



## TOWN COUNCIL NOTICE OF PUBLIC HEARING

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

**TOWN AGENCY:** CORTE MADERA TOWN COUNCIL

**HEARING DATE:** TUESDAY, OCTOBER 3, 2017

**TIME AND PLACE:** 6:30 P.M., CORTE MADERA TOWN HALL COUNCIL CHAMBERS, 300 TAMALPAIS DR.

**SUBJECT:** APPEAL OF THE PLANNING COMMISSIONS APPROVAL OF RESOLUTION 17-011 THAT APPROVED DESIGN REVIEW AND VARIANCE PERMIT NOS. 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 AND A VARIANCE TO ALLOW A PORTION OF ONE OF THE REQUIRED PARKING SPACES AND A 5 FOOT TALL FENCE TO ENCROACH OVER THE FRONT PROPERTY AT 141 CRESCENT RD (*THIS IS A CONTINUATION OF THE JULY 13, 2017 PUBLIC HEARING*)

**SITE:** PROJECT SITE – 141 CRESCENT ROAD

**APPELLANTS:** RICHARD AND LEE HOWARD

**ZONING:** R-1 (MEDIUM-DENSITY RESIDENTIAL DISTRICT)

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### SUMMARY:

On May 9, 2017, the Planning Commission approved 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 and a variance to allow a portion of one of the required parking spaces and a 5 foot tall fence to encroach over the front property at 141 Crescent Rd.

On May 18, 2017, the adjacent property owner to the west (135 Crescent Rd.) filed an application appealing the Commission's approval of Design Review and Variance application Nos. PL-2017-0037 DRC and PL-2017-0054 VAR. The appeal is based on the following grounds – view impacts, height of the addition, impacts to the eastern side yard of 135 Crescent Rd., privacy, architecture design of the addition and the projects overall height.

*Pursuant to Chapter 18.34.080 - Town Council Action. On an appeal from a decision of the planning commission ... the town council shall hold a public hearing on the matter on the prescribed date. The town council may affirm, reverse or modify the decision of the planning commission. .... The town council may remand the matter to the planning commission for its determination of appropriate conditions or the town council may make its own determination of appropriate conditions.*

On July 18, 2017 the Town Council heard presentations from staff, the appellant and the applicant and testimony from the public. The Council directed the applicant to revise and verify the story poles and work with the appellant to reach a compromise on the design of the addition. The two parties have reached a compromise and the revised plan set will be presented to the Council on October 3, 2017.

A complete set of plans of the project at 141 Crescent Rd. and the appeal application are available for review at the Planning Department at 300 Tamalpais Drive, Monday through Thursday from 8 a.m. to 11:30 a.m. and from 1:00 p.m. to 3 p.m. The department is closed to be public on Fridays; however, staff is available via email, pboyle@tcmmail.org and phone, 415-927-5067.

The Planning Department recommends that this project is exempt from the California Environmental Quality Act (CEQA) under Categorical Exemption Class 3 (CEQA Article 19, Section 15303).

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. If you are interested in more information about this application, please contact the Corte Madera Planning Department at 927-5067. 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 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.

Sent and posted on September 22, 2017