



THE TOWN OF
CORTE MADERA
MARIN COUNTY CALIFORNIA

PLANNING COMMISSION NOTICE OF PUBLIC HEARING

Town Hall
300 Tamalpais Drive
Corte Madera, CA 94925-1418

TOWN AGENCY: CORTE MADERA PLANNING COMMISSION

HEARING DATE: **TUESDAY, MARCH 8, 2016**

TIME AND PLACE: 7:30 P.M., CORTE MADERA TOWN HALL COUNCIL CHAMBERS, 300 TAMALPAIS DRIVE

SUBJECT: APPEAL OF THE ZONING ADMINISTRATOR'S APPROVAL OF DESIGN REVIEW APPLICATION NO. 15-019 - TO CONSTRUCT A 465 SQUARE FOOT SINGLE STORY ADDITION AT 359 CHAPMAN DRIVE – PL-16-11-AP

SITE: 359 Chapman Drive, APN 025-162-03

APPELLANT: Jennifer Larson

ZONING: R-1 (Medium-Density Residential District)

SUMMARY:

On February 5, 2016, the Zoning Administrator approved Design Review Application No. 15-019 – A request for a 465 square foot single story addition and remodel of the existing house at 359 Chapman Drive. The proposed addition includes a master suite and dining area toward the west. The proposed addition meets the height, setback, lot coverage, and floor area ratio regulations for the R-1 Medium Density Residential Zoning District.

On February 12, 2016, the adjacent property owner to the north (355 Willow Avenue) filed an application appealing the Town's approval of Design Review Application No. 15-019. The complete appeal application is available for review at the Planning Department. In summary, the appeal is based on the grounds that the approval omitted multiple sections of the General Plan that focus on view preservation and that no metrics were used to evaluate the project. The appellant also states that the addition will not only eliminate her short and long term view from the living room bay windows - the focal point of the house and her single view – but does so by constructing a massive wall in the foreground that would drastically, negatively and forever, alter the relationship of her house and property to its natural surroundings. The appellant also states that the proposed addition at 359 Chapman Drive will have a significant negative impact on the value of her home and her quality of life and that the decision to approve the Design Review application needs to be made on the basis of facts, analysis, and metrics.

Pursuant to Chapter 18.34 of the Corte Madera Municipal Code which states that *Any decision of the zoning administrator may be appealed to the planning commission by the applicant or any other interested party*, this item has been referred to the Planning Commission.

A north elevation of the addition to 359 Chapman Drive is shown on the back of this notice.

A complete set of plans of the project at 359 Chapman Drive and the appeal application are available for review at the Planning Department at 300 Tamalpais Drive, Monday through Thursday from 8 a.m. to 11:30 a.m. and from 1:00 p.m. to 3 p.m. The department is closed to be public on Fridays; however, staff is available via email, pboyle@tcmmail.org and phone, 415-927-5067.

The Planning Department recommends that this project is exempt from the California Environmental Quality Act (CEQA) under Categorical Exemption Class 3 (CEQA Article 19, Section 15303).

All persons interested in the foregoing are invited to appear before the Corte Madera Planning Commission at the time, day and place listed above. If you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Town of Corte Madera at, or prior to, the public hearing. All written responses will become part of the public record. If you are interested in more information about this application, please contact the Corte Madera Planning Department at 927-5067. Staff reports are usually available by 4:30 p.m. on the Friday before the meeting and may be obtained from the Planning Department, Corte Madera Town Hall, 300 Tamalpais Drive.

I do hereby certify that the foregoing Notice of Public Hearing was duly processed according to the California Government Code and the Corte Madera Municipal Code.

Phil Boyle, Senior Planner

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Planning Department at 415-927-5064. Notification two business days (the Friday before the meeting) prior to the meeting will enable the Town to make reasonable arrangements to ensure accessibility to this meeting.

Mailed on or before February 26, 2016

