



# TOWN OF CORTE MADERA PLANNING COMMISSION

## NOTICE OF PUBLIC HEARING

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**PROJECT ADDRESS:** 406 MANZANITA AVENUE (APN NO. 025-051-23)  
**MEETING DATE:** TUESDAY, FEBRUARY 27, 2018  
**TIME AND PLACE:** **7 P.M., CORTE MADERA TOWN HALL, 300 TAMALPAIS DRIVE**  
**SUBJECT:** **DESIGN REVIEW APPLICATION PL-2017-0123 AND VARIANCE APPLICATION PL-2017-0124 FOR 647 SQUARE FOOT OF ADDITIONS TO AN EXISTING TWO STORY DWELLING AND A VARIANCE TO MAINTAIN ONE ON-SITE PARKING SPACE WHERE TWO ARE REQUIRED**  
**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 Design Review and Variance application filed by Sandra and Kevin Krumwiede of 406 Manzanita Ave at the time and location listed above. The proposed project would result in the addition of 130 square feet to the lower level and 517 square feet to the upper level of the existing 1246 square foot dwelling. Story poles were constructed at the site, to show the silhouette and height of the proposed addition. The story poles extend to the eave lines of the proposed additions. The application also includes a request for a variance from the minimum parking requirements to allow for the maintenance of one on-site parking space where two spaces are required. The project would meet all other development standards for the R-1 Zoning District including floor area, setbacks, height and lot coverage.

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

*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.*

*Sent on or before February 16, 2018*