



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, JUNE 27, 2017
TIME AND PLACE: 7:30 P.M., CORTE MADERA TOWN HALL COUNCIL CHAMBERS, 300 TAMALPAIS DRIVE
SUBJECT: DESIGN REVIEW AND ENVIRONMENTAL ASSESSMENT APPLICATION DR15-021 AND PL-2016-33-
PLEA FOR A PRIVATE BOAT DOCK AND LIFT AT THE REAR OF THE SINGLE-FAMILY RESIDENCE
LOCATED AT 5124 PARADISE DRIVE

THIS ITEM WAS PREVIOUSLY HEARD BY THE COMMISSION ON AUGUST 9, 2016

SITE: 5124 PARADISE DRIVE
APPLICANT: PETER CLARK, CLAUSEN ENGINEERS
ZONE: R-1-A (LOW DENSITY RESIDENTIAL DISTRICT)

In response to the comments expressed at the August 9, 2016 meeting and meetings between the applicant and neighbors the plans have been revised in the following ways:

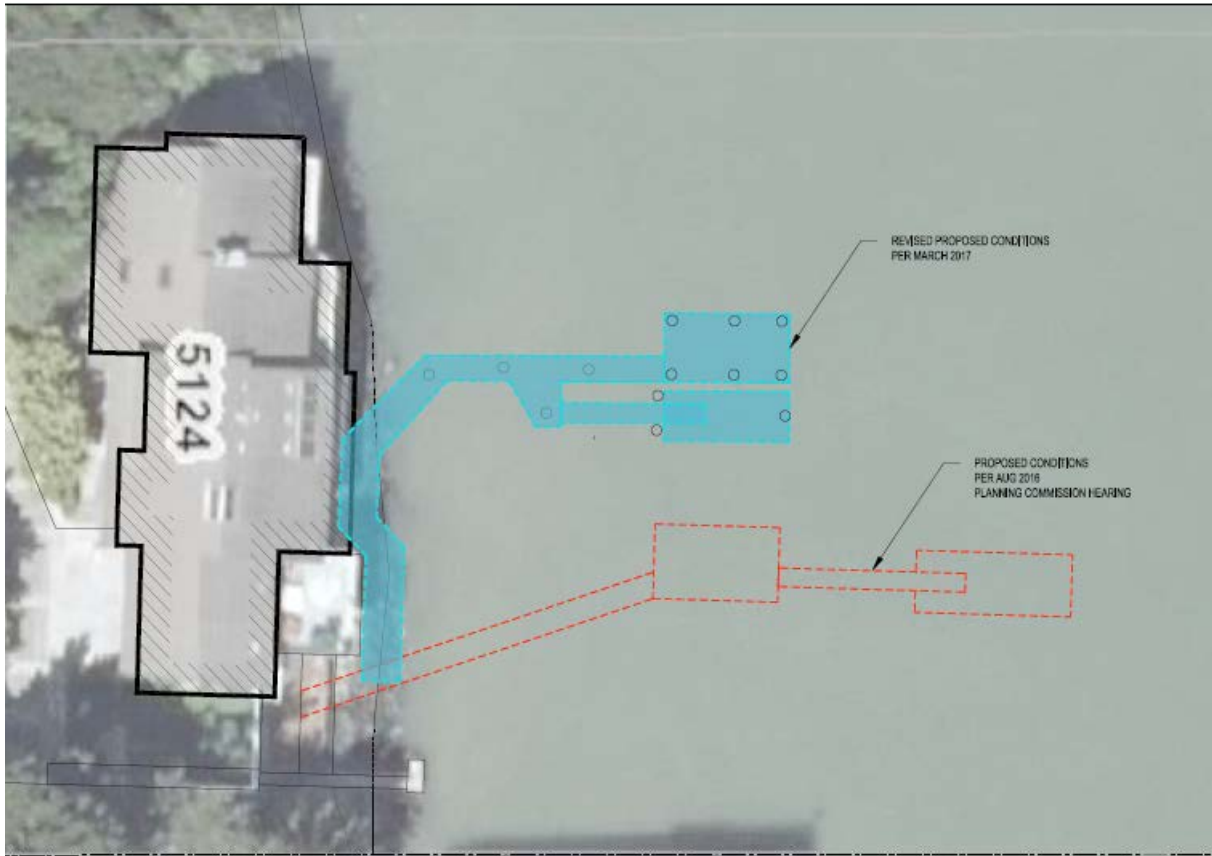
1. The new orientation relocates the pier head, boatlift, and float towards the center of the Applicant's property. This is accomplished by revising the access point of the pier to run along the top of shoreline towards the center of the residence. The pier walkway will then extend from the shoreline on a skewed angle a distance approximately 18' where it will then extend perpendicular to the residence into the bay.
2. The floating dock dimensions have be revised to be 8'x20' as opposed to the previously proposed dimensions of 11' x 25'.
3. Pier and float piles have been revised to include steel pipe piles as opposed to concrete square piles. This change will allow piles to be driven more easily into the underlying substrate, especially within the near shore area where there are existing riprap stones that would otherwise cause difficulties in driving concrete piles.
4. Removal of the existing wood ramp adjacent to the abutting parcel.

A site plan showing the original design and the revised design is shown on the back of this notice.

Per the California Environmental Quality Act (CEQA), an Initial Study (IS) and Mitigated Negative Declaration (MND) were also prepared to identify and mitigate any potential environmental impacts. A separate notice of intent was distributed on July 11, 2016 announcing the public review period of the IS and MND which ends on August 9, 2016. The MND concluded that the project, with proposed mitigation measures, would not cause substantial adverse effects on human beings, degrade, the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, eliminate tribal cultural resources, or eliminate important examples of the major periods of California history or prehistory. The proposed project, as mitigated, would not generate any significant direct, indirect, or cumulatively considerable impacts on human beings or the environment.

Minor changes were made to the IS/MND to reflect the new design. The revised IS/MND is available at the Corte Madera Planning Department.

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.



Original Design Shown in Red, Revised Design Shown in Blue

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 June 16, 2017