



PLANNING COMMISSION NOTICE OF PUBLIC HEARING

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

TOWN AGENCY: CORTE MADERA PLANNING COMMISSION
MEETING DATE: TUESDAY, APRIL 26, 2016
TIME AND PLACE: 7:30 P.M., TOWN HALL, 300 TAMALPAIS DRIVE
SUBJECT: DESIGN REVIEW AND VARIANCE PERMIT NO. 15-032 FOR A NEW 4,001 SQUARE FOOT, THREE-STORY RESIDENCE AT 516 CHAPMAN DRIVE

SUMMARY:

The Design Review application is for a new 4,001 square foot three-story residence. The proposed residence would include an attached 620 square foot two-car garage as well as two uncovered parking spaces in front of the garage. The application also includes a request for a Variance to allow an elevated driveway, an elevated walkway and an entry porch within the required 15 foot street side setback. The maximum height of the proposed residence is 29 feet 10 inches.

The residence consists of two stories and a basement, which is built into the hillside. The living spaces (i.e. kitchen, dining room, family room and living room) are on the first floor, with a covered deck on the east side which provides outdoor private living space. The bedrooms are located on the basement level, which open directly onto the backyard. The residence is designed on multiple levels to reduce the building footprint and therefore minimized impact to the existing topography. The majority of the Eucalyptus trees and several other trees considered hazardous trees by the Corte Madera Fire Department and are proposed to be removed. To mitigate the removal of these trees, the project landscape plan proposes the planting of 19 new native trees and other landscaping materials.

A rendering of the proposed residence and street elevation are shown on the back of this notice.

Story poles have been erected to demonstrate the approximate size and location of the project and can usually be viewed from a public roadway adjacent to the project site. A complete set of plans is 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).

If you have any questions about the information contained in this notice, please contact the Planning Department at (415) 927-5064.

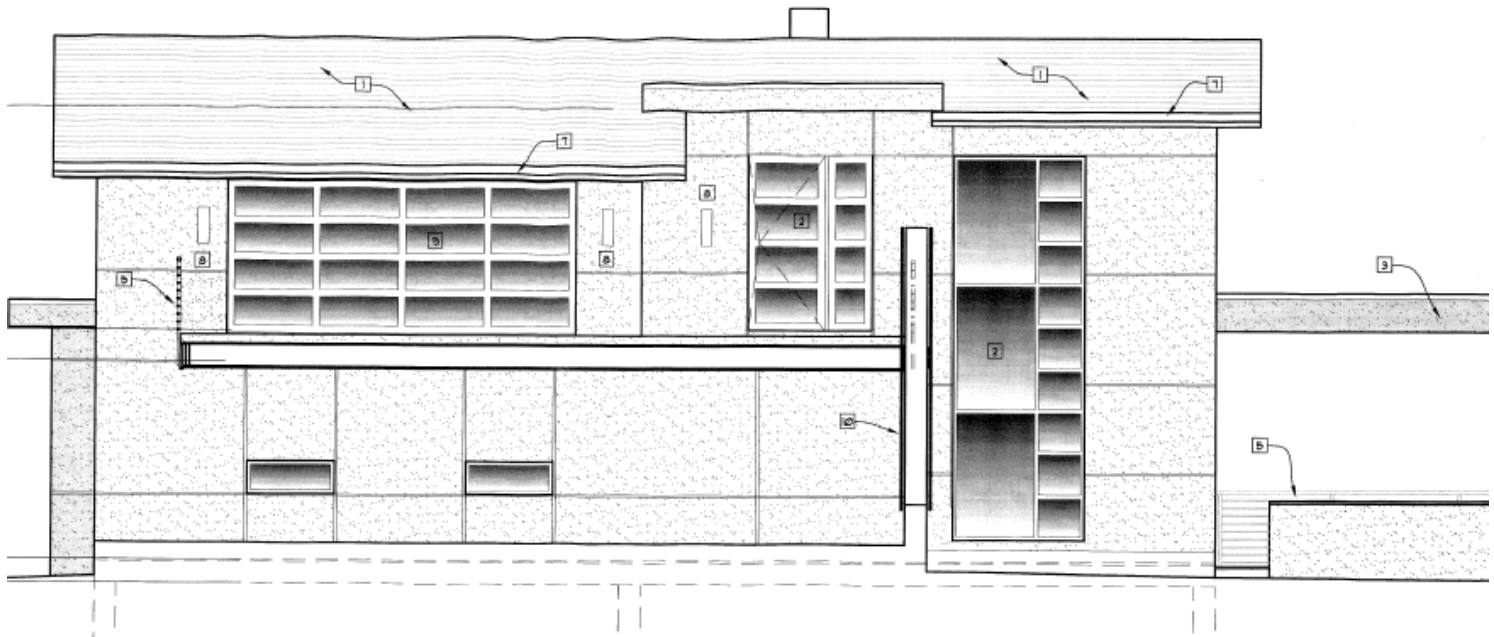
I do hereby certify that the foregoing Notice of Public Hearing was duly processed according to the California Government Code and the Corte Madera Municipal Code.

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 Division 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.



Project Rendering, Rear and East Elevation



South (street) Elevation