



**PLANNING COMMISSION
NOTICE OF PUBLIC HEARING
Town Hall
300 Tamalpais Drive
Corte Madera, CA 94925-1418**

HEARING DATE: TUESDAY, JUNE 28, 2016

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

SUBJECT: PRECISE PLAN AMENDMENT NO. PL-2048-PDP AND DESIGN REVIEW NO. PL-2016-0047-DR FOR EXTERIOR MODIFICATIONS TO THE ELEVATIONS OF TENANT SPACE K001 FORMALLY A TALBOTS RETAIL STORE INTO A VERIZON RETAIL STORE. THE APPLICATION ALSO INCLUDES ILLUMINATED SIGNS.

SITE: 1618 REDWOOD HIGHWAY–THE VILLAGE AT CORTE MADERA (APN-024-032-30)

APPLICANT Verizon

ZONING: C-2 (Regional Shopping District)

SUMMARY:

The majority of the work to be done by Verizon is interior modifications to the existing pad building at the Village. There is no proposed increase in building size or any landscape or site work. The façades will be repainted and the clock tower will be removed. Two new awnings will be added and the entry door relocated. The project includes four illuminated signs on each of the elevations. These exterior modifications can be seen from the street and parking lot, therefore the project is being reviewed by the Planning Commission.

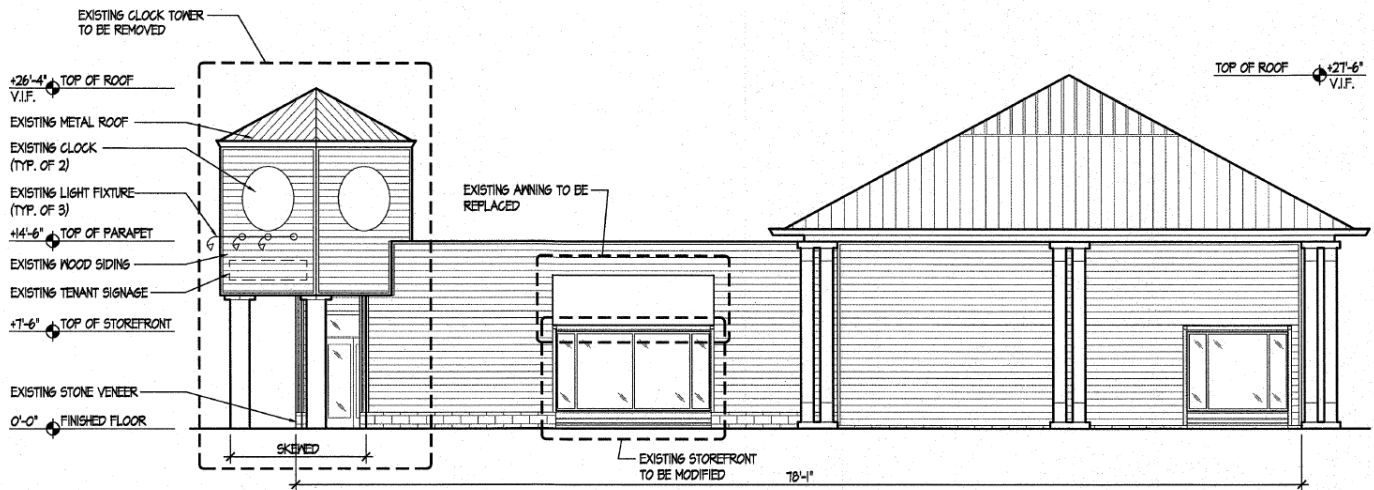
The existing and proposed northeast elevations are shown on the back of this notice.

The Planning Department recommends that this project is exempt from the California Environmental Quality Act (CEQA) under Categorical Exemption Class 3 (CEQA Article 19, Section 15303).

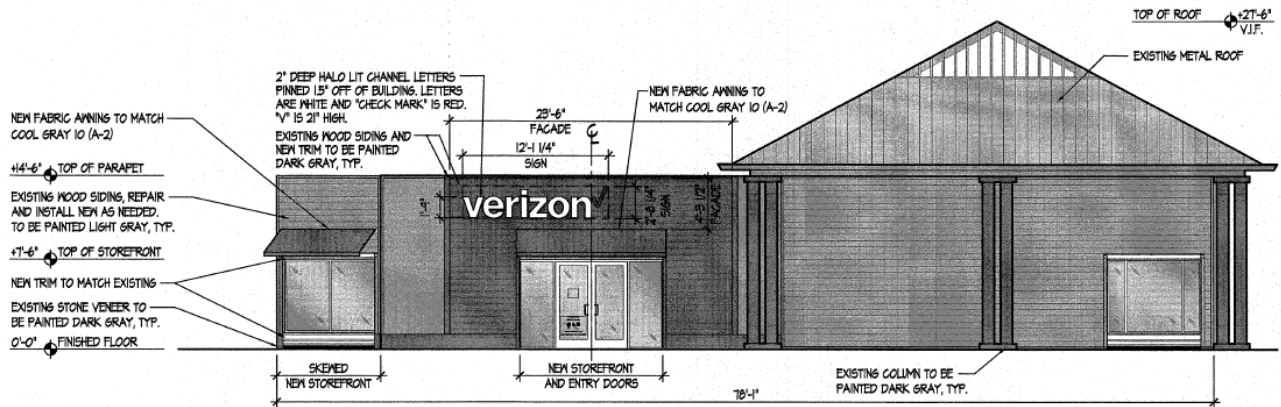
All persons interested in the foregoing are invited to appear before the Corte Madera Planning Commission at the time, day and place listed above. If you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this 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 927-5067. 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.



1 EXISTING FRONT ELEVATION (NORTHEAST)
SCALE: 1/8" = 1'-0"



1 PROPOSED FRONT ELEVATION (NORTHEAST)
SCALE: 1/8" = 1'-0"

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 Department 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.

Post on or before June 17, 2016