



TOWN OF CORTE MADERA PLANNING COMMISSION

NOTICE OF PUBLIC HEARING

PROJECT ADDRESS: 309 CORTE MADERA AVE.
MEETING DATE: TUESDAY JUNE 12, 2018
TIME AND PLACE: 7:00 PM CORTE MADERA TOWN HALL, 300 TAMALPAIS DRIVE
SUBJECT: DESIGN REVIEW FOR MODIFICATIONS TO THE EXISTING HOME INCLUDING AN ADDITIONAL 144 SQUARE FEET TO THE BASEMENT LEVEL, 815 SQUARE FEET OF ADDITIONAL LIVING AREA TO THE SECOND OR MAIN LEVEL AND 668 SQUARE FEET TO BE ADDED TO THE UPPER/THIRD LEVEL, ASSESSOR PARCEL NUMBER 025-093-07.
PROJECT CONTACT: PHIL BOYLE, SENIOR PLANNER, PLANNING AND BUILDING DEPARTMENT pboyle@tcmmail.org; (415) 927-5067

NOTICE IS HEREBY GIVEN that The Corte Madera Planning Commission is conducting a public hearing as required by the Corte Madera Municipal Code (CMMC) and California Government Code to review information, receive public comment, and potentially make a decision on the following Design Review Application (PL-2018-0035-DA). The application is for modifications to the existing home including an additional 144 square feet to the basement level, 815 square feet of additional living area to the second or main level and 668 square feet to be added to the upper/third level. The property is zoned R-1 and is within the Christmas Tree Hill Overlay District. The expansion of the building's footprint will occur on the west side of the existing home. The new addition will extend approximately 25 feet to the west and be ± 6 feet from the property line parallel to Corte Madera Ave. The proposed exterior materials and colors will match the existing home and the maximum height of the addition is ± 29 feet.

On the back of this notice are the existing and proposed north elevations of 309 Corte Madera Ave.

- 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.
- The Planning Commission packet is scheduled to be available no later than 5:00 p.m. Friday, June 8, 2018 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)).

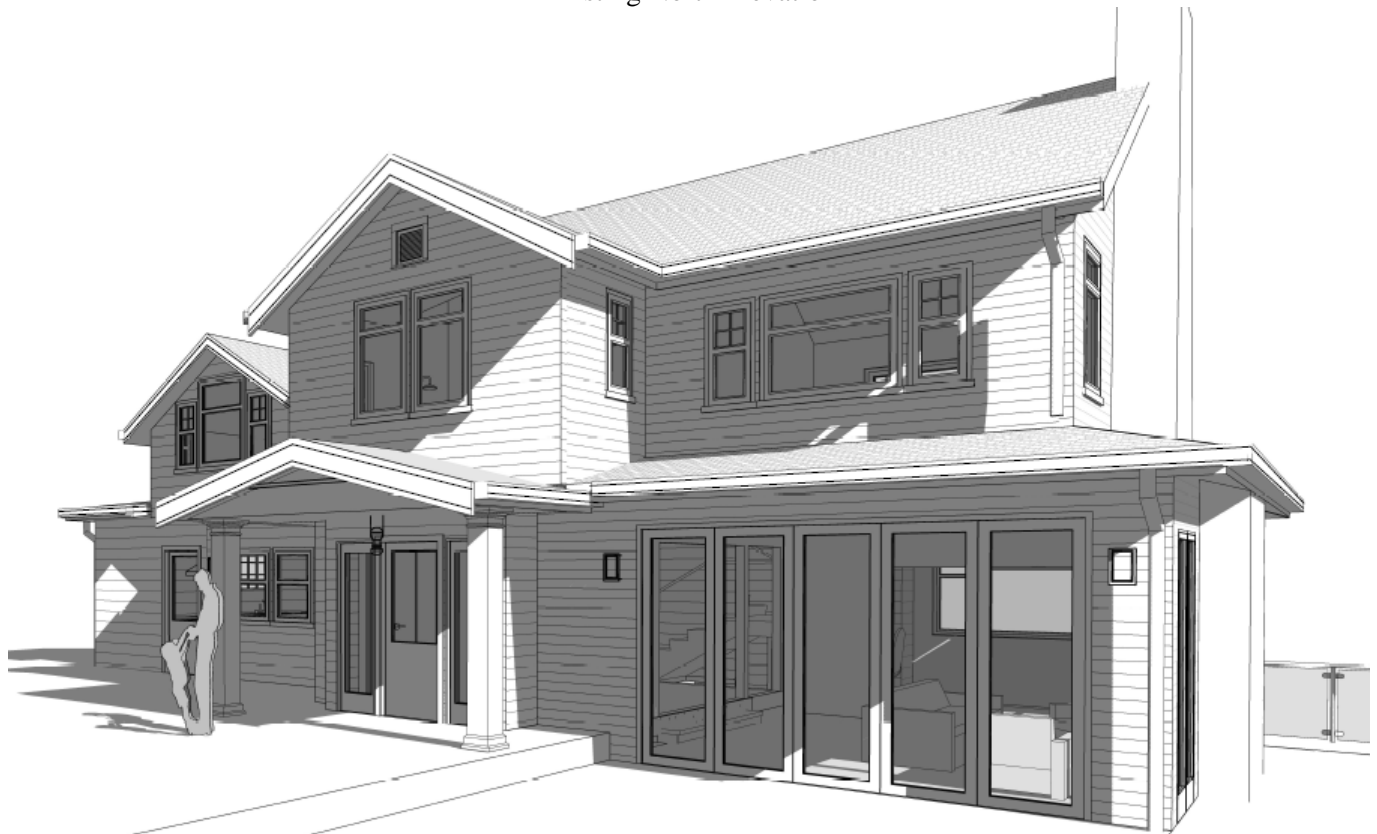
I do hereby certify that the foregoing Notice of Public Hearing was duly processed according to the California Government Code and the Corte Madera Municipal Code.

Phil Boyle, Senior 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.



Existing North Elevation



Proposed North Elevation