



# 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, SEPTEMBER 27, 2016  
**TIME AND PLACE:** 7:30 P.M., CORTE MADERA TOWN HALL COUNCIL CHAMBERS, 300 TAMALPAIS DRIVE  
**SUBJECT:** MAJOR DESIGN REVIEW AND FRONT SETBACK VARIANCE FOR A MAJOR REMODEL AND THIRD LEVEL ADDITION TO AN EXISTING TWO STORY RESIDENCE  
**SITE:** 11 MADRONO AVE  
**ARCHITECT:** RICHARDSON ARCHITECTS  
**ZONE:** R-1-A (LOW-DENSITY RESIDENTIAL DISTRICT)

The Corte Madera Planning Commission will review a proposed Design Review and Variance application for 11 Madrono Avenue in Corte Madera. This project includes a major remodel and third floor addition to an existing two level single-family residence resulting in 4,699 square feet of floor area including the attached garage. The proposal will result in the addition of 301 square feet at the first level, 359 square feet at the second level and a new 1,251 square foot third floor. The existing residence encroaches into the required front setback and the proposed additions would further encroach into this setback, resulting in an approximately 14 foot front setback where 25 feet is required. A variance has been requested to allow for encroachment into the front setback based on the unique shape and steep topography of the lot. The height of the building would increase from 23 to 30 feet.

This application went before the Planning Commission at a public study session on February 9, 2016. Project plans have since been revised in response to feedback provided by the general public, Planning Commission and Staff.

Story poles have been erected to demonstrate the approximate size and location of the project including the extent of all decks and eaves. These story poles may be viewed from a public roadway adjacent to the project site. A rendering of the existing and proposed 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 September 16, 2016



**EXISTING SOUTH**



**PROPOSED SOUTH**