



CITY OF SAUSALITO  
NOTICE OF PLANNING COMMISSION PUBLIC HEARING FOR A  
DESIGN REVIEW PERMIT, AN ENCROACHMENT AGREEMENT,  
CONDITIONAL USE PERMITS FOR A DWELLING AND ACCESSORY  
DWELLING UNIT, AND A TREE REMOVAL PERMIT AT  
12 ROSE COURT  
(DR-EA-CUP-ADU-TRP 15-202)

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

**PROJECT  
DESCRIPTION**

Michael Rex Associates, on behalf of Natasha Kimmell, is requesting a Design Review Permit for a 1,097 square foot addition to the existing 656 square foot residence at 12 Rose Court (APN 065-112-18). The project includes a 720 square foot remodel to expand the existing residence, a 377 square foot accessory dwelling unit in the basement, a building height increase from 13'-10" to 16'-5", parking reconfiguration, deck replacement, building a fence, grading the site, and adding new landscaping. A Conditional Use Permit is requested for the following: an exception to the requirement to provide 1 parking space for the proposed accessory dwelling unit, and an exception to allow the total floor area to exceed the maximum floor area by ten percent (159 square feet). The request also includes an Encroachment Agreement for the proposed drainage system, and a Tree Removal Permit to remove an apple tree in the construction area and replace it with a red leaf maple tree in the northwest area of the yard.

**MEETING  
DAY/TIME**

February 3, 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 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 the project planner Milan Nevajda, 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 Wednesday, January 27, 2016 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](http://www.ci.sausalito.ca.us) (subject to Staff's ability to post the documents prior to the meeting).

**FOR MORE  
INFORMATION**

Contact project planner Milan Nevajda at the Community Development Department at (415) 289-4135, 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**

  
Milan Nevajda  
Project Planner

Date Mailed: 1-22-16

Date Posted: 1-22-16

Date Posted Onsite: 1-22-16

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 § 65009(b)(1&2)).

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