



THE TOWN OF  
CORTE MADERA  
MARIN COUNTY CALIFORNIA

# TOWN COUNCIL NOTICE OF PUBLIC HEARING

Town Hall  
300 Tamalpais Drive  
Corte Madera, CA 94925-1418

**TOWN AGENCY:** CORTE MADERA TOWN COUNCIL  
**DATE and TIME:** MAY 16, 2017 AT 7:30 PM  
**LOCATION:** 300 TAMALPAIS DRIVE, CORTE MADERA  
**SUBJECT:** APPEAL OF PLANNING COMMISSION RESOLUTION 17-003 APPROVING APPLICATION PL-2016-0007 FOR ADDITIONS AND REMODEL OF THE RESIDENCE AT 159 PRINCE ROYAL DRIVE  
**APPELLANT:** RILEY HURD ON BEHALF OF MARGARET BANDEL  
**SUBJECT PROPERTY:** 159 PRINCE ROYAL DRIVE  
**ZONE:** R-1 (MEDIUM-DENSITY RESIDENTIAL DISTRICT)

## SUMMARY

On February 4, 2016 an application was filed for a major remodel of an existing two level residence including the addition of a third level at 159 Prince Royal Drive. The addition would result in a total floor area of 3,771 square feet, inclusive of the two car garage, on a 15,246 square foot lot. The project was approved with conditions by the Planning Commission on March 28, 2017. On April 7, 2017 an appeal was filed by Riley Hurd on behalf of Margaret Bandel of 180 Prince Royal Drive, requesting that the Town Council reverse the decision of the Planning Commission and deny the application. The appeal was scheduled to be heard by the Town Council on May 2, 2017. At that time, the Council made a motion to postpone the discussion of the appeal and requested that the applicant erect story poles in anticipation of a future hearing.

## APPEAL PROCESS

Pursuant to Chapter 18.34 of the Corte Madera Municipal Code, any decision of the Planning Commission may be appealed to the Town Council by the applicant or any other interested party. Such appeal must be submitted in writing to the Planning Department, with appeal fee, within ten days from the date of the Planning Commission's decision, briefly stating the facts and grounds of the appeal. After a public hearing, the council may affirm, modify or reverse the Planning Commission's decision.

Pursuant to the above Section of the Corte Madera Municipal Code, an appeal was filed and the matter is scheduled to be heard by the Town Council on May 16, 2017, 7:30pm at Corte Madera Town Hall, 300 Tamalpais Drive. All persons interested in the foregoing are invited to appear before the Corte Madera Town Council at the time, day and place listed 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. The Appeal and Application for Design Review are available for review at the Planning Department, 300 Tamalpais Drive, Monday through Thursday from 8 a.m. to 11:30 a.m. and 1 p.m. to 3 p.m. If you have any questions, please contact Douglas Bush at [dbush@tcmmail.org](mailto:dbush@tcmmail.org) or by phone at (415) 927-5064.

The Planning Department has determined that this project is categorically exempt from the California Environmental Quality Act under Categorical Exemption Class 1; Section 15301. I do hereby certify that the foregoing Public Notice 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 Department 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.*

*This notice was mailed on or before May 5, 2017.*