

CITY OF SAUSALITO NOTICE OF PLANNING COMMISSION PUBLIC HEARING FOR A DESIGN REVIEW PERMIT, ENCROACHMENT AGREEMENT AND TWO VARIANCES TO DEMOLISH AN EXISTING GARAGE AND CONSTRUCT A NEW TWO-CAR GARAGE AT 63 CENTRAL AVENUE DR/VA/EA 12-265

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

PROJECT DESCRIPTION Applicant, Michael Barber, on behalf of property owner, Kelly Armstrong, is requesting Planning Commission approval of a Design Review Permit and two Variances in addition to recommendation of approval of an Encroachment Agreement to demolish an existing garage and construct a new two-car garage partially located in the right-of-way at 63 Central Avenue (APN 065-201-011). The new garage will be in the same approximate location of the existing garage and will provide parking for two vehicles. The project necessitates the approval of two variances as the garage will be located partially in the west side setback and will increase the building coverage on the parcel beyond the allowed building coverage in the R-1-6 Zoning District.

MEETING DAY/TIME February 6, 2013 at 6:30 P.M.

MEETING 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 Lilly Schinsing, Associate 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 Tuesday, January 29, 2013 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 Lilly Schinsing at the Community Development Department at (415) 289-4134, (<u>LSchinsing@ci.sausalito.ca.us</u>) or come to the Community Development Department office located in City Hall, 420 Litho Street to review the application materials. **The office is open from 7:30AM to 5:00PM Monday through Thursday and from 7:30 AM to noon on Friday.**

Tel: (415) 289-4128 Fax: (415) 339-2256

www.ci.sausalito.ca.us

SIGNED

Lilly Schinsing
Associate 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).

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