



PLANNING COMMISSION NOTICE OF PUBLIC HEARING

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

TOWN AGENCY: CORTE MADERA PLANNING COMMISSION
HEARING DATE: THURSDAY, DECEMBER 18, 2014
TIME AND PLACE: 7:30 P.M., CORTE MADERA TOWN HALL COUNCIL CHAMBERS, 300 TAMALPAIS DRIVE
SUBJECT: DESIGN REVIEW APPLICATION NO. 14-027 and VARIANCE APPLICATION NO. 14-015 to convert an approved open front deck and covered porch area, approximately 200 square feet, into a study and half bathroom. The converted area is within the 20 foot front yard setback area, which requires a variance.
SITE: 408 Oakdale Avenue
PROPERTY OWNERS: Ashton & Hannah Richards
ARCHITECT: Geoffrey Butler Architect
ZONE: R-1 (Medium-Density Residential District)

The proposed project is to convert an approved open front deck and covered porch area, approximately 200 square feet, into a study and half bathroom. The modifications will include three new windows on the west elevation and an extension of the roof toward Oakdale Avenue. The open front deck and covered porch area were part of a design review and variance application which was approved by the Town Council in March 2014. Since that time, the applicant has proposed to modify the project and the modifications require design review approval. The converted area is within the 20 foot front yard setback area, which requires a variance. An entire set of plans for the project is available for review at the Planning Department.

The Planning Department recommends that this project is exempt from the California Environmental Quality Act (CEQA) under Categorical Exemption Class 1 (CEQA Article 19, Section 15301).

All persons interested in the foregoing are invited to appear before the Corte Madera Planning Commission at the time, day and place mentioned 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 927-5064. 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 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.

\\th-srv01\commonshare\$_02 PLANNING APPLICATIONS AND PROPERTY FILES\K-O\Oakdale Ave 408\OakdaleAve408Notice.doc

Mailed December 8, 2014