



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 15-003 – For a 306 square foot first floor addition including a family room, half bath and laundry room and a 1,147 square foot second floor addition including a master suite, two bedrooms, a bath and a sitting area.

SITE: 206 Baltimore Avenue, APN 024-097-12 and 24

APPLICANTS: Molley and Sean Maloney

DESIGNER: Christopher Linvill

ZONING: R-1 (Medium-Density Residential District)

SUMMARY:

The 306 square foot first floor addition is proposed to include a family room, half bath and laundry room. The 1,147 square foot second floor addition is proposed to have a master suite, two bedrooms, a bath and a sitting area. The project also includes the removal of a 120 square foot unconditioned sunroom at the rear of the residence and a new rear deck which is less than three feet above grade. The parcel meets the Town's parking requirement with two 9' by 20' parking spaces in the existing garage. The proposed additions would meet the all setback requirements. The maximum height of the house would increase from 22 feet to 30 feet.

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