



**CITY OF SAUSALITO NOTICE OF PLANNING COMMISSION
PUBLIC HEARING FOR A DESIGN REVIEW PERMIT
AND TREE REMOVAL PERMIT AT
12 TOYON COURT (DR-TRP 16-039)**

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

- PROJECT DESCRIPTION** MacCracken Architects, on behalf of property owners Frank Manies and Carolyn Galbreath, is requesting a **Design Review Permit** to allow a 1,034 square foot addition to the existing 2,293 square foot single-family residence, increasing the height from 24'-5" to 27'-9" for the property at 12 Toyon Court (APN 064-221-25). The project entails substantial demolition, construction of an expanded second-level addition, creation of a new hammerhead vehicle turnaround, new terraced landscaping, and other related site improvements. A **Tree Removal Permit** is requested for the removal of two protected trees.
- MEETING DAY/TIME** July 20, 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 Assistant Planner Joshua Montemayor, 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, July 13, 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 (subject to Staff's ability to post the documents prior to the meeting).
- FOR MORE INFORMATION** Contact Assistant Planner Joshua Montemayor at the Community Development Department at (415) 289-4108, jmontemayor@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



Joshua Montemayor
Assistant 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).

I:\CDD\PROJECTS - ADDRESS\T\Toyon Ct 12\DR-TRP 16-039\PCPN 07-08-16 for 112 Toyon.docx