



CITY OF SAUSALITO
NOTICE OF CITY COUNCIL PUBLIC HEARING FOR A
GENERAL PLAN MAP AMENDMENT, ZONING MAP AMENDMENT,
PLANNED DEVELOPMENT PERMIT, FLOODPLAIN VARIANCE, &
ENCROACHMENT AGREEMENT AT 201 BRIDGEWAY & 206 SECOND STREET
GPA-ZOA-PD-TM-DR-CC-EA 13-150

The City Council will hold a public hearing on the following project.

PROJECT DESCRIPTION

Property owner Alex Kashef, DDS, MD is proposing redevelopment of the former Valhalla site and building at 201 Bridgeway by demolishing and rebuilding a portion of the Valhalla structure, and re-configuring the balance of Valhalla structure to accommodate seven residential condominium units. The project would add approximately 700 square feet of new floor area to the existing 9,290 square feet of floor area on the Valhalla property, for a total of 9,996 square feet of floor area. The project would remove approximately 570 square feet of floor area from the existing 2,018 square foot single-family residence at 206 Second Street (APNs 065-242-06 and 065-242-17). The project requires approval of the following discretionary actions by the City Council:

Environmental Review. The *Final Valhalla Residential Condominiums Initial Environmental Study/Mitigated Negative Declaration*, prepared in accordance with the California Environmental Quality Act. This document analyzes the potential impacts caused by the project and identifies various measures to mitigate these impacts. (SCH No. 2014042009)

General Plan Map Amendment. To change the site's land use designation from Neighborhood Commercial to High Density Residential.

Zoning Map Amendment. To change the site's zoning designation from Neighborhood Commercial (CN-1) to Multi-Family (R-3) to allow residential Use on the ground floor. Amend the Zoning Map to add a Planned Development (PD) Overlay District.

Planned Development Permit. Allow for master planning of the site and flexibility in the application of the City's development standards in certain aspects of the project.

Floodplain Variance. Allow for relief from the requirements of the Floodplain Management regulations to raise the existing Main Street boardwalk and Bridgeway boardwalk above the base flood elevation.

Encroachment Agreement. For private improvements within the public right-of-ways.

MEETING DAY/TIME

Tuesday October 21, 2014 at 7:00 p.m.

MEETING LOCATION

City Council Chambers at City Hall, 420 Litho Street, Sausalito

WHAT WILL HAPPEN

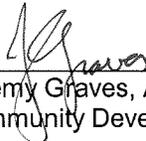
You can comment on the project. The City Council will consider all public testimony and decide whether to approve, deny, or modify the General Plan Map Amendment, Zoning Map Amendment, Planned Development Permit, Floodplain Variance, and Encroachment Agreement. The City Council may also decide to continue the public hearing or request additional information.

**IF YOU CANNOT
ATTEND**

You can send a letter or email to Community Development Director Jeremy Graves, 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. **Communications received by noon on Wednesday, October 15, 2014 will be attached to the staff report.** Communications submitted after the distribution of the agenda packet will be available for public review at the Community Development Department during normal business hours, at the City Council meeting, and on 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**

Contact Jeremy Graves at the Community Development Department at (415) 289-4133, (jgraves@ci.sausalito.ca.us) or come to the Community Development Department located in City Hall, 420 Litho Street to review the application materials. The office is open 7:30 to 4:30 on Monday, 7:30 to 5:00 Tuesday through Thursday, and 7:30 to noon on Friday.



Jeremy Graves, AICP
Community Development Director

At the above time and place, all letters received will be noted and all interested parties will be heard. If you challenge a decision of the City Council 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 or City Council at, or prior to, the public hearing (Government Code Section 65009(b)(1&2).

I:\CDD\PROJECTS - ADDRESS\Bridgeway 201\GPA-ZOA-PD-TM-DR-CC-EA 13-150\Notices\CCPN 10-21-2014.doc