



# 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:** MAJOR DESIGN REVIEW PL-2016-0013 AND MAJOR VARIANCE PL-2016-0015 – FOR A MAJOR INTERIOR AND EXTERIOR REMODEL INCLUDING A 550 SQUARE FOOT ADDITION TO THE SECOND STORY AND A 130 SQUARE FOOT ADDITION TO THE ENTRYWAY OF THE LOWER LEVEL OF AN EXISTING SINGLE FAMILY HOME WITH A REQUEST FOR A 9 FOOT ENCROACHMENT INTO THE REQUIRED 20 FOOT FRONT SETBACK

**SITE:** **21 Endeavor Cove**

**PROPERTY OWNER:** Lockwood Residence

**ARCHITECT:** Michael Harlock

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

The Corte Madera Planning Commission will hold a hearing to consider a proposed Design Review and Variance application for 21 Endeavor Cove in southeast Corte Madera. This project includes a major interior and exterior remodel of an existing two level single family residence with attached garage. The proposal includes a 550 square foot addition to the second story, as well as a 130 square foot addition at the front entrance, new wood trellis and covered entry porch which encroach into the required front setback. Where a 20 foot front setback is required, the existing residence has an 18.5 foot front setback. The proposed arbor, front entry porch and addition to the main level would encroach into the front setback by 9 feet. A variance is requested to increase the existing nonconforming encroachment, resulting in an 11 foot front setback.

Story poles have been erected to demonstrate the approximate size and location of the project and may be viewed from the public roadway adjacent to the project site. A rendering of the existing and proposed front (south) elevation is shown on the back of this notice. A complete set of plans is available to review at Town Hall. If you have any questions about the information contained in this notice, please contact the Planning Department at (415) 927-5064.

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.

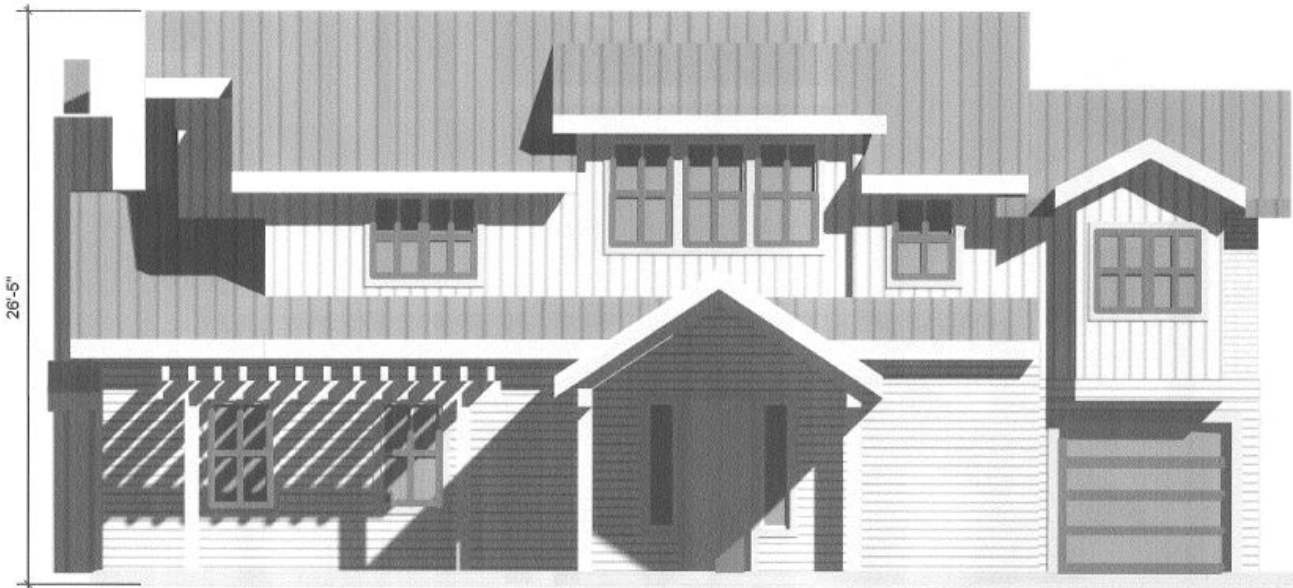
Douglas Bush, Assistant Planner

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 29, 2016



*EXISTING FRONT ELEVATION*



*PROPOSED FRONT ELEVATION*