



TOWN OF CORTE MADERA PLANNING COMMISSION

NOTICE OF SPECIAL PUBLIC HEARING

PROJECT ADDRESS: 38 LAKESIDE DR (APN NO. 024-122-03)
SPECIAL MEETING DATE: THURSDAY, FEBRUARY 28, 2019
TIME AND PLACE: 7 P.M., CORTE MADERA TOWN HALL, 300 TAMALPAIS DRIVE
SUBJECT: DESIGN REVIEW APPLICATION PL-2018-0082-DRC TO ADD 425 SQUARE FEET TO THE MAIN FLOOR AND ADD A 717 SQUARE FOOT SECOND LEVEL TO THE EXISTING 1,689 SQUARE FOOT, SINGLE STORY DWELLING AT 38 LAKESIDE DR.
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 Application filed by "Rusty" and Laura von Waldburg of 38 Lakeside Dr. at the time and location listed above. The proposed project includes a remodel and addition to the existing single-story residence which includes a 425 square foot addition into the rear yard of the kitchen, living room and dining room and a 717 square foot upper-level master bedroom suite and office addition over the center of the house. The lower finished floor elevation will be raised 2 feet 6 inches to meet FEMA and Corte Madera standards. The project would meet all development standards for the R-1 Zoning District including floor area, lot coverage, height and parking.

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

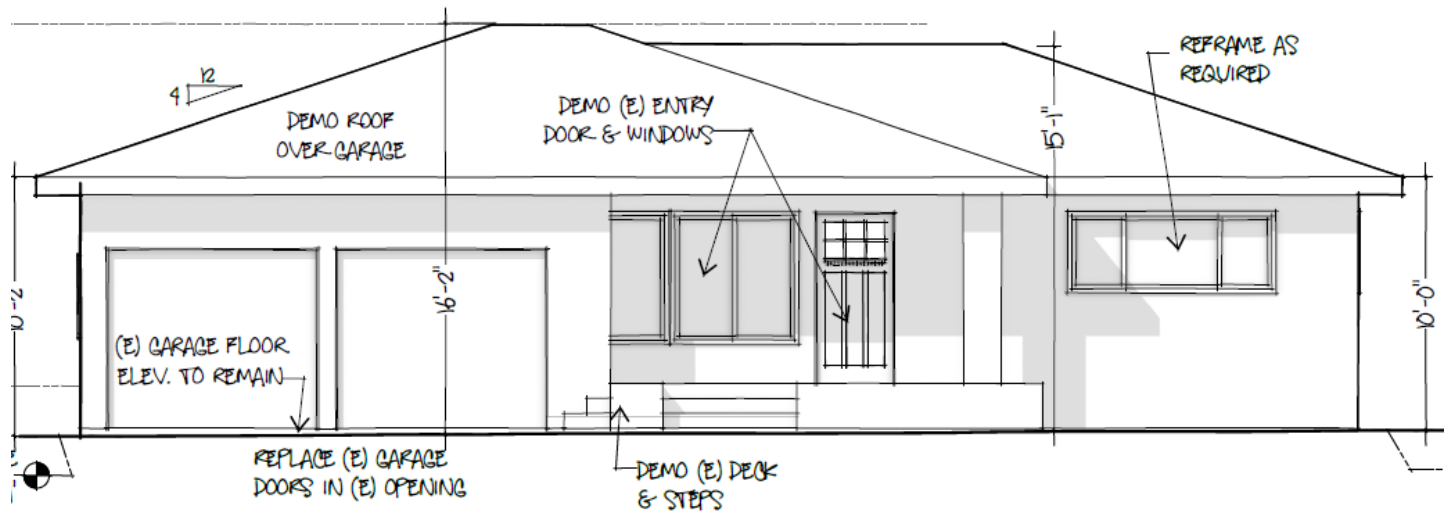
The Planning Department recommends that this project is exempt from the California Environmental Quality Act (CEQA) under Categorical Exemption Class 1 (CEQA Article 19, Section 15301).

- 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.

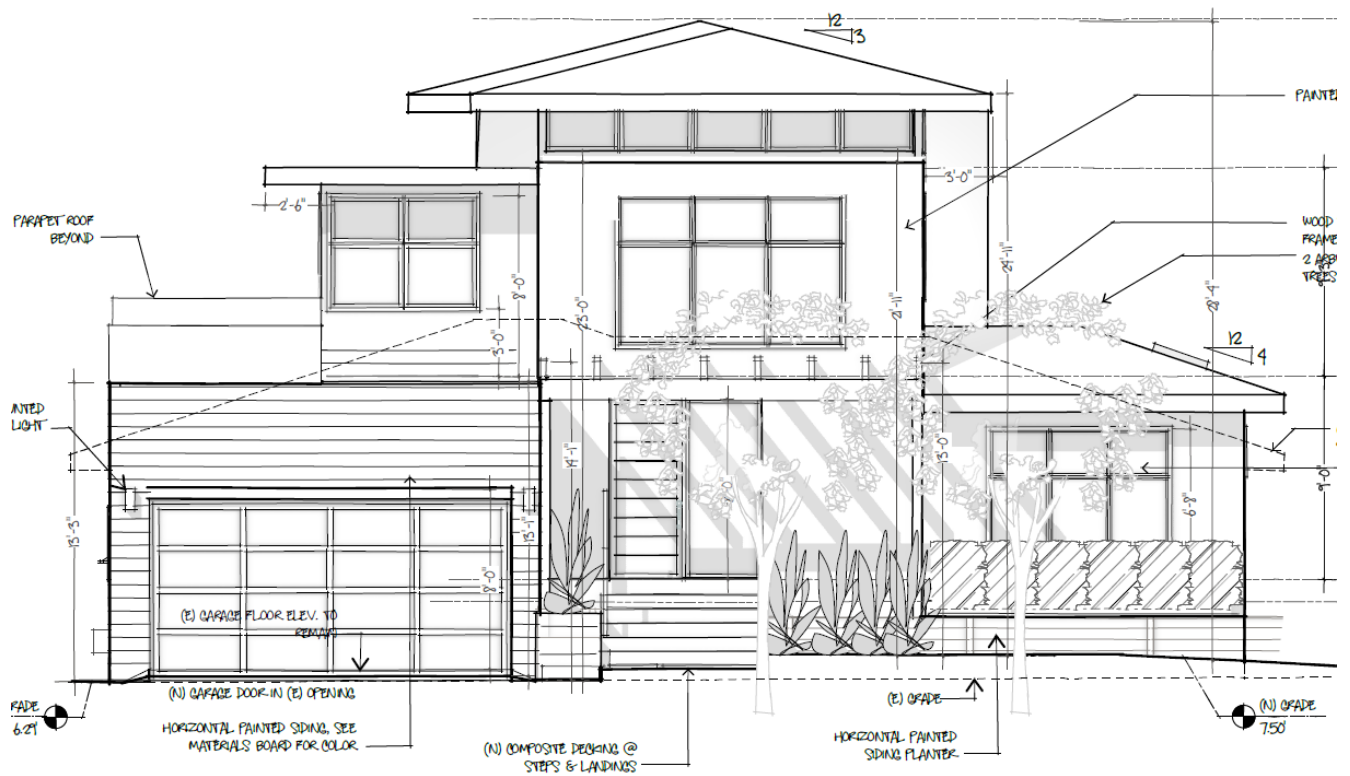
I do hereby certify that the foregoing Notice of Public Hearing was duly processed according to the California Government Code and the Corte Madera Municipal Code.

Phil Boyle, Senior Planner

Sent on or before February 15, 2019



EXISTING EAST ELEVATION



PROPOSED EAST ELEVATION 2

Proposed Design (Courtesy of holder design)

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.