



**CITY OF SAUSALITO  
NOTICE OF PLANNING COMMISSION PUBLIC HEARING FOR A  
DESIGN REVIEW PERMIT TO DEMOLISH AN EXISTING RESIDENCE AND  
CONSTRUCT A 3,314 SQ. FT. SINGLE-FAMILY DWELLING; ENCROACHMENT  
AGREEMENT TO REDESIGN THE DRIVEWAY, RETAINING WALL, AND ENTRY  
STAIRS LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY, AND TREE REMOVAL  
PERMIT TO REMOVE A PROTECTED TREE AND PLANT THREE REPLACEMENT  
TREES IN THE REAR YARD AT 33 WRAY AVENUE  
(DR/EA/TRP 16-266)**

**YOU ARE INVITED TO ATTEND A PLANNING COMMISSION PUBLIC HEARING ON THE  
FOLLOWING PROJECT:**

**PROJECT  
DESCRIPTION**

Klopf Architecture, on behalf of the property owners Chris and Julie Clayton, is requesting a Design Review Permit to demolish the existing residence and construct a single-family residence at 33 Wray Avenue (APN 064-204-24). The proposed home is 3,314 square feet and features landscaping throughout the lot with a surface deck around the structure. The application includes an Encroachment Agreement to redesign an existing driveway retaining wall, and install an at-grade entry-stair that encroach into the public right-of-way. A Tree Removal Permit is also requested to remove a protected pittosporum tree in the right-of-way. Three 36"-box ginkgo biloba trees are proposed as replacement trees to be located in the rear yard.

**MEETING  
DAY/TIME**

March 8, 2017 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 FEBRUARY 27, 2017 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 project planner Milan Nevajda at the Community Development Department at **MNEVAJDA@CI.SAUSALITO.CA.US**, or 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**

  
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Milan Nevajda  
Project Planner

Date Mailed: February 24, 2017  
Date Posted: February 24, 2017  
Date Posted Onsite: February 24, 2017

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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