

# Approved Planning Applications

(Projects are alphabetical by street name)

Updated May, 2017

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## Residential Remodel and Addition, 206 Baltimore Avenue

- Date Filed: February 11, 2015
- Requested Action(s): Major Design Review
- Project Description: ±306 square foot first floor addition and ± 1,147 square foot second story addition
- Zoning: R-1 Medium Density Residential
- Decision by: Planning Commission
- Project Planner: Phil Boyle, 415-927-5067, [pboyle@tcmmail.org](mailto:pboyle@tcmmail.org)
- Status: Approved April 28, 2015.

## Residential Addition, 106 Birch Avenue

- Date Filed: September 15, 2015
- Requested Action(s): Minor Design Review
- Project Description: Add dormer for relocated interior stair.
- Zoning: R-1 Medium Density Residential
- Decision by: Staff
- Project Planner: Phil Boyle, 415-927-5067, [pboyle@tcmmail.org](mailto:pboyle@tcmmail.org)
- Status: Approved Oct 15 2015

## Residential Remodel and Addition, 121 Birch Avenue

- Date Filed: March 4, 2015
- Requested Action(s): Minor Design Review and Variance
- Project Description: Staff Design Review and Lot Coverage Variance for a 375 square foot addition
- Zoning: R-1 Medium Density Residential
- Decision by: Staff
- Project Planner: Phil Boyle, 415-927-5067, [pboyle@tcmmail.org](mailto:pboyle@tcmmail.org)
- Status: Approved May 4, 2015

## Residential Additions, 172 Birch Avenue

- Date Filed: December 5, 2016
- Requested Action(s): Major Design Review and Variance
- Project Description: Additions at first floor including addition of new second level with variance for lot coverage
- Zoning: R-1 Medium Density Residential District.

- Decision by: Planning Commission
- Project Planner: Douglas Bush, 415-927-5064
- Status: Approved 2-14-17

### **New Townhome Development, 1421 and 1425 Casa Buena Drive**

- Date Filed: November 7, 2013
- Requested Action(s): Conditional Use Permit, Design Review, Tentative Map, and concession and reduction in development standard pursuant to State density bonus law.
- Project Description: Development of 16 new for- sale townhomes within 4 buildings on a 1.34 acre site. The three story buildings will contain 3 and 4 bedroom units; 35 parking spaces proposed.
- Zoning: R-2 Low Density Multiple Dwelling District.
- Decision by: Planning Commission and Town Council
- Project Planner: Adam Wolff, 415-927-5064, [awolff@tcmmail.org](mailto:awolff@tcmmail.org)
- Status: Approved by Town Council January 20, 2015.

### **Exterior Renovations and Landscaping, 1441 Casa Buena Drive**

- Date Filed: July 7, 2016
- Requested Action(s): Major Design Review
- Project Description: Renovations of existing 32 unit rental development including new exterior materials and colors as well as new landscaping and new private yards throughout the interior courtyard
- Zoning: R-2 Low-Density Multiple Residential District.
- Decision by: Planning Commission and Town Council
- Project Planner: Doug Bush, 415-927-5791, [dbush@tcmmail.org](mailto:dbush@tcmmail.org)
- Status: Approved July 26, 2016

### **Casa Buena Townhomes, 1441 Casa Buena Drive**

- Date Filed: June 19, 2014
- Requested Action(s): Tentative Map, Major Design Review, Use Permit and Zoning Ordinance Amendment to Section 18.24.120-Affordable Housing
- Project Description: New construction of 46 townhomes, including 8 below market units (4 low income, 4 moderate income) in 19 two and three story buildings with two car parking garages attached to 42 of the units and single car garages attached to 4 of the units. The project includes the demolition an existing 32-unit apartment complex and subsequent subdivision of the property. The site is 3.5 acres.
- Zoning: R-2 Low-Density Multiple Residential District.
- Decision by: Planning Commission and Town Council
- Project Planner: Adam Wolff, 415-927-5064, [awolff@tcmmail.org](mailto:awolff@tcmmail.org)
- Status: Withdrawn November 9, 2015

### **Residential Remodel and Addition, 359 Chapman Drive**

- Date Filed: July 9, 2015
- Requested Action(s): Minor Design Review
- Project Description: Proposed 465 sq. ft. single story addition to an existing residence on a 7,918 sq. ft. lot.
- Zoning: R-1 Medium Density Residential District.
- Decision by: Staff
- Project Planner: Phil Boyle, 415-927-5067, [pboyle@tcmmail.org](mailto:pboyle@tcmmail.org)
- Status: Approved, appealed to Town Council- appeal was denied

### **New Auto Gate, 462 Chapman Drive**

- Date Filed: February 9, 2016
- Requested Action(s): Minor Design Review
- Project Description: Installation of new auto gate in front yard setback over 4 feet in height, requiring minor design review
- 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: Approved

### **Design Review, 477 Chapman Drive**

- Project Description: Addition of 777 square foot to an existing single level residence
- Requested Action(s): Minor Design Review
- 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: Approved

### **New Residence, 502 Chapman Drive**

- Date Filed: June 18, 2013
- Requested Action(s): Major Design Review and Variance
- Project Description: Construction of a new 2,897 sq. ft. two-story single family residence with a 500 sq. ft. garage on a 14,809 sq. ft. lot.
- Zoning: R-1 Medium Density Residential District.
- Decision by: Planning Commission
- Project Planner: Phil Boyle, 415-927-5067, [pboyle@tcmmail.org](mailto:pboyle@tcmmail.org)
- Status: Approved

### **New Residence, 516 Chapman Drive**

- Date Filed: October 20, 2015
- Requested Action(s): Major Design Review
- Project Description: New 4001 sq. ft. single family residence on vacant lot
- Zoning: R-1 Medium Density Residential District.
- Decision by: Planning Staff
- Project Planner: Phil Boyle, 415-927-5067, [pboyle@tcmmail.org](mailto:pboyle@tcmmail.org)
- Status: Approved

### **Residential Addition, 545 Chapman Drive (Garage)**

- Date Filed: April 28, 2015
- Requested Action(s): Minor Design Review
- Project Description: New garage addition to existing single family home.
- Zoning: R-1 Medium Density Residential
- Decision by: Staff
- Project Planner: Phil Boyle, 415-927-5067, [pboyle@tcmmail.org](mailto:pboyle@tcmmail.org)
- Status: Approved June 14, 2015

### **Residential Addition, 545 Chapman Drive**

- Date Filed: September 15, 2015
- Requested Action(s): Minor Design Review
- Project Description: Front yard landscape renovation, new driveway, auto gate, retaining wall.
- Zoning: R-1 Medium Density Residential
- Decision by: Staff
- Project Planner: Phil Boyle, 415-927-5067, [pboyle@tcmmail.org](mailto:pboyle@tcmmail.org)
- Status: Withdrawn

### **Residential Addition, 141 Crescent Rd.**

- Date Filed: March 14, 2017
- Requested Action(s): Major Design Review
- Project Description: Addition and front property line variance
- Zoning: R-1 Medium Density Residential, CTH
- Decision by: PC
- Project Planner: Phil Boyle, 415-927-5067, [pboyle@tcmmail.org](mailto:pboyle@tcmmail.org)
- Status: Approved May 9, 2017

### **Residential Addition and Remodel, 304 Corte Madera Ave.**

- Date Filed: February 2, 2017
- Requested Action(s): Major Design Review and Variance
- Project Description: Additions and modifications to existing single family home. Includes front setback variance for garage and addition.
- Zoning: R-1 Medium Density Residential District.
- Decision by: Planning Commission
- Project Planner: Phil Boyle, 927-5067, [pboyle@tcmmail.org](mailto:pboyle@tcmmail.org)
- Status: Approved by Planning Commission

### **Commercial Tenant Improvements – 403 Corte Madera Town Center (Philz Coffee)**

- Date Filed: March 7, 2017
- Requested Action(s): Minor Design Review
- Project Description: Addition of new signage, exterior colors and materials
- Zoning: C-2
- Decision by: Staff
- Project Planner: Douglas Bush, 415-927-5791, [dbush@tcmmail.org](mailto:dbush@tcmmail.org)
- Status: Approved

### **Sephora Exterior Modifications, #347 Corte Madera Town Center**

- Date Filed: January 21, 2017
- Requested Action(s): Design Review and Precise Plan Amendment
- Project Description: Exterior modifications and signs for a new Sephora retail store.
- Zoning: C-2 Regional Shopping District
- Decision by: Planning Commission
- Project Planner: Phil Boyle, 415-927-5067, [pboyle@tcmmail.org](mailto:pboyle@tcmmail.org)
- Status: Approved 2/28/17

### **Exterior Modifications, #435 Corte Madera Town Center (Ethan Allen)**

- Date Filed: October 13, 2016
- Requested Action(s): Design Review and Precise Plan Amendment
- Project Description: Exterior modifications and signs for a new Ethan Allen retail store.
- Zoning: C-2 Regional Shopping District
- Decision by: Planning Commission
- Project Planner: Phil Boyle, 415-927-5067, [pboyle@tcmmail.org](mailto:pboyle@tcmmail.org)
- Status: Approved 10/25/16

### **Residential Addition, 3 Council Crest Drive**

- Date Filed: November 25, 2015
- Requested Action(s): Minor Design Review and Minor Variance for lot coverage
- Project Description: A 300 sq. ft. addition and remodel to the kitchen and dining room including a 65 sq. ft. addition to the master bedroom and bath, coverage will be exceeded by 1.5%
- 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: Approved 1/12/16

### **Addition to Residence, 21 Endeavor Cove**

- Date Filed: February 22, 2016
- Requested Action(s): Major Design Review and Front Setback Variance
- Project Description: 135 sf lower level addition, 550 sf addition to existing second story, Variance request for further encroachment into front setback
- Zoning: R-1 Medium Density Residential District.
- Decision by: Planning Commission
- Project Planner: Douglas Bush, 415-927-5064, [dbush@tcmmail.org](mailto:dbush@tcmmail.org)
- Status: Approved August 9, Resolution confirmed August 23

### **Residential Addition, 16 Fairview Avenue**

- Date Filed: September 14, 2015
- Requested Action(s): Minor Design Review
- Project Description: Addition of new entry, master bathroom and laundry room, relocation of stairs to existing loft within master bedroom.
- Zoning: R-1 Medium Density Residential
- Decision by: Staff
- Project Planner: Phil Boyle, 415-927-5067, [pboyle@tcmmail.org](mailto:pboyle@tcmmail.org)
- Status: Approved November 17, 2015

### **Residential Addition, 21 Fairview Ave**

- Date Filed: April 6, 2016
- Requested Action(s): Minor Design Review
- Project Description: The applicant has requested approval for a 281 square foot addition to an existing crawl space and area beneath an existing deck.
- Zoning: R-1-C Open Residential District
- Decision by: Staff
- Project Planner: Douglas Bush, 415-927-5064 [dbush@tcmmail.org](mailto:dbush@tcmmail.org)
- Status: Approved July 8, 2016

### **Second Story Addition at 57 Golden Hind Passage**

- Requested Action(s): Major Design Review
- Project Description: The application included additions at the first level including the addition of a new second level.
- Zoning: R-1 Medium Density Residential
- Decision by: Planning Commission
- Project Planner: Douglas Bush, 415-927-5064 dbush@tcmmail.org
- Status: Approved November 29, 2016

### **Residential Remodel and Addition at 117 Granada Avenue**

- Date Filed: March 1, 2017
- Requested Action(s): Minor Design Review
- Project Description: Minor addition and exterior remodel of existing single level residence
- Zoning: R-1 Medium Density Residential District.
- Decision by: Staff
- Project Planner: Douglas Bush, 415-927-5791, [dbush@tcmmail.org](mailto:dbush@tcmmail.org)

### **New Residence at 220 Granada Avenue**

- Date Filed: April 7, 2016
- Requested Action(s): Major Design Review
- Project Description: Demolition of an existing single level dwelling and construction of a new two level single-family dwelling.
- Zoning: R-1 Medium Density Residential District.
- Decision by: Planning Commission
- Project Planner: Douglas Bush, 415-927-5064, dbush@tcmmail.org
- Status: Approved June 28, 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. Approved by Planning Commission on 1/24/17

### **124 Grove Avenue**

- Date Filed: November 14, 2016
- Requested Action(s): Design Review and Variance
- Project Description: Additions to an existing two level residence
- Zoning: R-1 Medium Density Residential District
- Decision by: Planning Commission
- Project Planner: Douglas Bush, [dbush@tcmmail.org](mailto:dbush@tcmmail.org) 415-927-5064
- Status: Approved 2-28-17

### **Residential Remodel and Addition, 145 Grove Avenue**

- Date Filed: January 28, 2016
- Requested Action(s): Major Design Review and Second Unit Permit
- Project Description: Existing single family 1974 sq. ft. dwelling with a detached garage. The applicants are seeking design review for a 361 sq. ft. addition to the primary residence and a remodel of an existing single-story detached garage with a new second story office addition.
- Zoning: R-1 Medium Density Residential District.
- Decision by: Planning Commission
- Project Planner: Douglas Bush, 415-927-5791, [dbush@tcmmail.org](mailto:dbush@tcmmail.org)
- Status: Second Unit and Addition Approved

### **Residential Remodel and Addition, 3 Harbor Drive**

- Date Filed: May 7, 2015
- Requested Action(s): Minor Design Review
- Project Description: Staff Design Review for a 490 square foot addition
- Zoning: R-1 Medium Density Residential
- Decision by: Staff
- Project Planner: Phil Boyle, 415-927-5067, [pboyle@tcmmail.org](mailto:pboyle@tcmmail.org)
- Status: Approved July 14, 2015

### **Residential Addition and Second Unit Conversion, 3 Harbor drive**

- Date Filed: February 2, 2016
- Requested Action(s): Minor Design Review
- Project Description: Rear addition to extend existing living/dining room and bedrooms, add a new full bathroom totaling 327 sq. ft., conversion of existing garage into second unit, Variance to provide two uncovered parking spaces where one is required to be covered.
- Zoning: R-1 Medium Density Residential District.
- Decision by: Planning Staff
- Project Planner: Douglas Bush, 415-927-5791, [dbush@tcmmail.org](mailto:dbush@tcmmail.org)
- Status: Approved

### **Residential Addition, 26 Harbor drive**

- Date Filed: February 9, 2017
- Requested Action(s): Minor Design Review
- Project Description: 400 square foot single story addition to back of existing structure
- Zoning: R-1 Medium Density Residential District.
- Decision by: Planning Staff
- Project Planner: Douglas Bush, 415-927-5791, dbush@tcmmail.org
- Status: Approved March 13, 2017

### **Residential Remodel and Addition, 3 Hickory Avenue**

- Date Filed: December 14, 2015
- Requested Action(s): Minor Design Review
- Project Description: A 365 sq. ft. total addition and remodel including addition of one half-bathroom one laundry room and informal dining room. Clear-story addition over existing bathroom, hallway and kitchen. Vaulting of ceiling over bedrooms and reconfiguration of roof over existing garage to math remodel. All windows will be replaced.
- Zoning: R-1 Medium Density Residential District.
- Decision by: Staff
- Project Planner: Douglas Bush, 415-927-5791, dbush@tcmmail.org
- Status: Approved 3/4/16

### **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: Approved

### **Residential Additions, 104 Lakeside Drive**

- Date Filed: December 5, 2016
- Requested Action(s): Minor Design Review
- Project Description: Additions at first floor
- Zoning: R-1 Medium Density Residential District.
- Decision by: Planning Commission

- Project Planner: Douglas Bush, 415-927-5064
- Status: Approved

### **Second Unit Application, 7 Lupine Drive**

- Date Filed: March 16, 2016
- Requested Action(s): Second Unit Permit
- Project Description: The applicant has requested approval for a second unit permit to convert an existing detached garage to an 850 square foot second unit.
- Zoning: R-1-A Low Density Residential District
- Decision by: Staff
- Project Planner: Phil Boyle, 415-927-5064 pboyle@tcmmail.org
- Status: Approved

### **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: Approved

### **Residential Addition, 416 Manzanita Avenue**

- Date Filed: September 15, 2015
- Requested Action(s): Minor Design Review
- Project Description: Addition to kitchen and bedroom including a dormer.
- Zoning: R-1 Medium Density Residential
- Decision by: Staff
- Project Planner: Phil Boyle, 415-927-5067, [pboyle@tcmmail.org](mailto:pboyle@tcmmail.org)
- Status: Approved December 4, 2015

### **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: Approved

### **Residential Remodel and Addition, 1037 Meadowsweet Drive**

- Date Filed: July 9, 2014
- Requested Action(s): Major Design Review
- Project Description: ±340 sq. ft. first floor addition, ±244 sq. ft. second story addition and ±245 sq. ft. third floor addition
- Zoning: R-1 Medium Density Residential
- Decision by: Planning Commission
- Project Planner: Phil Boyle, 415-927-5067, [pboyle@tcmmail.org](mailto:pboyle@tcmmail.org)
- Status: Approved April 28, 2015

### **Exterior Remodel, 801 Meadowsweet Drive**

- Date Filed: February 5, 2015
- Requested Action(s): Administrative Design Review
- Project Description: Exterior remodel of the entry way, balconies and landscaping
- Zoning: R-2 Low Density, Multi-Dwelling District
- Decision by: Planning Staff
- Project Planner: Phil Boyle, 415-927-5067, [pboyle@tcmmail.org](mailto:pboyle@tcmmail.org)
- Status: Approved April 17, 2015

### **Residential Remodel and Addition, 7 Mohawk Avenue**

- Date Filed: June 9, 2015
- Requested Action(s): Minor Design Review
- Project Description: Staff Design Review for a new entry and dining room addition within the existing covered courtyard and a kitchen 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: Approved July 30, 2015

### **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: Approved

### **Residential Addition, 25 Mohawk Ave**

- Date Filed: July 5, 2016
- Requested Action(s): Minor Design Review and Minor Variance
- Project Description: Construct an addition of 348 square feet to rear of existing single level, single family residence within existing rear courtyard, including widening of front driveway to provide two independently accessible parking spaces, with a variance for encroachment of one parking space into the front setback
- Zoning R-1 Medium Density Residential District.
- Decision by: Zoning Administrator
- Status: Approved August 12, 2016

### **Parking Space Relocation and Remodel, 30 Mohawk**

- Date Filed: January 19, 2016
- Requested Action(s): Minor Variance
- Project Description: Relocation of previously-required unenclosed parking space for second unit and remodel resulting in increased lot coverage, 1.89% above allowed and parking space within front yard setback.
- Zoning: R-1 Medium Density Residential
- Decision by: Staff
- Project Planner: Adam Wolff, 415-927-5059, [awolff@tcmmail.org](mailto:awolff@tcmmail.org)
- Status: Approved

### **Residential Addition, 493 Montecito Drive**

- Date Filed: October 19, 2015
- Requested Action(s): Minor Design Review
- Project Description: Remodel of existing single story dwelling including demolition of 400 sq. ft. of the existing structure and an addition of 750 sq. ft.
- Zoning R-1 Medium Density Residential District.
- Decision by: Planning Staff
- Project Planner: Douglas Bush, 415-927-5791, [dbush@tcmmail.org](mailto:dbush@tcmmail.org)
- Status: Approved November 19, 2015

### **Second Unit, 203 Morningside Drive**

- Date Filed: December 2, 2014
- Requested Action(s): Second Unit
- Project Description: Second unit application, conversion of existing rec. room to second unit, no exterior addition and minimum exterior changes within the R-1 Zoning District.
- Decision by: Planning Staff
- Project Planner: Phil Boyle, 415-927-5067, [pboyle@tcmmail.org](mailto:pboyle@tcmmail.org)
- Status: Approved January 15, 2015.

### **Swimming Pool, 210 Morningside Drive**

- Date Filed: December 10, 2014
- Requested Action(s): Administrative Design Review
- Project Description: Expansion and redesign a swimming pool within 10 feet or less of the side property line
- Zoning: R-1 Medium Density Residential District.
- Decision by: Planning Staff
- Project Planner: Phil Boyle, 415-927-5067, [pboyle@tcmmail.org](mailto:pboyle@tcmmail.org)
- Status: Approved April 10, 2015

### **Lot Line Adjustment, 204, 208 and 210 Morningside Drive and 9 Summit Drive**

- Date Filed: December 22, 2014
- Requested Action(s): Lot Line Adjustment
- Project Description: Lot line adjustment to eliminate the lot at 208 Morningside Dr. APN 025-023-56 and incorporate the lot into the adjacent three parcels, including the relocation of the southern lot line of 204 Morningside Dr. to the south approximately 16 feet, remove the majority of the northern property line of 210 Morningside Dr. and remove the southern property line of the 9 Summit Dr.
- Zoning: R-1 Medium Density Residential District
- Decision by: Planning Staff
- Project Planner: Phil Boyle, 415-927-5067, [pboyle@tcmmail.org](mailto:pboyle@tcmmail.org)
- Status: Approved August 18, 2016

### **Residential Addition/Landscaping, 210 Morningside Drive**

- Date Filed: December 19, 2016
- Requested Action(s): Minor Design Review
- Project Description: Retaining walls, steps, railings and tree removal.
- Zoning: R-1 Medium Density Residential, CTH
- Decision by: Staff
- Project Planner: Phil Boyle, 927-5067, [pboyle@tcmmail.org](mailto:pboyle@tcmmail.org)

- Status: Approved

### **Residential Addition and Remodel 309 Oakdale Avenue**

- Date Filed: October 15, 2015
- Requested Action(s): Minor Design Review
- Project Description: The applicant is requesting Design Review approval to add a master bathroom to the main level, reconfigure the front stairs and modify the existing basement area by adding a powder room, a laundry room and an enclosed storage area. An interior spiral staircase will also be added to provide access to the basement area. The addition is proposed at the front of the house and conforms to the height, setback, lot coverage, and floor area ratio regulations for the R-1 Medium Density Residential Zoning District
- Zoning: R-1 Medium Density Residential District.
- Decision by: Planning Staff
- Project Planner: Phil Boyle, 415-927-5067, [pboyle@tcmmail.org](mailto:pboyle@tcmmail.org)
- Status: Approved December 15, 2015

### **Minor Variance, 317 Oakdale Avenue**

- Date Filed: December 9, 2015
- Requested Action(s): Minor Variance
- Project Description: The applicant is requesting a variance for the existing greenhouse structure located at the east side of the property that consists of 270 sq. ft. The existing structure exceeds allowable lot cover of 28% at 34%.
- Zoning: R-1 Medium Density Residential District.
- Decision by: Planning Staff
- Project Planner: Douglas Bush, 415-927-5791, [dbush@tcmmail.org](mailto:dbush@tcmmail.org)
- Status: Approved January 26, 2016

### **Residential Garage, 444 Oakdale Avenue**

- Date Filed: June 24, 2015
- Requested Action(s): Design Review and Parking Variance for new garage.
- Project Description: Replace one car garage with two car garage within the street side setback.
- Zoning: R-1
- Decision by: Planning Commission
- Project Planner: Phil Boyle, 415-927-5067, [pboyle@tcmmail.org](mailto:pboyle@tcmmail.org)
- Status: Application withdrawn

### **Accessory Dwelling Unit, 700 Oakdale Drive**

- Date Filed: January 31, 2017
- Requested Action(s): Accessory Dwelling Unit Permit
- Project Description: Conversion of portions of existing lower level of two level residence to create an accessory dwelling unit
- Zoning: R-1 Medium Density Residential District.
- Decision by: Zoning Administrator
- Project Planner: Douglas Bush, 415-927-5064
- Status: Approved

### **Minor Addition, 5132 Paradise Drive**

- Date Filed: May 10, 2016
- Requested Action(s): Minor Design Review
- Project Description: Extend upper level deck, addition of 100 square feet to lower level bedroom including new lower level deck
- Zoning: R-1-A Low Density Residential District
- Decision by: Zoning Administrator
- Project Planner: Douglas Bush, 415-927-5064, [dbush@tcmmail.org](mailto:dbush@tcmmail.org)
- Status: approved

### **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](mailto:pboyle@tcmmail.org)
- Status: Approved by Planning Commission November 10, 2016; Approved by Town Council December 17, 2107

### **Exterior Remodel for Nugget Market, 5627 Paradise Drive.**

- Date Filed: January 19, 2016
- Requested Action(s): Design Review
- Project Description: Addition of sliding doors at exterior to create enclosed areas for outdoor seating. A new roof is proposed to enclose the existing loading area at the east side of the building.
- Zoning: C-1 Local Shopping District

- Decision by: Planning Commission
- Project Planner: Douglas Bush, 415-927-5791, [dbush@tcmmail.org](mailto:dbush@tcmmail.org)
- Status: approved

### **Residential Remodel and Addition, 148 Prince Royal Drive**

- Date Filed: February 23, 2015
- Requested Action(s): Major Design Review
- Project Description: Second story addition of 885 square feet, remodel the first floor and remove unpermitted bay window at rear of house.
- Zoning: R-1 Medium Density Residential
- Decision by: Planning Commission
- Project Planner: Phil Boyle, 415-927-5067, [pboyle@tcmmail.org](mailto:pboyle@tcmmail.org)
- Status: Approved May 12, 2015

### **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](mailto:dbush@tcmmail.org)
- Status: Approved by Planning Commission March 28, 2017, Appeal of decision was rejected by Town Council on May 16, 2017, the project is approved.

### **Residential Additions, 176 Prince Royal Drive**

- Date Filed: January 26, 2017
- Requested Action(s): Minor Design Review
- Project Description: Additions to first floor of two story residence
- Zoning: R-1 Medium Density Residential District.
- Decision by: Zoning Administrator
- Project Planner: Douglas Bush and Tracy Hagerty, 415-927-5064
- Status: Approved

### **Second Floor Addition, 30 Prince Royal Passage**

- Date Filed: November 19, 2015
- Requested Action(s): Major Design Review

- Project Description: New 704 sq. ft. second floor addition to an existing one story dwelling including new master bedroom, master bathroom, office and powder room. Includes minor remodel to 1<sup>st</sup> floor.
- Zoning: R-1 Medium Density Residential District.
- Decision by: Planning Commission
- Project Planner: Douglas Bush, 415-927-5791, [dbush@tcmmail.org](mailto:dbush@tcmmail.org)
- Status: Approved by Planning Commission February 9, 2016

### **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](mailto:dbush@tcmmail.org)
- Status: Approved

### **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](mailto:dbush@tcmmail.org)
- Status: Approved

### **Parking Agreement Residence, 422 Redwood Avenue**

- Date Filed: January 26, 2015
- Requested Action(s): Parking Agreement and Encroachment Permit,
- Project Description: Parking Agreement with the Town for two private parking spaces
- Zoning: R-1 Medium Density Residential District.
- Decision by: Town Council
- Project Planner: Phil Boyle, 415-927-5067, [pboyle@tcmmail.org](mailto:pboyle@tcmmail.org)
- Status: Approved February 3, 2015.

### **Lot Line Adjustment 533 and 611 Redwood Drive**

- Date Filed: December 23, 2014
- Requested Action(s): Lot Line Adjustment
- Project Description: The proposed LLA is to relocate the southern property line of APN 025-083-41 and the northern property line of APN 025-083 42. The total lot area of each parcel will not change.
- Zoning: R-1 Medium Density Residential District
- Decision by: Staff
- Project Planner: Phil Boyle, 415-927-5067, [pboyle@tcmmail.org](mailto:pboyle@tcmmail.org)
- Status: Approved February 9, 2015.

### **Exterior Remodel, 1500 Redwood Highway**

- Date Filed: May 9, 2016
- Requested Action(s): Major Design Review
- Project Description: Exterior remodel of former Talbot's Store for new tenant, Verizon Wireless
- Zoning: C-2
- Decision by: Planning Commission
- Project Planner: Phil Boyle, 415-927-5067, [pboyle@tcmmail.org](mailto:pboyle@tcmmail.org)
- Status: Approved by Planning Commission 6/28/16

### **1520 Redwood Highway (Village Shopping Center) Exterior Addition to East Elevation**

- Date Filed: April 14, 2015
- Requested Action(s): Precise Development Plan Amendment
- Project Description: Exterior addition of 237 square feet to east elevation of tenant space C029.
- Zoning: C-2 Regional Shopping District
- Decision by: Staff
- Project Planner: Phil Boyle, 415-927-5067, [pboyle@tcmmail.org](mailto:pboyle@tcmmail.org)
- Status: Approved May 1, 2015
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### **Commercial Remodel Pottery Barn , 1822 Redwood Hwy – Village at Corte Madera.**

- Date Filed: January 15, 2015
- Requested Action(s): Minor Design Review
- Project Description: Exterior remodel and small addition.
- Zoning: C-2 Regional Shopping
- Decision by: Staff
- Project Planner: Phil Boyle, 415-927-5067, [pboyle@tcmmail.org](mailto:pboyle@tcmmail.org)
- Status: Approved by staff February 26, 2016

## **Commercial Remodel, 1618 Redwood Hwy – Center Crt Improvements Village at Corte Madera.**

- Date Filed: April 12, 2016
- Requested Action(s): Major Design Review
- Project Description: Proposal to add kiosks to central court area and to remove the existing tower structure.
- Zoning: C-2 Regional Shopping
- Decision by: Staff
- Project Planner: Phil Boyle, 415-927-5064, [pboyle@tcmmail.org](mailto:pboyle@tcmmail.org)
- Status: Approved June 14, 2016

## **1702 Redwood Highway Banana Republic Relocation and Remodel (Village at Corte Madera Shopping Center),**

- Date Filed: July 20, 2015
- Requested Action(s): Design Review and Precise Plan Amendment
- Project Description: Relocate the existing store from tenant space #A039 to #C033. Existing space is ± 18,185 sq. ft. new space is ± 11,851 sq. ft.
- Zoning: C-2 Regional Shopping District
- Decision by: Planning Commission
- Project Planner: Phil Boyle, 415-927-5067, [pboyle@tcmmail.org](mailto:pboyle@tcmmail.org)
- Status: Approved by Planning Commission on September 22, 2015.

## **Redwood Highway (Village Shopping Center) Westside Landscaping**

- Date Filed: April 22, 2015
- Requested Action(s): Precise Plan Amendment
- Project Description: Landscape improvements to the area between the Village west parking lot and Hwy 101.
- Zoning: C-2 Regional Shopping District
- Decision by: Planning Commission
- Project Planner: Phil Boyle, 415-927-5067, [pboyle@tcmmail.org](mailto:pboyle@tcmmail.org)
- Status: Approved by Planning Commission on May 12, 2015

## **Residential Addition, 255 Sausalito Street**

- Date Filed: December 3, 2015
- Requested Action(s): Major Design Review
- Project Description: The applicant is proposing an addition to the main and lower floor on the north side of a two story dwelling including the addition of new parking space on the lower floor. The proposal includes a new enclosed crawlspace for utilities and storage at the south side of house. All modifications and additions comply with development

standards and reduce the preexisting nonconforming lot coverage from 46.6 to 45.3% where allowable coverage is 35%.

- Zoning: R-1 Medium Density Residential District.
- Decision by: Planning Commission
- Project Planner: Douglas Bush, 415-927-5791, dbush@tcmmail.org
- Status: Approved by Planning Commission March 31, 2016

### **Major Remodel and Additions, 323 Sausalito Street**

- Date Filed: October 3, 2016
- Requested Action(s): Major Design Review and Variance
- Project Description: Partial demolition and reconstruction of an existing two level residence with additions and a variance for front setback encroachment
- Zoning: R-1 Medium Density Residential District
- Decision by: Planning Commission
- Project Planner: Douglas Bush, 415-927-5791, dbush@tcmmail.org
- Status: Approved by the Planning Commission

### **Conditional Use Permit, 1 Serra St.**

- Date Filed: June 15, 2016
- Requested Action(s): Minor Conditional Use Permit
- Project Description: Conditional Use Permit application for a chiropractic office with two employees at 1 Serra St. in a vacant unit located within the building at 36 Tamalpais Drive.
- Zoning: C-1 Local Shopping District
- Decision by: Zoning Administrator
- Status: Approved by Zoning Administrator 7/8/2016

### **Residential Addition, 33 Sonora Way**

- Requested Action(s): Minor Design Review
- Project Description: 330 square foot addition at rear of structure
- Zoning: R-1 Medium Density Residential
- Decision by: Staff
- Project Planner: Douglas Bush, 415-927-5064 dbush@tcmmail.org
- Status: Approved

### **Residential Addition 74 Sonora Way**

- Date Filed: November 20, 2015
- Requested Action(s): Major Design Review
- Project Description: Expansion of existing second story dormer adding 380 sq. ft. to existing two story dwelling
- Zoning: R-1 Medium Density Residential District.

- Decision by: Planning Commission
- Project Planner: Douglas Bush, 415-927-5791, [dbush@tcmmail.org](mailto:dbush@tcmmail.org)
- Status: Approved by Planning Commission on February 9, 2016

### **Residential Addition, 82 Sonora Way**

- Date Filed: January 4, 2016
- Requested Action(s): Major Design Review
- Project Description: Major Design Review and Variance for addition to existing second story with encroachment into front setback
- Zoning: R-1 Medium Density Residential District.
- Decision by: Planning Commission
- Project Planner: Douglas Bush, 415-927-5064, [dbush@tcmmail.org](mailto:dbush@tcmmail.org)
- Status: Approved by Planning Commission on April 26, 2016

### **New Pool, 89 Spindrift Passage**

- Date Filed: January 7, 2014
- Requested Action(s): Administrative Design Review
- Project Description: New swimming pool within 10 feet or less of the side property line
- Zoning: R-1 Medium Density Residential District.
- Decision by: Planning Staff
- Project Planner: Phil Boyle, 415-927-5067, [pboyle@tcmmail.org](mailto:pboyle@tcmmail.org)
- Status: Approved February 23, 2015.

### **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](mailto:pboyle@tcmmail.org)
- Status: Approved – September 27, 2016.

### **Residential Addition and Remodel, 76 Summit Drive**

- Date Filed: October 14, 2015

- Requested Action(s): Major Design Review
- Project Description: 238 addition on the second level
- Zoning: R-1
- Decision by: Planning Commission
- Project Planner: Phil Boyle, 415-927-5067, [pboyle@tcmmail.org](mailto:pboyle@tcmmail.org)
- Status: Approved January 26, 2016

### **Residential Addition 136 Summit Drive**

- Date Filed: August 20, 2015
- Requested Action(s): Major Design Review
- Project Description: Second level addition of 756 square feet.
- Zoning: R-1 Medium Density Residential District.
- Decision by: Planning Commission
- Project Planner: Phil Boyle, 415-927-5067, [pboyle@tcmmail.org](mailto:pboyle@tcmmail.org)
- Status: Approved January 26, 2016

### **Accessory Dwelling Unit, 251 Summit Drive**

- Date Filed: November, 2016
- Requested Action(s): Accessory Dwelling Unit Permit
- Project Description: Conversion of existing, permitted, accessory structure to accessory dwelling unit
- Zoning: R-1 Medium Density Residential District.
- Decision by: Zoning Administrator
- Project Planner: Douglas Bush, 415-927-5064
- Status: Approved, February 9, 2017

### **Exterior Changes – 200 Tamal Plaza**

- Project Description: Changes to exterior paint color
- Requested Action(s): Minor Design Review
- Status: Approved

### **Sign, 8 Tamalpais Drive**

- Date Filed: March 16, 2015
- Requested Action(s): Administrative Sign Permit
- Project Description: Sign on existing commercial building
- Zoning: C-1 Local Shopping District.
- Decision by: Planning Staff
- Project Planner: Phil Boyle, 415-927-5067, [pboyle@tcmmail.org](mailto:pboyle@tcmmail.org)
- Status: Approved April 20, 2015

### **Marquee Sign, Corte Madera Town Park 498 Tamalpais Drive.**

- Date Filed: February 22, 2017
- Requested Action(s): Major Design Review
- Project Description: Installation of a new digital marquee sign in the existing sign frame adjacent to the Corte Madera Community Center
- Status: Approved by Planning Commission

### **Shade Structure, Corte Madera Town Park 498 Tamalpais Drive.**

- Date Filed: April 10, 2017
- Requested Action(s): Minor Design Review
- Project Description: Installation of new shade structure adjacent to the playground at Corte Madera Town Park over existing seating area
- Status: Approved

### **Awning and Sign, 502 Tamalpais Drive**

- Date Filed: February 23, 2015
- Requested Action(s): Administrative Design Review and Sign Permit
- Project Description: New awning and sign on existing commercial building
- Zoning: C-1 Local Shopping District.
- Decision by: Planning Staff
- Project Planner: Phil Boyle, 415-927-5067, [pboyle@tcmmail.org](mailto:pboyle@tcmmail.org)
- Status: Approved April 7, 2015

### **Exterior Remodel, 300 Tamalpais Drive (Town Hall)**

- Date Filed: June 29, 2015
- Requested Action(s): Minor Design Review
- Project Description: Exterior and interior remodel of Town Hall second floor.
- Zoning: Public and Semi-Public Facilities District (P/SP)
- Decision by: Planning Staff
- Project Planner: Phil Boyle, 415-927-5067, [pboyle@tcmmail.org](mailto:pboyle@tcmmail.org)
- Status: Approved July 22, 2015.

### **Application for Antenna, 770 Tamalpais Drive (Town Center)**

- Date Filed: January 19, 2016
- Requested Action(s): Design Review
- Project Description: Permit Amendment for Antenna on rooftop
- Zoning: C-2
- Decision by: Staff
- Project Planner: Phil Boyle, 415-927-5064, [pboyle@tcmmail.org](mailto:pboyle@tcmmail.org)
- Status: Approved 4/29/16

## **Retail Common Area Enhancement Project, Corte Madera Town Center**

- Date Filed: June 9, 2015
- Requested Action(s): Precise Plan Amendment
- Project Description: New pedestrian amenities including seat groupings in the north and south concourses, gas outdoor fireplace, new pavers, planters, and benches. The existing hard canopy colonnades would be removed along the west side of the south concourse and the northern entry of the Center. Nighttime accent lighting throughout the interior and replacement of existing parking lot light poles with new LED lights. New monument signage at north and south entrances.
- Zoning: C-2 Regional Shopping District
- Decision by: Planning Commission
- Project Planner: Phil Boyle, 415-927-5067, [pboyle@tcmmail.org](mailto:pboyle@tcmmail.org)
- Status: Approved by Planning Commission on September 22, 2015

## **South Entry Enhancement Project, Corte Madera Town Center**

- Date Filed: January 20, 2017
- Requested Action(s): Design Review and Precise Plan Amendment
- Project Description: Design Review and Precise Plan Amendment No. PI-2016-0147 -to modify the south entry of the Corte Madera Town Center, including removing the arched entry, removing and replacing pavers, installing new landscaping and lighting.
- Zoning: C-2 Regional Shopping District
- Decision by: Planning Commission
- Project Planner: Phil Boyle, 415-927-5067, [pboyle@tcmmail.org](mailto:pboyle@tcmmail.org)
- Status: Approved by Planning Commission on , January 24, 2017

## **Residential Addition, 4 Willow Aveune**

- Date Filed: May 26, 2015
- Requested Action(s): Design Review
- Project Description: 590 square foot second story addition
- Zoning: R-1 Medium Density Residential
- Decision by: Planning Commission
- Project Planner: Phil Boyle, 415-927-5067, [pboyle@tcmmail.org](mailto:pboyle@tcmmail.org)
- Status: Approved by Planning Commission on July 14, 2015

## **Permit Amendment, 4 Willow Avenue**

- Date Filed: March 11, 2016
- Requested Action(s): Permit Amendment

- Project Description: 590 square foot second story addition to existing single family dwelling. Permit Amendment requested for changes to location of windows and exterior materials which differ from previously approved plans.
- 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: Approved 3/30/16

### **Residential Addition, 145 Willow Avenue**

- Date Filed: October 6, 2014
- Requested Action(s): Administrative Design Review and Variance
- Project Description: Design Review for a 245.6 square foot single story addition and a variance to maintain the existing parking
- Zoning: R-1 Medium Density Residential District.
- Decision by: Planning Staff
- Project Planner: Phil Boyle, 415-927-5067, [pboyle@tcmmail.org](mailto:pboyle@tcmmail.org)
- Status: Approved February 4, 2015

### **Swimming Pool Equipment Shed, 323 Willow Avenue**

- Date Filed: July 21, 2015
- Requested Action(s): Minor Design Review
- Project Description: Pool shed within 10 feet or less of the rear property line
- Zoning: R-1 Medium Density Residential District.
- Decision by: Planning Staff
- Project Planner: Phil Boyle, 415-927-5067, [pboyle@tcmmail.org](mailto:pboyle@tcmmail.org)
- Status: Approved September 3, 2015