



CITY OF SAUSALITO
NOTICE OF PLANNING COMMISSION PUBLIC HEARING FOR A
DESIGN REVIEW PERMIT, TREE REMOVAL PERMIT AND
ENCROACHMENT AGREEMENT AT 38 WOODWARD AVENUE
DR/TRP/EA 14-196

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

PROJECT: John McCoy, AIA, applicant; and Woodward Investments, property owner, request Planning Commission approval of a Design Review Permit for a remodel and addition to an existing single-family residence. The proposal would add 1,391 square feet of floor area and 1,115 square feet of deck area. The applicant is also requesting approval of a Tree Removal Permit to allow the removal of one Coast live oak, a Protected Tree; and a recommendation of City Council approval of an Encroachment Agreement for replacement of an existing car deck within the public right-of-way at 38 Woodward Avenue (APN 064-201-13).

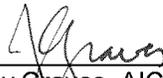
MEETING DAY/TIME: October 1, 2014 at 6:30 P.M.

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 Jeremy Graves, Community Development Director, 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, September 24, 2014 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: Contact Jayni Allsep, contract planner at (415) 706-0443, or Jeremy Graves at the Community Development Department at (415) 289-4135, (jgraves@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:


Jeremy Graves, AICP
Community Development Director

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).