

Approved Planning Applications

(Projects are alphabetical by street name)
Updated November 2018

Residential Remodel and Addition, 206 Baltimore Avenue

- Date Filed: February 11, 2015
- Requested Action(s): Major Design Review
- Project Description: ±306 square foot first floor addition and ± 1,147 square foot second story addition
- Zoning: R-1 Medium Density Residential
- Decision by: Planning Commission
- Project Planner: Phil Boyle, 415-927-5067, pboyle@tcmmail.org
- Status: Approved April 28, 2015.

25 Birch Avenue, Minor Addition

- Date Filed: August 17, 2017
- Requested Action(s): Minor Variance
- Project Description: 53 Square Foot addition encroaching into rear yard setback
- Zoning: R-1 Medium Density Residential District.
- Decision by: Staff
- Project Planner: Douglas Bush, 415-927-5791, dbush@tcmmail.org
- Status: Approved

105 Birch Avenue

- Date Filed: June 26, 2018
- Requested Action(s): Minor Design Review
- Project Description: 443 square foot addition to the rear of a single level dwelling.
- Zoning: R-1 Medium Density Residential District.
- Decision by: Staff
- Project Planner: Doug Bush, 927-5064 dbush@tcmmail.org
- Status: Approved September 18, 2018

Residential Addition, 106 Birch Avenue

- Date Filed: September 15, 2015
- Requested Action(s): Minor Design Review
- Project Description: Add dormer for relocated interior stair.
- Zoning: R-1 Medium Density Residential
- Decision by: Staff
- Project Planner: Phil Boyle, 415-927-5067, pboyle@tcmmail.org
- Status: Approved Oct 15 2015

Residential Remodel and Addition, 121 Birch Avenue

- Date Filed: March 4, 2015

- Requested Action(s): Minor Design Review and Variance
- Project Description: Staff Design Review and Lot Coverage Variance for a 375 square foot addition
- Zoning: R-1 Medium Density Residential
- Decision by: Staff
- Project Planner: Phil Boyle, 415-927-5067, pboyle@tcmmail.org
- Status: Approved May 4, 2015

Residential Additions, 172 Birch Avenue

- Date Filed: December 5, 2016
- Requested Action(s): Major Design Review and Variance
- Project Description: Additions at first floor including addition of new second level with variance for lot coverage
- Zoning: R-1 Medium Density Residential District.
- Decision by: Planning Commission
- Project Planner: Douglas Bush, 415-927-5064
- Status: Approved 2-14-17

New Townhome Development, 1421 and 1425 Casa Buena Drive

- Date Filed: November 7, 2013
- Requested Action(s): Conditional Use Permit, Design Review, Tentative Map, and concession and reduction in development standard pursuant to State density bonus law.
- Project Description: Development of 16 new for- sale townhomes within 4 buildings on a 1.34 acre site. The three story buildings will contain 3 and 4 bedroom units; 35 parking spaces proposed.
- Zoning: R-2 Low Density Multiple Dwelling District.
- Decision by: Planning Commission and Town Council
- Project Planner: Adam Wolff, 415-927-5064, awolff@tcmmail.org
- Status: Approved by Town Council January 20, 2015.

Exterior Renovations and Landscaping, 1441 Casa Buena Drive

- Date Filed: July 7, 2016
- Requested Action(s): Major Design Review
- Project Description: Renovations of existing 32 unit rental development including new exterior materials and colors as well as new landscaping and new private yards throughout the interior courtyard
- Zoning: R-2 Low-Density Multiple Residential District.
- Decision by: Planning Commission and Town Council
- Project Planner: Doug Bush, 415-927-5791, dbush@tcmmail.org
- Status: Approved July 26, 2016

Casa Buena Townhomes, 1441 Casa Buena Drive

- Date Filed: June 19, 2014
- Requested Action(s): Tentative Map, Major Design Review, Use Permit and Zoning Ordinance Amendment to Section 18.24.120-Affordable Housing
- Project Description: New construction of 46 townhomes, including 8 below market units (4 low income, 4 moderate income) in 19 two and three story buildings

with two car parking garages attached to 42 of the units and single car garages attached to 4 of the units. The project includes the demolition an existing 32-unit apartment complex and subsequent subdivision of the property. The site is 3.5 acres.

- Zoning: R-2 Low-Density Multiple Residential District.
- Decision by: Planning Commission and Town Council
- Project Planner: Adam Wolff, 415-927-5064, awolff@tcmmail.org
- Status: Withdrawn November 9, 2015

Residential Remodel and Addition, 359 Chapman Drive

- Date Filed: July 9, 2015
- Requested Action(s): Minor Design Review
- Project Description: Proposed 465 sq. ft. single story addition to an existing residence on a 7,918 sq. ft. lot.
- Zoning: R-1 Medium Density Residential District.
- Decision by: Staff
- Project Planner: Phil Boyle, 415-927-5067, pboyle@tcmmail.org
- Status: Approved, appealed to Town Council- appeal was denied

New Auto Gate, 462 Chapman Drive

- Date Filed: February 9, 2016
- Requested Action(s): Minor Design Review
- Project Description: Installation of new auto gate in front yard setback over 4 feet in height, requiring minor design review
- Zoning: R-1 Medium Density Residential District.
- Decision by: Staff
- Project Planner: Douglas Bush, 415-927-5791, dbush@tcmmail.org
- Status: Approved

Design Review, 477 Chapman Drive

- Project Description: Addition of 777 square foot to an existing single level residence
- Requested Action(s): Minor Design Review
- Zoning: R-1 Medium Density Residential District.
- Decision by: Staff
- Project Planner: Douglas Bush, 415-927-5791, dbush@tcmmail.org
- Status: Approved

495 Chapman Drive, Addition and Second Unit

- Date Filed: March 1, 2018
- Requested Action(s): Minor Design Review
- Project Description: Design Review and Accessory Dwelling Unit for the addition of 499 square feet of living area and a 359 square foot deck to the main house and modifications to the lower 965 square foot accessory dwelling unit.
- Zoning: R-1 Medium Density Residential
- Decision by: Staff

- Project Planner: Phil Boyle, 415-927-5067, pboyle@tcmmail.org
- Status: Approved April 10, 2018.

New Residence, 502 Chapman Drive

- Date Filed: June 18, 2013
- Requested Action(s): Major Design Review and Variance
- Project Description: Construction of a new 2,897 sq. ft. two-story single family residence with a 500 sq. ft. garage on a 14,809 sq. ft. lot.
- Zoning: R-1 Medium Density Residential District.
- Decision by: Planning Commission
- Project Planner: Phil Boyle, 415-927-5067, pboyle@tcmmail.org
- Status: Approved

New Residence, 516 Chapman Drive

- Date Filed: October 20, 2015
- Requested Action(s): Major Design Review
- Project Description: New 4001 sq. ft. single family residence on vacant lot
- Zoning: R-1 Medium Density Residential District.
- Decision by: Planning Staff
- Project Planner: Phil Boyle, 415-927-5067, pboyle@tcmmail.org
- Status: Approved

Residential Addition, 545 Chapman Drive (Garage)

- Date Filed: April 28, 2015
- Requested Action(s): Minor Design Review
- Project Description: New garage addition to existing single family home.
- Zoning: R-1 Medium Density Residential
- Decision by: Staff
- Project Planner: Phil Boyle, 415-927-5067, pboyle@tcmmail.org
- Status: Approved June 14, 2015

Residential Addition, 545 Chapman Drive

- Date Filed: September 15, 2015
- Requested Action(s): Minor Design Review
- Project Description: Front yard landscape renovation, new driveway, auto gate, retaining wall.
- Zoning: R-1 Medium Density Residential
- Decision by: Staff
- Project Planner: Phil Boyle, 415-927-5067, pboyle@tcmmail.org
- Status: Withdrawn

Residential Addition, 6 Cheyenne Way

- Requested Action(s): Design Review
- Project Description: Design Review for a 386 square foot addition to the back of the dwelling including a 308 square foot redwood deck in the rear yard
- Zoning: R-1 Medium Density Residential District.
- Decision by: Planning Staff

- Project Planner: Doug Bush, 415-927-5064
- Status: Approved

Residential Addition and Remodel, 304 Corte Madera Ave.

- Date Filed: February 2, 2017
- Requested Action(s): Major Design Review and Variance
- Project Description: Additions and modifications to existing single family home. Includes front setback variance for garage and addition.
- Zoning: R-1 Medium Density Residential District.
- Decision by: Planning Commission
- Project Planner: Phil Boyle, 927-5067, pboyle@tcmmail.org
- Status: Approved by Planning Commission

Residential Remodel and Addition 309 Corte Madera Ave.

- Date Filed: April 24, 2018
- Requested Action(s): Major Design Review
- Project Description: Add 144 square feet to the basement level, 815 square feet to the living area of the second or main level and 668 square feet to be added to the upper/third level.
- Zoning: R-1 Medium Density Residential
- Decision by: Planning Commission
- Project Planner: Phil Boyle, 415-927-5067, pboyle@tcmmail.org
- Status: Approved June 12, 2018.

Sign Permit, 139 Corte Madera Town Center (Just Food for Dogs)(8018)

- Date Filed: Sept. 20, 2018
- Requested Action(s): Sign Permit
- Project Description: Sign Permit Application for a new illuminated sign facing the western parking lot.
- Zoning: C-2 Regional Shopping District
- Decision by: Planning Commission
- Project Planner: Phil Boyle, 415-927-5067, pboyle@tcmmail.org
- Status: Approved 11/27/2018

Exterior Modifications, #301 Corte Madera Town Center (Flores Restaurant)

- Date Filed: June 12, 2018
- Requested Action(s): Major Design Review
- Project Description: Design Review, Precise Plan Amendment and Sign Permit Application to modify the exterior elevation, outdoor patio and add two illuminated signs for the proposed Flores Restaurant on the southeast side of the Corte Madera Town Center
- Zoning: C-2 Regional Shopping District
- Decision by: Planning Commission
- Project Planner: Phil Boyle, 415-927-5067, pboyle@tcmmail.org
- Status: Approved June 26, 2018.

Commercial Tenant Improvements – #403 Corte Madera Town Center (Philz Coffee)

- Date Filed: March 7, 2017
- Requested Action(s): Minor Design Review
- Project Description: Addition of new signage, exterior colors and materials
- Zoning: C-2
- Decision by: Staff
- Project Planner: Douglas Bush, 415-927-5791, dbush@tcmmail.org
- Status: Approved

Sephora Exterior Modifications, #347 Corte Madera Town Center

- Date Filed: January 21, 2017
- Requested Action(s): Design Review and Precise Plan Amendment
- Project Description: Exterior modifications and signs for a new Sephora retail store.
- Zoning: C-2 Regional Shopping District
- Decision by: Planning Commission
- Project Planner: Phil Boyle, 415-927-5067, pboyle@tcmmail.org
- Status: Approved 2/28/17

Exterior Modifications, #435 Corte Madera Town Center (Ethan Allen)

- Date Filed: October 13, 2016
- Requested Action(s): Design Review and Precise Plan Amendment
- Project Description: Exterior modifications and signs for a new Ethan Allen retail store.
- Zoning: C-2 Regional Shopping District
- Decision by: Planning Commission
- Project Planner: Phil Boyle, 415-927-5067, pboyle@tcmmail.org
- Status: Approved 10/25/16

Sign Permit, 436 Corte Madera Town Center

- Date Filed: June 26, 2017
- Requested Action(s): Minor Sign Permit
- Project Description: New signage for T-Mobile retail store
- Zoning: C-2 Regional Shopping
- Decision by: Staff
- Project Planner: Douglas Bush, 927-5064 dbush@tcmmail.org
- Status: Approved July, 2017

Residential Addition, 3 Council Crest Drive

- Date Filed: November 25, 2015
- Requested Action(s): Minor Design Review and Minor Variance for lot coverage
- Project Description: A 300 sq. ft. addition and remodel to the kitchen and dining room including a 65 sq. ft. addition to the master bedroom and bath, coverage will be exceeded by 1.5%
- Zoning: R-1 Medium Density Residential District.
- Decision by: Staff
- Project Planner: Douglas Bush, 415-927-5791, dbush@tcmmail.org
- Status: Approved 1/12/16

Residential Addition, 141 Crescent Rd.

- Date Filed: March 14, 2017
- Requested Action(s): Major Design Review
- Project Description: Addition and front property line variance
- Zoning: R-1 Medium Density Residential, CTH
- Decision by: PC
- Project Planner: Phil Boyle, 415-927-5067, pboyle@tcmmail.org
- Status: Approved May 9, 2017

21 Edison Avenue, Accessory Dwelling Unit

- Date Filed: July 27, 2017
- Requested Action(s): Accessory Dwelling Unit Permit
- Project Description: Non-discretionary application for new 1,125 square foot single level detached accessory dwelling unit
- Zoning: R-1 Medium Density Residential, Christmas Tree Hill Overlay District
- Decision by: Staff
- Project Planner: Douglas Bush 415-927-5064, dbush@tcmmail.org
- Status: Approved

90 Edison Avenue, New Decks

- Date Filed: October 2, 2017
- Requested Action(s): Minor Design Review
- Project Description: New exterior decks and upper floor windows in Christmas Tree Hill Overlay District
- Zoning: R-1 Medium Density Residential District.
- Decision by: Staff
- Project Planner: Douglas Bush, 415-927-5791, dbush@tcmmail.org
- Status: Approved, October, 2017

102 Edison – Design Review

- Date Filed: February 27, 2017
- Requested Action(s): Minor Design Review
- Project Description: Residential Additions and Remodel
- Zoning: R-1 Medium Density Residential
- Decision by: Staff
- Project Planner: Douglas Bush 415-927-5064, dbush@tcmmail.org
- Status: Approved July, 2017

Legalize Accessory Dwelling Unit, 112 Edison Drive

- Date Filed: September 7, 2017
- Requested Action(s): Accessory Dwelling Unit Application
- Project Description: Application to legalize existing accessory dwelling unit located within the footprint of a single family residence
- Zoning: R-1 Medium Density Residential District.
- Decision by: Staff
- Project Planner: Douglas Bush, 415-927-5791, dbush@tcmmail.org

- Status: Approved

134 Edison Drive – Design Review and Variance

- Date Filed: March 21, 2017
- Requested Action(s): Minor Design Review and Variance
- Project Description: Minor Additions and Residential Remodel
- Zoning: R-1 Medium Density Residential
- Decision by: Staff
- Project Planner: Douglas Bush 415-927-5064, dbush@tcmmail.org
- Status: Approved July, 2017

50 El Camino Dr (The Mountain School) Sandbox Shade Structure

- Date Filed: August 10, 2018
- Requested Action(s): Minor Design Review
- Project Description: Design Review to permit a recently-constructed shade structure and sand box in the exterior play area of the Mountain School
- Zoning: P/SP Public and Semipublic Facilities District
- Decision by: Staff
- Project Planner: Adam Wolff, 927-5064, awolff@tcmmail.org
- Status: Approved 11/30/18

Addition to Residence, 21 Endeavor Cove

- Date Filed: February 22, 2016
- Requested Action(s): Major Design Review and Front Setback Variance
- Project Description: 135 sf lower level addition, 550 sf addition to existing second story, Variance request for further encroachment into front setback
- Zoning: R-1 Medium Density Residential District.
- Decision by: Planning Commission
- Project Planner: Douglas Bush, 415-927-5064, dbush@tcmmail.org
- Status: Approved August 9, Resolution confirmed August 23

Residential Addition, 16 Fairview Avenue

- Date Filed: September 14, 2015
- Requested Action(s): Minor Design Review
- Project Description: Addition of new entry, master bathroom and laundry room, relocation of stairs to existing loft within master bedroom.
- Zoning: R-1 Medium Density Residential
- Decision by: Staff
- Project Planner: Phil Boyle, 415-927-5067, pboyle@tcmmail.org
- Status: Approved November 17, 2015

Residential Addition, 21 Fairview Ave

- Date Filed: April 6, 2016
- Requested Action(s): Minor Design Review
- Project Description: The applicant has requested approval for a 281 square foot addition to an existing crawl space and area beneath an existing deck.
- Zoning: R-1-C Open Residential District

- Decision by: Staff
- Project Planner: Douglas Bush, 415-927-5064 dbush@tcmmail.org
- Status: Approved July 8, 2016

Second Story Addition at 57 Golden Hind Passage

- Requested Action(s): Major Design Review
- Project Description: The application included additions at the first level including the addition of a new second level.
- Zoning: R-1 Medium Density Residential
- Decision by: Planning Commission
- Project Planner: Douglas Bush, 415-927-5064 dbush@tcmmail.org
- Status: Approved November 29, 2016

6 Hawthorne Lane, Lot Line Adjustment

- Date Filed: February 5, 2018
- Requested Action(s): Lot Line Adjustment and Variance
- Project Description: Request to modify one of the property lines between 6 Hawthorne Lane and 1001 Meadowsweet Drive and a Variance request to reduce the lot frontage minimum from 30 feet to 20 feet (Code minimum 30 feet)
- Zoning: R-1-A Low Density Residential District.
- Decision by: Staff
- Project Planner: Phil Boyle, 927-5067, pboyle@tcmmail.org
- Status: Approved April, 2018

109 Golden Hind Passage

- Date Filed: November 6, 2017
- Requested Action(s): Major Design Review
- Project Description: 703 square foot second floor addition to an existing single level dwelling, including raising the structure to meet floodplain development requirements.
- Zoning: R-1 Medium Density Residential District.
- Decision by: Staff
- Project Planner: Douglas Bush, 415-927-5064, dbush@tcmmail.org
- Status: Approved by Planning Commission. Decision was appealed to Town Council and the appeal was denied.

251 Golden Hind Passage Residential Addition and Remodel

- Date Filed: October 15, 2018
- Requested Action(s): Minor Design Review
- Project Description: After the fact Design Review for unpermitted dormer over 15 feet in height. Project includes remodel of kitchen and bathrooms and new stair to unpermitted area above the garage.
- Zoning: R-1 Medium Density Residential District.
- Decision by: Planning Commission
- Project Planner: Phil Boyle, 927-5067, pboyle@tcmmail.org
- Status: Approved 11/13/18

Residential Remodel and Addition at 117 Granada Drive

- Date Filed: March 1, 2017
- Requested Action(s): Minor Design Review
- Project Description: Minor addition and exterior remodel of existing single level residence
- Zoning: R-1 Medium Density Residential District.
- Decision by: Staff
- Project Planner: Douglas Bush, 415-927-5791, dbush@tcmmail.org

Residential Remodel and Addition, 25 Granada Drive

- Date Filed: June 26, 2018
- Requested Action(s): Minor Design Review
- Project Description: 278 square foot addition to the front of a single level dwelling to expand the master suite.
- Zoning: R-1 Medium Density Residential District.
- Decision by: Staff
- Project Planner: Doug Bush, 927-5064 dbush@tcmmail.org
- Status: Approved.

Residential Addition and Remodel, 62 Granada Drive

- Date Filed: August 17, 2017
- Requested Action(s): Major Design Review
- Project Description: 541 square foot addition, including master suite addition to existing upper floor
- Zoning: R-1 Medium Density Residential District.
- Decision by: Planning Commission
- Project Planner: Douglas Bush, 415-927-5791, dbush@tcmmail.org
- Status: Approved by Planning Commission, October 10, 2017

New Residence at 220 Granada Drive

- Date Filed: April 7, 2016
- Requested Action(s): Major Design Review
- Project Description: Demolition of an existing single level dwelling and construction of a new two level single-family dwelling.
- Zoning: R-1 Medium Density Residential District.
- Decision by: Planning Commission
- Project Planner: Douglas Bush, 415-927-5064, dbush@tcmmail.org
- Status: Approved June 28, 2016

New Residence, 122 Grove Avenue

- Date Filed: June 2, 2016
- Requested Action(s): Major Design Review and Variance
- Project Description: Demolish the existing two level home, construct new 2,700 square foot three level residence
- Zoning: R-1 Medium Density Residential District.
- Decision by: Planning Commission
- Project Planner: Douglas Bush, 415-927-5064, dbush@tcmmail.org
- Status: Preliminary Hearing on June 28, 2016. Approved by Planning Commission on 1/24/17

124 Grove Avenue

- Date Filed: November 14, 2016
- Requested Action(s): Design Review and Variance
- Project Description: Additions to an existing two level residence
- Zoning: R-1 Medium Density Residential District
- Decision by: Planning Commission
- Project Planner: Douglas Bush, dbush@tcmmail.org 415-927-5064
- Status: Approved 2-28-17

Residential Remodel and Addition, 145 Grove Avenue

- Date Filed: January 28, 2016
- Requested Action(s): Major Design Review and Second Unit Permit
- Project Description: Existing single family 1974 sq. ft. dwelling with a detached garage. The applicants are seeking design review for a 361 sq. ft. addition to the primary residence and a remodel of an existing single-story detached garage with a new second story office addition.
- Zoning: R-1 Medium Density Residential District.
- Decision by: Planning Commission
- Project Planner: Douglas Bush, 415-927-5791, dbush@tcmmail.org
- Status: Second Unit and Addition Approved

Residential Remodel and Addition, 3 Harbor Drive

- Date Filed: May 7, 2015
- Requested Action(s): Minor Design Review
- Project Description: Staff Design Review for a 490 square foot addition
- Zoning: R-1 Medium Density Residential
- Decision by: Staff
- Project Planner: Phil Boyle, 415-927-5067, pboyle@tcmmail.org
- Status: Approved July 14, 2015

Residential Addition and Second Unit Conversion, 3 Harbor drive

- Date Filed: February 2, 2016
- Requested Action(s): Minor Design Review
- Project Description: Rear addition to extend existing living/dining room and bedrooms, add a new full bathroom totaling 327 sq. ft., conversion of existing garage into second unit, Variance to provide two uncovered parking spaces where one is required to be covered.
- Zoning: R-1 Medium Density Residential District.
- Decision by: Planning Staff
- Project Planner: Douglas Bush, 415-927-5791, dbush@tcmmail.org
- Status: Approved

Residential Addition, 26 Harbor drive

- Date Filed: February 9, 2017
- Requested Action(s): Minor Design Review
- Project Description: 400 square foot single story addition to back of existing structure
- Zoning: R-1 Medium Density Residential District.

- Decision by: Planning Staff
- Project Planner: Douglas Bush, 415-927-5791, dbush@tcmmail.org
- Status: Approved March 13, 2017

Residential Remodel and Addition, 3 Hickory Avenue

- Date Filed: December 14, 2015
- Requested Action(s): Minor Design Review
- Project Description: A 365 sq. ft. total addition and remodel including addition of one half-bathroom one laundry room and informal dining room. Clear-story addition over existing bathroom, hallway and kitchen. Vaulting of ceiling over bedrooms and reconfiguration of roof over existing garage to math remodel. All windows will be replaced.
- Zoning: R-1 Medium Density Residential District.
- Decision by: Staff
- Project Planner: Douglas Bush, 415-927-5791, dbush@tcmmail.org
- Status: Approved 3/4/16

15 Koch Road – Pedestrian Bridge

- Date Filed: April 18, 2017
- Requested Action(s): Minor Design Review
- Project Description: Construction of new ADA accessible pedestrian bridge connecting 15 Koch Road to 5725 Paradise Drive
- Zoning: M-Light Industrial
- Decision by: Staff
- Project Planner: Douglas Bush 415-927-5064, dbush@tcmmail.org
- Status: Approved

Residential Addition and Variance, 20 Lakeside Drive

- Date Filed: July 27, 2016
- Requested Action(s): Minor Design Review and Minor Variance
- Project Description: Demolish 108 square feet, add 258 square foot master bath and closet at rear of existing single level, single family residence, including widened driveway to allow for two independently accessible parking spaces, variance requested for encroachment of one required parking space into front yard setback
- Zoning: R-1 Medium Density Residential District.
- Decision by: Zoning Administrator
- Status: Approved

Residential Additions, 104 Lakeside Drive

- Date Filed: December 5, 2016
- Requested Action(s): Minor Design Review
- Project Description: Additions at first floor
- Zoning: R-1 Medium Density Residential District.
- Decision by: Planning Commission
- Project Planner: Douglas Bush, 415-927-5064
- Status: Approved

Second Unit Application, 7 Lupine Drive

- Date Filed: March 16, 2016
- Requested Action(s): Second Unit Permit
- Project Description: The applicant has requested approval for a second unit permit to convert an existing detached garage to an 850 square foot second unit.
- Zoning: R-1-A Low Density Residential District
- Decision by: Staff
- Project Planner: Phil Boyle, 415-927-5064 pboyle@tcmmail.org
- Status: Approved

Minor Design Review - 10 Madera Boulevard

- Date Filed: May 10, 2017
- Requested Action(s): Minor Design Review
- Project Description: Addition to existing single family residence, addition of new two car garage, redesign of roof, other exterior remodeling
- Zoning: R-1
- Decision by: Staff
- Project Planner: Douglas Bush, 415-927-5064, dbush@tcmmail.org
- Status: Approved August, 2017

16 Madera Boulevard, Design Review

- Date Filed: July 31, 2017
- Requested Action(s): Minor Design Review
- Project Description: Additions and remodel of an existing single story, single family residence at 16 Madera Boulevard including conversion of the existing garage to habitable space, the addition of a new two car garage (402 sq. ft.), and a new bedroom addition (346 sq. ft.) located between both of these structures
- Zoning: R-1 Medium Density Residential
- Decision by: Planning Commission
- Project Planner: Douglas Bush, 415-927-5064, dbush@tcmmail.org
- Status: Application approved by Staff on October 4, 2017. Appeal withdrawn.

56 Madera Boulevard (Best Western/Corte Madera Inn)

- Date Filed: November 21, 2017
- Requested Action(s): Minor Design Review
- Project Description: Minor Design Review application for façade changes to the exterior of the existing structure.
- Zoning: MX-1 Mixed Use District
- Decision by: Staff
- Project Planner: Adam Wolff, 415-927-5064, awolff@tcmmail.org
- Status: Application approved January 18, 2018.

Sign Permit 56 Madera Boulevard (Best Western/Corte Madera Inn)

- Date Filed: June 11, 2018
- Requested Action(s): Design Review

- Project Description: Sign Permit Application to replace the existing signage for Best Western/Corte Madera Inn located on the previously-approved double-sided freestanding sign with new Best Western/Corte Madera Inn signage
- Zoning: MX-1 Mixed Use District
- Decision by: Planning Commission
- Project Planner: Adam Wolff, 415-927-5064, awolff@tcmmail.org
- Status: Application approved July 10, 2018.

Residential Remodel and Third Story Addition at 11 Madrono Ave

- Date Filed: January 11, 2016
- Requested Action(s): Major Design Review
- Project Description: Preliminary review of a proposed remodel and third floor addition to an existing 2307 sq. ft. two-story residence with an attached 481 sq. ft. two car garage. The application also includes a request for a front setback variance to allow encroachment into the required front yard. The height of the proposed residence will increase from 23 ft. to 30 ft.
- Zoning: R-1 Medium Density Residential District.
- Decision by: Planning Commission
- Project Planner: Staff
- Status: Approved

406 Manzanita Ave

- Date Filed: October 25, 2017
- Requested Action(s): Major Design Review and Variance
- Project Description: Major Design Review for additions at lower floor (130 SF) and upper floor (517 SF) to an existing two level dwelling. Variance requested for maintaining existing nonconforming parking.
- Zoning: R-1 Medium Density Residential District.
- Decision by: Planning Commission
- Project Planner: Douglas Bush, 415-927-5064, dbush@tcmmail.org
- Status: Approved by Planning Commission on February 27, 2018

Residential Addition, 416 Manzanita Avenue

- Date Filed: September 15, 2015
- Requested Action(s): Minor Design Review
- Project Description: Addition to kitchen and bedroom including a dormer.
- Zoning: R-1 Medium Density Residential
- Decision by: Staff
- Project Planner: Phil Boyle, 415-927-5067, pboyle@tcmmail.org
- Status: Approved December 4, 2015

Residential Remodel and Addition, 516 Manzanita Avenue

- Date Filed: July 28, 2016
- Requested Action(s): Minor Design Review
- Project Description: Addition and remodel of existing two level single family residence with nonconforming tandem parking, including addition of exterior stairway on side yard, new second level deck and window replacements throughout

- Zoning: R-1 Medium Density Residential District.
- Decision by: Zoning Administrator
- Status: Approved

706 Meadowsweet Drive (Budget Inn), Proposed New Motel (The Evergreen)(7766)

- Date Filed: Original Application Remodel Budget Inn - March 2015
 - Revised Application for new Motel August 2018
 - Formal Application submitted Sept. 27, 2018
- Requested Action(s): Major Design Review and Conditional Use Permit
- Project Description: Redevelopment of the property including the demolition of all three structures, raising the base elevation of site, reorienting vehicular access from Casa Buena Drive to Meadowsweet Drive, and construction of a new motel with 22 units.
- Zoning: C-3 Highway Commercial
- Decision by: Planning Commission
- Project Planners: Phil Boyle 415-927-5067, pboyle@tcmmail.org and consultant Sean Kennings
- Status: Approved 11/13/18.

Residential Remodel and Addition, 1037 Meadowsweet Drive

- Date Filed: July 9, 2014
- Requested Action(s): Major Design Review
- Project Description: ±340 sq. ft. first floor addition, ±244 sq. ft. second story addition and ±245 sq. ft. third floor addition
- Zoning: R-1 Medium Density Residential
- Decision by: Planning Commission
- Project Planner: Phil Boyle, 415-927-5067, pboyle@tcmmail.org
- Status: Approved April 28, 2015

Exterior Remodel, 801 Meadowsweet Drive

- Date Filed: February 5, 2015
- Requested Action(s): Administrative Design Review
- Project Description: Exterior remodel of the entry way, balconies and landscaping
- Zoning: R-2 Low Density, Multi-Dwelling District
- Decision by: Planning Staff
- Project Planner: Phil Boyle, 415-927-5067, pboyle@tcmmail.org
- Status: Approved April 17, 2015

Residential Remodel and Addition, 7 Mohawk Avenue

- Date Filed: June 9, 2015
- Requested Action(s): Minor Design Review
- Project Description: Staff Design Review for a new entry and dining room addition within the existing covered courtyard and a kitchen remodel.
- Zoning: R-1 Medium Density Residential
- Decision by: Staff

- Project Planner: Phil Boyle, 415-927-5067, pboyle@tcmmail.org
- Status: Approved July 30, 2015

Parking Variance, 9 Mohawk Avenue

- Date Filed: August 25, 2016
- Requested Action(s): Minor Variance
- Project Description: Remodel and addition of 182 square feet triggers parking review, nonconforming parking must be addressed through variance
- Zoning: R-1 Medium Density Residential District.
- Decision by: Zoning Administrator
- Status: Approved

Residential Addition, 25 Mohawk Ave

- Date Filed: July 5, 2016
- Requested Action(s): Minor Design Review and Minor Variance
- Project Description: Construct an addition of 348 square feet to rear of existing single level, single family residence within existing rear courtyard, including widening of front driveway to provide two independently accessible parking spaces, with a variance for encroachment of one parking space into the front setback
- Zoning: R-1 Medium Density Residential District.
- Decision by: Zoning Administrator
- Status: Approved August 12, 2016

Parking Space Relocation and Remodel, 30 Mohawk

- Date Filed: January 19, 2016
- Requested Action(s): Minor Variance
- Project Description: Relocation of previously-required unenclosed parking space for second unit and remodel resulting in increased lot coverage, 1.89% above allowed and parking space within front yard setback.
- Zoning: R-1 Medium Density Residential
- Decision by: Staff
- Project Planner: Adam Wolff, 415-927-5059, awolff@tcmmail.org
- Status: Withdrawn; Determined Variance not needed

Residential Addition, 33 Montecito Avenue

- Date Filed: September 30, 2015
- Requested Action(s): Minor Design Review
- Project Description: Conversion of existing lower basement to habitable space, partial enclosure of front porch
- Zoning: R-1 Medium Density Residential
- Decision by: Staff
- Project Planner: Douglas Bush, 415-927-5064, dbush@tcmmail.org
- Status: Approved by Staff, August, 2017

Residential Addition, 493 Montecito Drive

- Date Filed: October 19, 2015
- Requested Action(s): Minor Design Review
- Project Description: Remodel of existing single story dwelling including demolition of 400 sq. ft. of the existing structure and an addition of 750 sq. ft.
- Zoning: R-1 Medium Density Residential District.
- Decision by: Planning Staff
- Project Planner: Douglas Bush, 415-927-5791, dbush@tcmmail.org
- Status: Approved November 19, 2015

Second Unit, 203 Morningside Drive

- Date Filed: December 2, 2014
- Requested Action(s): Second Unit
- Project Description: Second unit application, conversion of existing rec. room to second unit, no exterior addition and minimum exterior changes within the R-1 Zoning District.
- Decision by: Planning Staff
- Project Planner: Phil Boyle, 415-927-5067, pboyle@tcmmail.org
- Status: Approved January 15, 2015.

Swimming Pool, 210 Morningside Drive

- Date Filed: December 10, 2014
- Requested Action(s): Administrative Design Review
- Project Description: Expansion and redesign a swimming pool within 10 feet or less of the side property line
- Zoning: R-1 Medium Density Residential District.
- Decision by: Planning Staff
- Project Planner: Phil Boyle, 415-927-5067, pboyle@tcmmail.org
- Status: Approved April 10, 2015

Lot Line Adjustment, 204, 208 and 210 Morningside Drive and 9 Summit Drive

- Date Filed: December 22, 2014
- Requested Action(s): Lot Line Adjustment
- Project Description: Lot line adjustment to eliminate the lot at 208 Morningside Dr. APN 025-023-56 and incorporate the lot into the adjacent three parcels, including the relocation of the southern lot line of 204 Morningside Dr. to the south approximately 16 feet, remove the majority of the northern property line of 210 Morningside Dr. and remove the southern property line of the 9 Summit Dr.
- Zoning: R-1 Medium Density Residential District
- Decision by: Planning Staff
- Project Planner: Phil Boyle, 415-927-5067, pboyle@tcmmail.org
- Status: Approved August 18, 2016

Residential Addition/Landscaping, 210 Morningside Drive

- Date Filed: December 19, 2016
- Requested Action(s): Minor Design Review

- Project Description: Retaining walls, steps, railings and tree removal.
- Zoning: R-1 Medium Density Residential, CTH
- Decision by: Staff
- Project Planner: Phil Boyle, 927-5067, pboyle@tcmmail.org
- Status: Approved

New Office/Retail Building, 200 Nellen Avenue

- Date Filed: February 17, 2015
- Requested Action(s): Rezoning, Design Review, Conditional Use Permit, and Master Sign Permit
- Project Description: Proposed redevelopment of existing used car dealership for a new two-story mixed-use building with approximately 4,700 square feet of retail use on the ground floor and approximately 3,700 square feet of office use on the second level. This building was previously approved by the Planning Commission in 2008, however, the approval lapsed.
- Zoning: Existing zoning is C-3-Highway Commercial; Proposed zoning is C-1-Local Shopping or C-4 Commercial Service District
- Decision by: Planning Commission and Town Council
- Project Planner: Phil Boyle, 415-927-5067, pboyle@tcmmail.org
- Status: Approved by Planning Commission July 2017

Residential Addition and Remodel 309 Oakdale Avenue

- Date Filed: October 15, 2015
- Requested Action(s): Minor Design Review
- Project Description: The applicant is requesting Design Review approval to add a master bathroom to the main level, reconfigure the front stairs and modify the existing basement area by adding a powder room, a laundry room and an enclosed storage area. An interior spiral staircase will also be added to provide access to the basement area. The addition is proposed at the front of the house and conforms to the height, setback, lot coverage, and floor area ratio regulations for the R-1 Medium Density Residential Zoning District
- Zoning: R-1 Medium Density Residential District.
- Decision by: Planning Staff
- Project Planner: Phil Boyle, 415-927-5067, pboyle@tcmmail.org
- Status: Approved December 15, 2015

Minor Variance, 317 Oakdale Avenue

- Date Filed: December 9, 2015
- Requested Action(s): Minor Variance
- Project Description: The applicant is requesting a variance for the existing greenhouse structure located at the east side of the property that consists of 270 sq. ft. The existing structure exceeds allowable lot cover of 28% at 34%.
- Zoning: R-1 Medium Density Residential District.
- Decision by: Planning Staff
- Project Planner: Douglas Bush, 415-927-5791, dbush@tcmmail.org
- Status: Approved January 26, 2016

440 Oakdale Ave.

- Date Filed: January 18, 2018
- Requested Action(s): Minor Design Review
- Project Description: Design Review application to add 281 square feet to the front of the residence. The front addition includes relocation of the front door and removing the chimney. A new 47 square foot front porch is proposed and reconfiguring the roof and raising the peak of the roof from 20 feet to 21 feet as well as other modifications.
- Decision by: Staff
- Project Planner: Phil Boyle, 927-5067, pboyle@tcmmail.org
- Status: Approved March 2018

Residential Garage, 444 Oakdale Avenue

- Date Filed: June 24, 2015
- Requested Action(s): Design Review and Parking Variance for new garage.
- Project Description: Replace one car garage with two car garage within the street side setback.
- Zoning: R-1
- Decision by: Planning Commission
- Project Planner: Phil Boyle, 415-927-5067, pboyle@tcmmail.org
- Status: Application withdrawn

Accessory Dwelling Unit Application – 600 Oakdale Avenue

- Date Filed: March 22, 2017
- Requested Action(s): Accessory Dwelling Unit Application
- Project Description: Conversion of existing garage to accessory dwelling unit
- Zoning: R-1 Medium Density Residential District.
- Decision by: Staff
- Project Planner: Douglas Bush, 415-927-5791, dbush@tcmmail.org
- Status: Approved July, 2017

Accessory Dwelling Unit, 700 Oakdale Drive

- Date Filed: January 31, 2017
- Requested Action(s): Accessory Dwelling Unit Permit
- Project Description: Conversion of portions of existing lower level of two level residence to create an accessory dwelling unit
- Zoning: R-1 Medium Density Residential District.
- Decision by: Zoning Administrator
- Project Planner: Douglas Bush, 415-927-5064
- Status: Approved

Private Dock Addition to Residence, 5124 Paradise Drive.

- Date Filed: July 29, 2015
- Requested Action(s): Environmental Assessment, Design Review
- Project Description: The construction of a new, wood-framed, fixed pier that would extend from an existing concrete deck on the upland portion of the site seaward a distance of 76 feet..
- Zoning: R-1-A
- Decision by: Planning Commission

- Project Planner: Phil Boyle, 415-927-5067, pboyle@tcmmail.org
- Status: Approved, July, 2017

Minor Addition, 5132 Paradise Drive

- Date Filed: May 10, 2016
- Requested Action(s): Minor Design Review
- Project Description: Extend upper level deck, addition of 100 square feet to lower level bedroom including new lower level deck
- Zoning: R-1-A Low Density Residential District
- Decision by: Zoning Administrator
- Project Planner: Douglas Bush, 415-927-5064, dbush@tcmmail.org
- Status: approved

Additional Classrooms and Creek Restoration at Marin Country Day School ,5221 Paradise Drive.

- Date Filed: September 9, 2015
- Requested Action(s): Environmental Assessment, Conditional Use Permit, Design Review
- Project Description: Phase 2 creek restoration and the addition of two new classroom buildings and a performing arts center.
- Zoning: P/SP
- Decision by: Planning Commission
- Project Planner: Phil Boyle, 415-927-5067, pboyle@tcmmail.org
- Status: Approved by Planning Commission November 10, 2016; Approved by Town Council December 17, 2107

5200 Paradise Drive, Additions and Modifications of the Marin Montessori School

- Date Filed: April 19, 2016
- Requested Action(s): General Plan Amendment, Zoning Amendment, Environmental Assessment, Major Design Review, Conditional Use Permit,
- Project Description: The Marin Montessori School has purchased an adjacent 36,668 sq. ft. residential property (5164 Paradise Drive) to be renovated for educational/classroom use and annexation to the existing campus. The project also includes demolishing two older existing buildings on the main campus and replacing them with a new classroom. The project also includes new landscaping and pedestrian and vehicular circulation improvements.
- Zoning: Public and Semi-public P/SP and Low Density Residential (R-1-A)
- Decision by: Planning Commission
- Project Planner: Sean Kennings Contract Planner 415-533-2111, sean@lakaassociates.com and Phil Boyle, 415-927-5067, pboyle@tcmmail.org
- Status: Approved by Town Council on November 7, 2017

Exterior Remodel for Nugget Market, 5627 Paradise Drive.

- Date Filed: January 19, 2016
- Requested Action(s): Design Review

- Project Description: Addition of sliding doors at exterior to create enclosed areas for outdoor seating. A new roof is proposed to enclose the existing loading area at the east side of the building.
- Zoning: C-1 Local Shopping District
- Decision by: Planning Commission
- Project Planner: Douglas Bush, 415-927-5791, dbush@tcmmail.org
- Status: approved

5839 Paradise Dr (Amy's Drive-Thru)

- Date Filed: August 5, 2017
- Requested Action(s): Preliminary Design Review
- Project Description: The proposed project would develop an approximately 1.1 acre lot on a site occupied by a vacant building that was previously a Denny's Restaurant. As part of the proposal, the existing structure would be demolished. The proposed Amy's Drive-Thru restaurant would be located on the southern portion of the lot, between Paradise Drive and Highway 101. The single story structure would be approximately 3,700 square feet and extend to approximately 45 feet in height. The restaurant would include indoor seating and a 3,350 square foot outdoor seating area located between the structure and Paradise Drive. A drive-thru lane would be located between the structure and Highway 101. The project would provide approximately 41 parking spaces, 11 bicycle parking spaces. New landscaping would be introduced throughout the site.
- Decision by: Planning Commission
- Project Planner: Douglas Bush, 415-927-5791, dbush@tcmmail.org
- Status: Approved

Residential Remodel and Addition, 148 Prince Royal Drive

- Date Filed: February 23, 2015
- Requested Action(s): Major Design Review
- Project Description: Second story addition of 885 square feet, remodel the first floor and remove unpermitted bay window at rear of house.
- Zoning: R-1 Medium Density Residential
- Decision by: Planning Commission
- Project Planner: Phil Boyle, 415-927-5067, pboyle@tcmmail.org
- Status: Approved May 12, 2015

Major Remodel and Third Floor Addition, 159 Prince Royal Drive

- Date Filed: January 4, 2016
- Requested Action(s): Major Design Review
- Project Description: Major remodel of existing two story residence and construction of new three story residence on existing foundation.
- Zoning: R-1 Medium Density Residential District.
- Decision by: Planning Staff
- Project Planner: Douglas Bush, 415-927-5791, dbush@tcmmail.org
- Status: Approved by Planning Commission March 28, 2017, Appeal of decision was rejected by Town Council on May 16, 2017, the project is approved.

New Accessory Dwelling Unit, 159 Prince Royal Drive

- Date Filed: February 1, 2018
- Requested Action(s): Accessory Dwelling Unit Permit
- Project Description: Ministerial application for a new, detached 1,195 square foot accessory dwelling unit.
- Zoning: R-1 Medium Density Residential District.
- Decision by: Planning Staff
- Project Planner: Adam Wolff and Douglas Bush, 415-927-5791, dbush@tcmmail.org
- Status: Application Approved on August 3, 2018. Application was submitted requesting Administrative Review. Administrative Review proceeding held before the Planning Commission on August 28, 2018. Planning Commission upheld Staff's application of ordinance. Administrative Review forwarded to the Town Council on Sept. 18, 2018, Council upheld Staff's application of the ordinance.

Residential Additions, 176 Prince Royal Drive

- Date Filed: January 26, 2017
- Requested Action(s): Minor Design Review
- Project Description: Additions to first floor of two story residence
- Zoning: R-1 Medium Density Residential District.
- Decision by: Zoning Administrator
- Project Planner: Douglas Bush and Tracy Hegarty, 415-927-5064
- Status: Approved

396 Prince Royal Drive, Addition to Second Floor

- Date Filed: November 9, 2017
- Requested Action(s): Minor Design Review
- Project Description: 800 square foot addition to the second floor of an existing two story, 2,554 square foot single family dwelling
- Decision by: Staff
- Project Planner: Doug Bush, 415-927-5064, dbush@tcmmail.org
- Status: Approved

Residential Addition, 404 Prince Royal Drive

- Requested Action(s): Minor Design Review
- Project Description: An application for a residential addition at the lower level of an existing two story dwelling, located in the rear yard beneath an existing upper floor deck
- Zoning: R-1 Medium Density Residential District
- Decision by: Planning Staff
- Project Planner: Doug Bush, 415-927-5064
- Status: Approved

Second Floor Addition, 30 Prince Royal Passage

- Date Filed: November 19, 2015
- Requested Action(s): Major Design Review
- Project Description: New 704 sq. ft. second floor addition to an existing one story dwelling including new master bedroom, master bathroom, office and powder room. Includes minor remodel to 1st floor.
- Zoning: R-1 Medium Density Residential District.
- Decision by: Planning Commission
- Project Planner: Douglas Bush, 415-927-5791, dbush@tcmmail.org
- Status: Approved by Planning Commission February 9, 2016

Accessory Dwelling Unit, 134 Redwood Avenue

- Requested action: Accessory Dwelling Unit Permit
- Project Description: New accessory dwelling unit created through conversion of existing structure adjacent to Redwood Avenue
- Decision by: Zoning Administrator
- Project Planner: Douglas Bush, 415-927-5064 dbush@tcmmail.org
- Status: Approved July, 2017

Residential Remodel and Addition, 340 Redwood Avenue

- Date Filed: July 26, 2016
- Requested Action(s): Minor Design Review
- Project Description: Complete Remodel with 26 square feet of additional floor area to existing single family home with detached two car garage in Christmas Tree Hill
- Zoning: R-1 Medium Density Residential District. (Christmas Tree Hill Overlay)
- Decision by: Zoning Administrator
- Project Planner: Douglas Bush, 415-927-5791, dbush@tcmmail.org
- Status: Approved

Residential Addition, 341 Redwood Avenue

- Date Filed: June 27, 2016
- Requested Action(s): Minor Design Review
- Project Description: Construct an addition to the second (ground) level of an existing two level residence for the addition of a new 247 square foot sunroom and the conversion of an existing sunroom to a bathroom.
- Zoning: R-1 Medium Density Residential District.
- Decision by: Zoning Administrator
- Project Planner: Douglas Bush, 415-927-5791, dbush@tcmmail.org
- Status: Approved

Parking Agreement Residence, 422 Redwood Avenue

- Date Filed: January 26, 2015
- Requested Action(s): Parking Agreement and Encroachment Permit,
- Project Description: Parking Agreement with the Town for two private parking spaces
- Zoning: R-1 Medium Density Residential District.

- Decision by: Town Council
- Project Planner: Phil Boyle, 415-927-5067, pboyle@tcmmail.org
- Status: Approved February 3, 2015.

Lot Line Adjustment 533 and 611 Redwood Drive

- Date Filed: December 23, 2014
- Requested Action(s): Lot Line Adjustment
- Project Description: The proposed LLA is to relocate the southern property line of APN 025-083-41 and the northern property line of APN 025-083 42. The total lot area of each parcel will not change.
- Zoning: R-1 Medium Density Residential District
- Decision by: Staff
- Project Planner: Phil Boyle, 415-927-5067, pboyle@tcmmail.org
- Status: Approved February 9, 2015.

1618 Redwood Hwy, Tesla Supercharging Station

- Date Filed: January 2015
- Requested Action(s): Design Review and Precise Plan Amendment
- Project Description: Add 10 Tesla Vehicle supercharging stations between the western wall of the Village at Corte Madera Center and the western parking lot that runs parallel to Highway 101. The new charging stations will be located south of the existing charging stations. The existing jagged wall will be replaced with a straight wall screening the new mechanical equipment. The plan shows a 4 foot path between the proposed charging units and the area landscaping for pedestrian and wheelchair clearance as well as accessible parking spaces. New landscaping will also be installed to screen the proposed CMU wall.
- Zoning: C-2 Regional Shopping District
- Decision by: Staff
- Project Planner: Phil Boyle, 415-927-5067, pboyle@tcmmail.org
- Status: Approved April 30, 2018

Exterior Remodel, 1500 Redwood Highway

- Date Filed: May 9, 2016
- Requested Action(s): Major Design Review
- Project Description: Exterior remodel of former Talbot's Store for new tenant, Verizon Wireless
- Zoning: C-2
- Decision by: Planning Commission
- Project Planner: Phil Boyle, 415-927-5067, pboyle@tcmmail.org
- Status: Approved by Planning Commission 6/28/16

1618 Redwood Highway, The Village at Corte Madera Expansion Project (Restoration Hardware)

- Date Filed: June 19, 2015

Requested Action(s): General Plan Land Use Designation Amendment, Rezoning, Preliminary Development Plan Amendment, Precise Development Plan Amendment, Design Review

- Project Description: Corte Madera Village (CMV) proposes to expand The Village by adding a Restoration Hardware retail store of approximately 46,000 square feet of gross floor area. The store would have two levels, plus an open-air rooftop courtyard surrounding an enclosed scenery loft of glass and steel. A café/restaurant is also proposed for the ground floor. As part of the project, CMV proposes to enter into a development agreement to pave the existing gravel parking lot currently owned by the Town, located north of the shopping center across Redwood Highway.
- Decision by: Planning Commission and Town Council
- Project Planner: Phil Boyle, 415-927-5067, pboyle@tcmmail.org
- Status: Approved by Planning Commission - November 14, 2017.
Approved by Council - December 19, 2017

Additional information can be found on the project webpage at:

<http://www.townofcortemadera.org/563/Village-Expansion-Project-Restoration-Ha>

1520 Redwood Highway (Village Shopping Center – Apple Store) Exterior Addition to East Elevation

- Date Filed: April 14, 2015
- Requested Action(s): Precise Development Plan Amendment
- Project Description: Exterior addition of 237 square feet to east elevation of tenant space C029 – Apple Store
- Zoning: C-2 Regional Shopping District
- Decision by: Staff
- Project Planner: Phil Boyle, 415-927-5067, pboyle@tcmmail.org
- Status: Approved May 1, 2015
-

Commercial Remodel Pottery Barn , 1822 Redwood Hwy – Village at Corte Madera.

- Date Filed: January 15, 2015
- Requested Action(s): Minor Design Review
- Project Description: Exterior remodel and small addition.
- Zoning: C-2 Regional Shopping
- Decision by: Staff
- Project Planner: Phil Boyle, 415-927-5067, pboyle@tcmmail.org
- Status: Approved by staff February 26, 2016

Commercial Remodel, 1618 Redwood Hwy – Center Crt Improvements Village at Corte Madera.

- Date Filed: April 12, 2016
- Requested Action(s): Major Design Review
- Project Description: Proposal to add kiosks to central court area and to remove the existing tower structure.
- Zoning: C-2 Regional Shopping
- Decision by: Staff
- Project Planner: Phil Boyle, 415-927-5064, pboyle@tcmmail.org
- Status: Approved June 14, 2016

Restoration Hardware Project, Permit Amendment, 1618 Redwood Hwy.

- Date Filed: March 5, 2018
- Requested Action(s): Major Design Review
- Project Description: Permit Amendment to the previously approved Precise Plan, which includes Design Review, for modifications to the exterior of the building and an amendment to the Conditional Use permit for changes to the size and location of the restaurant;
- Zoning: C-2 Regional Shopping District
- Decision by: Planning Commission
- Project Planner: Phil Boyle, 415-927-5067, pboyle@tcmmail.org
- Status: Approved April 24, 2018.

Restoration Hardware Project, Lot Line Adjustment, 1618 Redwood Hwy.

- Date Filed: May 23, 2018
- Requested Action(s): Lot Line Adjustment
- Project Description: Lot Line Adjustment to adjust property lines at several locations between Assessor Parcel Number 024-032-30 and Assessor Parcel Number 024-032-29 within the Village at Corte Madera Center to accommodate the development of the RH Gallery..
- Zoning: C-2 Regional Shopping Center
- Decision by: Planning Staff
- Project Planner: Phil Boyle, 415-927-5067, pboyle@tcmmail.org
- Status: Approved June 13, 2018

1702 Redwood Highway Banana Republic Relocation and Remodel (Village at Corte Madera Shopping Center).

- Date Filed: July 20, 2015
- Requested Action(s): Design Review and Precise Plan Amendment
- Project Description: Relocate the existing store from tenant space #A039 to #C033. Existing space is ± 18,185 sq. ft. new space is ± 11,851 sq. ft.
- Zoning: C-2 Regional Shopping District
- Decision by: Planning Commission
- Project Planner: Phil Boyle, 415-927-5067, pboyle@tcmmail.org
- Status: Approved by Planning Commission on September 22, 2015.

Redwood Highway (Village Shopping Center) Westside Landscaping

- Date Filed: April 22, 2015
- Requested Action(s): Precise Plan Amendment
- Project Description: Landscape improvements to the area between the Village west parking lot and Hwy 101.
- Zoning: C-2 Regional Shopping District
- Decision by: Planning Commission
- Project Planner: Phil Boyle, 415-927-5067, pboyle@tcmmail.org
- Status: Approved by Planning Commission on May 12, 2015

Sign Permit, 13 San Clemente Boulevard

- Requested Action(s): Major Sign Permit
- Project Description: New signage new tenant, including one free standing sign and one face-mounted freeway facing sign, to replace existing signage in same location
- Zoning: C-4 Commercial Service District
- Decision by: Planning Commission
- Project Planner: Douglas Bush, 927-5064 dbush@tcmmail.org
- Status: Approved by Planning Commission July 2017

Residential Addition, 255 Sausalito Street

- Date Filed: December 3, 2015
- Requested Action(s): Major Design Review
- Project Description: The applicant is proposing an addition to the main and lower floor on the north side of a two story dwelling including the addition of new parking space on the lower floor. The proposal includes a new enclosed crawlspace for utilities and storage at the south side of house. All modifications and additions comply with development standards and reduce the preexisting nonconforming lot coverage from 46.6 to 45.3% where allowable coverage is 35%.
- Zoning: R-1 Medium Density Residential District.
- Decision by: Planning Commission
- Project Planner: Douglas Bush, 415-927-5791, dbush@tcmmail.org
- Status: Approved by Planning Commission March 31, 2016

Major Remodel and Additions, 323 Sausalito Street

- Date Filed: October 3, 2016
- Requested Action(s): Major Design Review and Variance
- Project Description: Partial demolition and reconstruction of an existing two level residence with additions and a variance for front setback encroachment
- Zoning: R-1 Medium Density Residential District
- Decision by: Planning Commission
- Project Planner: Douglas Bush, 415-927-5791, dbush@tcmmail.org
- Status: Approved by the Planning Commission

Accessory Dwelling Unit, 410 Sausalito Street

- Requested Action(s): Accessory Dwelling Unit Permit
- Project Description: Application to create an accessory dwelling through the remodel of an existing 575 square foot detached garage structure
- Zoning: R-1-A Low Density Residential District
- Decision by: Planning Staff
- Project Planner: Doug Bush, 415-927-5064
- Status: Approved

Residential Addition, 17 Seminole Avenue

- Requested Action(s): Administrative Design Review

- Project Description: Design Review approval for a remodel project of an existing single level, single family residence including a 356 square foot addition at the back of the residence
- Zoning: R-1 Medium Density Residential District.
- Decision by: Planning Staff
- Project Planner: Doug Bush, 415-927-5064
- Status: Approved

Residential Addition, 22 Seminole Avenue

- Date Filed: November 1, 2017
- Requested Action(s): Major Design Review
- Project Description: Application for addition of a second floor to an existing single level, single family dwelling
- Zoning: R-1 Medium Density Residential District
- Decision by: Planning Commission
- Project Planner: Douglas Bush, (415)927-5064
- Status: Application approved by Planning Commission on January 9, 2018. Application was appealed to the Town Council. The Town Council overturned the appeal and approved the application on February 6, 2018.

Conditional Use Permit, 1 Serra St.

- Date Filed: June 15, 2016
- Requested Action(s): Minor Conditional Use Permit
- Project Description: Conditional Use Permit application for a chiropractic office with two employees at 1 Serra St. in a vacant unit located within the building at 36 Tamalpais Drive.
- Zoning: C-1 Local Shopping District
- Decision by: Zoning Administrator
- Status: Approved by Zoning Administrator 7/8/2016

Residential Addition, 33 Sonora Way

- Requested Action(s): Minor Design Review
- Project Description: 330 square foot addition at rear of structure
- Zoning: R-1 Medium Density Residential
- Decision by: Staff
- Project Planner: Douglas Bush, 415-927-5064 dbush@tcmmail.org
- Status: Approved

Residential Addition 74 Sonora Way

- Date Filed: November 20, 2015
- Requested Action(s): Major Design Review
- Project Description: Expansion of existing second story dormer adding 380 sq. ft. to existing two story dwelling
- Zoning: R-1 Medium Density Residential District.
- Decision by: Planning Commission
- Project Planner: Douglas Bush, 415-927-5791, dbush@tcmmail.org
- Status: Approved by Planning Commission on February 9, 2016

Residential Addition, 82 Sonora Way

- Date Filed: January 4, 2016
- Requested Action(s): Major Design Review
- Project Description: Major Design Review and Variance for addition to existing second story with encroachment into front setback
- Zoning: R-1 Medium Density Residential District.
- Decision by: Planning Commission
- Project Planner: Douglas Bush, 415-927-5064, dbush@tcmmail.org
- Status: Approved by Planning Commission on April 26, 2016

Large Family Daycare Permit, 73 Spindrift Passage

- Date Filed: November 11, 2017
- Requested Action(s): Large Family Daycare Permit
- Project Description: See above
- Zoning: R-1 Medium Density Residential District.
- Decision by: Planning Staff
- Project Planner: Douglas Bush, 415-927-5791, dbush@tcmmail.org
- Status: Approved

New Pool, 89 Spindrift Passage

- Date Filed: January 7, 2014
- Requested Action(s): Administrative Design Review
- Project Description: New swimming pool within 10 feet or less of the side property line
- Zoning: R-1 Medium Density Residential District.
- Decision by: Planning Staff
- Project Planner: Phil Boyle, 415-927-5067, pboyle@tcmmail.org
- Status: Approved February 23, 2015.

Minor Residential Remodel, 137 Stetson Ave

- Requested Action(s): Minor Design Review
- Project Description: An application for the reconfiguration of a front porch and stairway on an existing single family structure
- Zoning: R-1-A Low Density Residential District
- Decision by: Planning Staff
- Project Planner: Doug Bush, 415-927-5064
- Status: Approved

Minor Design Review for– 9 Summit

- Date Filed: March 22, 2017
- Requested Action(s): Minor Design Review
- Project Description: Residential additions of two accessory structures in rear yard
- Zoning: R-1 Medium Density Residential District.
- Decision by: Staff
- Project Planner: Douglas Bush, 415-927-5791, dbush@tcmmail.org
- Status: Approved June, 2017

New Residence, 52 Summit Drive

- Date Filed: June 17, 2015
- Requested Action(s): Major Design Review and Variance

- Project Description: Demolish the existing single family home and build a new 3,809 square foot (2,943 net square feet for zoning purposes) two-story residence. The proposed residence includes 4 bedrooms, 3 baths, 2 half baths, living room, dining room, kitchen, media room and garage. The residence would include an interior elevator from the garage level to the lower level. The maximum height of the proposed residence is 23 feet.
- Zoning: R-1 Medium Density Residential District.
- Decision by: Planning Commission
- Project Planner: Phil Boyle, 415-927-5067, pboyle@tcmmail.org
- Status: Approved – September 27, 2016.

Residential Addition and Remodel, 76 Summit Drive

- Date Filed: October 14, 2015
- Requested Action(s): Major Design Review
- Project Description: 238 addition on the second level
- Zoning: R-1
- Decision by: Planning Commission
- Project Planner: Phil Boyle, 415-927-5067, pboyle@tcmmail.org
- Status: Approved January 26, 2016

Residential Addition 136 Summit Drive

- Date Filed: August 20, 2015
- Requested Action(s): Major Design Review
- Project Description: Second level addition of 756 square feet.
- Zoning: R-1 Medium Density Residential District.
- Decision by: Planning Commission
- Project Planner: Phil Boyle, 415-927-5067, pboyle@tcmmail.org
- Status: Approved January 26, 2016

Accessory Dwelling Unit, 251 Summit Drive

- Date Filed: November, 2016
- Requested Action(s): Accessory Dwelling Unit Permit
- Project Description: Conversion of existing, permitted, accessory structure to accessory dwelling unit
- Zoning: R-1 Medium Density Residential District.
- Decision by: Zoning Administrator
- Project Planner: Douglas Bush, 415-927-5064
- Status: Approved, February 9, 2017

311 Summit Drive, Design Review

- Date Filed: July 24, 2018
- Requested Action(s): Design Review
- Project Description: Addition of new windows and remodel of accessory structure
- Zoning: R-1 Medium Density Residential District (Christmas Tree Hill Overlay)
- Decision by: Staff
- Project Planner: Phil Boyle, 927-5067, pboyle@tcmmail.org
- Status: Approved Sept 19, 2018

Exterior Changes – 200 Tamal Plaza

- Project Description: Changes to exterior paint color
- Requested Action(s): Minor Design Review
- Status: Approved

Sign, 8 Tamalpais Drive

- Date Filed: March 16, 2015
- Requested Action(s): Administrative Sign Permit
- Project Description: Sign on existing commercial building
- Zoning: C-1 Local Shopping District.
- Decision by: Planning Staff
- Project Planner: Phil Boyle, 415-927-5067, pboyle@tcmmail.org
- Status: Approved April 20, 2015

Design Review and Sign Permit, 26 Tamalpais Drive

- Date Filed: August 2, 2017
- Requested Action(s): Minor Design Review and Sign Permit
- Project Description: Sign on existing commercial building
- Zoning: C-1 Local Shopping District.
- Decision by: Planning Staff
- Project Planner: Douglas Bush, 415-927-5064
- Status: Approved

Exterior Remodel, 300 Tamalpais Drive (Town Hall)

- Date Filed: June 29, 2015
- Requested Action(s): Minor Design Review
- Project Description: Exterior and interior remodel of Town Hall second floor.
- Zoning: Public and Semi-Public Facilities District (P/SP)
- Decision by: Planning Staff
- Project Planner: Phil Boyle, 415-927-5067, pboyle@tcmmail.org
- Status: Approved July 22, 2015.

Marquee Sign, Corte Madera Town Park 498 Tamalpais Drive.

- Date Filed: February 22, 2017
- Requested Action(s): Major Design Review
- Project Description: Installation of a new digital marquee sign in the existing sign frame adjacent to the Corte Madera Community Center
- Status: Approved by Planning Commission
- Project Planner: Phil Boyle

Shade Structure, Corte Madera Town Park 498 Tamalpais Drive.

- Date Filed: April 10, 2017
- Requested Action(s): Minor Design Review

- Project Description: Installation of new shade structure adjacent to the playground at Corte Madera Town Park over existing seating area
- Status: Approved

Trellis Structure, Town Park Plaza, 498 Tamalpais Drive

- Project Description: New trellis shade structure on the corner of Tamalpais and Eastman, adjacent to Café Verde, built with redwood timbers, covered with climbing vines
- Requested Action: Major Design Review
- Decision by: Planning Commission
- Project Planner: Douglas Bush, 927-5064, dbush@tcmmail.org
- Status: Approved by Planning Commission June, 2017

498 Tamalpais Drive, Intergenerational Center

- Date Filed: November 24, 2018
- Requested Action(s): Design Review
- Project Description: Modify the interior and exterior of the Town's Community Center to add an Inter-Generational Center. The exterior modifications include replacing the four existing clerestory windows on the east elevation which are approximately 8.5' wide by 2' high. The new windows will have operable awning sections at the top and three will be 8.5' wide by 5.5' high and one will be 6' wide by 5.5' high.
- Zoning: C-1, Local Commercial
- Decision by: Planning Staff
- Project Planner: Phil Boyle, 415-927-5067, pboyle@tcmmail.org
- Status: Approved March 19, 2018

Awning and Sign, 502 Tamalpais Drive

- Date Filed: February 23, 2015
- Requested Action(s): Administrative Design Review and Sign Permit
- Project Description: New awning and sign on existing commercial building
- Zoning: C-1 Local Shopping District.
- Decision by: Planning Staff
- Project Planner: Phil Boyle, 415-927-5067, pboyle@tcmmail.org
- Status: Approved April 7, 2015

Residential Addition, 515 Tamalpais

- Requested Action(s): Minor Design Review
- Project Description: Addition of +400 square feet to the rear of an existing two level residence, meeting all development standards in the R-1 Residential Zone
- Zoning: R-1 Medium Density Residential Zone
- Decision by: Staff
- Project Planner: Douglas Bush, 927-5064 dbush@tcmmail.org
- Status: Application review

Application for Antenna, 770 Tamalpais Drive (Town Center)

- Date Filed: January 19, 2016
- Requested Action(s): Design Review
- Project Description: Permit Amendment for Antenna on rooftop
- Zoning: C-2
- Decision by: Staff
- Project Planner: Phil Boyle, 415-927-5064, pboyle@tcmmail.org
- Status: Approved 4/29/16

Retail Common Area Enhancement Project, Corte Madera Town Center

- Date Filed: June 9, 2015
- Requested Action(s): Precise Plan Amendment
- Project Description: New pedestrian amenities including seat groupings in the north and south concourses, gas outdoor fireplace, new pavers, planters, and benches. The existing hard canopy colonnades would be removed along the west side of the south concourse and the northern entry of the Center. Nighttime accent lighting throughout the interior and replacement of existing parking lot light poles with new LED lights. New monument signage at north and south entrances.
- Zoning: C-2 Regional Shopping District
- Decision by: Planning Commission
- Project Planner: Phil Boyle, 415-927-5067, pboyle@tcmmail.org
- Status: Approved by Planning Commission on September 22, 2015

223 Corte Madera Town Center, II Fornaio Patio

- Date Filed: November 2017
- Requested Action(s): Design Review
- Project Description: The new work includes remodeling a small portion of the existing interior bar area as well as remodeling the existing exterior bar patio area. A low plaster wall and glass wind screen will be added to the perimeter of the existing bar patio. Other exterior improvements would be replacing some of the exterior light fixtures and furniture. The application does not include any modifications to the existing signs.
- Zoning: C-2
- Decision by: Staff
- Project Planner: Phil Boyle, 415-927-5064, pboyle@tcmmail.org
- Status: Approved, February 12, 2018

8 Taylor Lane, Design Review and Variance for Single Family Residence

- Date Filed: July 12, 2018
- Requested Action(s): Design Review for additions to the first and second floor of an existing two level, single family residence. Variance requested for additions within the rear setback and for maintaining existing nonconforming off-street parking.
- Zoning: R-1 Medium Density Residential District
- Decision by: Planning Commission

- Project Planner: Doug Bush, 927-5064, dbush@tcmmail.org
- Status: Approved August 28, 2018.

South Entry Enhancement Project, Corte Madera Town Center

- Date Filed: January 20, 2017
- Requested Action(s): Design Review and Precise Plan Amendment
- Project Description: Design Review and Precise Plan Amendment No. PI-2016-0147 -to modify the south entry of the Corte Madera Town Center, including removing the arched entry, removing and replacing pavers, installing new landscaping and lighting.
- Zoning: C-2 Regional Shopping District
- Decision by: Planning Commission
- Project Planner: Phil Boyle, 415-927-5067, pboyle@tcmmail.org
- Status: Approved by Planning Commission on , January 24, 2017

8 Westward Drive, Major Remodel and Additions

- Date Filed: April 3, 2017
- Requested Action(s): Major Design Review
- Project Description: Proposed remodel of an existing two level residence with additions totaling 1900 square feet with the height increasing from 23 feet to 30 feet.
- Zoning: R-1 Medium Density Residential
- Decision by: Planning Commission
- Project Planner: Douglas Bush, 415-927-5064, dbush@tcmmail.org
- Status: Application was approved by Planning Commission on February 13, 2018. The Planning Commission's decision was appealed to the Town Council. On March 6, 2018 the appeal was denied and the project was approved by the Town Council.

Residential Addition, 4 Willow Aveune

- Date Filed: May 26, 2015
- Requested Action(s): Design Review
- Project Description: 590 square foot second story addition
- Zoning: R-1 Medium Density Residential
- Decision by: Planning Commission
- Project Planner: Phil Boyle, 415-927-5067, pboyle@tcmmail.org
- Status: Approved by Planning Commission on July 14, 2015

Permit Amendment, 4 Willow Avenue

- Date Filed: March 11, 2016
- Requested Action(s): Permit Amendment
- Project Description: 590 square foot second story addition to existing single family dwelling. Permit Amendment requested for changes to location of windows and exterior materials which differ from previously approved plans.
- Zoning: R-1 Medium Density Residential District.

- Decision by: Staff
- Project Planner: Douglas Bush, 415-927-5791, dbush@tcmmail.org
- Status: Approved 3/30/16

Residential Addition, 145 Willow Avenue

- Date Filed: October 6, 2014
- Requested Action(s): Administrative Design Review and Variance
- Project Description: Design Review for a 245.6 square foot single story addition and a variance to maintain the existing parking
- Zoning: R-1 Medium Density Residential District.
- Decision by: Planning Staff
- Project Planner: Phil Boyle, 415-927-5067, pboyle@tcmmail.org
- Status: Approved February 4, 2015

Swimming Pool Equipment Shed, 323 Willow Avenue

- Date Filed: July 21, 2015
- Requested Action(s): Minor Design Review
- Project Description: Pool shed within 10 feet or less of the rear property line
- Zoning: R-1 Medium Density Residential District.
- Decision by: Planning Staff
- Project Planner: Phil Boyle, 415-927-5067, pboyle@tcmmail.org
- Status: Approved September 3, 2015

Zoning Ordinance Amendments Residential Lot Coverage

- Project Description: At a public hearing on May 9, 2017 the Planning Commission approved a resolution recommending that the Town Council adopt changes to the Zoning Ordinance including an increase of maximum lot coverage to 40% for R-1 zoned parcels over 4,500 square feet and elimination of lot coverage for lots 4,500 square feet or below. The proposal would not change the allowable size of a house or floor area permitted by existing regulations.
- Decision by: Town Council
- Status: Approved by Town Council