



**NOTICE OF PLANNING COMMISSION VIRTUAL PUBLIC HEARING TO CONSIDER A DESIGN REVIEW, ENCROACHMENT AGREEMENT, NONCONFORMITY, AND TREE REMOVAL PERMIT WITH HEIGHTENED DESIGN REVIEW AT 181 SPENCER AVE TO ADD AN ATTACHED GARAGE, STORAGE ROOM, AND RECONFIGURE DECK**

**PROJECT ID: 2018-00193 | APN: 065-182-20**

**HEARING DATE:** **Wednesday, February 3, 2021 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](http://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>).

**PROJECT CONTACT:** Mike Janusek, Assistant Planner | Phone: (415) 289-4132 | Email: [mjanusek@sausalito.gov](mailto:mjanusek@sausalito.gov)

**PROJECT SUMMARY:** Applicant Marty Zwick, on behalf of the property owner Karen and Gary Panariello is requesting a Design Review, Encroachment Agreement, Nonconformity, and Tree Removal Permit to add an attached garage, storage room, and reconfigure deck at 181 Spencer Ave. Projects that result in or exacerbate over 80 percent of the maximum permitted floor area and/or building coverage require Heightened Design Review. This project adds 376 square feet of floor area and subtracts 12 square feet of building coverage and therefore results in 0.41 Floor Area Ratio and 36.2% percent building coverage for the property as a whole. The project has been determined to be exempt from further environmental review under California Environmental Quality Act (CEQA) Section 15301.e (Additions to existing structures).

**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.

**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 written comments is by **4:30 PM** on **02/03/2021**. You may also comment orally during the hearing.

**FOR MORE INFORMATION:** Project materials are available for public review online only at <https://saus-trk.aspgov.com/eTRAKIT>. You can search using the project address, project ID number, or APN listed above.

*NOTICE IS HEREBY FURTHER GIVEN that if you challenge in court this decision, you may be limited to raising only those issues you or someone else raised in written correspondence delivered to the Community Development Department within ten (10) calendar days of the decision (Government Code §65009.b.2).*