



THE TOWN OF
CORTE MADERA
MARIN COUNTY CALIFORNIA

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, MAY 9, 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-2017-0037 DRC and PL-2017-0054 VAR – to add 1,202 sq. ft. of living space and a 259 sq. ft. one-car garage to the existing ±748 sq. ft. house at 141 Crescent Rd. The project also includes a Variance to allow a portion of one of the required parking spaces to encroach over the front property line.

SITE: 141 Crescent Rd.

PROPERTY OWNER: **Mark Gordon**

ARCHITECT: Alex Riley Associates

ZONE: R-1 (Medium-Density Residential District) and Christmas Tree Hill Overlay

The subject property has a steep downhill slope, totaling 6,246 square feet in area. The proposed project is to add 1,202 sq. ft. of living space to the main level, a 259 sq. ft. one-car garage and develop the 571 square feet at the lower level. The maximum height of the proposed building will be approximately ±25 feet (Code maximum 30 feet). The project also includes remodeling and adding approximately 661 square feet to the lower floor with two bedrooms, a bath, storage room, laundry room and studio. The project will expand the lot coverage to approximately 34% (Code maximum 34%) and the floor area ratio to approximately 26% (Code maximum 47%). The proposed project complies with the all of the R-1 and Christmas Tree Hill Overlay District development standards except for the requested Variance to allow a portion of one of the required parking spaces to encroach over the front property line. The project also includes the relocation of an existing public parking space on Crescent Rd. The new location of the public parking space will be approximately 6 feet to the east. This relocation has been reviewed and approved by the Public Works 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 28, 2017