION  
SCALE: 1/4"=1'-0"