



NOTICE OF PUBLIC HEARING

HEARING DATE:	WEDNESDAY, SEPTEMBER 8, 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 . 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:	719-725 BRIDGEWAY AKA "LANGSAM BUILDING" PROJECT ID: 17-487 APN: 065-071-21
PROJECT CONTACT:	Contract Planner Jeffrey Graham Email: jeffrey.graham@mbakerintl.com
PROJECT SUMMARY	Applicant Michael Rex, on behalf of the property owner Langsam Properties I, LLC is requesting adoption of an Initial Study/Mitigated Negative Declaration and approval of a Design Review Permit with Heightened Design Review, Conditional Use Permits for a formula retail use (Napa Farms Market), parking exemptions, and onsite consumption of alcohol (beer) within the interior and within sidewalk dining area, a Minor Use Permit for sidewalk dining, Sign Permits for a variety of signage, an Encroachment Agreement for a projecting sign and bay windows and fencing associated with sidewalk dining, a Tentative Parcel Map to create three residential condominiums and a retail condominium parcel, a Variance to allow additional height for the façade containing the building name and a Tree Removal Permit to demolish the existing on-site building and construct a new two-story mixed use building of similar size at 719-725 Bridgeway. An Initial Study/Mitigated Negative Declaration (IS/MND) has been prepared for the project pursuant to the California Environmental Quality Act (CEQA). The IS/MND was previously circulated for public review from February 18, 2020 to March 18, 2020. The Planning Commission will consider adoption of the IS/MND at the public hearing in addition to approval of the project. At the meeting 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.
FOR MORE INFORMATION:	Project materials are available for public review online only: https://sauskalk.aspgov.com/eTRAKiT You can search using the project address, project ID number, 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. Comments submitted by 12:00PM on September 1, 2021 will be included in the Staff Report packet. Comments sent after the deadline will be considered late mail and should be emailed directly to the Project Contact and pc@sausalito.gov . You are encouraged to submit late mail by 12:00 PM on the Monday prior to the meeting, to allow the Planning Commission members time to read and consider your submission. You may also comment orally during the hearing. See hearing location section for details on how to participate.

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 Planning Commission at, or prior to, the public hearing. (Government Code §65009.b.2).*