



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 28, 2016

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

SUBJECT: DESIGN REVIEW APPLICATION PL-2016-0037 FOR THE DEMOLITION OF AN EXISTING ONE STORY RESIDENCE AND THE CONSTRUCTION OF A NEW TWO STORY, SINGLE FAMILY RESIDENCE

SITE: 220 Granada Drive, APN 038-275-06

PROPERTY OWNER: Martha and William Zeller

ARCHITECT: Toby Long Design

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

The applicants have requested Design Review approval for a new 4,216 square foot, two-level residence on a 20,597 square foot lot at 220 Granada Drive. This new structure would replace an existing, single level residence. The new structure would be sited in a similar location to the existing structure and would comply with all required setbacks, parking requirements, bulk, and coverage standards for the zoning district. A landscaping plan is included in the proposal which utilizes native, drought tolerant plantings throughout. The structure would be of modular construction, where a majority of the home would be constructed offsite and placed on site using cranes- potentially reducing the time necessary for construction and construction related impacts. The project was previously reviewed through a Preliminary Design Review Hearing on May 10, 2016 and the applicant has provided updated materials in response to comments received at that time.

Story poles have been erected to demonstrate the approximate size and location of the structure and can be viewed from the public roadway adjacent to the project site. Renderings of the proposed front (south) and rear (north) 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 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 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 17, 2016

FRONT OF HOUSE



REAR OF HOUSE

