

Active Planning Applications

(Projects are alphabetical by street name)

Updated August, 2016

New Residence, 122 Grove Avenue

- Date Filed: June 2, 2016
- Requested Action(s): Major Design Review and Variance
- Project Description: Demolish the existing two level home, construct new 2,700 square foot three level residence
- Zoning: R-1 Medium Density Residential District.
- Decision by: Planning Commission
- Project Planner: Douglas Bush, 415-927-5064, dbush@tcmmail.org
- Status: Preliminary Hearing on June 28, 2016. Planning Commission hearing scheduled for September 27, 2016

Residential Addition and Variance, 20 Lakeside Drive

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

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 187-room hotel (approx. 130,000 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. The existing pond located on-site is proposed to be removed.

- Zoning: Existing zoning is C-3, Highway Commercial; 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: Ongoing review of EIR. Additional information can be found on the Town's Website at: www.townofcortemadera.org/528/Active-Projects

Residential Remodel and Third Story Addition at 11 Madrono Ave

- Date Filed: January 11, 2016
- Requested Action(s): Major Design Review
- Project Description: Preliminary review of a proposed remodel and third floor addition to an existing 2307 sq. ft. two-story residence with an attached 481 sq. ft. two car garage. The application also includes a request for a front setback variance to allow encroachment into the required front yard. The height of the proposed residence will increase from 23 ft. to 30 ft.
- Zoning: R-1 Medium Density Residential District.
- Decision by: Planning Commission
- Project Planner: Staff
- Status: Study Session held 2/9/16, application resubmitted on 7/19/16 and being reviewed for completeness

Residential Remodel and Addition, 516 Manzanita Avenue

- Date Filed: July 28, 2016
- Requested Action(s): Minor Design Review
- Project Description: Addition and remodel of existing two level single family residence with nonconforming tandem parking, including addition of exterior stairway on side yard, new second level deck and window replacements throughout
- Zoning: R-1 Medium Density Residential District.
- Decision by: Zoning Administrator
- Status: Review for completeness of application

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, 415-927-5067, pboyle@tcmmail.org
- Status: Incompleteness letter sent April 8, 2016

Parking Variance, 9 Mohawk Avenue

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

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: Awaiting resubmittal following Planning Commission Hearing June 14, 2016

New Office/Retail Building, 200 Nellen Avenue

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

Private Dock Addition to Residence, 5124 Paradise Drive.

- Date Filed: July 29, 2015
- Requested Action(s): Environmental Assessment, Design Review
- Project Description: The construction of a new, wood-framed, fixed pier that would extend from an existing concrete deck on the upland portion of the site seaward a distance of 76 feet..
- Zoning: R-1-A
- Decision by: Planning Commission
- Project Planner: Phil Boyle, 415-927-5067, pboyle@tcmmail.org
- Status: August 9, 2016, Planning Commission continued application to date uncertain.

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: Completeness review

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

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

- Status: Initial Study is being prepared.

Major Remodel and Third Floor Addition, 159 Prince Royal Drive

- Date Filed: January 4, 2016
- Requested Action(s): Major Design Review
- Project Description: Major remodel of existing two story residence and construction of new three story residence on existing foundation.
- Zoning: R-1 Medium Density Residential District.
- Decision by: Planning Staff
- Project Planner: Douglas Bush, 415-927-5791, dbush@tcmmail.org
- Status: Awaiting resubmittal in response to comments received at Preliminary Hearing

Residential Remodel and Addition, 340 Redwood Avenue

- Date Filed: July 26, 2016
- Requested Action(s): Minor Design Review
- Project Description: Complete Remodel with 26 square feet of additional floor area to existing single family home with detached two car garage in Christmas Tree Hill
- Zoning: R-1 Medium Density Residential District. (Christmas Tree Hill Overlay)
- Decision by: Zoning Administrator
- Project Planner: Douglas Bush, 415-927-5791, dbush@tcmmail.org
- Status: Application Complete, Notice mailed week of 8/29/16

Residential Addition, 341 Redwood Avenue

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

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 53,000 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. As part of the project, CMV proposes to acquire and 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 Environmental Impact Report is being prepared

1618 Redwood Highway (Village at Corte Madera Shopping Center) EV Charging Stations,

- Date Filed: December 16, 2014
- Requested Action(s): Design Review and Precise Plan Amendment
- Project Description: Proposal for 10 charging stations, 5 supercharger cabinets, 1 switch gear assembly, and 1 utility transformer.
- Zoning: C-2 Regional Shopping District
- Decision by: Planning Commission
- Project Planner: Phil Boyle, 415-927-5067, pboyle@tcmmail.org
- Status: Application materials are incomplete.

Residential Addition 61 Sonora Way

- Date Filed: November 24, 2015
- Requested Action(s): Minor Variance for lot coverage
- Project Description: New raised deck replacement and expansion in rear yard, including increase in lot coverage
- Zoning: R-1 Medium Density Residential District.
- Decision by: Staff
- Project Planner: Douglas Bush, 415-927-5791, dbush@tcmmail.org
- Status: Application incomplete

New Residence, 52 Summit Drive

- Date Filed: June 17, 2015
- Requested Action(s): Major Design Review and Variance
- Project Description: Demolish the existing single family home and build a new 3,809 square foot (2,943 net square feet for zoning purposes) two-story residence. The proposed residence includes 4 bedrooms, 3 baths, 2 half baths, living room, dining room, kitchen, media room and garage. The

residence would include an interior elevator from the garage level to the lower level. The maximum height of the proposed residence is 23 feet.

- Zoning R-1 Medium Density Residential District.
- Decision by: Planning Commission
- Project Planner: Phil Boyle, 415-927-5067, pboyle@tcmmail.org
- Status: The Planning Commission held a study session on June 23, 2015, tentative date for formal hearing – September 27, 2016.

New Electronic Sign, 498 Tamalpais Drive (Rec Center)

- Date Filed: NA
- Requested Action(s): Design Review
- Project Description: New electronic reader board sign at Rec Center
- Zoning: POS (Public Open Space)
- Decision by: Planning Commission
- Project Planner: Douglas Bush, 415-927-5064, dbush@tcmmail.org
- Status: Application Incomplete

New Residence, 106 Walnut Ave

- Date Filed: December 10, 2015
- Requested Action(s): Major Design Review, Major Variance
- Project Description: The applicant is proposing a new single family residence on a vacant lot. The lot is 10,447 sq. ft. and the proposed structure is a three level 1,937 sq. ft. structure with a 4 car garage below grade, with 4 bedrooms and 2.5 bathrooms on the 1st and 2nd floors. The structure maintains a flat roof line with rooftop garden to minimize visual impacts. A major variance is requested for lot frontage and width to accommodate development on a long, narrow and highly sloped lot.
- Zoning R-1 Medium Density Residential District.
- Decision by: Staff
- Project Planner: Douglas Bush, 415-927-5791, dbush@tcmmail.org
- Status: Incomplete Application

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