



# TOWN OF CORTE MADERA PLANNING COMMISSION

## NOTICE OF PUBLIC HEARING

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<b>PROJECT ADDRESS:</b>	16 MADERA BOULEVARD (APN NO. 024-155-03)
<b>MEETING DATE:</b>	<b>TUESDAY, NOVEMBER 28</b>
<b>TIME AND PLACE:</b>	<b><u>7 P.M.</u>, CORTE MADERA TOWN HALL, 300 TAMALPAIS DRIVE</b>
<b>SUBJECT:</b>	APPEAL (PL-2017-0122) OF THE ZONING ADMINISTRATOR'S APPROVAL OF DESIGN REVIEW APPLICATION PL-2017-0098 FOR THE ADDITION OF 748 SQUARE FEET TO AN EXISTING ONE STORY SINGLE FAMILY DWELLING AT 16 MADERA BLVD.
<b>PROJECT CONTACT:</b>	DOUGLAS BUSH, ASSOCIATE PLANNER dbush@tcmmail.org (415) 927-5064

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NOTICE IS HEREBY GIVEN that the Corte Madera Planning Commission will hold a Public Hearing to consider an appeal filed by Hilly Van Oest and Mary Webster of 14 Madera Boulevard, requesting that the Planning Commission evaluate an administrative approval of Minor Design Review Application PL-2017-0098 for additions at 16 Madera Boulevard, originally approved on October 4, 2017.

The proposed remodel includes conversion of the existing garage to living space and a 748 square foot addition to the east of the existing garage. This addition includes 346 square feet of living area and 402 square feet for a new two car garage. The project would meet all development standards for the R-1 Zoning District including but not limited to floor area, setbacks, height and required parking.

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).

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- All interested persons are welcome to attend and to comment, in person or in writing, at the public hearing. You may also submit written comments prior to the public hearing by contacting the project contact (listed above).
- Additional information on the application and project plans may be reviewed at the Town of Corte Madera Planning Department, located at 300 Tamalpais Drive, Corte Madera, California, lower level, during public hours: 8:00am – 11:30am and 1:00pm – 3:00pm Monday through Thursday.
- Planning Commission meetings are also streamed live and may be viewed at: [www.townofcortemadera.org/623/Watch-Live-Video](http://www.townofcortemadera.org/623/Watch-Live-Video).
- Staff reports are usually available by 5:00 p.m. on the Friday before the meeting and may be obtained from the project contact (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 (Government Code Section 65009(b)).

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

Sent on or before November 17, 2017

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.