



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
HEARING DATE: TUESDAY, FEBRUARY 3, 2015
TIME AND PLACE: 7:30 P.M., CORTE MADERA TOWN HALL COUNCIL CHAMBERS, 300 TAMALPAIS DRIVE
SUBJECT: An Encroachment Permit application to construct two private parking spaces within the right-of-way of Redwood Avenue.
SITE: 422 Redwood Avenue
PROPERTY OWNERS: Mary and Joe Harrington
DESIGNER: Brian Brown
ZONE: R-1 (Medium-Density Residential District); CTH (Christmas Tree Hill Overlay District)

The applicant is requesting an Encroachment Permit application to construct two private parking spaces within the right-of-way of Redwood Avenue. The parking area proposed will be approximately 54 feet long and 10 feet deep. On October 14, 2014, the Planning Commission approved Design Review No. 14-019 to add approximately 619 square feet to the existing residence and variances No. 14-012 to encroach 2.5 feet into the rear-yard setback and to locate the two required parking spaces within the public right-of-way. The special circumstance that exists includes the fact that the subject lot is a steep uphill sloping lot and providing the required parking would outside of the setback would require extensive excavation. A complete set of plans 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 3(e) (CEQA Article 19, Section 15303).

All persons interested in the foregoing are invited to appear before the Corte Madera Town Council 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 927-5067. 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 January 23, 2015