



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, OCTOBER 25, 2016
TIME AND PLACE: 7:30 P.M., CORTE MADERA TOWN HALL COUNCIL CHAMBERS, 300 TAMALPAIS DRIVE
SUBJECT: Major Design Review, Precise Plan Amendment and Sign Permit No. PL-2016-0116, 0117, 0118 to modify the store fronts for the proposed Ethan Allen store at 435 Corte Madera Town Center
SITE: Corte Madera Town Center
PROPERTY OWNER: 770 Tamalpais Drive, INC.
ZONE: C-2 Regional Shopping District and Baylands Risk Zone and Natural Habitat Overlay District

The proposed project is to modify the southern, western and eastern storefronts by removing the existing metal awnings and replace them with black fabric awnings, new pilasters, new crown molding and exterior paint. A new entry door will also be installed on the southern elevation along with an illuminated sign. The eastern elevation (facing the elephant fountain) will also have an illuminated sign. The western service entry will include a new awning. All changes are cosmetic and will not change the footprint or overall dimensions of the existing structure.

Images of the existing and proposed elevations are shown on the back of this notice.

A complete set of plans is available for review at the Planning Department. 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).

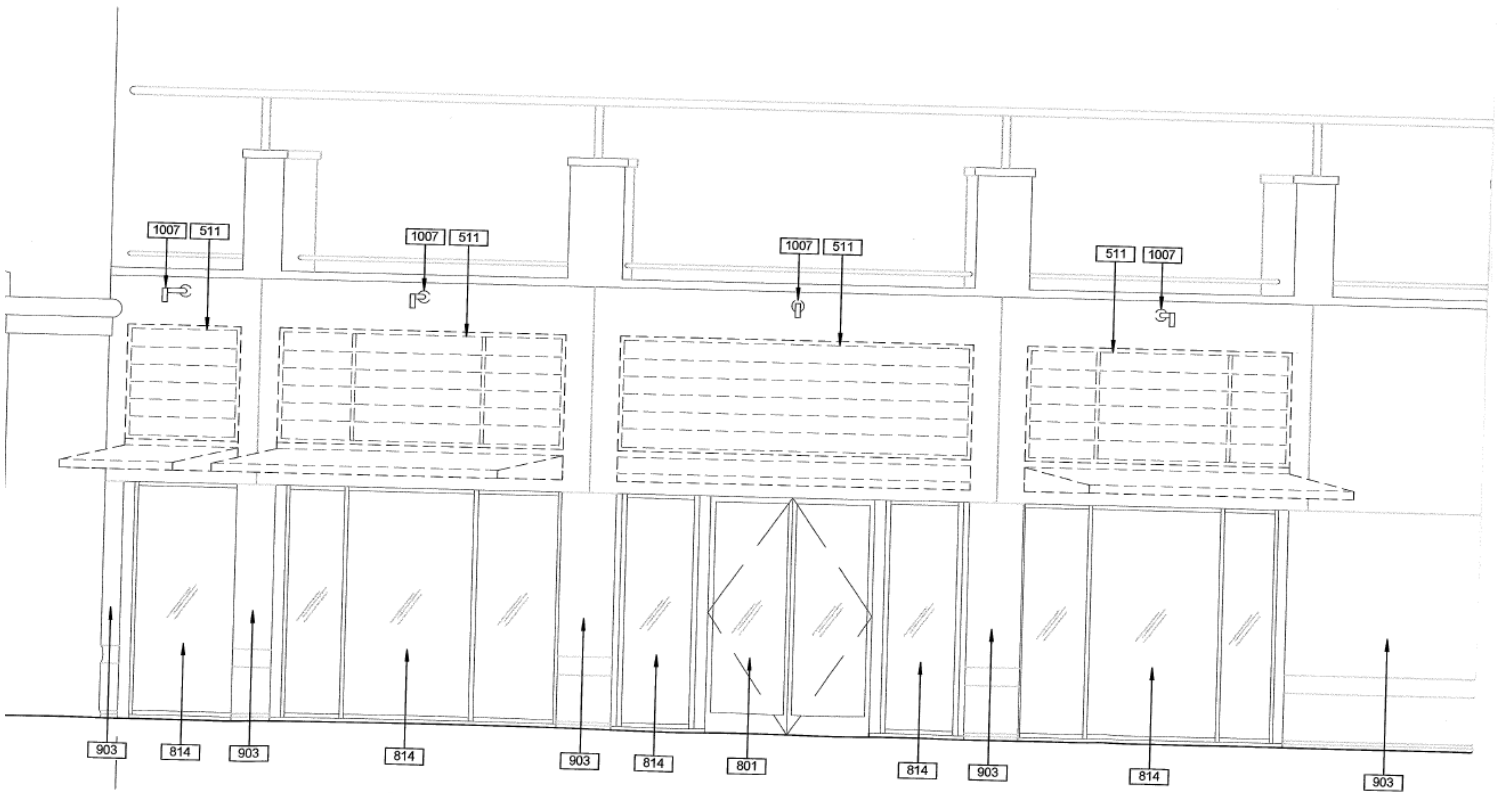
All persons interested in the foregoing are invited to appear before the Corte Madera Planning Commission at the time, day and place mentioned above. If you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this 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 Senior Planner, Phil Boyle at the Corte Madera Planning Department at (415)927-5067 or pboyle@tcmmail.org. Staff reports will be available by 4:30 p.m. on the Friday before the meeting and may be obtained by contacting the Planning Department, 415-927-5067 or pboyle@tcmmail.org. 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.

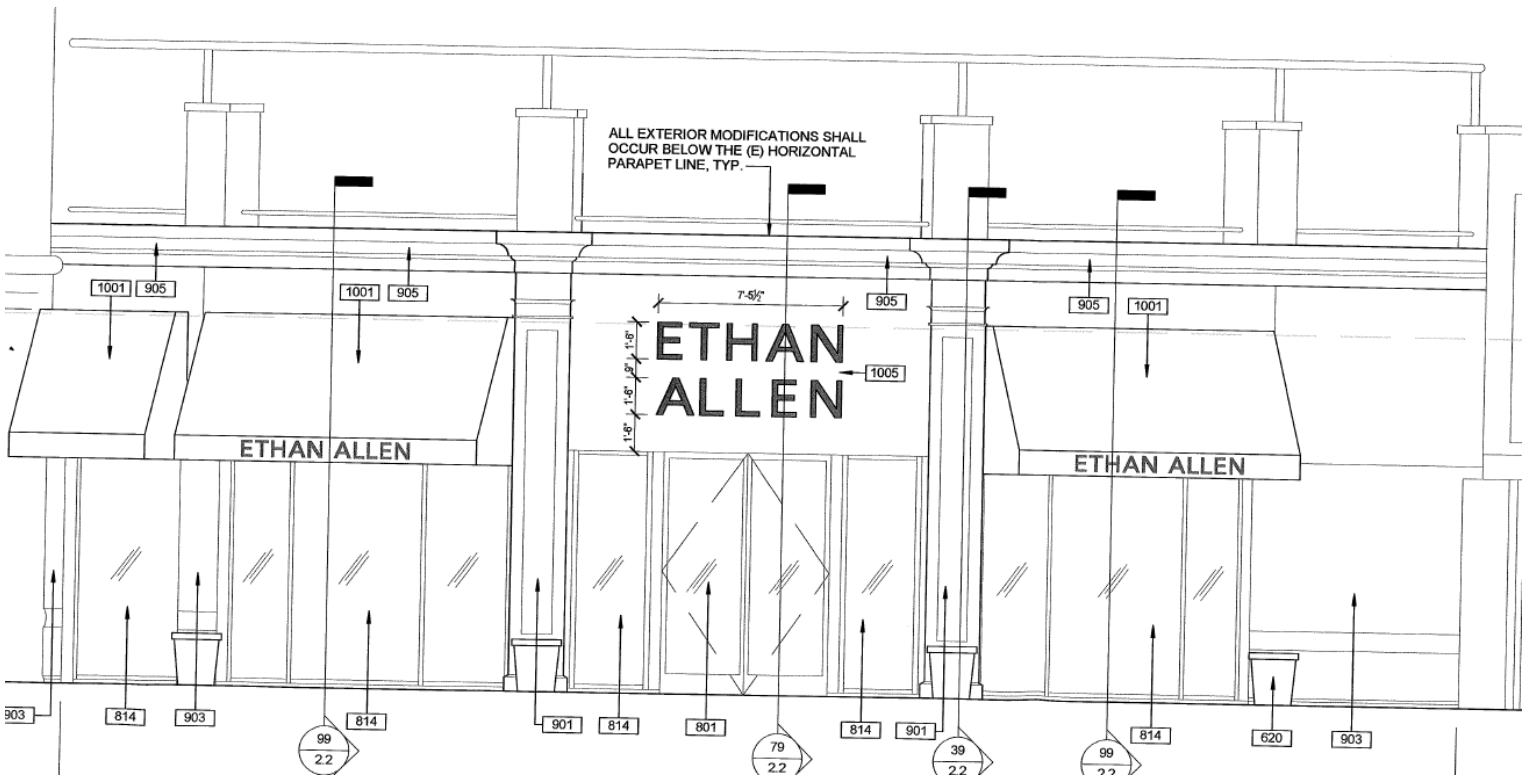
Phil Boyle, Senior Planner

Posted and mailed on or before October 14, 2016

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.



EXISTING ELEVATION



PROPOSED ELEVATION