



# TOWN OF CORTE MADERA PLANNING COMMISSION

## NOTICE OF PUBLIC HEARING

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**PROJECT ADDRESS:** 109 GOLDEN HIND PASSAGE (APN NO. 026-181-30)  
**MEETING DATE:** TUESDAY, FEBRUARY 13, 2018  
**TIME AND PLACE:** **7 P.M., CORTE MADERA TOWN HALL, 300 TAMALPAIS DRIVE**  
**SUBJECT:** DESIGN REVIEW APPLICATION PL-2017-0127 FOR THE ADDITION OF A NEW SECOND STORY TO AN EXISTING SINGLE STORY DWELLING AT 109 GOLDEN HIND PASSAGE  
**PROJECT CONTACT:** DOUGLAS BUSH, ASSOCIATE PLANNER [dbush@tcmmail.org](mailto: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 a Major Design Review application filed by Mark and Jennifer Hewlette of 109 Golden Hind Passage, at the time and location listed above. The proposed project would result in the addition of a 703 square foot second story atop an existing 1,342 square foot single story dwelling with an attached 468 square foot garage. The front entryway would be expanded by 20 square feet, and a new deck would be added in the rear yard on the lower floor. The house, not including the garage, would be elevated 29 inches to comply with FEMA and Corte Madera floodplain development requirements. Story poles were constructed at the site, to show the silhouette and height of the proposed addition. A rendering of the proposed design is shown on the reverse of this notice. The project would meet all development standards for the R-1 Zoning District including floor area, setbacks, height, lot coverage 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.
- 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).
- 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.
- Staff reports are usually available by 5:00 p.m. on the Friday before the meeting and may be obtained by using the following link or using the contact above. <http://www.townofcortemadera.org/Archive.aspx?AMID=41>
- 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 February 2, 2018

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.



**EXISTING FRONT ELEVATION**



**PROPOSED FRONT ELEVATION**

(Dashed line represents current height of roofline before elevating the structure)

(Architectural drawings courtesy of Jochum Architects)