



## CITY OF SAUSALITO NOTICE OF PLANNING COMMISSION PUBLIC HEARING FOR A DESIGN REVIEW PERMIT, CONDOMINIUM CONVERSION PERMIT, PARCEL MAP, TREE REMOVAL PERMIT, AND ENCROACHMENT AGREEMENT AT 446/448 SAUSALITO BOULEVARD AND 77 CRESCENT AVENUE

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

### PROJECT DESCRIPTION

McCoy Architecture, Inc., on behalf of property owner David Holub, requests approval of the following items concerning a single parcel property located at 446/448 Sausalito Boulevard and 77 Crescent Avenue (APN 065-222-19) (DR-CCP-PM-EA-TRP 15-234):

- **Design Review Permit**, subject to Heightened Design Review, for substantial demolition and remodel of the existing two-unit residential dwelling (446/448 Sausalito Blvd.) and construction of a new single-family residential dwelling (77 Crescent Ave.);
- **Tree Removal Permit** for the removal of three protected trees and six heritage trees;
- **Parcel Map** and **Condominium Conversion Permit** to convert the property into a three-unit condominium covenant; and
- **Encroachment Agreement** for improvements in the public right-of-ways fronting 446/448 Sausalito Boulevard and 77 Crescent Avenue: an existing parking deck, parallel public parking space, unit access stairs, landscaping, driveway, and retaining walls.

### MEETING DAY/TIME

June 22, 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 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 Wednesday, June 15, 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 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 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).