

Active Planning Applications

(Projects are alphabetical by street name)

Updated July, 2017

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: Tentatively scheduled for a second hearing with the Town Council on August 15, 2017

21 Edison Avenue, Accessory Dwelling Unit

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

15 Koch Road – Pedestrian Bridge

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

Minor Design Review and Variance - 10 Madera Boulevard

- Date Filed: May 10, 2017
- Requested Action(s): Minor Design Review and Variance

- Project Description: Addition to existing single family residence, addition of new two car garage, redesign of roof, other exterior remodeling
- Zoning: R-1
- Decision by: Staff
- Project Planner: Douglas Bush, 415-927-5064, dbush@tcmmail.org
- Status: Completeness Review

Corte Madera Inn Rebuild Project, 56 Madera Boulevard

- Date Filed: December 19, 2013
- Requested Action(s): General Plan Amendment, Rezoning, Preliminary Development Plan, Precise Development Plan, and Conditional Use Permit.
- Project Description: Demolition of the existing 110-room hotel (approx. 82,000 sf of floor area) and restaurant and construction of a new 175-room hotel (approx. 128,000 sf of floor area) on the 5.5-acre property. The proposed hotel would consist of both an extended stay hotel and limited-service hotel, with shared conference facilities and other amenities. A portion of existing pond located on-site is proposed to be retained and improved.
- Zoning: Existing zoning is MX-1, Mixed Use Tamal Vista Corridor; proposed zoning is C-5 Motel/Hotel Highway Commercial. The project site would remain in the Baylands Risk Zone and Natural Habitat overlay district.
- Decision by: Planning Commission and Town Council
- Project Planner: Adam Wolff, 415-927-5064, awolff@tcmmail.org
- Status: Planning Commission meeting scheduled for July 11, 2017. Additional information can be found on the Town’s Website at: www.townofcortemadera.org/528/Active-Projects

Exterior Remodel, 706 Meadowsweet Drive (Budget Inn)

- Date Filed: March 16, 2015
- Requested Action(s): Major Design Review
- Project Description: Interior and exterior remodel of existing Budget Inn, conversion of existing garages within two story building to hotel rooms, redesign of parking areas and additional landscaping.
- Zoning: C-3 Highway Commercial
- Decision by: Planning Commission
- Project Planner: Phil Boyle, 927-5067, pboyle@tcmmail.org and consultant Sean Kennings
- Status: Heard by Planning Commission on July 25, 2017 and continued to a date uncertain

Residential Addition, 33 Montecito Avenue

- Date Filed: September 30, 2015
- Requested Action(s): Major Design Review
- Project Description: Addition of 1,070 square feet and conversion of dental office to residence.
- Zoning: R-1 Medium Density Residential
- Decision by: Staff
- Project Planner: Douglas Bush, 415-927-5064, dbush@tcmmail.org
- Status: Completeness Review

5148 Paradise Drive– Design Review

- Date Filed: December 21, 2016
- Requested Action(s): Minor Design Review
- Project Description: Residential Additions and Remodel
- Zoning: R-1 Medium Density Residential
- Decision by: Staff
- Project Planner: Phil Boyle, 415-927-5067, pboyle@tcmmail.org
- Status: Incomplete application

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

- 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: Scheduled for Town Council - August

151 Prince Royal Drive – Minor Parking Variance

- Date Filed: July 27, 2017
- Requested Action(s): Minor Variance
- Project Description: Minor variance to allow one of two required parking spaces to be located within the 15 foot front setback (in the driveway), where both spaces are required to be at least 15 feet from the front property line

- Zoning: R-1 Medium Density Residential
- Decision by: Staff
- Project Planner: Douglas Bush 415-927-5064, dbush@tcmmail.org
- Status: Completeness Review

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

- Date Filed: June 19, 2015
Requested Action(s): General Plan Land Use Designation Amendment, Rezoning, Preliminary Development Plan Amendment, Precise Development Plan Amendment, Design Review
- Project Description: Corte Madera Village (CMV) proposes to expand The Village by adding a Restoration Hardware retail store of approximately 46,000 square feet of gross floor area. The store would have two levels, plus an open-air rooftop courtyard surrounding an enclosed scenery loft of glass and steel. A café/restaurant is also proposed for the ground floor. As part of the project, CMV proposes to enter into a development agreement to pave the existing gravel parking lot currently owned by the Town, located north of the shopping center across Redwood Highway.
- Decision by: Planning Commission and Town Council
- Project Planner: Phil Boyle, 415-927-5067, pboyle@tcmmail.org
- Status: The Draft Environmental Impact Report is being prepared

Robin Drive Residential Subdivision - 301 Robin Drive

- 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 accessory dwelling units.
- Zoning: R-1 Medium Density Residential District
- Decision by: Planning Commission, Town Council
- Project Planner: Adam Wolff, (415)927-5064
- Status: Application Review underway. Additional information can be accessed on the project's website: <http://www.townofcortemadera.org/627/Robin-Drive-The-Preserve-Phase-II>.

Major Remodel and Additions, 8 Westward Drive (formerly 6 Westward)

- 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: Story poles installed for early review, applicant currently revising application

Scandinavian Designs Mixed-Use Project – 41 Tamal Vista Boulevard

- Date Filed: May 16, 2017
- Requested Action(s): Major Design Review; Conditional Use Permit
- Project Description: Proposed new mixed-use development consisting of a 23,000 sf Scandinavian Designs retail store, 3,600 sf restaurant, 1,700 sf retail, and four apartments. The existing cinema on site is proposed to be demolished.
- Zoning: MX-1: Mixed Use – Tamal Vista Corridor District
- Decision by: Planning Commission
- Project Planner: Adam Wolff, 415-927-5059, awolff@tcmmail.org
- Status: Application under review. Additional information can be accessed on the project's website: <http://www.townofcortemadera.org/661/Scandinavian-Designs-at-41-Tamal-Vista-B>.