



# 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 28, 2017

**TIME AND PLACE:** 7:30 P.M., CORTE MADERA TOWN HALL COUNCIL CHAMBERS, 300 TAMALPAIS DRIVE

**SUBJECT:** MAJOR DESIGN REVIEW PL-2017-0003 AND VARIANCE PL-2016-0132 – FOR ADDITIONS TO AN EXISTING TWO LEVEL RESIDENCE TOTALLING 824 SF WITH A VARIANCE FOR SIDE SETBACK ENCROACHMENT AND VARIANCE TO MAINTAIN EXISTING NONCONFORMING PARKING

**SITE:** **124 GROVE AVENUE**

**APPLICANT:** Steve and Julia Mori-Prange

**ZONE:** R-1 (Medium-Density Residential District)

The Corte Madera Planning Commission will hold a public hearing for the review of a proposed Design Review and Variance application for 124 Grove Avenue in west Corte Madera. The project includes the addition of 256 SF to the first floor and 416 SF to the second floor of an existing two story residence. The application includes a remodel of the entire structure, including changes of roof pitch, exterior materials and addition of a covered entryway. The existing structure encroaches into both required side-setbacks. Variance approval is requested to allow construction that would maintain the existing nonconforming setbacks, including additions at the north wall which would extend 4 inches into the side setback and at the southern elevation which would extend 1 foot into the required side setback. A second variance is requested to allow maintenance of existing nonconforming parking to allow two, tandem off-street parking spaces where spaces are required to be independently accessible. The variance is requested based upon the substandard size of the lot, at 5,415 square feet and the location of the existing structure.

Story poles have been erected to demonstrate the approximate size and location of the project and may be viewed from a public roadway adjacent to the project site. A rendering of the existing and proposed front (west) elevation is shown on the back of this notice, as well as a site plan indicating the areas of additional floor area. 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 Project Planner, Douglas Bush 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. 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 February 17, 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.



**SITE PLAN WITH AREAS OF THE ADDITIONAL FLOOR AREA**



**EXISTING FRONT ELEVATION**



**PROPOSED FRONT ELEVATION**