



## CITY OF SAUSALITO

### NOTICE OF AVAILABILITY, NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION, AND NOTICE OF PLANNING COMMISSION PUBLIC HEARING

Distributed: February 18, 2020

<b>Project Title</b>	Langsam Building Replacement Project
<b>SCH Number</b>	To Be Assigned
<b>Applicant</b>	Marsha August, Langsam Properties I, LLC
<b>Location</b>	719-725 Bridgeway (APN 065-171-21), Sausalito
<b>Project Description</b>	<p>The Project proposes to demolish the existing 2-story mixed-use commercial/residential building which is a contributor to the Downtown Sausalito Historic District and replace it with a new building of similar height, scale and mix of uses. The new building would consist of one ground floor retail space and three residential units on the second floor, one of which would be restricted for affordability.</p> <p><b>Environmental Review.</b> An Initial Study/ Mitigated Negative Declaration has been prepared in compliance with the California Environmental Quality Act (CEQA). This document analyzes the potential environmental impacts of the project and identifies measures to mitigate these impacts. The Mitigated Negative Declaration finds that the proposed project will not have a significant effect upon the environment due to proposed mitigating measures to be followed by the project applicant.</p> <p><b>Certificate of Appropriateness.</b> The demolition and replacement of the existing 2-story mixed-use building with a similarly scaled new building and with a similar mix of uses in the Downtown Sausalito Historic District requires a Certificate of Appropriateness from the Historic Preservation Commission and Planning Commission.</p> <p><b>Sign Permit.</b> The Historic Preservation Commission will consider the appropriateness of proposed ground floor signage.</p> <p><b>Design Review Permit.</b> Required for any commercial, industrial or similar structure proposed for construction.</p> <p><b>Conditional Use Permit (CUP).</b> Napa Farms Market, the proposed ground floor commercial use, requires a CUP for formula retail from the Planning Commission. In addition, a CUP is required for the proposed waiver or reduction of parking requirements.</p> <p><b>Tree Removal Permit.</b> For removal of two existing street trees.</p> <p><b>Encroachment Agreement.</b> For bay windows and signage extending into the public right-of-way.</p> <p><b>Minor Use Permit and Encroachment Permit.</b> For sidewalk dining.</p> <p><b>Parcel Map.</b> To create 4 condominiums, 3 residential units on the 2nd floor and one commercial unit on ground floor.</p>
<b>Review Period</b>	February 18, 2020 to March 18, 2020

- Public Meetings** The Planning Commission will take public comments on the Initial Study/Mitigated Negative Declaration at 6:30 p.m. on **April 8, 2020**. 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 testimony will be accepted at the public meetings noted above. You may forward your written comments on the project to Community Development Director Lilly Whalen by mail to the Community Development Department, fax to (415) 339-2256, or email to [lwhalen@sausalito.gov](mailto:lwhalen@sausalito.gov).
- For More Information** The draft Initial Study/Mitigated Negative Declaration is available for viewing at the City of Sausalito Community Development Department (open from 8:00 A.M. to 11:30 A.M. and 1:00 P.M. to 4:30 P.M. Monday, Tuesday and Thursday, closed Wednesdays and 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 Study/ Mitigated Negative Declaration please contact Community Development Director Lilly Whalen, AICP at (415) 289-4133. Staff reports will be available on the City's website on the Friday preceding the Planning Commission meeting. 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** Lilly Whalen  
Community Development Director