

TOWN OF CORTE MADERA PLANNING COMMISSION

NOTICE OF SPECIAL PUBLIC HEARING

PROJECT ADDRESS: 360 CORTE MADERA AVENUE (APN NO. 025-095-18)

SPECIAL MEETING DATE: **THURSDAY, FEBRUARY 28, 2019**

TIME AND PLACE: 7 P.M., CORTE MADERA TOWN HALL, 300 TAMALPAIS DRIVE

SUBJECT: DESIGN REVIEW AND FRONT YARD VARIANCE APPLICATION PL-2018-0079 FOR AN INTERIOR RESIDENTIAL REMODEL INCLUDING THE CONVERSION OF THE EXISTING GARAGE TO LIVING SPACE AND THE ADDITION OF A TWO CAR GARAGE IN THE FRONT AND SIDE SETBACKS AT 360 CORTE MADERA AVE.

PROJECT CONTACT: PHIL BOYLE, SENIOR PLANNER, pboyle@tcmmail.org, 415-927-5067

NOTICE IS HEREBY GIVEN that the Corte Madera Planning Commission will hold a Public Hearing, to consider a Major Design Review and Variance Application filed by Josh and Nicole Cherner of 360 Corte Madera Ave at the time and location listed above. The proposed project includes an interior residential remodel including the conversion of the existing garage at the lower level of the house, which is accessible by vehicle via the backyard, into living space. The project also includes the addition of a two car garage in the front and side setbacks. The project would meet all development standards for the R-1 Zoning District including floor area, lot coverage and height with the exception of the proposed two car garage in the front and north-side setback.

Images of the existing and proposed front elevations are shown on the back of this notice.

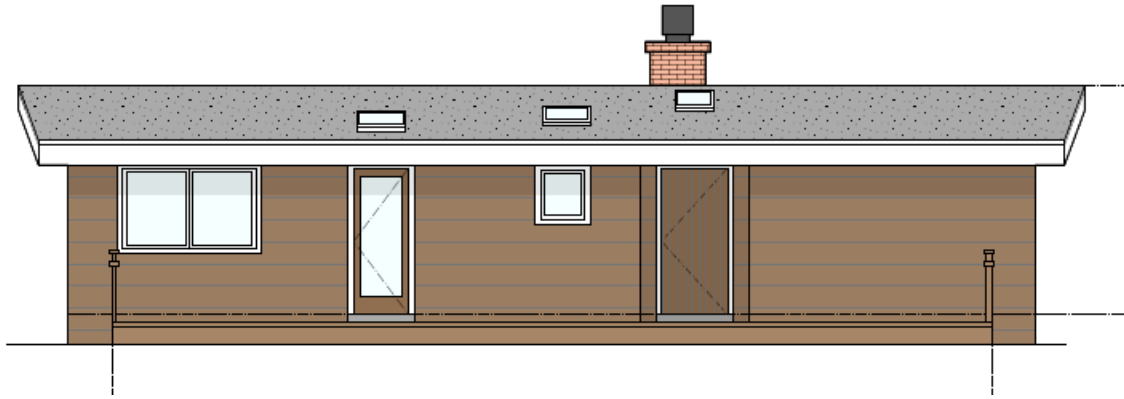
The Planning Department recommends that this project is exempt from the California Environmental Quality Act (CEQA) under Categorical Exemption Class 1 (CEQA Article 19, Section 15301).

- 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.
- 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)).
- 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.
- Staff reports are usually available by 5:00 p.m. on the Friday before the meeting and may be obtained by from the project contact listed above.

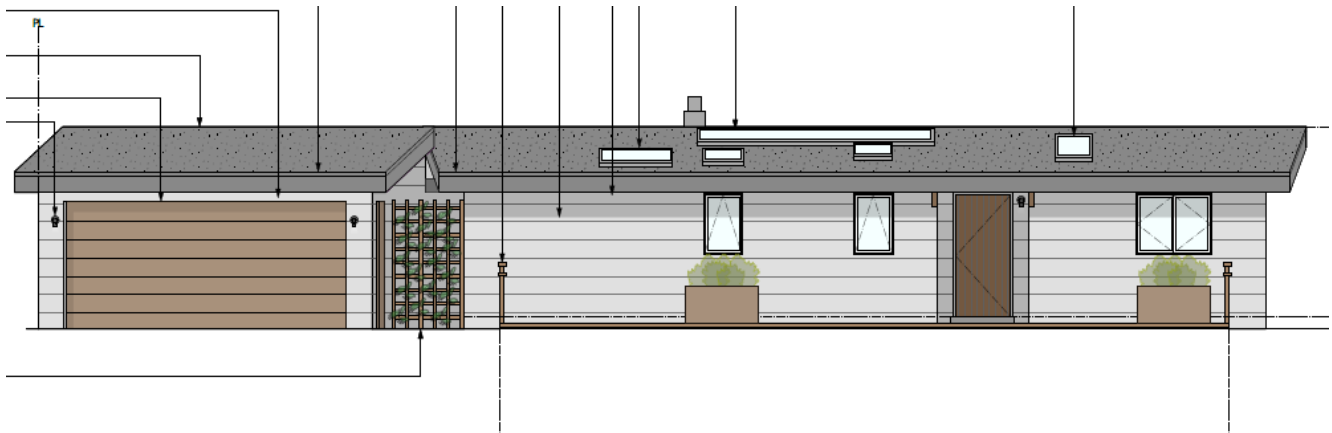
I do hereby certify that the foregoing Notice of Public Hearing was duly processed according to the California Government Code and the Corte Madera Municipal Code.

Phil Boyle, Senior Planner

Sent on or before February 15, 2019



Existing Front Elevation



Proposed Front Elevation with
New Two Car Garage

Proposed Design (Courtesy of Richardson Architects)

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.