



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, JULY 26, 2016
TIME AND PLACE: 7:30 P.M., CORTE MADERA TOWN HALL COUNCIL CHAMBERS, 300 TAMALPAIS DRIVE
SUBJECT: DESIGN REVIEW APPLICATION PL-2016-0071 – EXTERIOR MODIFICATIONS AND SITE IMPROVEMENTS FOR AN EXISTING 32 UNIT MULTIFAMILY DEVELOPMENT
SITE: 1441 CASA BUENA Drive
APPLICANT: Throckmorton Partners
ARCHITECT: Braver Designs Architecture
ZONE: R-2 (Low Density Multiple Dwelling District)

This Major Design Review application is for exterior rehabilitation of an existing 32 unit apartment complex at 1441 Casa Buena Drive. This application seeks to address deferred maintenance through exterior modifications and landscaping. The project would not result in the creation of new floor area, change in footprint or alteration to the number of existing units or parking areas. The scope of the proposed project subject to this Design Review application includes:

- Repair, rehabilitation and painting of existing buildings
- Repair, strengthen and replace deck railings
- Add 6 foot and 4 foot fences for yards of individual units
- Install new native and drought tolerant landscaping to blend with existing

Due to the nature of these changes, story poles are not required for this application. Information has been posted at the project site and a complete set of plans is available for review at the Planning Department. Office hours are Monday through Thursday from 8-11:30am and 1-3pm. A rendering of the proposed design scheme is 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 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 July 15, 2016



CONCEPTUAL EXTERIOR ELEVATION RENDERING - COURTYARD FACING