



**NOTICE OF PLANNING COMMISSION VIRTUAL PUBLIC HEARING ON AN INITIAL STUDY/MITIGATED NEGATIVE DECLARATION AND STUDY SESSION TO CONSIDER DESIGN REVIEW, ENCROACHMENT AGREEMENT, TREE REMOVAL PERMIT WITH HEIGHTENED DESIGN REVIEW AT 177 CAZNEAU AVE TO CONSTRUCT A SINGLE FAMILY RESIDENCE WITH INTERIOR ACCESSORY DWELLING UNIT**

**HEARING DATE: Wednesday, July 21, 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:** Shawna Brekke-Read | Phone: 510-845-7549 | Email: [sbrekkeread@migcom.com](mailto:sbrekkeread@migcom.com)

**PROJECT SUMMARY:** Applicant Millard Arterberry, McCoy Architecture, Inc., on behalf of the property owner Firas Husein & Rawan Zalatimo is requesting a Design Review Permit, Encroachment Agreement, and Tree Removal Permit to construct a five-level 2,937-square foot single-family residence with an interior accessory dwelling unit and 441-square foot detached garage on a 6,000-square foot upslope lot at 177 Cazneau 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 3,378 square feet of floor area and 1,941 square feet of building coverage and therefore results in .45 Floor Area Ratio and 32 percent building coverage for the property as a whole. An Initial Study/Mitigated Negative Declaration is being prepared for the project under California Environmental Quality Act (CEQA) and will be available for public review on or before July 15, 2021

(<https://www.sausalito.gov/departments/community-development/planning-division/current-planning/public-notices>) and available with the Planning Commission July 21, 2021 agenda packet..

**WHAT WILL HAPPEN:** The Planning Commission will consider all public testimony on the IS/MND. The Planning Commission will not take action on the proposed project at this Study Session, and a future public hearing on the merits of the project will be scheduled for a future date.

**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 July 21, 2021**. You may also comment orally during the hearing.

**FOR MORE:** Project materials are available for public review online only at <https://saus-trk.aspgov.com/eTRAKiT>.

**INFORMATION:** You can search using the project address, project ID number, or APN listed above.

*NOTICE: If you challenge the project described in this notice 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 public entity conducting the hearing) at, or prior to, the public hearing.*