



THE TOWN OF
CORTE MADERA
MARIN COUNTY CALIFORNIA

TOWN COUNCIL NOTICE OF PUBLIC HEARING

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

TOWN AGENCY: CORTE MADERA TOWN COUNCIL
DATE and TIME: SEPTEMBER 6, 2016, 7:30 pm, Corte Madera Town Hall
SUBJECT: APPEAL OF THE PLANNING DIRECTOR'S APPROVAL OF TREE PERMIT APPLICATION NO. PL-2016-0057 THAT CONDITIONALLY APPROVED THE REMOVAL OF ONE COAST REDWOOD IN THE REAR YARD AT 646 OAKDALE AVENUE, ADJACENT TO 60 PRESIDIO AVENUE.

APPELLANT: KARIN LOSCALZO AND MICHAEL WEIR
SITE: 646 OAKDALE AVE.
ZONE: R-1 (MEDIUM-DENSITY RESIDENTIAL DISTRICT)

SUMMARY

On June 6, 2016 an application was filed for the removal of one coast redwood in the rear yard at 646 Oakdale Avenue. Staff approved the application based on the potential for significant damage from limb or total tree failure, the existing damage to structures caused by the growth of the tree, expectation of future damage due to continued growth, impact on availability of sunlight on the applicant's yard and home, and the tree's impact on privacy due to sparse distribution of lower branches. On August 19, 2016 an appeal was jointly filed by Karin Loscalzo and Michael Weir, independent residents on Presidio Avenue, both located within the immediate vicinity of the tree.

APPEAL PROCESS

Pursuant to Chapter 15.50.070, any interested party may appeal the planning director's decision. Such appeal must be submitted in writing to the planning department, with appeal fee, within ten days from the date of the planning director's decision, briefly stating the facts and grounds of the appeal. The planning director shall set the matter on the next available town council agenda and shall notify the appellant, applicant and all property owners within three hundred feet of the site in writing of such meeting. After a public hearing, the council may affirm, modify or reverse the planning director's decision.

Pursuant to the above Section of the Corte Madera Municipal Code an appeal was filed and at the next available hearing date before the Town Council, September 6, 2016, 7:30pm at Corte Madera Town Hall, 300 Tamalpais Drive, the matter of will be heard. All persons interested in the foregoing are invited to appear before the Corte Madera Town Council 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.

A finding has been made that this project is categorically exempt from the California Environmental Quality Act under Categorical Exemption Class 4; Section 15304 (h).

VIEWING LOCATION

The tree may be viewed at the northern end of Presidio Avenue, to the north of the driveway at 60 Presidio Avenue. The tree may also be viewed from Oakdale Avenue, looking south behind 646 Oakdale Avenue. The Appeal and Application for Tree Permit are available at the Planning Department, 300 Tamalpais Drive, Monday through Thursday from 8 a.m. to 11:30 a.m. and 1 p.m. to 3 p.m. If you have any questions, please contact Douglas Bush at dbush@tcmmail.org or by phone at (415) 927-5064.

I do hereby certify that the foregoing Public Notice was duly processed according to the California Government Code and the Corte Madera Municipal Code. This notice was mailed on or before August 26, 2016.

Douglas Bush, Assistant 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.



(The tree as viewed from Presidio Avenue)