



# 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, FEBRUARY 14, 2017  
**TIME AND PLACE:** 7:30 P.M., CORTE MADERA TOWN HALL COUNCIL CHAMBERS, 300 TAMALPAIS DRIVE  
**SUBJECT:** MAJOR DESIGN REVIEW APPLICATION PL-2016-0007 - FOR A COMPLETE REMODEL AND ADDITION OF A NEW THIRD FLOOR WITH ADDITIONS TOTALLING 965 SQUARE FEET.  
**SITE:** **159 PRINCE ROYAL DRIVE**  
**OWNER:** Joel Hernandez and Stacey UyBico  
**ARCHITECT:** Quynh Tran  
**ZONE:** R-1 (Medium-Density Residential District)

The Corte Madera Planning Commission will hold a public hearing to review a proposed Design Review application for 159 Prince Royal Drive. The application complies with height, floor area, setbacks and all other development standards for the R-1 Zoning District. The project would modify an existing two level residence with detached garage, including additions at the first and second floor, and an addition of a third floor. The height of the structure would increase from 22' 3" to 28'. The total area of the structure, inclusive of the garage, would increase from 2,255 to 3,220 square feet. The proposed structure would be sited on the existing foundation and would not significantly modify the slope, topography or vegetation on the 15,246 square foot lot.

Story poles have been erected to demonstrate the approximate size and location of the project and may be viewed from Prince Royal Drive and Constitution Drive. 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.

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 2/3/17



EXISTING FRONT ELEVATION



PROPOSED FRONT ELEVATION