



REVISED

CITY OF SAUSALITO

NOTICE OF PLANNING COMMISSION PUBLIC HEARING FOR
GN REVIEW PERMIT, TENTATIVE MAP, CONDITIONAL USE PERMIT, ENCROACHMENT
REEMENT, AND TREE REMOVAL PERMIT FOR THE CONSTRUCTION OF TWO NEW
SINGLE-FAMILY CONDOMINIUM DWELLING UNITS AT
62 MARION AVENUE
DR/TM/EA/CUP/TRP 13-071

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

PROJECT DESCRIPTION	The applicant, Zwick Architects, on behalf of property owner, Peter McGuire, requests Planning Commission approval of the following on the parcel at 62 Marion Avenue (APN 065-292-23): •A Design Review Permit to construct two new single family dwelling units; •A Tentative Map to subdivide the parcel into a common interest development for a condominium with two units and one common area; •<u>A Conditional Use Permit to allow tandem parking;</u> •An Encroachment Agreement to construct the driveway area in the public right-of-way <u>and allow up to 2 cars to be parked partially in the right-of-way;</u> and •A Tree Removal Permit to remove Protected trees on the project site and in the public right-of-way.
MEETING DAY/TIME	December 4, 2013 at 6:30 P.M.
MEETING LOCATION	City Council Chambers at City Hall, 420 Litho Street, Sausalito
WHAT WILL HAPPEN	You can comment on the project. The Planning Commission will consider all public testimony and decide whether to approve, deny, or modify the project. The Planning Commission may also decide to continue the public hearing, or request additional information.
IF YOU CANNOT ATTEND	You can send a letter to Heidi Scoble, 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 Tuesday, November 26, 2013 will be included 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	Contact Heidi Scoble at the Community Development Department at (415) 289-4135, (hscoble@ci.sausalito.ca.us) or 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 on Friday.

SIGNED

Heidi Scoble, 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 a decision of the Planning Commission 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 Planning Commission at, or prior to, the public hearing

(Government Code Section 65009(b)(1&2).