

# PLANNING COMMISSION AGENDA CITY OF SAUSALITO

COMMUNITY DEVELOPMENT DEPARTMENT / 420 LITHO STREET / SAUSALITO, CA 94965 / (415) 289-4100



**REGULAR MEETING – WEDNESDAY, NOVEMBER 7, 2007  
6:30 P.M. in the COUNCIL CHAMBERS at 420 LITHO STREET, SAUSALITO**

Note that the Planning Commission may, at its discretion, consider agenda items out of the order in which they are listed. The public may comment on any item on the agenda that has not previously been subject to public comment. Items listed under "Consent Calendar" have all been subject to prior public comment and may be acted upon by the Planning Commission without further comment. To give everyone an opportunity to be heard and to ensure the presentation of different points of view, the Commission requests that members of the audience who speak: 1) Always address the Chair; 2) State his or her name and address; 3) State views succinctly, and; 4) Limit presentations to three minutes.

For information on how to obtain the Planning Commission meeting agenda and agenda packets, please see the last page of this agenda.

For information concerning reasonable accommodations under the Americans With Disabilities Act (ADA), please see the last page of this agenda.

## **THE PLANNING COMMISSION DOES NOT REVIEW WRITTEN COMMENTS AFTER THE PRODUCTION OF THEIR AGENDA PACKET**

**CALL TO ORDER / ROLL CALL: 6:30 P.M.**

**COMMISSIONERS: Janelle Kellman, Chair X Bill Keller X  
Cheryl Bossio X Barry Peterson X Stan Bair X**

## **ADOPTION OF AGENDA**

### **DIRECTOR'S REPORT**

- a. 33 Miller Avenue
- b. 2008 Calendar
- c. Lot 1 Parking Booth

## **PUBLIC COMMENTS ON ITEMS NOT ON THIS AGENDA**

**PUBLIC COMMUNICATIONS:** This is the time for the Planning Commission to hear from citizens regarding matters that are *not* on the agenda. Comments on matters that are *on* the agenda shall be made at the time the Commission considers those matters. Except in very limited situations, State law precludes the Commission from taking action on or engaging in discussions concerning items of business that are not on the agenda. However, the Commission may refer matters not on the agenda to City staff or direct that the subject be "agendized" for a future meeting. Speakers are limited to 3 minutes each.

## CONSENT CALENDAR

**REMOVAL OF ITEMS FROM THE CONSENT CALENDAR:** Matters listed under CONSENT CALENDAR are considered routine and non-controversial, require no discussion, are expected to have unanimous Commission support, and may be enacted by the Commission in one motion in the form listed below. There will be no separate discussion of Consent Calendar items. However, before the Commission votes on a motion to adopt the Consent Calendar items, Commissioners, City staff, or the public may request that specific items be removed from Consent Calendar for separate action. Items removed from the Consent Calendar will be discussed later on the agenda, when public comment will be heard on any such item.

**1. 120 CENTRAL AVENUE (DR/NC 04-058)**  
Sausalito Woman's Club (Property Owner & Applicant)

Staff: Sierra Russell

### ANNOUNCEMENTS AND OPPORTUNITY FOR DISCLOSURE OF EX PARTE COMMUNICATIONS

**PROJECT:** Applicant and property owner, the Sausalito Woman's Club, requests Planning Commission approval to amend Design Review and Nonconformity Permits No. DR 04-058, a remodel approved for the Woman's Club kitchen at 120 Central Avenue. The proposed amendment would remove a condition of approval that restricts catered rental events at the Woman's Club to no more than three (3) within a 90-day period, which was added as a previous modification with the approval of Resolution 2006-30 on June 21, 2006.

**STAFF RECOMMENDATION:** Staff recommends continuance of the item to a date uncertain.

**ACTION TAKEN:** Continued to a date uncertain

MOTION: \_\_\_\_\_ Kellman \_\_\_\_\_      SECONDED BY: \_\_\_\_\_ Keller \_\_\_\_\_

**VOTE:** Ayes   5   Noes   0   Absent \_\_\_\_\_ Abstain \_\_\_\_\_

## CONTINUED PUBLIC HEARINGS

**2. 591 SAUSALITO BOULEVARD (DR 07-012)**  
Daniel Drown (Property Owner & Applicant)

Staff: Debra Lutske

### ANNOUNCEMENTS AND OPPORTUNITY FOR DISCLOSURE OF EX PARTE COMMUNICATIONS

**PROJECT:** Applicant and property owner Daniel Drown requests Planning Commission approval of a Design Review permit to construct a new single-family residence. The proposed home would be approximately 1,800 square feet and would include an attached two-car garage. The home is located in the R-1-6 Zoning District.

**STAFF RECOMMENDATION:** Adopt Draft Resolution of Approval subject to conditions.

**ACTION TAKEN:** Approved subject to the resolution of approval

MOTION: \_\_\_\_\_ Keller \_\_\_\_\_      SECONDED BY: \_\_\_\_\_ Peterson \_\_\_\_\_

**VOTE:** Ayes   4   Noes   1   Absent \_\_\_\_\_ Abstain \_\_\_\_\_

**3. 1750 BRIDGEWAY (UP/DR 06-059/APN 064-082-02)**

Staff: Lorraine Weiss

Maryann Miller Novak/Metro PCS (Applicant/Carrier)  
Holt Greene (Property Owner)

**ANNOUNCEMENTS AND OPPORTUNITY FOR DISCLOSURE OF EX PARTE COMMUNICATIONS**

**PROJECT:** The Applicant, Maryann Miller Novak for Metro PCS, on behalf of the property owner, Holt Greene, requests Planning Commission approval of Design Review and Conditional Use Permit to construct a wireless communications facility with three antennae mounted on the building in a concealed manner and four equipment cabinets located in an existing underground parking area beneath the existing building.

**STAFF RECOMMENDATION:** Adopt Draft Resolution of Approval subject to conditions.

**ACTION TAKEN:** Continued to a date uncertain

MOTION: \_\_\_Kellman\_\_\_ SECONDED BY: \_\_\_Keller\_\_\_

**VOTE:** Ayes 5 Noes 0 Absent \_\_\_ Abstain \_\_\_

**4. 103 BONITA STREET (DR/V 07-009)**

Staff: Debra Lutske

Michal Staninec (Property Owner)  
Don Olsen (Applicant)

**ANNOUNCEMENTS AND OPPORTUNITY FOR DISCLOSURE OF EX PARTE COMMUNICATIONS**

**PROJECT:** Applicant, Don Olsen, on behalf of property owner, Michal Staninec, is requesting a Design Review Permit and Variance for a proposed stairway room addition and deck partially within a required setback area. The Variance would allow the reduction in required side and rear yard setbacks for the addition and garage. The proposal is to add 506 square feet of floor area and 435 square feet of building coverage and impervious surface, connecting the home and the detached garage. The proposal requires Heightened Review for the additional building coverage.

**STAFF RECOMMENDATION:** Adopt Draft Resolution of Denial.

**ACTION TAKEN:** Approve, result in denial

MOTION: \_\_\_Bair\_\_\_ SECONDED BY: \_\_\_Bossio\_\_\_

**VOTE:** Ayes 2 Noes 2 Absent \_\_\_ Abstain 1

**5. 160 CURREY AVENUE (TM 05-047)**  
Will S. Revilock (Owner/Applicant)

Staff: Debra Lutske

**ANNOUNCEMENTS AND OPPORTUNITY FOR DISCLOSURE OF EX PARTE COMMUNICATIONS**

**PROJECT:** The applicant and property owner, Will Revilock, requests Planning Commission approval of a Tentative Map to subdivide the existing 17,836 square foot parcel at 160 Currey Avenue into two parcels. The project would also involve the demolition of portions of an existing house, a wood deck, and an existing garage.

**STAFF RECOMMENDATION:** Adopt Draft Resolution of Approval subject to conditions.

**ACTION TAKEN: Denial**

MOTION: \_\_\_Bair\_\_\_ SECONDED BY: \_\_\_Kellman\_\_\_

**VOTE:** Ayes \_\_\_3\_\_\_ Noes \_\_\_2\_\_\_ Absent \_\_\_ Abstain \_\_\_

**NEW PUBLIC HEARINGS**

**6. 75 CLOUDVIEW ROAD (DR NC 07-027/APN 065-191-25)**  
David Kalb (Applicant)  
Pierra and Cecilia Vacherand (Property Owner)

Staff: Debra Lutske

**ANNOUNCEMENTS AND OPPORTUNITY FOR DISCLOSURE OF EX PARTE COMMUNICATIONS**

**PROJECT:** The applicant, David Kalb, on behalf of Pierre and Cecilia Vacherand, property owner, requests Planning Commission approval of a Design Review and Non-Conformity Permit for a remodel to the existing single-family house located at 75 Cloud View Road. The request is for 640 square-feet of additional floor area to the existing home and relocation and minor reduction of existing building coverage and impervious surface, which currently exceed development standards. The property is located in the R-1-6 (Single Family Residential) zoning district.

**STAFF RECOMMENDATION:** Adopt Draft Resolution of Approval subject to conditions.

**ACTION TAKEN: Continue to Planning Commission hearing of November 28, 2007, consent calendar**

MOTION: \_\_\_Kellman\_\_\_ SECONDED BY: \_\_\_Bair\_\_\_

**VOTE:** Ayes \_\_\_5\_\_\_ Noes \_\_\_0\_\_\_ Absent \_\_\_ Abstain \_\_\_

**ADJOURNMENT**

No later than 10:00 p.m.

**LETTER OF APPEAL THAT STATES THE REASONS FOR THE APPEAL** and the required **APPEAL FEE** must be filed with the City Clerk's Office **WITHIN TEN (10) DAYS** from the date of the decision. 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 hearing and on appeal to the City Council. In compliance with the AMERICANS WITH DISABILITIES ACT, if you need special assistance to participate in this meeting, please contact the Community Development Department at 289-4112. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. [29 CFR 35.102-35.104 ADA Title 11]

**(THE PLANNING COMMISSION MAY AT THEIR DISCRETION CONSIDER AGENDA ITEMS OUT OF THE ORDER IN WHICH THEY ARE LISTED.)**

**HOW TO OBTAIN PLANNING COMMISSION AGENDAS:**

**Posted agendas:**

Posted the Friday prior to the Planning Commission meeting date at the entrance to City Hall at 420 Litho Street.

**Community Development Department Office:**

Go to City Hall, 420 Litho Street, Sausalito, and ask for a copy at the CDD counter.

**Planning Commission Meetings:**

Agendas are available at the Planning Commission meeting.

**HOW TO OBTAIN PLANNING COMMISSION AGENDA PACKET MATERIALS:**

**Community Development Dept. Office or the Library:**

A copy of the complete agenda packet is available for public review on the Friday prior to the Planning Commission meeting, at the Community Development Dept. counter and the Library, at 420 Litho Street, Sausalito.

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	<p><b>City of Sausalito</b>  <b>420 Litho Street</b>  <b>Sausalito, CA 94965</b>  <b>(415) 289-4100</b>  <a href="http://www.ci.sausalito.ca.us">www.ci.sausalito.ca.us</a></p>
<p><b>Janelle Kellman, Chair</b></p>	<p><b>Adam Politzer, City Manager</b></p>
<p><b>Bill Keller, Co-Chair</b></p>	<p><b>Mary Wagner, City Attorney</b></p>
<p><b>Stan Bair, Commissioner</b></p>	<p><b>Diane Henderson, Interim Community Development Director</b></p>
<p><b>Cheryl Bossio, Commissioner</b></p>	<p><b>Kevin Bryant, Deputy Planning Director</b></p>
<p><b>Barry Peterson, Commissioner</b></p>	<p><b>Sierra Russell, Associate Planner</b></p>
	<p><b>Debra Lutske, Assistant Planner</b></p>
	<p><b>Lorraine Weiss, Contract Planner</b></p>
	<p><b>Lisa Newman, Contract Planner</b></p>