

CITY OF SAUSALITO NOTICE OF PLANNING COMMISSION PUBLIC HEARING FOR A DESIGN REVIEW PERMIT, VARIANCE, TREE REMOVAL PERMIT, AND ENCROACHMENT AGREEMENT TO ALLOW FOR IMPROVEMENTS AT 22 ATWOOD DR/VA/EA/TRP 14-006

You are invited to attend a Planning Commission public hearing on the following project.

PROJECT DESCRIPTION

The applicant, Martin Bernstein, on behalf of the property owners, Johannes and Beverly Figel, requests Planning Commission approval of the following land use entitlements to an existing legal nonconforming single family dwelling located at 22 Atwood Avenue (APN 065-203-02):

Design Review Permit to allow modifications and additions to the existing dwelling including construction of the following: demolition of the parking deck and west side stairway on Atwood Avenue and the balconies on the south elevation, a new four -story elevator shaft which increases the roof height by 2 feet 8 inches, a new entry addition on the west elevation of the dwelling, a three-story addition to the south elevation of dwelling, a second floor covered deck on the west side, a new two-car garage under the dwelling, and retaining walls, paths, and landscaping throughout. The proposal also includes the demolition of retaining walls and stairs within the North Street public right-of-way and the construction of a driveway, stairs, retaining walls and patio deck over the driveway.

Variances from floor area, building coverage, and impervious surfaces to accommodate the project.

Tree Removal Permit to remove all on-site trees, in addition to the removal of a Coast Live Oak located in the North Street right-of-way fronting 26 Atwood Avenue (APN 065-203-03).

Recommendation for City Council approval of an Encroachment Agreement to allow for proposed improvements to be located within the North Street public right-of-way.

MEETING DAY/TIME

March 12, 2014 at 6:30 P.M.

LOCATION

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

WHAT WILL HAPPEN

You can comment on the project. 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.

IF YOU CANNOT ATTEND

You can send a letter to Steve Padovan, Contract 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. Letters received by noon on Wednesday, March 5, 2014 will be addressed in the Staff Report. Materials 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 Planning Commission 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 Steve Padovan at the Community Development Department at (415) 289-4154, by e-mail at spadovan@ci.sausalito.ca.us, or come to the Community Development Department office located in City Hall, 420 Litho Street to review the application materials. **The office is open 7:30 AM to 4:30 PM Monday, 7:30 AM to 5:00 PM Tuesday through Thursday, and 7:30 AM to Noon on Friday.**

SIGNED

Steve Padovan Contract Planner

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 Planning Commission 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 Section 65009(b)(1&2).

I:\CDD\PROJECTS - ADDRESS\A\Atwood 22\DR-VA-TRP-EA 14-006\PC Hearing Notice 3-12-14.doc