



NOTICE OF PUBLIC HEARING

MEETING DATE	Wednesday, May 20, 2020 at 6:30 PM
HEARING LOCATION	Pursuant to Section 3 of Governor Newsom’s Executive Order N-29-20 this meeting will be conducted telephonically through Zoom and broadcast live at www.sausalito.gov . To ensure the health and safety of the public by limiting human contact that could spread the COVID-19 virus, City Hall will not open for the meeting, Commission members and the public will be participating telephonically and will not be physically present in the Council Chambers. The agenda will contain details regarding how to virtually participate in the meeting and provide public comment prior to and during the meeting (https://www.sausalito.gov/city-government/boards-and-commissions/planning-commission/meetings-and-agendas).
HEARING BODY	Planning Commission
PROJECT ADDRESS / ID	40/42 Marion Avenue (APN: 065-292-19) 2019-00342
PROJECT CONTACT	Brad Evanson, Contract Planner (415) 289-4108 bevanson@sausalito.gov
WHAT WILL HAPPEN	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.
PROJECT SUMMARY	Applicant Michael Rex Architects, for Property Owners Chris and Victoria Reynolds, is requesting a Design Review Permit, an Accessory Dwelling Unit Permit, a Tree Removal Permit, and an Encroachment Agreement to remodel an existing 2,059 SF duplex and add 727 SF of floor area; remodel an existing carport to a garage plus convert 300 SF of storage space below the carport into an Accessory Dwelling Unit; remove two protected trees; and construction of new entry stairs within the right-of-way. Heightened Design Review has also been requested, because the proposed increase in floor area would bring the site to 85% of the maximum allowed floor area. The project has been determined to be exempt from further environmental review under Sections 15301.a and e (minor alterations and additions to existing structures), 15301.h (maintenance of existing landscaping, and 15304.b (replacement of existing landscaping with fire-resistive) of the California Environmental Quality Act (CEQA).
FOR MORE INFORMATION:	Project materials are available for public review online only at http://sausalito.trakit.net/eTRAKiT/Search/project.aspx . You can search using the project address, project ID, or APN listed above.
HOW TO COMMENT:	All persons are welcome to comment on the project. You can comment on the project via email to the project contact. The deadline to submit comments is 4:30 PM on May 20, 2020.