



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, NOVEMBER 29, 2016
TIME AND PLACE: 7:30 P.M., CORTE MADERA TOWN HALL COUNCIL CHAMBERS, 300 TAMALPAIS DRIVE
SUBJECT: MAJOR DESIGN REVIEW PL-2016-0101 FOR ADDITIONS TO AN EXISTING SINGLE FAMILY RESIDENCE INCLUDING A NEW SECOND STORY
SITE: **57 GOLDEN HIND PASSAGE**
APPLICANT: KEVIN DIXON
ZONE: R-1 (Medium-Density Residential District)

The Corte Madera Planning Commission will hold a public hearing for a Design Review application for additions to an existing single family home at 57 Golden Hind Passage. The application includes an addition of 280 sq. ft. at the existing lower level of the single level residence with a 962 sq. ft. addition for a new second level. The additions would result in a total of 2,691 sq. ft. not including the attached 466 sq. ft. two car garage. The structure would increase from 17 ft. 2 in. to 27 ft. The project would comply with all standards for the R-1 Zoning District including height, floor area ratio, lot coverage and setbacks. The applicant has conducted outreach prior to this notice and has received support from all adjacent neighbors.

Story poles have been erected to demonstrate the approximate size and location of the additions and may be viewed from a public roadway adjacent to the project site. A rendering of the existing and proposed front 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 November 18, 2016

NEW SOUTH ELEVATION



EXISTING SOUTH ELEVATION

