



THE TOWN OF
CORTE MADERA
MARIN COUNTY CALIFORNIA

PLANNING COMMISSION NOTICE OF PUBLIC HEARING

SPECIAL MEETING, NEW START TIME - 7:00PM

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

TOWN AGENCY: CORTE MADERA PLANNING COMMISSION
HEARING DATE: OCTOBER 10, 2017
TIME AND PLACE: 7:00 P.M., CORTE MADERA TOWN HALL COUNCIL CHAMBERS, 300 TAMALPAIS DRIVE
SUBJECT: **DESIGN REVIEW APPLICATION PL-2017-0105 FOR A REMODEL OF A 2052 SQUARE FOOT TWO STORY RESIDENCE INCLUDING A 535 SQUARE FOOT ADDITION TO THE UPPER FLOOR AT 62 GRANADA DRIVE**
SITE: 62 GRANADA DRIVE
APPLICANT: POLSKY PERLSTEIN ARCHITECTS
ZONE: R-1 MEDIUM DENSITY RESIDENTIAL

On October 10, 2017 the Corte Madera Planning Commission will hold a Public Hearing for this Design Review Application. The applicant is requesting approval of a Design Review application for a remodel and additions to a two story single family residence at 62 Granada Drive. The existing residence is 1,628 square feet with a 424 square foot two car garage. The additions would total 541 square feet, a majority of which would be dedicated to the addition of a 535 square foot master suite addition to the existing upper floor. The addition would be located above the southern portion of the structure and the roofline would be modified at the upper and lower floor to accommodate the addition. The peak height of the roof would increase from 22' 1" to 24' 9". The project would meet all development standards for this 6,300 square foot property in the R-1 Zoning District, including height, floor area, lot coverage and setbacks.

Story poles have been installed to represent the location and outline of the proposed additions. A complete set of plans is available for review at the Planning Department. Office hours are Monday through Thursday from 8-11:30am and 1-3pm. A rendering of the proposed design is shown on the back of this notice.

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).

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 will be available at www.townofcortemadera.org or they 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 29, 2017



EXISTING EAST ELEVATION



PROPOSED EAST ELEVATION