



CITY OF SAUSALITO
NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION
AND NOTICE OF PLANNING COMMISSION PUBLIC HEARINGS
Distributed: June 11, 2014
DR/VA 04-038

Project Title Woodrow Retaining Wall

SCH Number Not Applicable

Applicant Philip Woodrow

Location 9 Edwards Avenue (APN 065-302-74), Sausalito, CA 94965

Project Description The project is composed of a concrete retaining wall near the northeastern property line of the property at 9 Edwards Avenue, as well as an associated concrete patio, which is supported by the retaining wall. Both structures were built in 2004 after issuance of a City building permit. However, while the City approved plans for an approximately 6-foot high retaining wall along the northeastern property line, a 10-foot high wall was constructed. The project requires approval of the following retroactive discretionary actions by the City:

Environmental Review. The *Woodrow Retaining Wall 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.

Design Review Permit. To allow a ten-foot high stucco wall covered with vegetation, as well as a patio and a safety railing.

Variances. To allow a ten-foot high retaining wall and an elevated patio to be located within a side yard setback.

Tree Removal Permit. To allow the removal of a California Bay Laurel, which is a protected tree per the City's Trees and Views regulations.

Review Period June 11, 2014 to July 2, 2014

Public Hearings The Planning Commission will conduct a public hearing and take comments on the *Initial Environmental Study/Mitigated Negative Declaration* at 6:30 p.m. on June 18, 2014 and July 2, 2014. The Planning Commission will also conduct a public hearing on the project's discretionary actions listed above at 6:30 p.m. on July 16, 2014. The meetings will be held in the City of Sausalito Council Chambers, 420 Litho Street, Sausalito.

Comments Any written comments on the document must be received prior to the conclusion of the review period noted above. Public testimony will be accepted at the public meetings noted above. You may forward your written comments on the project to Assistant Planner Calvin Chan by mail to the Community Development Department, fax to (415) 339-2256, or email to cchan@ci.sausalito.ca.us.

For More Information The draft *Initial Environmental Study/Mitigated Negative Declaration* is available for viewing at the City of Sausalito Community Development Department (open from 7:30 A.M. to 4:30 P.M. Monday, 7:30 P.M. to 5:00 P.M. Tuesday through Thursday, and 7:30 A.M. to noon on Fridays) and the City of Sausalito Library (open every day) located in City Hall, 420 Litho Street, Sausalito and on the City's website at <http://ci.sausalito.ca.us/Index.aspx?page=578>. The project plans are available for viewing at the Community Development Department. For questions regarding the project or to review a copy of the draft *Initial Environmental Study/ Mitigated Negative Declaration* please contact Assistant Planner Calvin Chan at (415) 289-4129. A Staff report will be available on the City's website on the Friday preceding the Planning Commission meeting. Any written comments on the project must be received by the Planning Commission prior to the close of the public review period noted above.

Signed Calvin Chan, Assistant Planner