

SPECIAL CITY COUNCIL MEETING



CITY OF SAUSALITO NOTICE OF CITY COUNCIL PUBLIC HEARING REGARDING AN APPEAL OF A PLANNING COMMISSION DECISION DENYING A DESIGN REVIEW PERMIT, TREE REMOVAL PERMIT, PARCEL MAP AND CONDOMINIUM CONVERSION PERMIT, AND ENCROACHMENT AGREEMENT

446/448 SAUSALITO BOULEVARD AND 77 CRESCENT AVENUE

DR-CCP-PM-EA-TRP 15-324 | APN 065-222-19

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

PROJECT DESCRIPTION	On December 15, 2016 , the Planning Commission denied a Design Review Permit, subject to Heightened Design Review, for substantial demolition and remodel of the existing two-unit residential dwelling (446/448 Sausalito Boulevard), construction of a new single-family residential dwelling (77 Crescent Avenue), and other related site improvements. On December 27, 2016 , the property owner filed an appeal of the denial of the project. On January 24, 2017 , the City Council conducted a public hearing to consider the appeal and remanded the project to the Planning Commission to consider revisions to the project and to determine whether the required Design Review Findings for project approval can be made. On May 31, 2017 , the Planning Commission held a public hearing to consider revisions to the project and determined that the required Design Review Findings for project approval cannot be made. On July 11, 2017 , the City Council conducted a public hearing to consider the appeal, reviewed the Planning Commission's determination, and continued the public hearing for further consideration. On September 11, 2017 , the City Council will conduct a public hearing to consider the appeal.
MEETING DAY/TIME	<u>Monday, September 11, 2017, at 7:00 PM (Special Meeting Date)</u>
MEETING LOCATION	City Council Chambers at City Hall, 420 Litho Street, Sausalito
WHAT WILL HAPPEN	You can comment on the appeal. The City Council will consider all public testimony and decide whether to approve or deny the appeal. The City Council may also decide to continue the appeal hearing, or request additional information.
IF YOU CANNOT ATTEND	You can send a letter to Calvin Chan, Senior 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. <u>Letters received by 12:00 PM on September 5, 2017, will be distributed with the Staff Report. You may submit a letter at any time. Letters submitted after 12:00 PM on September 5, 2017, will be available for public review at the Community Development Department during normal business hours, at the City Council appeal hearing, and on the City's Website: www.sausalito.gov</u> (subject to Staff's ability to post documents prior to meeting).
FOR MORE INFORMATION	Contact Senior Planner Calvin Chan at the Community Development Department (Email: cchan@sausalito.gov Phone: 415-289-4129) or come to the Community Development Department office located in City Hall, 420 Litho Street, to review the application/appeal materials. The office is open from 8:00 AM to 4:30 PM Monday through Thursday and from 8:00 AM to 12:00 PM on Friday. Please be advised that City Hall is closed on September 4, 2017 (Labor Day).

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 City Council at, or prior to, the public hearing (Government Code Section 65009(b)(1&2)).

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