



# 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, January 24, 2017
- TIME AND PLACE:** 7:30 P.M., Corte Madera Town Hall Council Chambers, 300 Tamalpais Drive
- SUBJECT:** MAJOR DESIGN REVIEW PL-2016-0058 AND MAJOR VARIANCE PL-2016-0059 FOR RENOVATION OF AN EXISTING TWO LEVEL STRUCTURE INCLUDING ADDITIONS OF 1,036 SQUARE FEET WITH A VARIANCE FOR PARKING, LOT COVERAGE AND SIDE SETBACK ENCROACHMENT.
- SITE:** **122 Grove Avenue**
- APPLICANT:** Jake Saltzman
- ZONE:** R-1 (Medium-Density Residential District)

The Corte Madera Planning Commission will hold a public hearing to review a proposed Design Review and Variance application for 122 Grove Avenue. This project includes a major interior and exterior remodel of an existing two level single family residence with attached garage. The proposal includes the addition of 1,036 square feet of new floor area and a maximum roof peak height of 25' 8" where the existing is 26' 5". On this 4,942 square foot lot, the maximum lot coverage is 35% and the applicant has requested a variance to allow 43%. The applicant has requested a variance to allow one of two required on-site parking spaces to be located within 15 feet of the front property line, where the development standards require both spaces to be at least 15 feet from the front property line. The application also includes a variance to allow the addition of approximately 13 square feet within the side setback where the rear deck is currently located.

Story poles have been erected to demonstrate the size and location of the project and may be viewed from a public roadway adjacent to the project site. The height and location of the story poles have been verified by a licensed surveyor. A rendering of the existing and proposed front (west) elevation is shown on the back of this notice. A complete set of plans is available to review at Town Hall.

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 (415)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

Mailed on or before January 13, 2017

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 FRONT ELEVATION**



**PROPOSED FRONT ELEVATION**

