

Approved Planning Applications

(Projects are alphabetical by street name)

Updated February 2021

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9 Arrowhead Lane, Residential Addition

- Date Filed: May 29, 2019
- Requested Action(s): Major Design Review
- Project Description: Major Design Review for a 588 square foot second story addition.
- Zoning: R-1 Medium Density Residential
- Decision by: Planning Commission
- Project Planner: Phil Boyle, 927-5067, pboyle@tcmmail.org (8075)
- Status: Approved September 10, 2019

206 Baltimore Avenue, Residential Remodel and Addition

- 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.

223 Baltimore, New Residence

- Date Filed: September 10, 2019
- Requested Action(s): Major Design Review
- Project Description: Design Review for the demolition of the existing 1,023 SF residence and the construction of a new single story single family residence (3,114 SF with a 665 SF attached garage).
- Zoning: R-1 Medium-density Residential
- Decision By: Planning Commission
- Project Planner: Martha Battaglia, 415-927-5791, mbattaglia@tcmmail.org
- Status: Approved December 10, 2019. Appealed December 20, 2019. Design Review approval upheld by Town Council on February 4, 2020.

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: Zoning Administrator
- Project Planner: Douglas Bush, 415-927-5064
- Status: Approved

38 Birch Avenue, Residential Addition

- Date Filed: February 10, 2020
- Requested Action(s): Major Design Review
- Project Description: Design Review for an addition of 174 square feet to the first floor and a 665 square foot second level addition

- Decision By: Planning Commission
- Project Planner: Martha Battaglia, 415-927-5791, mbattaglia@tcmmail.org
- Status: Approved July 14, 2020

46 Birch Avenue, Residential Addition (8120)

- Date Filed: July 21, 2020
- Requested Action(s): Major Design Review
- Project Description: Major Design Review for a 729 square foot addition (570 square foot 2nd story addition + a 159 square foot increase to an existing second story loft).
- Decision By: Planning Commission
- Project Planner: Phil Boyle, 927-5067, pboyle@tcmmail.org
- Status: Approved September 22, 2020

101 Birch Ave, Façade and Roof Modifications

- Date Filed: November 12, 2020
- Requested Action(s): Minor Design Review
- Project Description: Minor Design Review for façade and roof changes to the south (front) elevation, new exterior materials, new and reconfigured windows. Roof changes/pitch change is >15 feet in height.
- Decision By: Zoning Administrator
- Project Planner: Tracy Hegarty, 415-927-5063, thegarty@tcmmail.org
- Status: Approved on January 5, 2021

105 Birch Avenue, Addition

- 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: Zoning Administrator
- Project Planner: Doug Bush, 927-5064
- Status: Approved September 18, 2018

106 Birch Avenue, Residential Addition

- 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: Zoning Administrator
- Project Planner: Phil Boyle, 415-927-5067, pboyle@tcmmail.org
- Status: Approved Oct 15 2015

121 Birch Avenue, Residential Remodel and Addition

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

161 Birch Avenue, Residential Remodel and Addition

- Date Filed: November 17, 2020
- Requested Action(s): Minor Design Review
- Project Description: Minor Design Review for modifications to the existing roof, the addition of a dormer above the garage, and a small entry addition.
- Decision By: Zoning Administrator
- Project Planner: Martha Battaglia, 415-927-5791, mbattaglia@tcmmail.org
- Status: Approved on December 21, 2020

172 Birch Avenue, Residential Additions

- 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 February 14, 2017

45 Buena Vista Avenue, Accessory Dwelling Unit Permit and Variance

- Date Filed: March 6, 2019
- Requested Action(s): Accessory Dwelling Unit Permit and Variance
- Project Description: Accessory Dwelling Unit (ADU) Permit for a 1,198 square foot, single story freestanding ADU. Includes front yard variance for the ADU.
- Zoning: R-1 Medium Density Residential District
- Decision by: N/A (ADU), Zoning Administrator (Variance)
- Project Planner: Martha Battaglia, 415-927-5791, mbattaglia@tcmmail.org
- Status: Approved July 29, 2019

122 Buena Vista Avenue, Residential Addition and Variance

- Date Filed: June 1, 2020
- Requested Action(s): Minor Design Review & Minor Variance
- Project Description: Design Review for an addition of 365 square feet to the first floor and 243 square feet to the existing second floor. Project includes a variance for an encroachment into the street side yard and to waive the second required parking space.
- Decision By: Zoning Administrator
- Project Planner: Martha Battaglia, 415-927-5791, mbattaglia@tcmmail.org
- Status: Approved September 22, 2020

201 Casa Buena Drive

- Date Filed: January 4, 2021
- Requested Action(s): Major Design Review and Sign Permit
- Project Description: Major Design review for non-structural demo of entry façade's tower element, new paint, and sign permit for new illuminated signage on the north and east elevations.
- Zoning: C-3 Highway Commercial
- Decision by: Planning Commission
- Project Planner: Tracy Hegarty, 415-927-5063, thegarty@tcmmail.org
- Status: Approved 2/9/21

1421 and 1425 Casa Buena Drive, New Townhome Development

- Date Filed: November 7, 2013
- Requested Action(s): Conditional Use Permit, Design Review, Tentative Map, and concession & 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.

1441 Casa Buena Drive, Exterior Renovations and Landscaping

- 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, 415-927-5064
- Status: Approved July 26, 2016

1441 Casa Buena Drive, Casa Buena Townhomes

- 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

359 Chapman Drive, Residential Remodel and Addition

- 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: Zoning Administrator
- Project Planner: Phil Boyle, 415-927-5067, pboyle@tcmmail.org
- Status: Approved, appealed to Town Council- appeal was denied

403 Chapman, New Residence

- Date Filed: March 2, 2020
- Requested Action(s): Major Design Review
- Project Description: Major Design Review for the demolition of two existing one-story residences and a detached garage and the construction of a new two-

- Decision By: Planning Commission
- Project Planner: Martha Battaglia, 415-927-5791, mbattaglia@tcmmail.org
- Status: Approved October 13, 2020

462 Chapman Drive, New Auto Gate

- 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: Zoning Administrator
- Project Planner: Douglas Bush, 415-927-5064
- Status: Approved

477 Chapman Drive, Residential Addition

- 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: Zoning Administrator
- Project Planner: Douglas Bush, 415-927-5064
- Status: Approved

495 Chapman Drive, Addition and Accessory Dwelling 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 ADU.
- Zoning: R-1 Medium Density Residential
- Decision by: Zoning Administrator
- Project Planner: Phil Boyle, 415-927-5067, pboyle@tcmmail.org
- Status: Approved April 10, 2018.

495 Chapman, Detached Garage

- Date Filed: September 2, 2020
- Requested Action(s): Minor Design Review
- Project Description: Minor Design Review for demolition of existing detached garage and storage building, and an existing accessory building, and construction of a new detached garage
- Decision By: Zoning Administrator
- Project Planner: Tracy Hegarty, 415-927-5063, thegarty@tcmmail.org
- Status: Approved October 5, 2020

502 Chapman Drive, New Residence

- 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

516 Chapman Drive, New Residence

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

545 Chapman Drive - (Garage) Residential Addition

- 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: Zoning Administrator
- Project Planner: Phil Boyle, 415-927-5067, pboyle@tcmmail.org
- Status: Approved June 14, 2015

545 Chapman Drive, Residential Addition

- 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: Zoning Administrator
- Project Planner: Phil Boyle, 415-927-5067, pboyle@tcmmail.org
- Status: Withdrawn

6 Cheyenne Way, Residential Addition

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

121 Corte Madera Avenue, Conditional Use Permit for Medical Use

- Date Filed: September 18, 2020
- Requested Action(s): Conditional Use Permit
- Project Description: Conditional Use Permit for a medical use (acupuncture) in the C-1 (Local Shopping) Zoning District.
- Decision By: Zoning Administrator
- Project Planner: Martha Battaglia, 415-927-5791, mbattaglia@tcmmail.org
- Status: Approved October 6, 2020

290 Corte Madera Ave. New Deck

- Date Filed: September 11, 2020
- Requested Action(s): Minor Design Review
- Project Description: Minor Design Review for construction of a second story roof deck

- Decision By: Zoning Administrator
- Project Planner: Tracy Hegarty, 415-927-5063, thegarty@tcmmail.org
- Status: Approved November 10, 2020

301 Corte Madera Avenue, Residential Addition

- Date Filed: May 14, 2019
- Requested Action(s): Minor Design Review and Minor Variance
- Project Description: Minor Design Review for 763 square foot single-story addition with a deck above. A Minor Variance is requested for waiving the required second off-street parking space
- Zoning: R-1 Medium Density Residential, Christmas Tree Hill Special Purpose Overlay
- Decision by: Zoning Administrator
- Project Planner: Tracy Hegarty, 415-927-5063, thegarty@tcmmail.org
- Status: Approved August 23, 2019

304 Corte Madera Avenue, Residential Addition and Remodel

- 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

309 Corte Madera Avenue, Residential Remodel and Addition

- 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.

100 Corte Madera Town Center, Monument Sign at southeast corner of center

- Date Filed: April 1, 2019
- Requested Action(s): Sign Permit, Precise Plan Amendment, Design Review
- Project Description: New illuminated monument sign at the southeast corner of the center.
- Zoning: C-2 Regional Shopping District
- Decision by: Planning Commission
- Project Planner: Phil Boyle, 415-927-5067, pboyle@tcmmail.org
- Status: Approved 4/23/19

139 Corte Madera Town Center - Just Food for Dogs Sign

- 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

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.
- 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.

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: Zoning Administrator
- Project Planner: Douglas Bush, 415-927-5064
- Status: Approved

347 Corte Madera Town Center, Sephora Exterior Modifications

- 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

431 Corte Madera Town Center, (Rite Aid)

- Date Filed: 11/6/20
- Requested Action(s): Design Review/Sign Permit
- Project Description: Replace the existing Rite Aid sign on the west elevation with a new, illuminated Rite Aid sign
- Zoning: C-2 Region Serving Commercial
- Decision by: Planning Commission
- Project Planner: Phil Boyle, 927-5067, pboyle@tcmmail.org
- Status: Approved December 8, 2020

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

436 Corte Madera Town Center, T-Mobile Sign

- 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: Zoning Administrator
- Project Planner: Douglas Bush, 927-5064
- Status: Approved July, 2017

3 Council Crest Drive, Residential Addition

- 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: Zoning Administrator
- Project Planner: Douglas Bush, 415-927-5064
- Status: Approved 1/12/16

101 Crescent Road, Residential Deck

- Date Filed: November 13, 2018
- Requested Action(s): Minor Design Review
- Project Description: Construction of New 168sf deck at the second story of the residence
- Zoning: R-1 Medium Density Residential District, Christmas Tree Hill Special Purpose Overlay
- Decision by: Zoning Administrator
- Project Planner: Phil Boyle, 927-5067, pboyle@tcmmail.org and Tracy Hegarty 927-5064, thegarty@tcmmail.org
- Status: Approved January 7, 2019

141 Crescent Road, Residential Addition

- 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: N/A
- Project Planner: Douglas Bush 415-927-5064
- 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: Zoning Administrator
- Project Planner: Douglas Bush, 415-927-5064
- Status: Approved, November 7, 2019

90 Edison Avenue, Residential Addition, decks and accessory structures

- Date Filed: August 22, 2019
- Requested Action(s): Minor Design Review
- Project Description: Minor Design Review for lower and upper level deck expansion, fence replacement and the addition of two accessory structures
- Zoning: R-1 Medium Density Residential, Christmas Tree Hill Special Purpose Overlay
- Decision by: Zoning Administrator
- Project Planner: Phil Boyle, 927-5067, pboyle@tcmmail.org
- Status: Approved 11/4/19

102 Edison Avenue, Residential Addition

- 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: Zoning Administrator
- Project Planner: Douglas Bush 415-927-5064
- Status: Approved July, 2017

112 Edison Avenue, Legalize Accessory Dwelling Unit

- 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: n/a
- Project Planner: Douglas Bush, 415-927-5064
- Status: Approved

134 Edison Avenue, Residential Addition

- 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: Zoning Administrator
- Project Planner: Douglas Bush 415-927-5064
- Status: Approved July, 2017

50 El Camino Drive, (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: Zoning Administrator
- Project Planner: Adam Wolff, 927-5064, awolff@tcmmail.org
- Status: Approved 11/30/18

21 Endeavor Cove, Residential Addition

- 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
- Status: Approved August 9, Resolution confirmed August 23

16 Fairview Avenue, Residential Addition

- 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: Zoning Administrator
- Project Planner: Phil Boyle, 415-927-5067, pboyle@tcmmail.org
- Status: Approved November 17, 2015

21 Fairview Avenue, Residential Addition

- 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: Zoning Administrator
- Project Planner: Douglas Bush, 415-927-5064
- Status: Approved July 8, 2016

25 Golden Hind Passage, FEMA Lift

- Date Filed: July 3, 2019
- Requested Action(s): Minor Design Review and Variance
- Project Description: Minor Design Review Application PL-2019-0069 and Minor Variance Application PL-2019-0070, to lift the lower finished floor at the existing house at 25 Golden Hind Passage 18 inches to meet FEMA and Corte Madera Standards. The overall height of the house will be increased 18 inches to a height of 18 feet 2 inches. Since the proposed project will result in a change to the height of the building over 15 feet high, it requires Design Review approval. Furthermore, the existing home was built with side setbacks of 5 feet, and the current standard is 6 feet.

Since the home's size will increase vertically within the setback area, a Variance is required in order to allow the building to maintain the setback reduction.

- Zoning R-1 Medium Density Residential District
- Decision by: Zoning Administrator
- Project Planner: Tracy Hegarty 927-5064, thegarty@tcmmail.org
- Status: Approved August 5, 2019

57 Golden Hind Passage, Second Story Addition

- 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
- Status: Approved November 29, 2016

109 Golden Hind Passage, Second Story Addition

- 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: Zoning Administrator
- Project Planner: Douglas Bush, 415-927-5064
- Status: Approved by Planning Commission. Decision was appealed to Town Council and the appeal was denied.

127 Golden Hind Passage, Fence in Front Setback

- Date Filed September 18, 2020
- Requested Action(s): Minor Design Review
- Project Description: Minor Design Review for retroactive approval of a 6 foot fence located within the front yard setback and associated landscaping & hardscape.
- Decision By: Zoning Administrator
- Project Planner: Tracy Hegarty, 415-927-5063, thegarty@tcmmail.org
- Status: Approved December 15, 2020

219 Golden Hind Passage, FEMA Lift

- Date Filed: July 17, 2020
- Requested Action(s): Minor Design Review
- Project Description: FEMA Lift to raise the finished floor of the house to meet FEMA and Corte Madera standards (height will increase 18" to a height of 19'6")
- Zoning R-1 Medium Density Residential
- Decision by: Zoning Administrator
- Project Planner: Tracy Hegarty, 415-927-5063, thegarty@tcmmail.org
- Status: Approved September 4, 2020

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: Zoning Administrator
- Project Planner: Phil Boyle, 927-5067, pboyle@tcmmail.org
- Status: Approved 11/13/18

251 Golden Hind Passage, FEMA Lift

- Date Filed: March 5, 2019
- Requested Action(s): Minor Design Review
- Project Description: Minor Design Review to lift the lower finished floor elevation of the existing house 23.25 inches to meet FEMA and Corte Madera Standards.
- Zoning: R-1 Medium Density Residential District
- Decision By: Zoning Administrator
- Project Planner: Martha Battaglia, 415-927-5791 mbattaglia@tcmmail.org
- Status: Approved on March 19, 2019

267 Golden Hind Passage, Accessory Dwelling Unit Permit and Garage Addition

- Date Filed: June 4, 2019
- Requested Action(s): Accessory Dwelling Unit Permit and Minor Design Review
- Project Description: Accessory Dwelling Unit (ADU) Permit for an 850 square foot ADU located above an existing garage and a Minor Design Review for a 270 square foot addition to the existing garage.
- Zoning: R-1 Medium Density Residential District
- Decision by: Zoning Administrator (Design Review), N/A (ADU)
- Project Planner: Tracy Hegarty, 415-927-5063, thegarty@tcmmail.org
- Status: Approved on September 6, 2019

291 Golden Hind Passage, FEMA Lift & New Deck

- Date Filed: February 10, 2020
- Requested Action(s): Minor Design Review and Variance
- Project Description: Raise Existing Single Family Home Above Base Flood Elevation, New Roof over Living Room, Window Replacement, Raise Detached Garage, Replace and Enlarge Deck
- Zoning: R-1 Medium Density Residential, Special Flood Hazard Area
- Decision by: Zoning Administrator
- Project Planner: Tracy Hegarty, 415-927-5063, thegarty@tcmmail.org
- Status: Approved by Zoning Administrator on May 13, 2020

117 Granada Drive, Residential Remodel and Addition

- 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: Zoning Administrator
- Project Planner: Douglas Bush, 415-927-5064

25 Granada Drive, Residential Remodel and Addition

- 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: Zoning Administrator
- Project Planner: Doug Bush, 927-5064
- Status: Approved.

25 Granada Drive, Swimming Pool

- Date Filed: November 19, 2020
- Requested Action(s): Minor Design Review
- Project Description: Minor Design Review to locate swimming pool less than 10 feet to property boundaries.
- Zoning: R-1 Medium Density Residential District
- Decision by: Zoning Administrator
- Project Planner: Tracy Hegarty, 415-927-5063, thegarty@tcmmail.org
- Status: Approved January 26, 2021

62 Granada Drive, Residential Addition and Remodel

- 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, 415-927-5064
- Status: Approved October 10, 2017

78 Granada Drive, Residential Addition and Remodel

- Date Filed: October 12, 2018
- Requested Action(s): Major Design Review
- Project Description: Design Review for an addition of 2 bedrooms over the existing garage and kitchen, widen the house by 7 feet 6 inches and add a one story dining room in the rear yard.
- Zoning: R-1 Medium Density Residential District.
- Decision by: Planning Commission
- Project Planner: Martha Battaglia, 415-927-5791 mbattaglia@tcmmail.org
- Status: Approved 3/12/2019

220 Granada Drive, New Residence

- 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
- Status: Approved June 28, 2016

7 Grove Avenue, Residential Addition & Parking Variance

- Date Filed: June 9, 2020
- Requested Action(s): Minor Design Review and Variance
- Project Description: Variance for addition to encroach into both side setbacks and a parking variance for the second required space
- Decision By: Zoning Administrator
- Project Planner: Phil Boyle, 927-5067, pboyle@tcmmail.org
- Status: Approved July 20, 2020

122 Grove Avenue, New Residence

- 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
- Status: Approved on 1/24/17

124 Grove Avenue, Residential Additions

- 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, 415-927-5064
- Status: Approved 2/28/17

145 Grove Avenue, Residential Remodel and Addition

- 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, 415-927-5064
- Status: Approved

3 Harbor Drive, Residential Remodel and Addition

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

3 Harbor Drive, Residential Addition and Second Unit Conversion

- 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 Zoning Administrator
- Project Planner: Douglas Bush, 415-927-5064
- Status: Approved

11 Harbor Drive, Residential Addition

- Date Filed: Sept. 10, 2018
- Requested Action(s): Minor Design Review
- Project Description: Remodel and add 471 sq. ft. to existing 1 story residence, new front porch and new rear yard deck. House to be raised approx. 2 feet to comply with FEMA.
- Zoning: R-1 Medium Density Residential District.
- Decision by: Zoning Administrator
- Project Planner: Phil Boyle, 927-5067 pboyle@tcmmail.org
- Status: Approved January 7, 2019

20 Harbor Drive, Residential Addition

- Date Filed: July 21, 2020
- Requested Action(s): Minor Design Review and Minor Variance
- Project Description: Minor Design Review for a 673 square foot single story rear yard addition and a Variance allow the second required parking space to be located in the front setback and in tandem with the covered parking space.
- Decision By: Zoning Administrator
- Project Planner: Phil Boyle, 927-5067, pboyle@tcmmail.org
- Status: Approved September 8, 2020

26 Harbor Drive, Residential Addition.

- 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 Zoning Administrator
- Project Planner: Douglas Bush, 415-927-5064
- Status: Approved March 13, 2017

28 Harbor Drive, Parking Variance

- Date Filed: July 7, 2020
- Requested Action(s): Minor Variance
- Project Description: Variance to allow the second required parking space to be located in the front setback and in tandem with the covered parking space.
- Decision By: Zoning Administrator
- Project Planner: Martha Battaglia, 415-927-5791, mbattaglia@tcmmail.org
- Status: Approved August 14, 2020

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')
- Zoning: R-1-A Low Density Residential District
- Decision by: Zoning Administrator
- Project Planner: Phil Boyle, 927-5067, pboyle@tcmmail.org
- Status: Approved April, 2018

3 Hickory Avenue, Residential Remodel and Addition

- 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: Zoning Administrator
- Project Planner: Douglas Bush, 415-927-5064
- Status: Approved March 4, 2016

33 Hickory Avenue, Stairwell Addition

- Date Filed: June 11, 2020
- Requested Action(s): Minor Design Review
- Project Description: Addition of two-story enclosed stairwell to connect upper floor with unfinished lower floor, remodel
- Zoning: R-1 Medium Density Residential
- Decision by: Zoning Administrator
- Project Planner: Tracy Hegarty, 415-927-5063, thegarty@tcmmail.org
- Status: Approved September 1, 2020

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: Zoning Administrator
- Project Planner: Douglas Bush 415-927-5064
- Status: Approved

20 Lakeside Drive, Residential Addition and Variance

- 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

38 Lakeside Drive, Residential Addition and Remodel

- Date Filed: October 16, 2018
- Requested Action(s): Major Design Review
- Project Description: Second story addition, remodel/reconfigure and addition to lower level, raise house above base flood elevation per FEMA regulations.
- Zoning: R-1 Medium Density Residential District.
- Decision by: Zoning Administrator (Zoning Administrator)
- Project Planner: Phil Boyle, 927-5067, pboyle@tcmmail.org
- Status: Approved by PC February 29, 2019

145 Lakeside Drive, Residential Addition and Remodel

- Date Filed: February 6, 2019
- Requested Action(s): Minor Design Review
- Project Description: Minor Design Review for 455 sf of single story additions (227 master bed, 228.3 family room) at the rear of the existing single family dwelling; 241sf deck, loft above garage.
- Zoning: R-1 Medium Density Residential District
- Decision By: Zoning Administrator
- Project Planner: Martha Battaglia, 415-927-5791 mbattaglia@tcmmail.org
- Status: Approved March 2019

104 Lakeside Drive - Residential Additions

- 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

7 Lupine Drive, Accessory Dwelling Unit

- 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: Zoning Administrator
- Project Planner: Phil Boyle, 415-927-5064 pboyle@tcmmail.org
- Status: Approved

10 Madera Boulevard, Residential Addition

- 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: Zoning Administrator
- Project Planner: Douglas Bush, 415-927-5064
- Status: Approved August, 2017

16 Madera Boulevard, Design Review Permit Amendment

- Date Filed: January 30, 2020
- Requested Action(s): Permit Amendment
- Project Description: To revise the existing Design Review approval to include a covered patio at the rear of the existing home
- Zoning: R-1 Medium Density Residential
- Decision by: Zoning Administrator
- Project Planner: Tracy Hegarty, 415-927-5063, thegarty@tcmmail.org
- Status: Approved 3/17/20

16 Madera Boulevard, Residential Addition

- 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.).
- Zoning: R-1 Medium Density Residential
- Decision by: Planning Commission
- Project Planner: Douglas Bush, 415-927-5064
- Status: Application approved by Zoning Administrator 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: Zoning Administrator
- Project Planner: Adam Wolff, 415-927-5064, awolff@tcmmail.org
- Status: Application approved January 18, 2018.

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

- 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.

11 Madrono Avenue, Residential Remodel and Third Story Addition

- 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

- Zoning: setback variance to allow encroachment into the required front yard.
- Decision by: The height of the proposed residence will increase from 23 ft. to 30 ft.
- Project Planner: R-1 Medium Density Residential District.
- Status: Planning Commission
- Status: Zoning Administrator
- Status: Approved

14 Madrono Court, Deck Extension

- Date Filed: June 17, 2020
- Requested Action(s): Minor Design Review
- Project Description: Extend upper deck 4'-8" & install new structural posts as required
- Zoning: R-1-A
- Decision by: Zoning Administrator
- Project Planner: Phil Boyle, 927-5067, pboyle@tcmmail.org
- Status: Approved July 24, 2020

10 Manzanita Court, Residential Addition

- Date Filed: March 19, 2019
- Requested Action(s): Minor Design Review and Variance
- Project Description: To retroactively permit the construction of a 375 square foot single-story addition and a 50 square foot covered porch to the east (rear) elevation of the existing single level, single family residence at 10 Manzanita Court. A Minor Variance permits a second, required, off-street parking space within the front setback area.
- Zoning: R-1 Medium Density Residential
- Decision by: Zoning Administrator
- Project Planner: Tracy Hegarty, 415-927-5063, thegarty@tcmmail.org
- Status: Approved 8/12/19

406 Manzanita Avenue, Residential Addition & Remodel

- 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
- Status: Approved by Planning Commission on February 27, 2018

416 Manzanita Avenue, Residential Addition

- 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: Zoning Administrator
- Project Planner: Phil Boyle, 415-927-5067, pboyle@tcmmail.org
- Status: Approved December 4, 2015

516 Manzanita Avenue, Residential Remodel and Addition

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

690 Manzanita Drive

- Date Filed: October 19, 2020
- Requested Action(s): Conditional Use Permit
- Project Description: Conditional Use Permit to allow bees in a residential zoning district
- Decision By: Zoning Administrator
- Project Planner: Tracy Hegarty, 415-927-5063, thegarty@tcmmail.org
- Status: Approved on January 5, 2021

4 Meadow Ridge Drive, Residential Remodel and Addition

- Date Filed: May 31, 2018
- Requested Action(s): Precise Plan Amendment
- Project Description: Construction of retaining walls and backfill to create level yard space, expand decks in rear yard
- Zoning: R-1-A Low Density Residential District
- Decision by: Zoning Administrator
- Project Planner: Phil Boyle, 415-927-5067, pboyle@tcmmail.org
- Status: Approved 12/10/2018

6 Meadow Ridge Drive, Fence

- Date Filed: December 16, 2019
- Requested Action(s): Minor Design Review
- Project Description: To retroactively permit a fence 4.5ft high in the front yard setback
- Zoning: R-1-A Low Density Residential
- Decision by: Zoning Administrator
- Project Planner: Tracy Hegarty, 415-927-5063, thegarty@tcmmail.org
- Status: Approved 1/31/20

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
- Status: Approved 11/13/18.

1037 Meadowsweet Drive, Residential Remodel and Addition

- 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

801 Meadowsweet Drive, Exterior Remodel

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

7 Mohawk Avenue, Residential Remodel and Addition

- Date Filed: June 9, 2015
- Requested Action(s): Minor Design Review
- Project Description: Zoning Administrator 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: Zoning Administrator
- Project Planner: Phil Boyle, 415-927-5067, pboyle@tcmmail.org
- Status: Approved July 30, 2015

9 Mohawk Avenue, Parking Variance

- 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

25 Mohawk Avenue, Residential Addition

- Date Filed: July 5, 2016
- Requested Action(s): Minor Design Review and Minor Variance
- Project Description: Addition of 348 square feet to rear of 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

30 Mohawk Avenue, Parking Space Relocation and Remodel

- 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: Zoning Administrator
- Project Planner: Adam Wolff, 415-927-5059, awolff@tcmmail.org
- Status: Withdrawn; Determined Variance not needed

70 Mohawk Avenue, Residential Addition & FEMA Lift

- Date Filed: November 12, 2019
- Requested Action(s): Minor Design Review and Variance
- Project Description: Minor Design Review for 731sf addition, raise house three feet (above base flood elevation), new entry porch and new 525sf deck off the rear. Variance application front and sideyard setback variance
- Zoning: R-1 Medium Density Residential, Special Flood Hazard Area
- Decision by: Zoning Administrator
- Project Planner: Tracy Hegarty, 415-927-5063, thegarty@tcmmail.org
- Status: Approved by the Zoning Administrator on April 28, 2020

9 Monona Drive, Residential Addition and Parking Variance

- Date Filed: May 29, 2019
- Requested Action(s): Minor Design Review and Minor Variance
- Project Description: Minor Design Review for 729 square foot single-story addition and a Variance to allow the required uncovered parking space to be located within the front setback area.
- Zoning: R-1 Medium Density Residential
- Decision by: Zoning Administrator
- Project Planner: Martha Battaglia, 415-927-5791, mbattaglia@tcmmail.org
- Status: Approved September 4, 2019

33 Montecito Avenue, Residential Addition

- 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: Zoning Administrator
- Project Planner: Douglas Bush, 415-927-5064
- Status: Approved by Zoning Administrator, August, 2017

493 Montecito Drive Residential Addition

- 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 Zoning Administrator
- Project Planner: Douglas Bush, 415-927-5064
- Status: Approved November 19, 2015

203 Morningside Drive, Second Unit

- 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: Zoning Administrator
- Project Planner: Phil Boyle, 415-927-5067, pboyle@tcmmail.org
- Status: Approved January 15, 2015.

210 Morningside Drive, Swimming Pool

- Date Filed: December 10, 2014
- Requested Action(s): Minor 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: Zoning Administrator
- Project Planner: Phil Boyle, 415-927-5067, pboyle@tcmmail.org
- Status: Approved April 10, 2015

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

- 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: Zoning Administrator
- Project Planner: Phil Boyle, 415-927-5067, pboyle@tcmmail.org
- Status: Approved August 18, 2016

210 Morningside Drive, Residential Addition/Landscaping

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

252 Morningside Drive, Accessory Structure

- Date Filed: May 11, 2020
- Requested Action(s): Minor Design Review and Variance
- Project Description: New 120sf Accessory Structure in the side yard setback.
- Zoning: R-1-A Low Density Residential, Christmas Tree Hill
- Decision by: Zoning Administrator
- Project Planner: Tracy Hegarty, 415-927-5063, thegarty@tcmmail.org
- Status: Approved July 21, 2020

200 Nellen Avenue, New Office/Retail Building

- Date Filed: February 17, 2015
- Requested Action(s): Rezoning, Design Review, Conditional Use Permit & 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

- Zoning: office use on the second level. This building was previously approved by the Planning Commission in 2008, however, the approval lapsed. 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

309 Oakdale Avenue, Residential Addition and Remodel

- 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 Zoning Administrator
- Project Planner: Phil Boyle, 415-927-5067, pboyle@tcmmail.org
- Status: Approved December 15, 2015

317 Oakdale Avenue, Lot Coverage Variance

- 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 Zoning Administrator
- Project Planner: Douglas Bush, 415-927-5791, dbush@tcmmail.org
- Status: Approved January 26, 2016

424 Oakdale Avenue, Residential Addition & Roof Deck

- Date Filed: June 10, 2019
- Requested Action(s): Minor Design Review
- Project Description: Minor Design Review for a 492 square foot single story addition with roof deck above, at the rear of the existing two-story home.
- Zoning: R-1 Medium Density Residential District
- Decision by: Zoning Administrator
- Project Planner: Tracy Hegarty, 415-927-5063, thegarty@tcmmail.org
- Status: Approved September 23, 2019

427 Oakdale Avenue, Bicycle Storage Locker

- Date Filed: August 19, 2020
- Requested Action(s): Minor Variance
- Project Description: Construction of a bicycle storage shed in the front yard setback area
- Zoning: R-1 Medium Density Residential
- Decision by: Zoning Administrator

- Project Planner: Tracy Hegarty, 415-927-5063, thegarty@tcmmail.org
- Status: Approved October 9, 2020

440 Oakdale Avenue, Residential Addition and Remodel

- 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: Zoning Administrator
- Project Planner: Phil Boyle, 927-5067, pboyle@tcmmail.org
- Status: Approved March 2018

444 Oakdale Avenue, Residential Garage

- 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 w/the street side setback.
- Zoning: R-1
- Decision by: Planning Commission
- Project Planner: Phil Boyle, 415-927-5067, pboyle@tcmmail.org
- Status: Application withdrawn

600 Oakdale Avenue, Accessory Dwelling Unit

- 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: Zoning Administrator
- Project Planner: Douglas Bush, 415-927-5064
- Status: Approved July, 2017

626 Oakdale Avenue, Second Story Addition

- Date Filed: December 2, 2019
- Requested Action(s): Major Design Review and Variance
- Project Description: Major Design Review for a 938 sq. ft. second level addition of 3 bedrooms and 1 bathroom. The project also includes a variance to encroach 15 inches into the western sideyard setback.
- Zoning: R-1 Medium Density Residential
- Decision by: Planning Commission
- Project Planner: Phil Boyle, 927-5067, pboyle@tcmmail.org
- Status: Approved by the Planning Commission on May 26, 2020

700 Oakdale Drive, Accessory Dwelling Unit

- 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

38 Pacific Queen Passage, Accessory Dwelling Unit

- Date Filed: October 14, 2020
- Requested Action(s): Accessory Dwelling Unit (ADU) Permit
- Project Description: ADU Permit for a 766 square foot attached ADU
- Decision By: Planning Director
- Project Planner: Martha Battaglia, 415-927-5791, mbattaglia@tcmmail.org
- Status: Approved by the Planning Director on November 25, 2020

45 Paloma Drive, Residential Addition

- Date Filed: May 5, 2020
- Requested Action(s): Minor Design Review
- Project Description: 631 sq. ft. second level addition
- Zoning: R-1-A
- Decision by: Zoning Administrator
- Project Planner: Phil Boyle, 927-5067, pboyle@tcmmail.org
- Status: Approved July 20, 2020

49 Paloma Drive, Residential Addition

- Date Filed: January 6, 2020
- Requested Action(s): Minor Design Review
- Project Description: Minor Design Review for second level addition of 238 square foot master suite
- Zoning: R-1 Medium Density Residential District
- Decision by: Zoning Administrator
- Project Planner: Phil Boyle, 415-927-5067, pboyle@tcmmail.org
- Status: Approved 3/2/2020

5124 Paradise Drive Private Dock Addition to Residence

- 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

5132 Paradise Drive, Residential Addition

- 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
- Status: approved

5221 Paradise Drive, Marin Country Day School

- 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, 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

5627 Paradise Drive, (Nugget Market)

- 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, 415-927-5064
- Status: approved

5784 Paradise Drive, Modification to an Existing Wireless Facility

- Date Filed: November 25, 2020
- Requested Action(s): Permit Amendment
- Project Description: Permit Amendment for modifications to an existing rooftop wireless facility, including three new antennas and a new equipment cabinet.
- Decision By: Zoning Administrator
- Project Planner: Martha Battaglia, 415-927-5791, mbattaglia@tcmmail.org
- Status: Approved on December 15, 2020

5839 Paradise Drive, (Amy's Drive-Thru)

- Date Filed: August 5, 2017
- Requested Action(s): Conditional Use Permit, Zoning Ordinance Amendment, Design Review, Sign Permit

- **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, Town Council
- **Project Planner:** Douglas Bush, 415-927-5064
- **Status:** Approved 6/19/18

148 Prince Royal Drive, Residential Remodel and Addition

- **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

159 Prince Royal Drive, New Residence

- **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 Zoning Administrator
- **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.

159 Prince Royal Drive, Accessory Dwelling Unit

- **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 Zoning Administrator
- **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 Zoning Administrator's application of ordinance. Administrative Review forwarded to the Town Council on Sept. 18,

2018, Council upheld Zoning Administrator's application of the ordinance.

176 Prince Royal Drive, Residential Addition

- 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, Residential Addition

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

404 Prince Royal Drive, Residential Addition

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

30 Prince Royal Passage, Second Story Addition

- 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, 415-927-5064
- Status: Approved by Planning Commission February 9, 2016

134 Redwood Avenue, Accessory Dwelling Unit

- 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
- Status: Approved July, 2017

210 Redwood Avenue, Conditional Use Permit for Office Use

- Date Filed: December 14, 2020
- Requested Action(s): Conditional Use Permit
- Project Description: Conditional Use Permit for an office use in the C-1 (Local Shopping) Zoning District.
- Decision By: Zoning Administrator
- Project Planner: Martha Battaglia, 415-927-5791, mbattaglia@tcmmail.org
- Status: Approved on January 5, 2021

340 Redwood Avenue, Residential Addition & Remodel

- 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, 415-927-5064
- Status: Approved

341 Redwood Avenue, Residential Addition

- 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, 415-927-5064
- Status: Approved

415 Redwood Avenue, Landscape Improvements

- Date Filed: July 9, 2018
- Requested Action(s): Minor Design Review
- Project Description: Landscape improvements with decks and concrete patio.
- Zoning: R-1 Medium Density Residential District.
- Decision by: Zoning Administrator
- Project Planner: Martha Battaglia, 415-927-5791, mbattaglia@tcmmail.org
- Status: Approved February 26, 2019

422 Redwood Avenue, Parking Agreement for 2 Private Parking Spaces

- 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.

533 and 611 Redwood Drive, Lot Line Adjustment

- 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: Zoning Administrator
- Project Planner: Phil Boyle, 415-927-5067, pboyle@tcmmail.org
- Status: Approved February 9, 2015.

1400 Redwood Hwy, Macys

- Date Filed: December 3, 2018
- Requested Action(s): Major Design Review and Precise Plan Amendment
- Project Description: Exterior painting of the building and new signs
- Zoning: C-2 Regional Shopping District
- Decision by: Planning Commission
- Project Planner: Phil Boyle, 415-927-5067, pboyle@tcmmail.org
- Status: Approved 1/8/2019

1618 Redwood Highway, The Village paint and signs

- Date Filed: October 2, 2018
- Requested Action(s): Major Design Review and Precise Plan Amendment
- Project Description: Exterior painting of the west elevation of the Village and modifications to the west facing sign program.
- Zoning: C-2 Regional Shopping District
- Decision by: Zoning Administrator
- Project Planner: Phil Boyle, 415-927-5067, pboyle@tcmmail.org
- Status: Approved 1/22/2019

1618 Redwood Highway, Electric Joy Tesla Waterless Washing Service

- Date Filed: May 19, 2020
- Requested Action(s): Minor Conditional Use Permit
- Project Description: New outdoor waterless car wash service at the Tesla Charging stations located west of the Village Mall
- Zoning: C-2 Regional Shopping District
- Decision by: Zoning Administrator
- Project Planner: Phil Boyle, 415-927-5067, pboyle@tcmmail.org (7930)
- Status: Approved

1618 Redwood Highway, The Village 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: Zoning Administrator
- Project Planner: Phil Boyle, 415-927-5067, pboyle@tcmmail.org

- Status: Approved April 30, 2018

1500 Redwood Highway, Talbots

- 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

1520 Redwood Highway, Apple Store

- 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: Zoning Administrator
- Project Planner: Phil Boyle, 415-927-5067, pboyle@tcmmail.org
- Status: Approved May 1, 2015

1700 Redwood Highway, Polestar Showroom

- Date Filed: 11/6/2020
- Requested Action(s): Major Design Review
- Project Description: Remodel former RH tenant space, major façade changes, to accommodate new Polestar showroom
- Zoning: C-2 Region Serving Commercial
- Decision by: Planning Commission
- Project Planner: Phil Boyle, 927-5067, pboyle@tcmmail.org
- Status: Approved December 8, 2020

1750 Redwood Highway, 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>

1750 Redwood Highway, Restoration Hardware

- Date Filed: May 6, 2019
- Requested Action(s): Permit Amendment
- Project Description: Permit amendment for the RH Gallery for changes to the East Entry Plaza to connect the east entrance of the mall to the new RH Gallery.
- Zoning: C-2 Regional Shopping
- Decision by: Zoning Administrator
- Project Planner: Martha Battaglia, 415-927-5791, mbattaglia@tcmmail.org
- Status: Approved June 4, 2019

1750 Redwood Highway, Restoration Hardware

- 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.

1618 Redwood Highway, The Village Center Court Improvements

- 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: Zoning Administrator
- Project Planner: Phil Boyle, 415-927-5064, pboyle@tcmmail.org
- Status: Approved June 14, 2016

1618 Redwood Highway, Restoration Hardware Lot Line Adjustment

- 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 Zoning Administrator
- Project Planner: Phil Boyle, 415-927-5067, pboyle@tcmmail.org
- Status: Approved June 13, 2018

1618 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

1750 Redwood Highway, Restoration Hardware Trash Enclosure

- Date Filed: April 11, 2019
- Requested Action(s): Minor Design Review
- Project Description: Design Review for a new 287 square foot trash enclosure on the south side of the RH gallery.
- Zoning: C-2 Regional Shopping
- Decision by: Zoning Administrator
- Project Planner: Martha Battaglia, 415-927-5791, mbattaglia@tcmmail.org
- Status: Approved by Zoning Administrator on June 4, 2019

1822 Redwood Highway, Pottery Barn

- 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: Zoning Administrator
- Project Planner: Phil Boyle, 415-927-5067, pboyle@tcmmail.org
- Status: Approved by Zoning Administrator February 26, 2016

1702 Redwood Highway, Banana Republic

- 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.

11 Ridge Court, Accessory Dwelling Unit Permit and Residential Addition

- Date Filed: April 13, 2020
- Requested Action(s): Accessory Dwelling Unit (ADU) Permit and Minor Design Review
- Project Description: ADU Permit for a 980 square foot attached ADU and a Minor Design Review for a 71 square foot addition to the existing second story.
- Decision By: Zoning Administrator (Design Review), N/A (ADU Permit)
- Project Planner: Martha Battaglia, 415-927-5791, mbattaglia@tcmmail.org
- Status: Approved by the Zoning Administrator (Design Review) and Planning Director on May 27, 2020

301 Robin Drive, The Residences at Preserve

- Date Filed: May 2, 2017
- Requested Action(s): Design Review, Environmental Assessment, Precise Plan, Preliminary Plan, Accessory Dwelling Unit Application, Zoning Ordinance Amendment, Subdivision, Variance

- Project Description: The Preserve Phase II is a proposal by AIMCO Robin Drive, L.P. for a new residential subdivision on vacant land on Robin Drive in eastern Corte Madera, containing 16 single family homes and 8 ADUs.
- Zoning: R-1 Medium Density Residential District
- Decision by: Planning Commission, Town Council
- Project Planner: Adam Wolff, 415-927-5064 and Contract Planner Milan Nevajda
- Status: The project was approved by the Town Council on April 16, 2019. Additional information can be accessed on the project's website: <http://www.townofcortemadera.org/627/Robin-Drive-The-Preserve-Phase-II>.

13 San Clemente Boulevard, Trek

- 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
- Status: Approved by Planning Commission July 2017

255 Sausalito Street, Residential Addition

- 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

301 Sausalito Street, Residential Addition

- Date Filed: October 23, 2018
- Requested Action(s): Minor Design Review
- Project Description: Addition (292sf) to accommodate new interior stairs connecting upper and lower levels, remodel lower level to remove existing second kitchen (remove existing accessory dwelling unit).
- Zoning: R-1 Medium Density Residential District.
- Decision by: Zoning Administrator
- Project Planner: Phil Boyle, 927-5067, pboyle@tcmmail.org
- Status: Approved December 18, 2018

323 Sausalito Street, New Residence

- 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, 415-927-5064
- Status: Approved by the Planning Commission

410 Sausalito Street, Accessory Dwelling Unit

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

26 Seawolf Passage, FEMA Lift

- Date Filed: June 19, 2020
- Requested Action(s): Minor Design Review and Minor Variance
- Project Description: FEMA lift, level – home will increase in height over 15 feet and is located within the required side yard setbacks
- Zoning: R-1 Medium Density Residential District
- Decision by: Zoning Administrator
- Project Planner: Tracy Hegarty, 415-927-5063, thegarty@tcmmail.org
- Status: Approved July 6, 2020

17 Seminole Avenue, Residential Addition

- Requested Action(s): Minor 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: Zoning Administrator
- Project Planner: Doug Bush, 415-927-5064
- Status: Approved

22 Seminole Avenue, Second Story Addition

- 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.

1 Serra Street, Conditional Use Permit for Medical Use

- 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

33 Sonora Way, Residential Addition

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

74 Sonora Way, Residential Addition

- 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, 415-927-5064
- Status: Approved by Planning Commission on February 9, 2016

82 Sonora Way, Second Story Addition

- 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
- Status: Approved by Planning Commission on April 26, 2016

113 Sonora Way, Residential Addition

- Date Filed: January 6, 2020
- Requested Action(s): Minor Design Review
- Project Description: Minor Design Review for second level addition of 303 square foot master suite and rear deck.
- Zoning: R-1 Medium Density Residential District
- Decision by: Zoning Administrator
- Project Planner: Phil Boyle, 415-927-5067, pboyle@tcmmail.org
- Status: Approved March 17, 2020

73 Spindrift Passage, Large Family Daycare

- 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 Zoning Administrator
- Project Planner: Douglas Bush, 415-927-5064
- Status: Approved

89 Spindrift Passage, Swimming Pool

- Date Filed: January 7, 2014
- Requested Action(s): Minor 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 Zoning Administrator
- Project Planner: Phil Boyle, 415-927-5067, pboyle@tcmmail.org
- Status: Approved February 23, 2015.

137 Stetson Avenue, Porch Reconfiguration

- 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 Zoning Administrator
- Project Planner: Doug Bush, 415-927-5064
- Status: Approved July 2, 2018

9 Summit Drive, New Accessory Structures

- 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: Zoning Administrator
- Project Planner: Douglas Bush, 415-927-5064
- Status: Approved June, 2017

24 Summit Drive, Landscape Improvements

- Date Filed: June 30, 2020
- Requested Action(s): Minor Design Review
- Project Description: Design Review for landscape improvements in the rear yard including new decks, retaining walls, trellis, and a storage shed.
- Decision By: Zoning Administrator
- Project Planner: Martha Battaglia, 415-927-5791, mbattaglia@tcmmail.org
- Status: Approved August 28, 2020

42 Summit Drive, Retaining Wall

- Date Filed: August 1, 2019
- Requested Action(s): Minor Design Review
- Project Description: Minor Design Review to legalize 7ft retaining wall on east side
- Zoning: R-1 Medium Density Residential, Christmas Tree Hill Special Purpose Overlay
- Decision by: Zoning Administrator
- Project Planner: Phil Boyle, 927-5067, pboyle@tcmmail.org
- Status: Approved August 7, 2019

52 Summit Drive, New Residence

- 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.

75 Summit Drive, New Decks

- Date Filed: April 11, 2019
- Requested Action(s): Design Review for a two level deck. The lower level deck is 10 feet by 15 feet (150 SF) and the upper deck is 30 feet by 15 feet (450 SF)
- Zoning: R-1 Medium Density Residential District (Christmas Tree Hill Overlay)
- Decision by: Zoning Administrator
- Project Planner: Martha Battaglia, 415-927-5791, mbattaglia@tcmmail.org
- Status: Approved by Zoning Administrator on June 4, 2019

76 Summit Drive, Residential Addition

- 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

136 Summit Drive, Second Story Addition

- 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

155 Summit Drive, New Residence

- Date Filed: August 7, 2019
- Requested Action(s): Major Design Review and Variance
- Project Description: Design Review for demo/rebuild new three story single family residence (2,972 SF with a 452 SF attached garage), with a variance request for encroachment into side yard setbacks and for exceeding lot coverage.
- Zoning: R-1-A Low Density Residential, Christmas Tree Hill Special Purpose Overlay

- Decision By: Planning Commission
- Project Planner: Martha Battaglia, 415-927-5791, mbattaglia@tcmmail.org
- Status: Approved January 14, 2020.

251 Summit Drive, Accessory Dwelling Unit

- 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, New Windows & Accessory Structure Remodel

- 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: Zoning Administrator
- Project Planner: Phil Boyle, 927-5067, pboyle@tcmmail.org
- Status: Approved Sept 19, 2018

404 Summit Drive, New Decks

- Date Filed: December 19, 2019
- Requested Action(s): Permit Amendment
- Project Description: New Deck 328 SF with revised shape off the north elevation of the home; the deck will project 6 feet into rear setback. Permit Amendment to the original Design Review PL-2016-0122.
- Zoning: R-1-A Low Density Residential , Christmas Tree Hill
- Decision by: Zoning Administrator
- Project Planner: Tracy Hegarty, 415-927-5063, thegarty@tcmmail.org
- Status: Approved June 19, 2020

100 Tamal Plaza, Exterior Modification

- Date Filed: August 21, 2019
- Requested Action(s): Minor Design Review
- Project Description: Minor Design Review for a change to the exterior paint colors.
- Zoning: M Light Industrial
- Decision by: Zoning Administrator
- Project Planner: Tracy Hegarty, 415-927-5063, thegarty@tcmmail.org
- Status: Approved on September 12, 2019

200 Tamal Plaza, Exterior Modification

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

8 Tamalpais Drive, New Permit

- 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 Zoning Administrator
- Project Planner: Phil Boyle, 415-927-5067, pboyle@tcmmail.org
- Status: Approved April 20, 2015

26 Tamalpais Drive, New Sign

- 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 Zoning Administrator
- Project Planner: Douglas Bush, 415-927-5064
- Status: Approved

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 Zoning Administrator
- Project Planner: Phil Boyle, 415-927-5067, pboyle@tcmmail.org
- Status: Approved July 22, 2015.

498 Tamalpais Drive, Marquee Sign, Corte Madera Town Park

- 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
- Status: Approved

498 Tamalpais Drive, Shade Structure, Corte Madera Town Park

- 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

498 Tamalpais Drive, Trellis Structure, Town Park Plaza

- 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
- Status: Approved by Planning Commission June, 2017

498 Tamalpais Drive, Intergenerational Center

- Date Filed: November 24, 2017
- 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: Zoning Administrator
- Project Planner: Phil Boyle, 415-927-5067, pboyle@tcmmail.org
- Status: Approved March 19, 2018

498 Tamalpais Drive, Corte Madera Dog Park

- Date Filed: September 1, 2019
- Requested Action(s): Design Review, Conditional Use Permit
- Project Description: Design Review and Conditional Use Permit Application for a 0.3 acre off leash dog park at the SE corner of Corte Madera's Town Park
- Zoning: POS Parks, Open Space, Natural Habitat
- Decision by: Planning Commission
- Project Planner: Phil Boyle, 415-927-5067, pboyle@tcmmail.org
- Status: Approved October 22, 2019

502 Tamalpais Drive, Exterior Modifications & New Sign

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

515 Tamalpais, Residential Addition

- 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: Zoning Administrator
- Status: Approved July 2017

516 Tamalpais Drive, Kwik Serve

- Date Filed: June 9, 2020
- Requested Action(s): Minor Design Review
- Project Description: New window on the west elevation and new ice machine
- Zoning: C-1 Local Shopping
- Decision by: Zoning Administrator
- Project Planner: Tracy Hegarty, 415-927-5063, thegarty@tcmmail.org
- Status: Approved July 14, 2020

534 Tamalpais Drive, Change to Roof

- Date Filed: October 12, 2020
- Requested Action(s): Minor Design Review

- Project Description: Minor Design Review to modify the roof pitch and increase the height of the residence from 9 feet 6 inches to 17 feet 2 inches.
- Decision By: Zoning Administrator
- Project Planner: Tracy Hegarty, 415-927-5063, thegarty@tcmmail.org
- Status: Approved December 2, 2020

601 Tamalpais Drive, Exterior Modifications

- Requested Action(s): Minor Design Review & Minor Variance
- Project Description: Approval of exterior site and building modifications, including painting the building, making ADA site upgrades, modifying the existing landscaping and adding a wall sign and a Minor Variance to allow parking in the front yard setback.
- Zoning: C-1 Local Shopping District
- Decision by: Zoning Administrator
- Project Planner: Martha Battaglia, 415-927-5791, mbattaglia@tcmmail.org
- Status: Approved June 11, 2019

770 Tamalpais Drive, Town Center antenna

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

801 Tamalpais Drive, La-Z Boy Furniture

- Date Filed: April 25, 2019
- Requested Action(s): Major Design Review
- Project Description: Design Review for site modifications to 801 Tamalpais Drive (existing consignment store), to modify the existing façade to bring it up to La-Z-Boy prototype exterior finishes. The proposed modifications include the removal of the existing wood lattice wood features and the addition of an entry element. New signage is also proposed
- Zoning: C-4 Local Commercial Service
- Decision By: Planning Commission
- Project Planner: Martha Battaglia, 415-927-5791, mbattaglia@tcmmail.org
- Status: Approved 2/11/20

8 Taylor Lane, Residential Addition

- Date Filed: July 12, 2018
- Requested Action(s): Major 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
- Status: Approved August 28, 2018.

100 Corte Madera Town Center, Retail Common Area Enhancement Project

- 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

- Date Filed: November 2017
- Requested Action(s): Minor 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: Zoning Administrator
- Project Planner: Phil Boyle, 415-927-5064, pboyle@tcmmail.org
- Status: Approved, February 12, 2018

223 CM Town Center, II Fornaio

- Date Filed: January 3, 2019
- Requested Action(s): Sign Permit
- Project Description: Sign Permit Application for a new illuminated sign on the northwest façade.
- Zoning: C-2 Regional Shopping District
- Decision by: Planning Commission
- Project Planner: Phil Boyle, 415-927-5067, pboyle@tcmmail.org
- Status: Approved 1/22/2019

100 Corte Madera Town Center, South Entry Enhancement Project

- Date Filed: January 20, 2017
- Requested Action(s): Major 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

17 Tradewind Passage, Residential Addition

- Date Filed: July 15, 2019
- Requested Action(s): Major Design Review
- Project Description: Major Design Review for a 770 square foot second story addition.
- Zoning: R-1 Medium Density Residential
- Decision by: Planning Commission
- Project Planner: Phil Boyle, 927-5067, pboyle@tcmmail.org (8083)
- Status: Approved June 23, 2020

10 Vista Court

- Date Filed: December 16, 2020
- Requested Action(s): Minor Design Review
- Project Description: Minor Design Review for a 454 square foot single story addition in the rear and side yards of the existing one-story residence
- Zoning: R-1 Medium Density Residential District
- Decision by: Zoning Administrator
- Project Planner: Tracy Hegarty, 415-927-5063, thegarty@tcmmail.org
- Status: Approved February 2, 2021

8 Westward Drive, Residential Addition & Remodel

- 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.

4 Willow Avenue, Second Story Addition

- Date Filed: May 26, 2015
- Requested Action(s): Major 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

4 Willow Avenue, Permit Amendment

- 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 approved plans.
- Zoning: R-1 Medium Density Residential District
- Decision by: Zoning Administrator
- Project Planner: Douglas Bush, 415-927-5064
- Status: Approved 3/30/16

113 Willow Avenue, Residential Addition

- Date Filed: December 3, 2020
- Requested Action(s): Minor Design Review & Minor Variance
- Project Description: Minor Design Review for a 385 square foot single story addition at the rear of the existing one-story residence and Variance to encroach into the side yard setback.
- Zoning: R-2 Low Density Multiple Dwelling District
- Decision by: Zoning Administrator
- Project Planner: Tracy Hegarty, 415-927-5063, thegarty@tcmmail.org
- Status: Approved January 19, 2021

145 Willow Avenue, Residential Addition

- Date Filed: October 6, 2014
- Requested Action(s): Minor 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 Zoning Administrator
- Project Planner: Phil Boyle, 415-927-5067, pboyle@tcmmail.org
- Status: Approved February 4, 2015

323 Willow Avenue, Pool Equipment reduced setbacks

- 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 Zoning Administrator
- Project Planner: Phil Boyle, 415-927-5067, pboyle@tcmmail.org
- Status: Approved September 3, 2015

41 Windward Drive, Second Story Addition

- Date Filed: October 16, 2018
- Requested Action(s): Major Design Review
- Project Description: Second story addition and remodel
- Zoning: R-1 Medium Density Residential District.
- Decision by: Planning Commission
- Project Planner: Phil Boyle, 927-5067, pboyle@tcmmail.org
- Status: Application withdrawn by applicant on May 13, 2019

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