

CITY OF SAUSALITO
NOTICE OF PLANNING COMMISSION PUBLIC HEARING FOR A
DESIGN REVIEW PERMIT, VARIANCE, ENCROACHMENT AGREEMENT, AND
TREE REMOVAL PERMIT
DR/VA/EA/TRP 12-124

You are invited to attend a Planning Commission hearing on the following project:

PROJECT: Martin Bernstein Architect, on behalf of Johannes and Beverly Figel is requesting the following land use entitlements for renovations to an existing legal nonconforming single family dwelling located at 22 Atwood Avenue (APN 065-203-02):

A Design Review Permit to allow for modifications within the Atwood Avenue public right-of-way, including the demolition of an existing parking deck, façade modifications, a mechanical room, in addition to new retaining walls, stairs, paths, and landscaping. The project also includes modifications within the North Street public right-of-way, such as the new construction of a two-car garage, a retaining wall, stairs, and landscaping.

A Variance from building coverage, floor area, impervious surfaces, and side and rear yard setback general development standards to accommodate the project.

An Encroachment Agreement to allow for all proposed improvements to be located within the Atwood Avenue and North Street public rights-of-way.

A Tree Removal Permit to remove all on-site Pittosporum and Toyon trees, in addition to the removal of a Coast Live Oak located at 26 Atwood Avenue (065-203-03).

MEETING DAY/TIME: Wednesday, September 5, 2012, 6:30 P.M.

LOCATION: City Council Chambers, Sausalito City Hall, 420 Litho Street, Sausalito, CA 94965

WHAT WILL HAPPEN: You can comment on the project. The Planning Commission will consider all public testimony and decide whether to approve, deny, modify or continue the project. The Planning Commission may also decide whether further information and/or studies are required.

IF YOU CANNOT ATTEND: You can send a letter to Heidi Burns, Associate Planner, City of Sausalito, City Hall, 420 Litho Street, Sausalito, CA 94965. You can also hand deliver a letter to the Community Development Department prior to the public hearing. **Letters received by noon on Wednesday, August 29th will be addressed in the Staff Report; Materials submitted after the distribution of the agenda packet will be available for public review at the Community Development Department during normal business hours, at the Planning Commission meeting and on the City's Website: www.ci.sausalito.ca.us (subject to Staff's ability to post the documents prior to the meeting).**

FOR MORE INFORMATION: You can contact Heidi Burns at the Community Development Department at (415) 289-4135 (hburns@ci.sausalito.ca.us). You can also come to the Community Development Department office located in City Hall, 420 Litho Street to review the application materials. **The office is open from 7:30AM to 5:00PM Monday through Thursday and from 7:30 AM to noon every Friday.**

SIGNED


Heidi Burns, AICP
Associate Planner

At the above time and place, all letters received will be noted and all interested parties will be heard. If you challenge in court the Planning Commission application, 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 Planning Commission at, or prior to, the public hearing (Government Code Section 65009(b)(1&2).