

*****COURTESY NOTICE*****

**CITY OF SAUSALITO
NOTICE OF PLANNING COMMISSION PUBLIC HEARING
FOR A MITIGATED NEGATIVE DECLARATION, TENTATIVE MAP, DESIGN REVIEW
PERMIT, ENCROACHMENT AGREEMENT, PUBLIC IMPROVEMENTS IN THE SOUTH
STREET RIGHT OF WAY, AND TREE REMOVAL PERMIT**

ENV/TM/DR/EA/TR 08-011
109/111 Marion Avenue

PROJECT: The applicant and property owner Paula Marie Bruce requests Planning Commission approval of the following:

- A Tentative Parcel Map and Design Review Permit to subdivide an existing parcel into two parcels and construct a new single-family residence at 109/111 Marion Avenue (APN 065-263-04). The new parcels will be approximately 8,974 and 5,048 square feet in area. The proposed three-story residence would be approximately 2,504 square feet in size.
- An Encroachment Agreement for a driveway encroachment into the Sausalito Boulevard right-of-way. As a part of the project's encroachment agreement, Staff has included consideration of existing and proposed private improvements (i.e., patios, walkways, and fencing) in the Marion Avenue right-of-way.
- A Tree Removal Permit to remove protected trees on the subject site.
- The installation of pedestrian steps which would complete and rehabilitate a partially-installed walkway in the South Street right-of-way between Edwards Avenue and Marion Avenue.

MEETING DAY/TIME: Wednesday, January 20, 2010, 6:30 P.M.

LOCATION: City Council Chambers, Sausalito City Hall, 420 Litho Street, Sausalito, CA 94965

WHAT WILL HAPPEN: You can comment on the project. The Planning Commission will consider all public testimony and decide whether to approve, deny, modify or continue the project. The Planning Commission may also decide whether further information and/or studies are required.

IF YOU CANNOT ATTEND: You can send a letter to Lilly Schinsing, Associate Planner, City of Sausalito, City Hall, 420 Litho Street, Sausalito, CA 94965. You can also hand deliver a letter to the Community Development Department prior to the public hearing. *Materials which are submitted after the distribution of the agenda packet are available for public review at the Community Development Department during normal business hours, at the Planning Commission meeting, and at the City's website: www.ci.sausalito.ca.us (subject to staff's ability to post the documents prior to the meeting).*

FOR MORE INFORMATION: You can contact Lilly Schinsing at the Community Development Department at (415) 289-4134 (LSchinsing@ci.sausalito.ca.us). You can also come to the Community Development Department office located in City Hall, 420 Litho Street to review the application materials. **The office is open from 7:30AM to 5:00PM Monday through Thursday and from 7:30AM to noon every Friday.**

SIGNED


Lilly Schinsing
Associate Planner

At the above time and place, all letters received will be noted and all interested parties will be heard. If you challenge in court the Planning Commission application, 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 Section 65009(b)(1&2).