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SAUSALITO PLANNING COMMISSION
Wednesday, March 21, 2012
Approved Summary Minutes

Call to Order

Chair Keegin called the meeting to order at 6:30 p.m. in the Council Chambers of City Hall, 420 Litho Street, Sausalito.

Present: Chair Stafford Keegin, Vice Chair Joan Cox, Commissioner Stan Bair
Commissioner Richard Graef

Absent: Commissioner Bill Werner

Staff: Community Development Director Jeremy Graves
Associate Planner Lilly Schinsing, City Attorney Mary Wagner

Approval of Agenda

Vice Chair Cox moved and Commissioner Bair seconded a motion to approve the agenda. The motion passed 4-0.

Public Comments On Items Not on the Agenda

None.

Approval of Minutes

February 22, 2012 March 7, 2012

Commissioner Bair moved and Vice Chair Cox seconded a motion to approve the summary minutes of March 7, 2012 as amended. The motion passed 4-0.

Commissioner Graef moved and Chair Keegin seconded a motion to approve the summary minutes of February 22, 2012 as submitted. The motion passed 4-0.

Public Hearings

Declarations of Public Contacts

None.

1. CUP/MUP/EA/VA 12-041, Conditional Use Permit, Minor Use Permit, Encroachment Agreement, Variance, Cibo Café, 1201 Bridgeway.

Amendment of a previously approved Conditional Use Permit for the expansion of an existing café into an adjacent commercial space including the addition of an ancillary coffee roaster, relocated coffee bar and retail area; a retroactive Minor Use Permit for the installation of an 18-seat outdoor dining area in an existing three-car parking space area and a bench to serve an outdoor dining area on the sidewalk along Pine Street; a retroactive Sidewalk Dining Encroachment Permit for the use of the sidewalk along Pine Street for bench seating associated with the restaurant; a Variance for three required on-site parking spaces.

1 The public hearing was opened.

2
3 Associate Planner Schinsing presented the Staff Report.

4
5 Commission questions to Staff:

- 6 • Where did the 25% factor come from for the roaster? *Staff responded they*
7 *asked the applicant what percentage they would estimate they would like to*
8 *sell to other restaurants and they said 20%, so staff gave them an additional*
9 *5% buffer.*
- 10 • Staff mentioned 18 seats for the new seating, but are there not additional seats
11 on the bench? *Staff responded yes. The original approval was for eight*
12 *traditional seats with tables in the sidewalk. The applicant did not want to put*
13 *tables and chairs in the sidewalk and wanted to put a bench there. In this*
14 *situation it does not matter how many seats the bench counts as because*
15 *parking is not required for outdoor dining in a public right-of-way, but it is clear*
16 *in the resolution that it can be only a bench in the public right-of-way, not tables*
17 *and chairs.*

18
19 The public testimony period was opened.

20
21 Presentation was made by Tera Ancona, the applicant.

22
23 Commission questions to Ms. Ancona:

- 24 • Are the shade structures part of the landscaping plan? *Ms. Ancona responded*
25 *the shade structures are the triangles on the plan and have existed onsite for*
26 *almost a year.*
- 27 • Are the planters the other landscaping? *Ms. Ancona responded they have*
28 *planters onsite now. They are not looking to build any type of pergola structure*
29 *and are looking to keep it as tables, benches, et cetera. They have considered*
30 *trellises inside the planters. Mr. Ancona responded the trellises would be a*
31 *maximum of five feet high and the width of the planter boxes and would act as*
32 *wind barriers.*

33
34 The public made no comments.

35
36 The public testimony period was closed.

37
38 Commission comments:

- 39 • The Planning Commission is comfortable making the findings for approval
40 because the parking issues the applicants are now addressing and the
41 retroactive permit they are now seeking arose through no fault of their own.
 - 42 • The Planning Commission is often loath to grant a Variance, but in this
43 circumstance where a safety concern is alleviated and parking issues are
44 helped it is merited.
 - 45 • Cibo Café is one of the high points of having a resident-serving business.
 - 46 • The Variance can be supported because moving the three parking spaces
47 offsite to that particular place on the street is almost a difference without a
48 distinction and services the community as well as Cibo.
- 49
50

- The Conditional Use Permit can be supported because it is consistent with the General Plan, that indeed the City is trying to find resident-serving uses and establishments.

Vice Chair Cox moved and Commissioner Bair seconded a motion to approve a Conditional Use Permit, Minor Use Permit, Encroachment Agreement and Variance for 1201 Bridgeway.

Amended Conditions of Approval:

- The bench shall be considered a bench and is subject to the additional Condition of Approval enunciated in the staff recommendation concerning the seating of 36 indoor and 18 outdoors.
- Finding D for the Conditional Use Permit shall start with the same language used in Finding D for Minor Use Permit, which states, "With the approval of the Variance for the three parking spaces the café complies with applicable provisions of the Zoning Ordinance."

Commissioner Bair seconded the motion as amended.

The motion passed 4-0.

The public hearing was closed.

Old Business

2. FY 2012-13 Prioritized Project List.

Community Development Director Graves presented the Staff Report.

- Vice Chair Cox added Item FF regarding tree removal decisions shall be made by the Trees and Views Committee as opposed to the Planning Commission.

Commission comments:

- A provision should be added to review and revise the parking regulations of the City with revisions to the ordinance to address parking issues and eliminate paper parking spaces to render the ordinance more consistent with reality. To be ranked #16.

Vice Chair Cox moved and Commissioner Bair seconded a motion to approve the FY 2012-13 Prioritized Project List as modified. The motion passed 4-0.

New Business – None.

Staff Communications

Commission Communications


- A subcommittee of the Housing Element Task Force is working with various members of the public to draft ADU regulations regarding new accessory dwelling

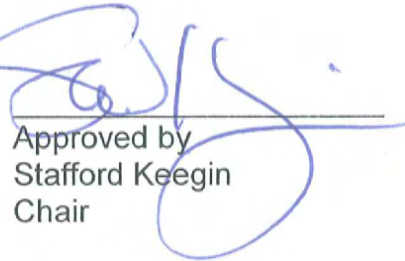
1 units and amnesty for existing accessory dwelling units that were never properly
2 approved.
3

4 **Vice Chair Cox moved and Commissioner Graef seconded a motion to adjourn**
5 **the meeting. The motion passed 4-0.**
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7 **Adjournment**

8 The meeting was adjourned at 7:22 p.m.
9

10 
11 _____
12 Submitted by
13 Jeremy Graves, AICP
14 Community Development Director
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Approved by
Stafford Keegin
Chair

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