

# Active Planning Applications

(Projects are alphabetical by street name)

Updated May, 2017

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## 102 Edison – Design Review

- 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: Staff
- Project Planner: Douglas Bush 415-927-5064, [dbush@tcmmail.org](mailto:dbush@tcmmail.org)
- Status: Incomplete application

## 134 Edison Drive – Design Review and Variance

- 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: Staff
- Project Planner: Douglas Bush 415-927-5064, [dbush@tcmmail.org](mailto:dbush@tcmmail.org)
- Status: Incomplete application

## 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](mailto: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](mailto: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 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](mailto: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](http://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](mailto:pboyle@tcmmail.org) and consultant Sean Kennings
- Status: Heard by Planning Commission May 9, 2017 and continued.

## **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](mailto:dbush@tcmmail.org)
- Status: Incomplete 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](mailto:pboyle@tcmmail.org)
- Status: Staff is working on the Initial Study, revised plans submitted January 2017

## **Accessory Dwelling Unit Application – 600 Oakdale Avenue**

- 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: Staff
- Project Planner: Douglas Bush, 415-927-5791, [dbush@tcmmail.org](mailto:dbush@tcmmail.org)
- Status: Application incomplete

## **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](mailto:pboyle@tcmmail.org)
- Status: Tentatively scheduled for June 27 2017, August 9, 2016, Planning Commission continued application.

### **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](mailto: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](mailto:sean@lakaassociates.com) and Phil Boyle, 415-927-5067, [pboyle@tcmmail.org](mailto:pboyle@tcmmail.org)
- Status: Scheduled for Planning Commission June 23, 2017

### **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](mailto:pboyle@tcmmail.org)
- Status: The Environmental Impact Report is being prepared

## **Design review, Environmental Assessment, Precise Plan, Preliminary Plan, Second Unit, Zoning Ordinance Amendment, Subdivision, Variance - 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. The following website will be updated regularly as new information becomes available.  
<http://townofcortemadera.org/627/Robin-Drive-The-Preserve-Phase-II>
- Zoning: R-1 Medium Density Residential District
- Decision by: Planning Commission, Town Council
- Project Planner: Adam Wolff, (415)927-5064
- Status: Application Review

## **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

## **Minor Design Review for– 9 Summit**

- 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: Staff
- Project Planner: Douglas Bush, 415-927-5791, dbush@tcmmail.org
- Status: Application complete, notice sent 5/15/17

## **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: Application incomplete

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