

Active Planning Applications

(Projects are alphabetical by street name)

Updated October, 2017

25 Birch Avenue, Minor Addition

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

90 Edison Avenue, New Decks

- Date Filed: October 2, 2017
- Requested Action(s): Minor Design Review
- Project Description: New exterior decks and upper floor windows in Christmas Tree Hill Overlay District
- Zoning: R-1 Medium Density Residential District.
- Decision by: Staff
- Project Planner: Douglas Bush, 415-927-5791, dbush@tcmmail.org
- Status: Application complete, Notice sent October 19, 2017

16 Madera Boulevard, Design Review

- Date Filed: July 31, 2017
- Requested Action(s): Minor Design Review
- Project Description: Additions and remodel of an existing single story, single family residence at 16 Madera Boulevard including conversion of the existing garage to habitable space, the addition of a new two car garage (402 sq. ft.), and a new bedroom addition (346 sq. ft.) located between both of these structures
- Zoning: R-1 Medium Density Residential
- Decision by: Planning Commission
- Project Planner: Douglas Bush, 415-927-5064, dbush@tcmmail.org
- Status: Application approved by Staff on October 4, 2017. Appeal application received by Hilly Van Oest and Mary Webster on October 13, 2017. Pending scheduling for Planning Commission hearing.

56 Madera Boulevard, Corte Madera Inn Rebuild Project

- 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: Heard by Planning Commission on July 11, 2017 and continued to a date uncertain. Additional information can be found on the Town's Website at: www.townofcortemadera.org/528/Active-Projects

706 Meadowsweet Drive (Budget Inn), Exterior Remodel

- 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

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

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

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

5839 Paradise Dr (Amy's Drive-Thru)

- Date Filed: August 5, 2017
- Requested Action(s): Preliminary Design Review
- Project Description: The proposed project would develop an approximately 1.1 acre lot on a site occupied by a vacant building that was previously a Denny's Restaurant. As part of the proposal, the existing structure would be demolished. The proposed Amy's Drive-Thru restaurant would be located on the southern portion of the lot, between Paradise Drive and Highway 101. The single story structure would be approximately 3,700 square feet and extend to approximately 45 feet in height. The restaurant would include indoor seating and a 3,350 square foot outdoor seating area located between the structure and Paradise Drive. A drive-thru lane would be located between the structure and Highway 101. The project would provide approximately 41 parking spaces, 11 bicycle parking spaces. New landscaping would be introduced throughout the site.
- Decision by: Planning Commission
- Project Planner: Douglas Bush, 415-927-5791, dbush@tcmmail.org
- Status: Study Session held on September 12, 2017. No formal application for planning entitlements has been submitted at this time. Additional information can be found on the project webpage at: <http://www.townofcortemadera.org/677/Amys-Drive-Thru>

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: Scheduled for public hearing with the Planning Commission on November 14, 2017. Additional information can be found on the project webpage at: <http://www.townofcortemadera.org/563/Village-Expansion-Project-Restoration-Ha>

317 Redwood Avenue, Design Review for New Residence

- Date Filed: August 14, 2017
- Requested Action(s): Major Design Review
- Project Description: New two level residence to replace existing single level residence
- Zoning: R-1 Medium Density Residential
- Decision by: Planning Commission
- Project Planner: Douglas Bush, 415-927-5064, dbush@tcmmail.org
- Status: Application Incomplete

301 Robin Drive, Robin Drive Residential Subdivision

- 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>.

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

- Date Filed: April 3, 2017
- Requested Action(s): Major Design Review
- Project Description: Proposed remodel of an existing two level residence with additions totaling 1900 square feet with the height increasing from 23 feet to 30 feet.
- Zoning: R-1 Medium Density Residential
- Decision by: Planning Commission
- Project Planner: Douglas Bush, 415-927-5064, dbush@tcmmail.org
- Status: Application reviewed by Planning Commission 9-12-17. Applicant working on resubmittal materials in response to comments received at Planning Commission hearing.

41 Tamal Vista Boulevard, Scandinavian Designs Mixed-Use Project

- 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>.

12 Tamalpais Drive, Design Review

- Date Filed: July 13, 2017
- Requested Action(s): Minor Design Review
- Project Description: Retroactive design review application for accessory structure built without required permits
- Zoning: C-1 Local Shopping District
- Decision by: Staff

- Project Planner: Douglas Bush, 415-927-5064, dbush@tcmmail.org
- Status: Application incomplete