



**CITY OF SAUSALITO**

COMMUNITY DEVELOPMENT DEPARTMENT

420 LITHO STREET • SAUSALITO, CA 94965

TELEPHONE: (415) 289-4128 • <https://www.sausalito.gov/home>

**NOTICE OF INTENT TO ADOPT A  
MITIGATED NEGATIVE DECLARATION  
177 CAZNEAU AVENUE SINGLE-FAMILY RESIDENCE WITH INTERIOR ACCESSORY DWELLING  
UNIT PROJECT**

**NOTICE IS HEREBY GIVEN** that the City of Sausalito (the City) has prepared an Initial Study to evaluate the environmental impacts of the proposed Single-Family Residence with Interior Accessory Dwelling Unit at 177 Cazneau Avenue, described below, and intends to adopt a Mitigated Negative Declaration in accordance with the California Environmental Quality Act. The Initial Study concludes that the proposed project would not have a significant adverse effect on the environment if the mitigation measures identified in the Initial Study are adopted and made conditions of approval of the proposed project.

**FROM:** City of Sausalito, Community Development Department  
420 Litho Street  
Sausalito, CA 94965  
Contact: Lilly Whalen, Community Development Director  
c/o Shawna Brekke-Read, MIG Consulting Planner  
Phone: 510-845-7549 | Email: [sbrekkeread@migcom.com](mailto:sbrekkeread@migcom.com)

**PUBLIC REVIEW PERIOD:** The Initial Study and Proposed Mitigated Negative Declaration is available for public review at the following locations:

- Online under the “Community Development → Planning Division → Current Planning → Public Notices” page of the City’s website:  
<https://www.sausalito.gov/departments/community-development/planning-division/current-planning/public-notices>

**The Initial Study and proposed Mitigated Negative Declaration are now available for review. The 30-day review period will begin Tuesday, July 20, 2021 and end Thursday, August 19, 2021.**

Comments on the Mitigated Negative Declaration must be submitted in writing within the 30-day review period and sent by mail or email to:

Mail: City of Sausalito  
Community Development Department  
Attn: Lilly Whalen, Community Development Director  
420 Litho Street  
Sausalito, CA 94965  
E-mail: sbrekkerread@migcom.com

**PUBLIC MEETINGS:** The Sausalito Planning Commission is the decision-making body responsible for adopting the proposed Mitigated Negative Declaration and approving the proposed project. The Planning Commission will take public comments on the Initial Study / Mitigated Negative Declaration at the meeting listed below, which was previously noticed:

Planning Commission  
Wednesday, July 21, 2021, 6:30 PM  
(Due to Covid-19, the meeting shall be held remotely online)

**Please note that agendas are subject to change. Please contact the Community Development Department at (415) 289-4133 or visit the City's website at <https://www.sausalito.gov/city-government/boards-and-commissions/planning-commission/meetings-and-agendas> to confirm the hearing dates.**

**LOCATION OF PROJECT:**

177 Cazneau Ave. Assessor's Parcel Number (APN): 064-204-35

**SUMMARY PROJECT DESCRIPTION:** Applicant Millard Arterberry, McCoy Architecture, Inc., on behalf of the property owner Firas Husein & Rawan Zalatimo is requesting a Design Review Permit, Accessory Dwelling Unit, Encroachment Agreement, and Tree Removal Permit to construct a five-level 2,671-square foot single-family residence with a 267-square foot 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.

Please contact Shawna Brekke-Read on behalf of Lilly Whalen, Community Development Department Director, at sbrekkerread@migcom.com or 510-845-7549 if you have questions regarding this notice.