



# 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, APRIL 25, 2017  
**TIME AND PLACE:** 7:30 P.M., CORTE MADERA TOWN HALL COUNCIL CHAMBERS, 300 TAMALPAIS DRIVE  
**SUBJECT:** DESIGN REVIEW AND VARIANCE APPLICATION NO. PL-2017-0016 DRC and PL-2017-0017-VAR– for 560 square feet of additional living space and a 419 square foot garage addition to the existing residence at 304 Corte Madera Ave. The application also includes a front yard variance for the new garage, bedroom, bath, enter area and office within the front setback. The existing one car garage within the front yard setback will be removed.

**SITE:** 304 Corte Madera Ave.  
**PROPERTY OWNER:** Ann-Sofie and Reza Safa  
**ARCHITECT:** Polsky Perlstein Architects  
**ZONE:** R-1 (Medium-Density Residential District)

The subject property has a steep downhill slope, totaling 9,581 square feet in area. The proposed project is to add 560 square feet of living space including a bedroom, bath, enter area and office within the front setback and to add 104 square feet to the existing bedrooms on the lower floor. The maximum height of the proposed building will be 28 feet (Code maximum 30 feet). The project also includes the removal of the existing one car garage from the front setback area and the addition of a new 419 square foot garage within the front setback area. The project will expand the lot coverage by approximately 8% and the floor area ratio will also increase by approximately 12%. The project will result in two onsite parking spaces in the garage and two uncovered parking spaces off the street but within the Town's right of way of Corte Madera Ave.

The proposed front, rear and north elevations are shown on the back of this notice. An entire set of plans for the project 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 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.

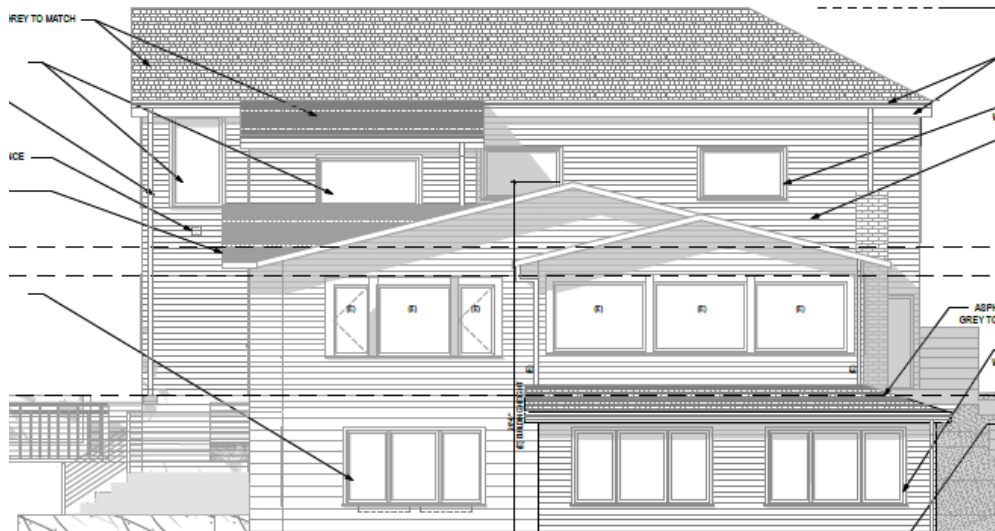
Phil Boyle, Senior Planner

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.

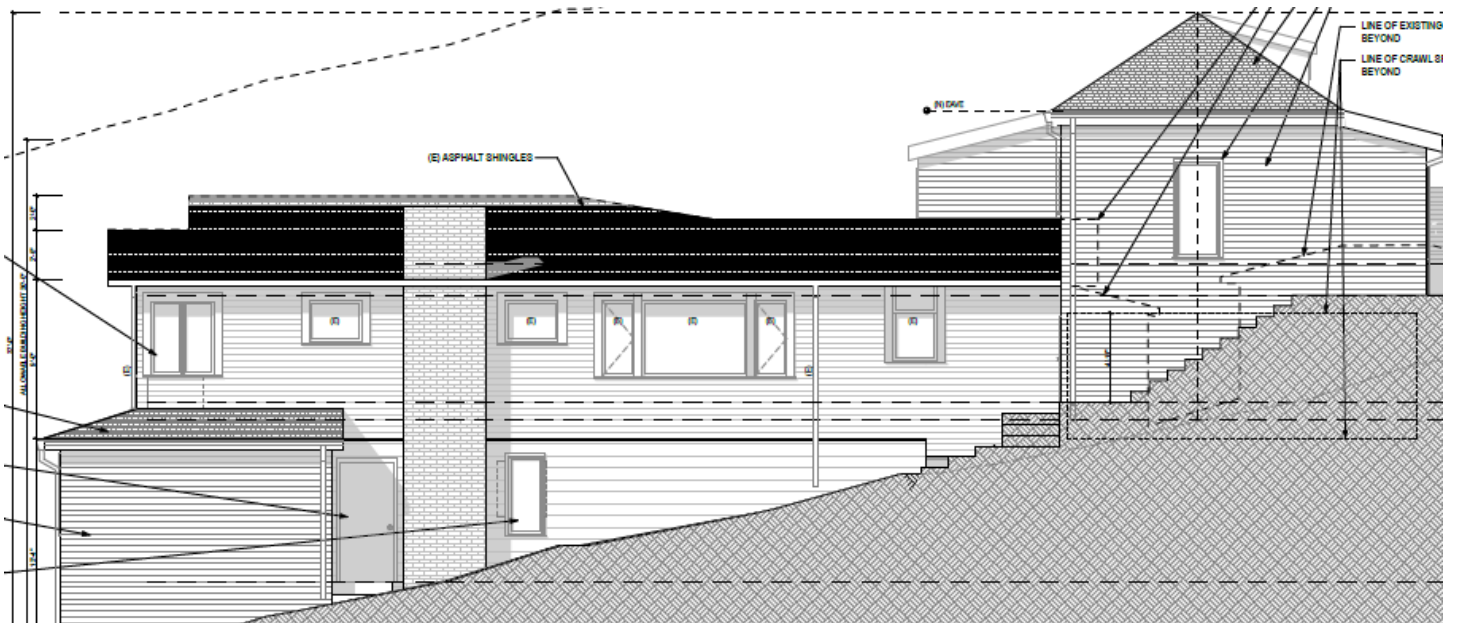
Mailed on or before April 14, 2017



PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION



PROPOSED NORTH ELEVATION