



**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, AUGUST 25, 2015
TIME AND PLACE: 7:30 P.M., CORTE MADERA TOWN HALL COUNCIL CHAMBERS, 300 TAMALPAIS DRIVE
SUBJECT: DESIGN REVIEW PERMIT NO. DR 15-013 and VARIANCE PERMIT NO. VAR 15-002. To construct a 528 square foot detach two car garage within the street side and rear setback areas.
SITE: 444 Oakdale Avenue, APN 025-052-12
APPLICANTS: Rose and Chuck Buckler
ARCHITECT: Michael Harlock
ZONING: R-1 (Medium-Density Residential District)

SUMMARY:

The 528 square foot garage requires variances because it is proposed to be located 2 feet from the street side setback (Code: 10 feet) and 12 feet 10 inches from the rear setback (Code: 25 feet). The structure will be 16 feet, 9 inches in height and will include a 264 square foot (12' x 22') storage area on the second level. The exterior elevations will include two garage doors facing the street, a sliding glass door and windows facing the back yard and three clerestory windows facing the rear property line. The exterior materials proposed are vertical groove fiber-cement siding, vinyl casement windows and asphalt shingle roofing.

Two elevations and a site plan are provided on the other side of this notice. 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).

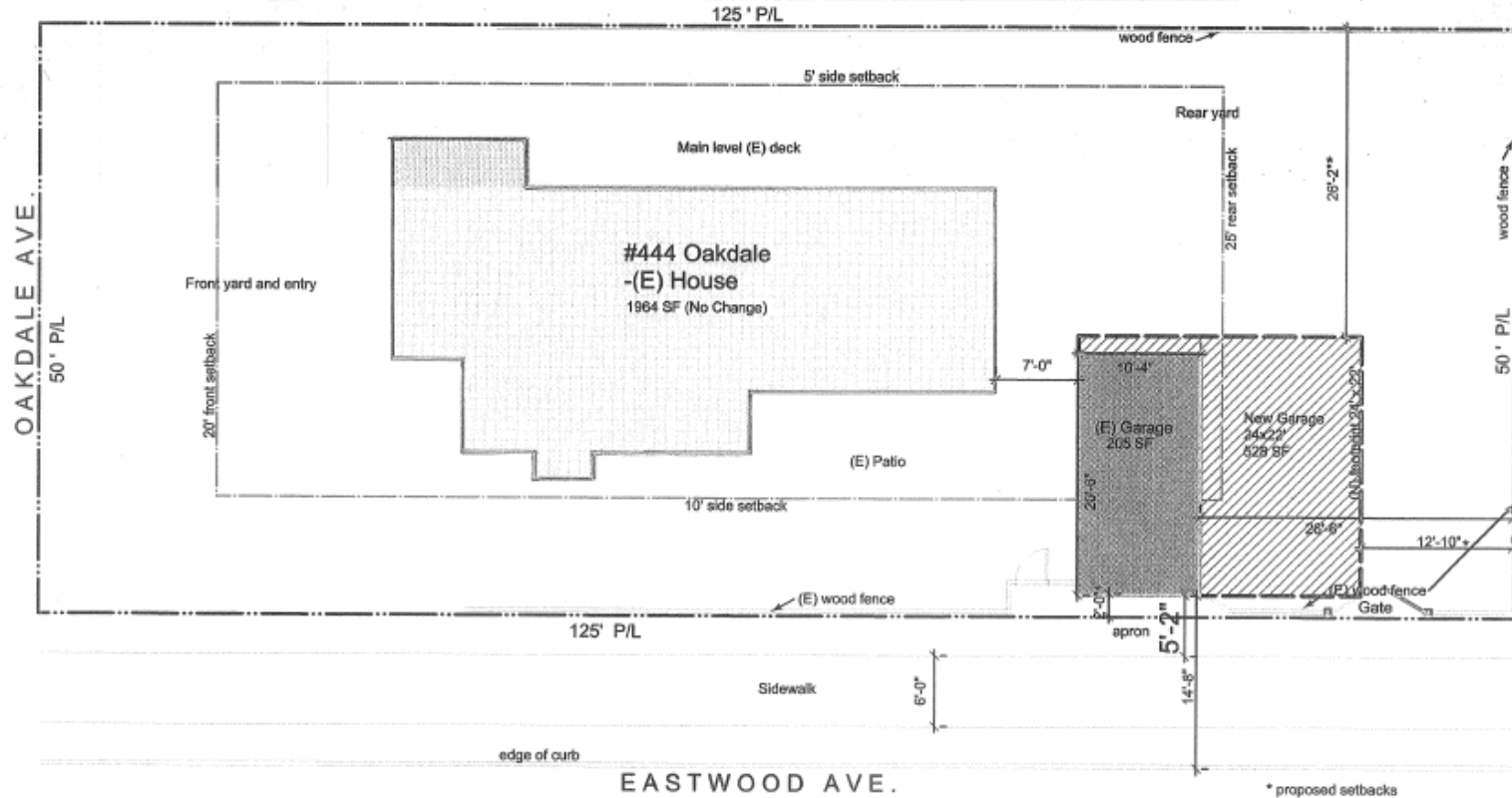
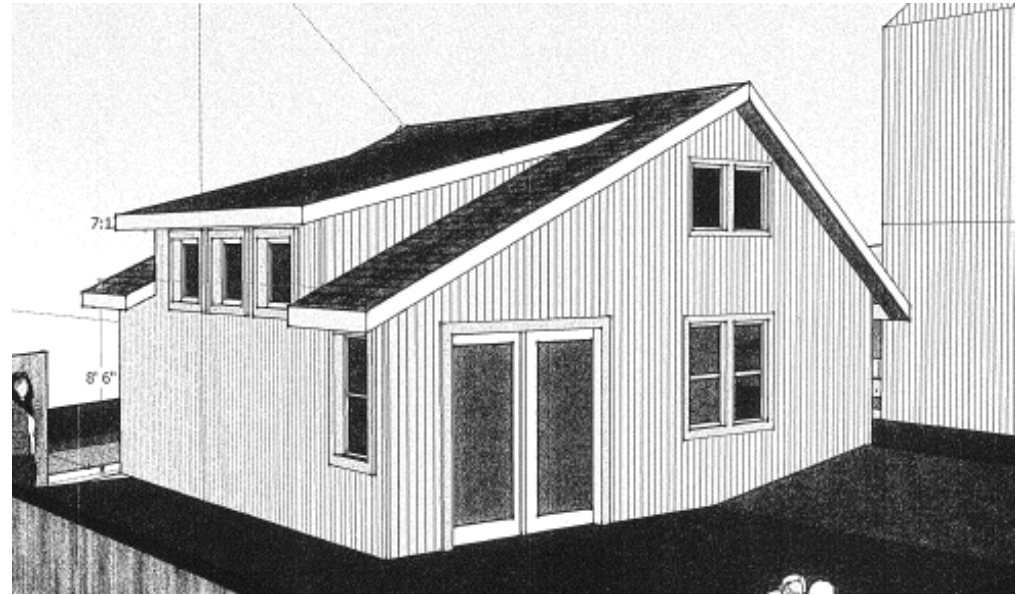
All persons interested in the foregoing are invited to appear before the Corte Madera Planning Commission at the time, day and place listed above. If you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this 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.



EASTWOOD AVE.

* proposed setbacks