



TOWN OF CORTE MADERA PLANNING COMMISSION

NOTICE OF PUBLIC HEARING

PROJECT NAME: PERMIT AMENDMENT FOR 360 CORTE MADERA AVE.
PROJECT ADDRESS: 360 CORTE MADERA AVENUE (APN NO. 025-095-18)
MEETING DATE: TUESDAY, APRIL 23, 2019
TIME AND PLACE: 7:00 P.M., CORTE MADERA TOWN HALL, 300 TAMALPAIS DRIVE
SUBJECT: PERMIT AMENDMENT TO MODIFY THE APPROVED PLANS FOR THE DESIGN REVIEW AND FRONT AND SIDE YARD VARIANCE APPLICATION PL-2018-0079 BY MOVING THE PROPOSED GARAGE 2 FEET FROM THE NORTHERN PROPERTY LINE 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 Permit Amendment of the previously approved (2/28/2019) Major Design Review and Variance Application PL-2018-0079. The proposed change to the approved plans is in response to an appeal that was filed by the adjacent property owner of 346 Corte Madera Ave. and then withdrawn after a compromise between the two parties was reached. The compromise is to locate the proposed 400 square foot two-car garage two feet from the north property line instead of the original location which was immediately adjacent to the northern property line. The new location will still require a variance for encroachments into the front and side yard setback areas. No other modifications to the approved plans are proposed.

The site plan approved by the Planning Commission with the garage on the side property line and the revised site plan with the garage 2 feet off the property line are shown on the back of this notice.

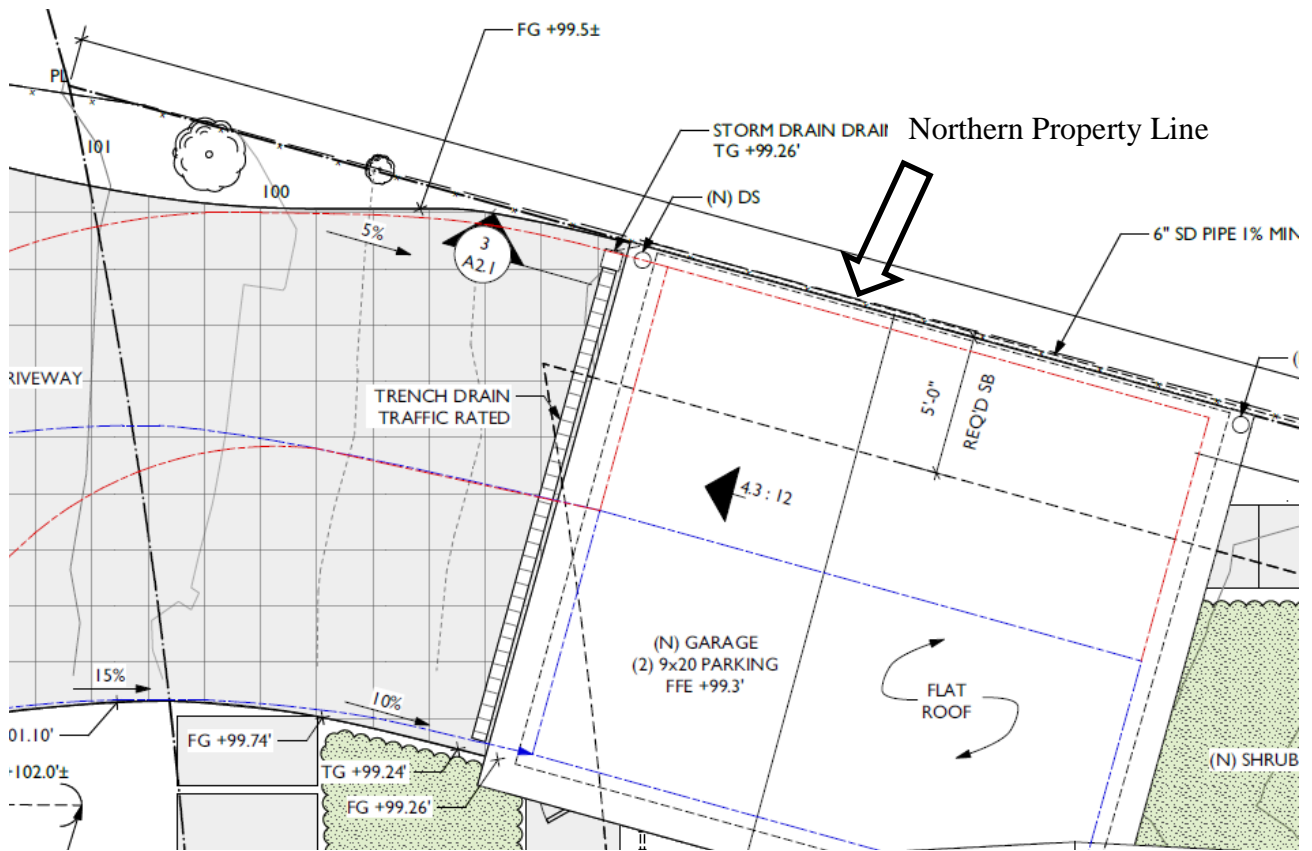
The Planning Department recommends that this project is exempt from the California Environmental Quality Act (CEQA) under Categorical Exemption Class 1 (CEQA Article 19, Section 15301).

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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.
 - 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.

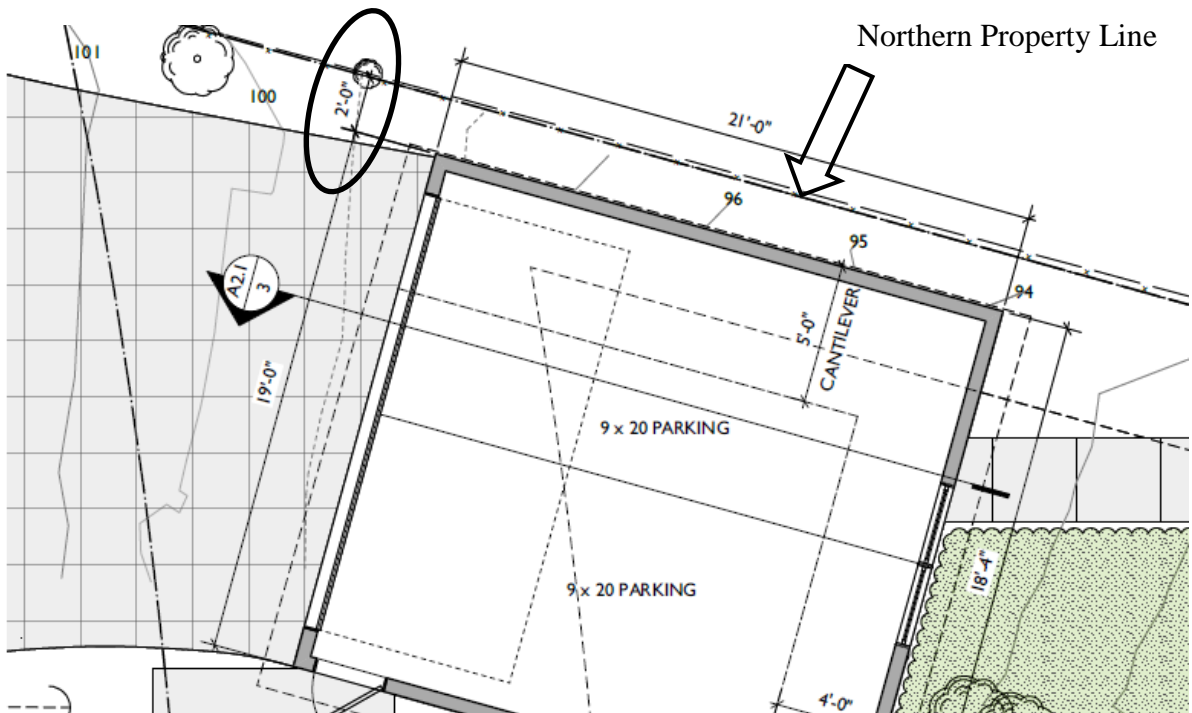
I do hereby certify that the foregoing Notice of Public Hearing was duly processed according to the California Government Code and the Corte Madera Municipal Code.

Phil Boyle, Senior Planner

Sent on or before April 12, 2019



Approved Site Plan with Garage on Northern Property Line
 (Approved by PC on 2/28/2019)



Proposed Site Plan with Garage Two feet from Northern Property Line
 (To be considered by PC on 4/23/2019)

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.