

Public Comment received after packet release (after 5/11/19)

Kautz Architecture, Inc.

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May 11, 2019

To: Cortes Madera Planning Commission
300 Tamalpais Drive
Corte Madera, CA 94925
Via e-mail: mbattaglia@tcmmail.org

Support for Parking Setback Process Change

To the Planning Commission:

I understand from Senior Planner Martha Battaglia that you will be considering a change to Town ordinance that would simplify approvals for allowing parking within a property setback when a garage is converted to an alternate use, such as an Accessory Dwelling Unit (ADU). If replacement parking were allowed to be a Planning Staff ministerial decision, I believe the Town would benefit because that change could give your residents more efficient ways to solve a key issue for using their properties.

I am representing a couple, Zachery Partin and Fernanda Pernambuco, who own a house at 202 Eastman Avenue, at the southeast corner with Tamalpais Drive. They would like to convert their single-car garage to an ADU, but their small corner lot would only allow replacement of the garage parking at one or two open spaces (depending on whether the ADU requires parking) placed within the setback on either Eastman or Tamalpais. In other words, their ability to achieve a legal ADU depends on applying for a variance or, if the law is changed, working with Staff to develop a reasonable parking solution.

I can supply diagrams of the condition if you're interested.

Respectfully submitted,
Kautz Architecture Inc.


James A. Kautz AIA

5/11/19
date

TAMALPAIS AVENUE

80.00'

15'-0"

21'-8"

58.50'

EXISTING 1-STORY
SINGLE-FAMILY RESIDENCE
EXISTING AREA 994.72
PROPOSED ADD 85.62
PROPOSED TOTAL 1,080.35



EXISTING
1-CAR
GARAGE
UNCHANGED
A = 355.83
CONVERT
GARAGE
to
STUDIO
A.D.U.



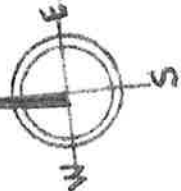
PARKING OPTION 2:
create new 10' wide
curb cut



EASTMAN AVENUE
CURB & SIDEWALK

80.00'

SITE PLAN @ 1" = 10'



CONSTRUCTION TYPE: Unrated wood frame with Fire Sprinklers
ZONING: R1
LATITUDE + LONGITUDE: 37.9255 deg N, 122.5275 deg W
LOT SIZE: 4,680.00 Square Feet
FLOOR AREA (see plan notes): 1,436.18 Square Feet F.A.R. 0.307

REMODEL CONCEPTUAL DESIGN

202 Eastman Ave, Corte Madera, CA 94925 5/10/19
Owners: Partin + Pernambuco APN 025-053-20
Kautz Architecture, Inc. Jim.Kautz@comcast.net
4130 Paradise Drive 415-825-0350
Tiburon, CA 94920

SITE
PLAN

Council Chambers
Town of Corte Madera
300 Tamalpais Dr, Corte Madera, CA

5/14/2019

To: Ms. Martha Battaglia, Senior Planner
Subject: Accessory Dwelling Unit Ordinance Discussion – Proposed Amendments

Dear Ms. Battaglia,

As a resident of Corte Madera, I support the proposed Accessory Dwelling Unit (ADU) amendment simplifying the approval process allowing the displaced parking space eliminated by a new ADU be relocated within the property setback. This will enable the Planning Department to eliminate the public hearing before the Planning Commission, which reduces the permitting cost for residents. This amendment also incentivizes residents to consider adding ADUs, which will contribute to the State's target for new home production to keep pace with projected Marin County population growth.

Thank you for your consideration.

Sincerely,

 5/14/2019

Zachary Partin & Fernanda Pernambuco
202 Eastman Ave, Corte Madera, CA 94925
(239) 404-1129