



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, AUGUST 9, 2016
TIME AND PLACE:	7:30 P.M., CORTE MADERA TOWN HALL COUNCIL CHAMBERS, 300 TAMALPAIS DRIVE
SUBJECT:	DESIGN REVIEW AND ENVIRONMENTAL ASSESSMENT APPLICATION DR15-021 AND PL-2016-33-PLEA FOR A PRIVATE BOAT DOCK AND LIFT AT THE REAR OF THE SINGLE-FAMILY RESIDENCE LOCATED AT 5124 PARADISE DRIVE
SITE:	5124 PARADISE DRIVE
APPLICANT:	PETER CLARK, CLAUSEN ENGINEERS
ZONE:	R-1-A (LOW DENSITY RESIDENTIAL DISTRICT)

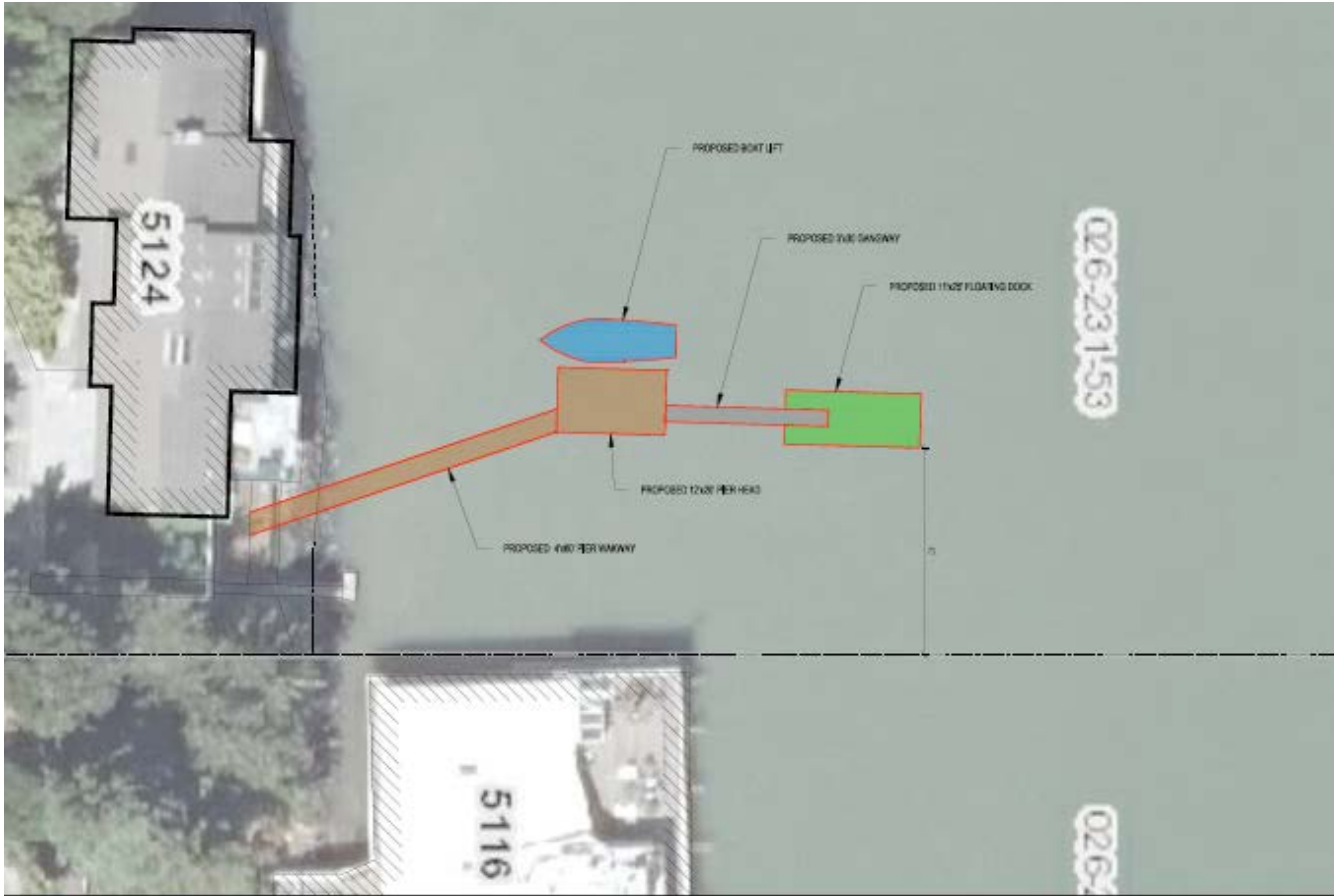
The Major Design Review application for improvements to the waterfront area of the private single-family residence includes:

- Construction of a wood-framed, fixed pier comprised of 4' x 60' walkway and 12' x 20' pier head (480 sq. ft. total), cable railing with cedar post and cap rail, and composite (slotted) decking material.
- An 11' x 25' floating dock.
- An aluminum gangway (3' X 30') that would provide access from pier to floating dock.
- An aluminum forklift-style boat lift to be mounted along the west side of the pier head.
- The pier structure would be supported by a total of 11 steel pilings that would be driven into the underlying substrate a sufficient depth to support the pier. Four (4) additional piles would be installed to anchor the floating dock, and two (2) aluminum piles would be installed to support the boat lift.

A site plan of the project is shown on the back of this notice.

Per the California Environmental Quality Act (CEQA), an Initial Study (IS) and Mitigated Negative Declaration (MND) were also prepared to identify and mitigate any potential environmental impacts. A separate notice of intent was distributed on July 11, 2016 announcing the public review period of the IS and MND which ends on August 9, 2016. The MND concluded that the project, with proposed mitigation measures, would not cause substantial adverse effects on human beings, degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, eliminate tribal cultural resources, or eliminate important examples of the major periods of California history or prehistory. The proposed project, as mitigated, would not generate any significant direct, indirect, or cumulatively considerable impacts on human beings or the environment.

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.

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 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 29, 2016