




CITY OF SAUSALITO

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

Distributed: December 7, 2016

DR/TM/TP/EA 14-021

Project Title	Bridgeway Commons Residential Condominiums
Applicant	Sy Jardin's Lookout LLC, Property Owner; Miles Berger, Architect
Location	1755 Bridgeway (APNs 064-151-02 & -03), Sausalito, CA (includes property/buildings with addresses: 1745 Bridgeway, 1751 Bridgeway, 1757 Bridgeway, and 160 Filbert Avenue)
Project Description	<p>The Project proposes redevelopment of two parcels zoned R-3 (Multiple Family Residential) with 16 residential condominiums. All existing buildings and structures on the property would be demolished and replaced with two multi-level buildings containing the 16 condominium units (one three-bedroom and 15 two-bedroom units) and 32 on-site parking spaces contained within a parking garage. Vehicular access to the development would be provided via a 24-foot wide driveway on Bridgeway that would provide right-turn ingress and right-turn egress to and from the parking area. Driveway, sidewalk and landscaping improvements are proposed within the public right-of-way along Bridgeway. Landscaping and public sidewalk improvements are also proposed along Filbert Avenue; however, access is proposed from Bridgeway only. The project requires approval of the following discretionary actions by the City:</p> <ul style="list-style-type: none">• Environmental Review. The Bridgeway Commons Condominiums Initial Study / Mitigated Negative Declaration (IS/MND), 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.• Vesting Tentative Subdivision Map. To create a condominium map for 16 residential condominiums.• Design Review Permit. For demolition of existing residential buildings, and construction of two new buildings and other improvements for new condominium development.• Tree Permit. To permit the removal of "protected" trees on the property, as defined in the City's Tree and View Ordinance.• Encroachment Agreement. For private improvements within the public right-of-ways.
Review Period	December 7, 2016 to January 9, 2017
Public Meeting	The Planning Commission will take public comments on the Initial Study / Mitigated Negative Declaration at 6:30 p.m. on December 15, 2016 . The meeting 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 comments will be accepted at the public meeting noted above. You may forward your written comments on the project to Community Development Director Danny Castro by mail to the Community Development Department, fax to (415) 339-2256, or email to dcastro@ci.sausalito.ca.us .
For More Information	The Draft IS/MND and project plans are available for review 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 . For questions regarding the project, please contact Community Development Director Danny Castro, at (415) 289-4133. Staff reports will be available on the City's website on the Friday preceding the Planning Commission meetings. 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	 _____ Danny Castro, Community Development Director