NOTICE OF A PLANNING COMMISSION PUBLIC HEARING TO CONSIDER A DESIGN REVIEW PERMIT, VARIANCE, AND ENCROACHMENT AGREEMENT TO CONVERT AN EXISTING CAR DECK TO AN ENCLOSED GARAGE PARTIALLY WITHIN THE PUBLIC RIGHT-OF-WAY AT 87 SAN CARLOS AVE PROJECT ID: 2024-00208 | APN: 065-163-38

HEARING DATE: Wednesday, July 23, 2025 at **6:30 PM**

HEARING LOCATION: City Hall will be open to the public for this meeting and the public will be able to participate telephonically. Pursuant to Government code section 54953(e) this meeting will be conducted telephonically through Zoom and broadcast live at www.sausalito.gov. The agenda will contain details regarding how to virtually participate in the meeting and provide public comment prior to and during the meeting: https://www.sausalito.gov/citygovernment/boards-and-commissions/planning-commission/meetings-andagendas

PROJECT CONTACT: Katie Nelson, Associate Planner | (415) 289-4147 | Email: knelson@sausalito.gov

PROJECT SUMMARY: Applicant, Scott Couture, on behalf of owner James C. Hormel Jr., requests Planning Commission approval of a Design Review Permit and Variance with recommendation of approval for an Encroachment Agreement to convert an existing 380 square foot car deck into a 400 square foot enclosed garage located in the side yard setback and partially within the public right-of-way at 87 San Carlos Ave (APN: 065-163-38). Expansion of an existing 85 square foot unconditioned storage space under the parking deck to 130 square feet is also proposed. The project has been determined to be exempt from further environmental review under the California Environmental Quality Act (CEQA) Section 15301 (Existing Facilities) and 15303 (New Construction of Conversion of Small Structures).

WHAT WILL HAPPEN: 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.

HOW TO COMMENT: Any individual is welcome to comment on the project. You can comment on the project via email to the project contact. The deadline to submit written comments is **12:00 p.m.** on **Wednesday, July 23, 2025**. You may also comment orally during the hearing.

FOR MORE INFORMATION: Project materials are available for public review online at https://saus-trk.aspgov.com/eTRAKiT. You can search using the project address, project ID number, or APN listed above.

NOTICE: If you challenge the project described in this notice 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 §65009.b.2)