



CITY OF SAUSALITO
NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION
AND NOTICE OF PLANNING COMMISSION PUBLIC HEARINGS

Distributed: April 1, 2014

DR-EA-TM-CC-CUP-PD-GPA-ZOA 13-150

Project Title	The Valhalla Residential Condominiums
SCH Number	To Be Assigned
Applicant	Dr. Alex Kashef, DDS, MD
Location	206 Second Street / 201 Bridgeway (APNs 065-242-06 and 065-242-17), Sausalito
Project Description	<p>The project would redevelop the former Valhalla site and building at 201 Bridgeway by renovating and re-configuring the Valhalla structure to accommodate seven residential condominium units. The project would also maintain the existing single-family residence located at 206 Second Street. In total, the project would add approximately 600 square feet of new floor area to the existing 9,290 square feet of building space on the Valhalla property, for a total of 9,900 square feet of floor area. Additionally, approximately 570 square feet of floor area would be removed from the existing 2,018 single-family residence at 206 Second Street. The project requires approval of the following discretionary actions by the City:</p> <p>Environmental Review. The <i>Valhalla Residential Condominiums Initial Environmental Study / Mitigated Negative Declaration</i>, 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.</p> <p>General Plan Map Amendment. To change the site's land use designation from Neighborhood Commercial to High Density Residential.</p> <p>Zoning Map Amendment. To change the site's zoning designation from Neighborhood Commercial (CN-1) to Multi-Family (R-3) to allow residential Use on the ground floor. Amend the Zoning Map to add a Planned Development (PD) Overlay District.</p> <p>Planned Development Permit. Allow for master planning of the site and flexibility in the application of the City's development standards in some areas of the project.</p> <p>Tentative Subdivision Map. To create seven residential condominiums, common areas, and a separate parcel for the existing single family residence at 206 Second Street.</p> <p>Design Review Permit. For demolition, renovation, and restoration of the portions of the existing Valhalla building for residential units, and the construction of a new two-story condominium duplex.</p> <p>Condominium Conversion Permit. For conversion of the existing Valhalla building into residential condominiums.</p> <p>Encroachment Agreement. For private improvements within the public right-of-ways.</p> <p>In addition, the project requires approval by the Bay Conservation and Development, US Army Corps of Engineers, and Regional Water Quality Control Board.</p>
Review Period	April 1, 2014 to May 14, 2014

- Public Meetings** The Planning Commission will take public comments on the Initial Environmental Study / Mitigated Negative Declaration at 6:30 p.m. on April 16, 2014, April 30, 2014 and May 14, 2014. All 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 Community Development Director Jeremy Graves, AICP by mail to the Community Development Department, fax to (415) 339-2256, or email to jgraves@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 Community Development Director Jeremy Graves, AICP 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** Jeremy Graves, AICP
Community Development Director