




**CITY OF SAUSALITO NOTICE OF PLANNING COMMISSION AND HISTORIC LANDMARKS BOARD PUBLIC HEARING FOR A DESIGN REVIEW PERMIT, ENCROACHMENT AGREEMENT, AND ACCESSORY DWELLING UNIT PERMIT | 168 HARRISON AVENUE / DR-EA-ADU 15-191**

You are invited to attend a Planning Commission and Historic Landmarks Board public hearing on the following project:

- PROJECT DESCRIPTION** Michael Rex Architects, on behalf of property owners Asriel and Carmela Levin, is requesting approval of the following for 168 Harrison Avenue ("Tanglewood"), a property listed on the Local Historic Register: 1) a Design Review Permit for remodel/addition of the existing 3,015 square foot residence (two-level with basement level) to a proposed 5,095 square foot residence, demolition of a 368 square foot one-car garage for construction of a new 924 square foot three-car garage, construction of a new pool, spas, patios, 120 square foot greenhouse, and landscaping; 2) an Encroachment Agreement for replacement/widening of the driveway along Harrison Avenue, existing planting area/fencing along Harrison Avenue, and existing planting area/fencing/steps along Bulkley Avenue; and 3) an Accessory Dwelling Unit Permit to replace an existing 180 square foot accessory building with a new 536 square foot accessory dwelling unit located lower on the site, northeast of the residence. (APN 065-091-10).
- MEETING DAY/TIME** January 6, 2016 at 6:30 PM
- MEETING LOCATION** City Council Chambers at City Hall, 420 Litho Street, Sausalito
- WHAT WILL HAPPEN** You can comment on the project. The Planning Commission and Historic Landmarks Board will consider all public testimony and decide whether to approve, deny, or modify the project. The Planning Commission and Historic Landmarks Board may also decide to continue the public hearing or request additional information.
- IF YOU CANNOT ATTEND** You can send a letter to Associate Planner Calvin Chan, 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 12:00 PM on Monday, December 28, 2015 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 and Historic Landmarks Board meeting, and on the City's Website: [www.ci.sausalito.ca.us](http://www.ci.sausalito.ca.us) (subject to Staff's ability to post the documents prior to the meeting).
- FOR MORE INFORMATION** Contact Associate Planner Calvin Chan at the Community Development Department at (415) 289-4129, [cchan@ci.sausalito.ca.us](mailto:cchan@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 8:00 AM to 4:30 PM Monday through Thursday and from 8:00 AM to 12:00 PM on Friday.
- SIGNED**   
Calvin Chan, 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 and/or HLB 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 and/or HLB at, or prior to, the public hearing (Government Code § 65009(b)(1&2)).