



THE TOWN OF
CORTE MADERA
MARIN COUNTY CALIFORNIA

PLANNING COMMISSION NOTICE OF PUBLIC HEARING

**Town Hall
300 Tamalpais Drive
Corte Madera, CA 94925-1418**

TOWN AGENCY: CORTE MADERA PLANNING COMMISSION

HEARING DATE: **TUESDAY, APRIL 28, 2015**

TIME AND PLACE: 7:30 P.M., CORTE MADERA TOWN HALL COUNCIL CHAMBERS, 300 TAMALPAIS DRIVE

SUBJECT: DESIGN REVIEW PERMIT NO. DR 14-016 and VARIANCE PERMIT NO. 14-009 - For 1,496 square feet of additional floor area and modifications to all four levels of an existing four level house and a request for a variance to construct a 9 foot 6 inch high retaining wall within the side yard setback.

SITE: 1037 Meadowsweet Drive, APN 03-021-18

APPLICANT: Ryan Connelly / G-Design

DESIGNER: David Grabham

ZONING: R-1-A (Low-Density Residential District)

SUMMARY:

The proposed project includes upgrading the parking on the site to meet current code by adding a 532 square foot garage with storage. On the second level, the floor area would be increased by 457 square feet with the addition of a bedroom, a bathroom, an office and interior improvements to the existing bedroom. On the third level, the floor area is proposed to increase by 244 square feet with a living room addition and relocation of the existing kitchen and the existing living room. A new deck would also be added adjacent to the new kitchen. The existing fourth level, which is at the rear of residence, would be increased by 263 square feet with expansion of the existing master-bathroom. The application also includes a request for a variance to construct a 9 foot 6 inch retaining wall within the northern side yard setback. The Corte Madera Municipal Code allows retaining walls to be a maximum of 8 feet in height within the side yard setback. This retaining wall is proposed for the construction of the new driveway, garage and storage area.

A complete set of plans is available for review at the Planning Department.

The Planning Department recommends that this project is exempt from the California Environmental Quality Act (CEQA) under Categorical Exemption Class 3 (CEQA Article 19, Section 15303).

All persons interested in the foregoing are invited to appear before the Corte Madera Planning Commission at the time, day and place 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.

If you are interested in more information about this application, please contact the Corte Madera Planning Department at 927-5064. Staff reports are usually available by 4:30 p.m. on the Friday before the meeting and may be obtained from the Planning Department, Corte Madera Town Hall, 300 Tamalpais Drive.

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 Department 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.

Mailed on or before April 17, 2015