



**CITY OF SAUSALITO  
NOTICE OF PLANNING COMMISSION PUBLIC HEARING FOR A  
HEIGHTENED DESIGN REVIEW PERMIT TO DEMOLISH AN EXISTING  
RESIDENCE AND CONSTRUCT A 3,055 SQ. FT. SINGLE-FAMILY DWELLING;  
ENCROACHMENT AGREEMENT TO REDESIGN THE DRIVEWAY, RETAINING  
WALL, AND ENTRY STAIRS LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY, A  
CONDITIONAL USE PERMIT FOR TANDEM PARKING; AND TREE REMOVAL  
PERMIT TO REMOVE ONE PROTECTED TREE AT 33 WRAY AVENUE  
(DR/EA/CUP/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 Heightened 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 3,055 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 within the public right-of-way. The application includes a Conditional Use Permit request for tandem parking, and a Tree Removal Permit to remove a protected pittosporum tree located partially in the right-of-way. Three 36"-box ginkgo biloba replacement trees are proposed in the rear yard.

**MEETING  
DAY/TIME**

July 17, 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 JULY 10, 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,  
Contract Planner

Date Mailed: July 6, 2017  
Date Posted: July 6, 2017  
Date Posted Onsite: July 6, 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)).