



# TOWN OF CORTE MADERA PLANNING COMMISSION

## NOTICE OF PUBLIC HEARING

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<b>PROJECT ADDRESS:</b>	<b>8 Westward Drive (APN NO. 038-251-15)</b>
<b>MEETING DATE:</b>	<b>TUESDAY, DECEMBER 12, 2017</b>
<b>TIME AND PLACE:</b>	<b><u>7 P.M.</u>, CORTE MADERA TOWN HALL, 300 TAMALPAIS DRIVE</b>
<b>SUBJECT:</b>	<b>DESIGN REVIEW APPLICATION PL-2017-0045 FOR A NEW 4,441 SQUARE FOOT TWO LEVEL, SINGLE FAMILY DWELLING AT 8 WESTWARD DRIVE</b>
<b>PROJECT CONTACT:</b>	<b>DOUGLAS BUSH, ASSOCIATE PLANNER <a href="mailto:dbush@tcmmail.org">dbush@tcmmail.org</a> (415) 927-5064</b>

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NOTICE IS HEREBY GIVEN that the Corte Madera Planning Commission will hold a Public Hearing to consider a Major Design Review application filed by Jim Treman Architecture (architect) on behalf of Courthouse Ventures Inc (owner) of 8 Westward Drive. The application was previously considered by the Planning Commission on Tuesday, September 12, 2017 where the applicant was directed to modify the design to address comments provided by the Commission, Staff and certain members of the public.

The proposed project would result in the demolition of an existing 2,699 square foot residence, and the construction of a new 4,441 square foot two level dwelling with two car garage. The design considered at the prior hearing has been modified, including a reduction in overall size and height, reduced bulk of the upper floor and extension of the proposed bottom floor into the rear yard. 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, 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).
  - Story poles have been constructed and may be viewed from Westward Drive. 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 December 1, 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.



*Plan Courtesy of Jim Treman Architecture*