



Notice of Accessory Dwelling Unit Permit (ADU) Application

PROJECT ADDRESS	33 San Carlos Ave (APN 065-202-52) Project ID 2021-00126
PROPERTY OWNER	Kostas Kassaras & Kathy Pappas-Kassaras
PROJECT APPLICANT	Kostas Kassaras & Kathy Pappas-Kassaras
PROJECT CONTACT	Alaina Lipp, Assistant Planner (415) 289-4135 alipp@sausalito.gov
PROJECT SUMMARY	A new attached Accessory Dwelling Unit (1000 sq. ft.) with two-bedrooms and one bathroom and a rear deck and terrace is proposed to be constructed by converting and expanding the existing garage third-floor garage at 33 San Carlos Avenue. The floor area ratio (FAR) will increase to 0.43, which is below the .45 maximum FAR allowed for the R1-6 zoning district. The proposed ADU will be located within the existing building footprint and will not increase site coverage, impervious surface, building height, or decrease existing setbacks. The project is categorically exempt from the California Environmental Quality Act (CEQA) under Section 15303(e) and 15301 of the CEQA Guidelines.
PROJECT REVIEW	Pursuant to Section 3 of Governor Newsom's Executive Order N-29-20, 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, or APN listed above.
PUBLIC COMMENT AND CITY DECISION	<p>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 Monday, November 22, 2021. On November 23, 2021, City Staff will consider all materials submitted into the record, including public comments, and render a decision on the project. City Staff's decision on the project may be appealed to the Planning Commission within 10 calendar days of the decision date.</p> <p>NOTICE IS HEREBY FURTHER GIVEN that if you challenge in court this administrative 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).</p>