



THE TOWN OF  
CORTE MADERA  
MARIN COUNTY CALIFORNIA

# TOWN OF CORTE MADERA PLANNING COMMISSION

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

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**TOWN AGENCY:** CORTE MADERA PLANNING COMMISSION

**MEETING DATE:** TUESDAY, July 11, 2017

**TIME AND PLACE:** 7:30, CORTE MADERA TOWN HALL, 300 TAMALPAIS DRIVE

**SUBJECT:** PUBLIC HEARING TO REVIEW AND CONSIDER ADOPTION OF AN INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION AND APPROVAL OF DESIGN REVIEW AND VARIANCE APPLICATIONS FOR A NEW TWO-STORY MIXED-USE BUILDING WITH RETAIL ON THE FIRST FLOOR AND OFFICES ON THE SECOND FLOOR.

**SITE:** 200 NELLEN AVENUE

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NOTICE IS HEREBY GIVEN that the Corte Madera Planning Commission will hold a public hearing to review information regarding a request for Design Review and Variance approval to demolish the existing used car lot structures and surface lot (Active Auto Sales) and construct a new, two-story 8,701 sq. ft. retail and office building with 39 on-site parking spaces. An ingress-egress driveway is proposed on Fifer Avenue and an egress only driveway is proposed on Nellen Avenue. A new curb cut is required to create the driveway access to Nellen Avenue. The intended uses are retail on the first floor (4,695 sq. ft.) and administrative offices on the second floor (3,747 sq. ft.). A semi-detached elevator shaft is proposed adjacent to the northwest corner of the building. The application does not include any signs at this point. The subject property is governed by the Mixed Use Commercial Land Use Designation and the C-3 (Medium-Density Residential) Zoning District. The variances request are to allow parking within 20 feet of the property line adjacent to Nellen Avenue, to allow parking within 20 feet of the property line adjacent to Fifer Avenue and to allow the building to be placed within 25 feet of the side property line side yard setback next to 220 Nellen Ave. (MMWD)

An Initial Study (IS) and Mitigated Negative Declaration (MND) were prepared. The IS/MND did not find any potential environmental impacts that could not be mitigated to a less-than-significant level. The public review period for the MND was noticed and began on June 22, 2017 and will end on Tuesday July 11, 2017.

An elevation of the project is shown on the back of this notice.

**Location Where Documents Can Be Reviewed:** The IS/MND, project application and plans are currently available for review at the Town Planning Department offices located at 300 Tamalpais Drive from the hours of 8:00 a.m. to 5:00 p.m., Monday through Friday, excluding holidays, by contacting Phil Boyle at 415-927-5067 or [pboyle@tcmmail.org](mailto:pboyle@tcmmail.org). They are also available for review online at <http://www.townofcortemadera.org/676/4879/200-Nellen-Avenue-Mixed-Use-Building>.

If you have any questions about the information contained in this notice, please contact Phil Boyle, Senior Planner at (415) 927-5067 or [pboyle@tcmmail.org](mailto:pboyle@tcmmail.org).



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.

Sent on or before June 30, 2017