



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, SEPTEMBER 12, 2017
TIME AND PLACE: 7:30 P.M., TOWN HALL COUNCIL CHAMBERS, 300 TAMALPAIS DRIVE
SUBJECT: DESIGN REVIEW APPLICATION PL-2017-0045 FOR A NEW 4,670 SQUARE FOOT, TWO LEVEL, SINGLE FAMILY DWELLING AT 8 WESTWARD DRIVE
SITE: 8 WESTWARD DRIVE
PROPERTY OWNER: COURTHOUSE VENTURES INCORPORATED
ARCHITECT: JIM TREMAN ARCHITECTURE
ZONE: R-1 (Medium-Density Residential District)

The Corte Madera Planning Commission will hold a Public Hearing to review a proposed Design Review application for a new residence at 8 Westward Drive (previously 6 Westward Drive). The applicant is requesting approval to demolish a 2,699 square foot two story, single family residence and construct a new 4,670 square foot two story structure at 8 Westward Drive. The existing two car garage would remain. The project would increase the peak height of the structure to 27 feet 3 inches. The project would provide three required parking spaces including two covered spaces within the garage and one uncovered space in the side yard. A complete landscaping plan is included with the application. The project does not exceed maximum development standards for the R-1 Zoning District including required setbacks, height, lot coverage or floor area ratio. 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).

Story poles have been erected to demonstrate the approximate size and specific location of the project and may be viewed from a public roadway adjacent to the project site. A rendering of the existing and proposed front (east) elevation is shown on the back of this notice. A complete set of plans is available to review at Town Hall. If you have any questions about this application or the information contained in this notice, please contact the Planning Department at (415) 927-5064.

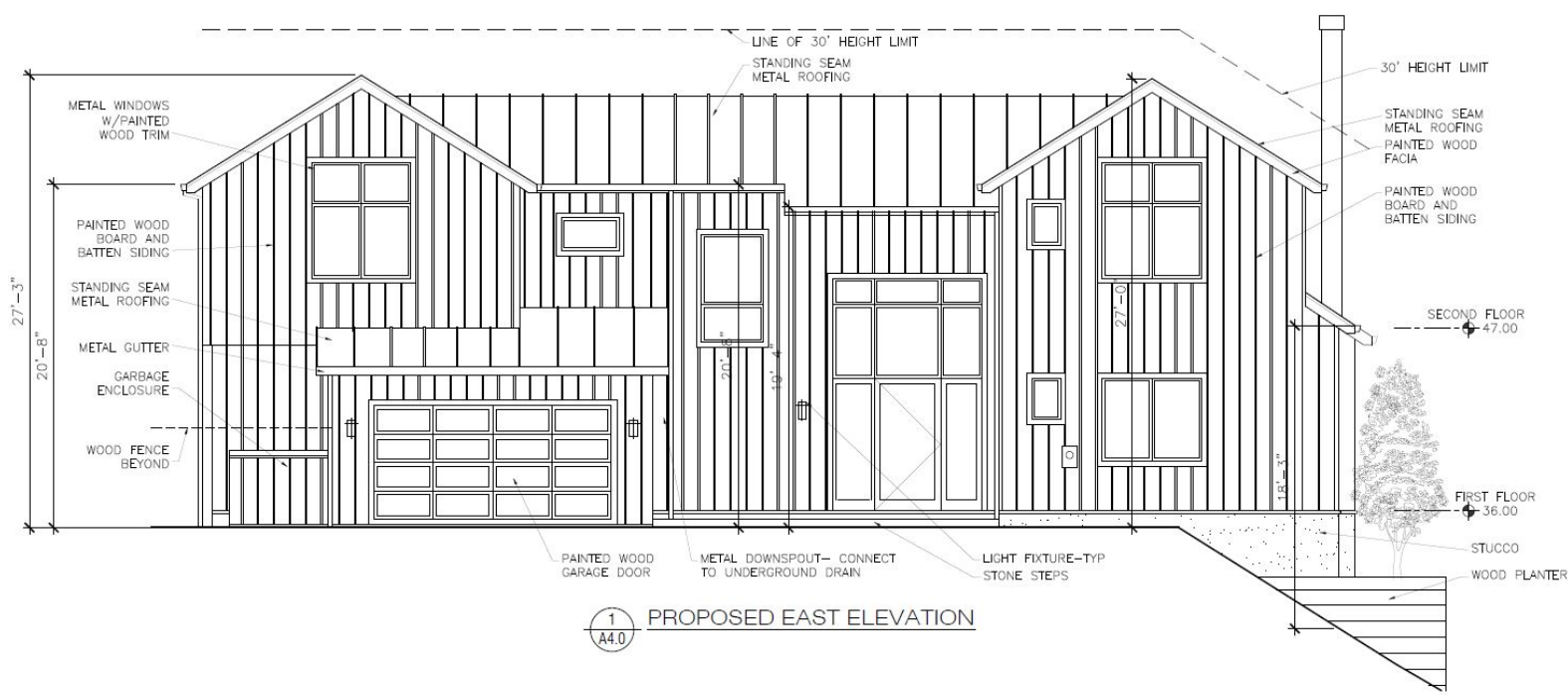
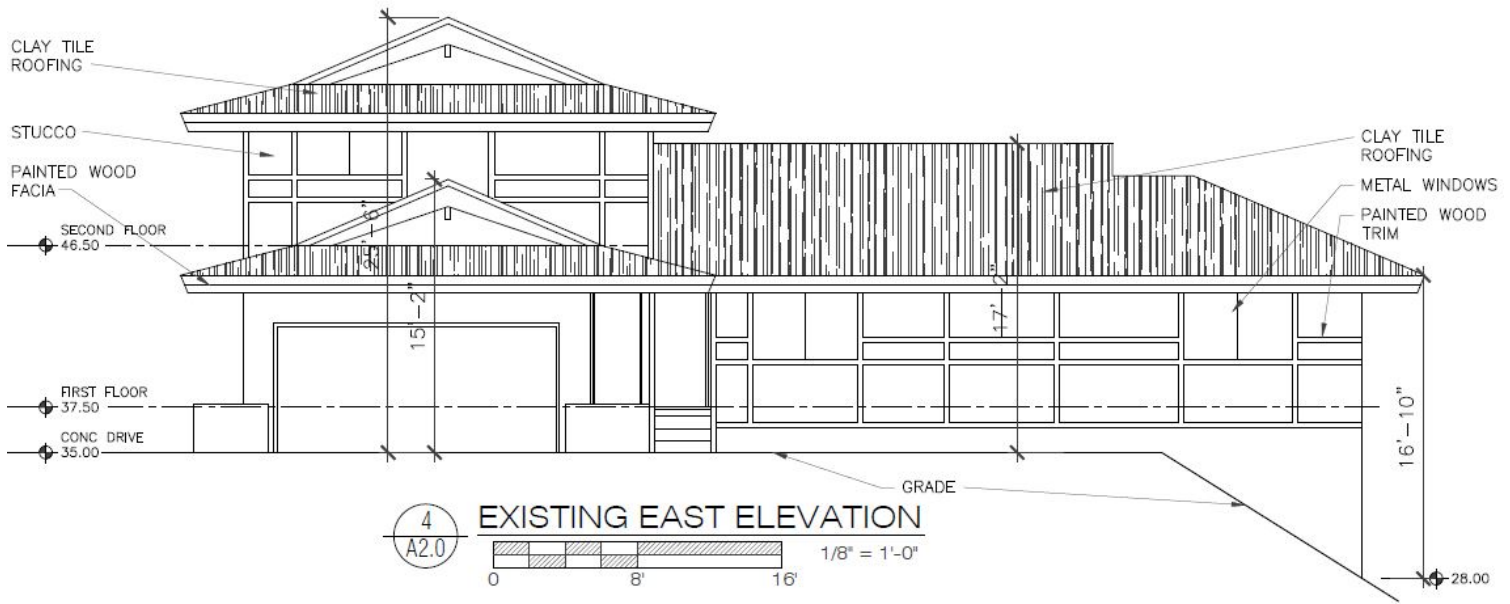
All persons interested in the foregoing are invited to appear before the Corte Madera Planning Commission at the time, day and place mentioned above. If you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this 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.

Douglas Bush, Associate 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 September 1, 2017



Architectural drawings courtesy of Jim Treman Architecture