# PLANNING COMMISSION AGENDA CITY OF SAUSALITO

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



# REGULAR MEETING – WEDNESDAY, NOVEMBER 28, 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 vi ew, 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

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COMMISSIONERS	6: Janelle Kellmar	า, Ch	airX	_Bill Keller_	X
Cheryl Bossio	_Barry Peterson_	_X	Stan B	air	

# **ADOPTION OF AGENDA**

DIRECTOR'S REPORT a. 2008 Calendar

# **APPROVAL OF MINUTES – Approved 3-0**

September 12<sup>th</sup>, 2007 Minutes September 26<sup>th</sup>, 2007 Minutes October 10<sup>th</sup>, 2007 Minutes

## 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. 160 Currey Avenue (TM/DR 05-047/APN 064-232-11)

Will Revilock (Property Owner & Applicant)

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

PROJECT:

The applicant and property owner. Will Revilock, requests Planning Commission approval an

Staff: Lutske

. 11002011	of a Tentative Map to subdivide the Avenue into two parcels. The project existing house, a wood deck, and ar	ne existing 17,836 square foot parect would also involve the demolition	cel at 160 Currey
STAFF RECO	MMENDATION: Continued to Janua	ry 9, 2008.	
ACTION TAKE	:N:		
MOTION: <u>Kel</u>	llman SECo	ONDED BY: Keller	
VOTE: Ayes_	3 Noes Absent _2 Abst	ain	
David Kal	DVIEW ROAD (DR NC 07-027 lb (Applicant) d Cecilia Vacherand (Property Ow	•	Staff: Lutske
ANNOUNCEMI	ENTS AND OPPORTUNITY FOR DI	SCLOSURE OF EX PARTE COMM	UNICATIONS
PROJECT:	The applicant, David Kalb, on behalf of Pierre and Cecilia Vacherand, property owners, 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 R1-6 (Single Family Residential) zoning district.		
STAFF RECO	MMENDATION: Adopt Draft Resoluti	on of Approval subject to conditions	S.
ACTION TAKE	N: Approved, subject to the resolution	on of approval.	
MOTION: <u>Kel</u>	llman SEC	ONDED BY: <u>Keller</u>	
VOTE: Ayes_	3 Noes Absent _2 Abst	ain	

# 3. 85 Liberty Ship Way (CUPM 07-006/ APN 063-080-07) Staff: Russell

Bruce Huff (Property Owner & Applicant)

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

PROJECT: The applicant and property owner representative, Bruce Huff, on behalf of business owner Olivier Souvestre requests Planning Commission approval to amend Conditional Use Permit No. 793 approved for a 1,060 square foot café/delicatessen located at 85 Liberty Ship Way. The proposed amendment is to modify the Conditional Use Permit conditions of approval for the café to allow 20 seats of outdoor dining, increase the total permitted occupancy to 40 persons, extend the permitted hours of operation to 11pm, and permit the business to serve beer and wine until 11pm. **STAFF RECOMMENDATION:** Adopt Draft Resolution of Approval subject to conditions. ACTION TAKEN: Adopted resolution of approval subject to conditions. MOTION: Kellman SECONDED BY: Keller VOTE: Ayes 3 Noes Absent 2 Abstain **4. 194 San Carlos Avenue (DR/EA 07-025/APN 065-092-26)** Staff: Russell Stanford Hughes (Property Owner & Applicant) ANNOUNCEMENTS AND OPPORTUNITY FOR DISCLOSURE OF EX PARTE COMMUNICATIONS PROJECT: The applicant and owner, Stanford Hughes, requests Planning Commission approval of a Design Review Permit and recommendation of approval of an Encroachment Agreement to the City Council for an addition creating 299 square feet of new floor area beneath the existing second story of a single-family residence. The addition creates 30 square feet of new building coverage, increasing total site coverage to 23.9%. The portion of the structure where the proposed addition is located encroaches into the San Carlos Avenue right-of-way and thus requires approval of an Encroachment Agreement. **STAFF RECOMMENDATION:** Adopt Draft Resolution of Approval subject to conditions. ACTION TAKEN: Continued to January 9, 2008 PC Meeting. MOTION: Kellman SECONDED BY: Keller VOTE: Ayes 3 Noes Absent 2 Abstain

# Paul Slavin (Applicant)

Tim and Amy Cantor (Property Owners)

## ANNOUNCEMENTS AND OPPORTUNITY FOR DISCLOSURE OF EX PARTE COMMUNICATIONS

**PROJECT:** The applicant, Paul Slavin, on behalf of property owners Tim and Amy Cantor requests Planning Commission approval of a Sign Permit for a projecting sign and an awning for their business located at 599-B Bridgeway. The proposal consists of a six (6) square foot hanging blade sign and a 1.5 square foot sign on the awning, amounting to a total of 7.5

5. 599-B Bridgeway (SP/EA/DR 07-004/APN 065-132-04) Staff: Russell

square feet of signage. The dark green oval blade sign projects from the building 36 inches, and the awning consists of black canvas and will extend across the 15' wide storefront. An Encroachment Agreement and Design Review Permit are also being requested for the projection of the awning and blade signs into the public right-of-way.

**STAFF RECOMMENDATION:** Adopt Draft Resolution of Approval subject to conditions. ACTION TAKEN: Adopted Resolution of approval subject to conditions. MOTION: Kellman SECONDED BY: Keller **VOTE**: Ayes 3 Noes Absent 2 Abstain CONTINUED PUBLIC HEARINGS 6. 2 ALEXANDER AVENUE (APN 065-303-05/065-303-20) Staff: Russell Ed Fotsch (Property Owner & Applicant) ANNOUNCEMENTS AND OPPORTUNITY FOR DISCLOSURE OF EX PARTE COMMUNICATIONS PROJECT: Applicant, Donald Olsen, on behalf of property owner Ed Fotsch, requests Planning Commission approval to amend previously approved Design Review and Variance applications (VA/DR 03-26 and DRM 06-070) for a development project at 2 Alexander Avenue. The previously approved project included enlarging the existing garage to a four-car garage, adding a new exterior entry stairway, and adding an under floor area with a living room and den. The project required Planning Commission approval of a Variance for projections into the side yard and special front yard setbacks and an Encroachment Permit for improvements in the public right-of-way. The proposed amendment to the Variance and Design Review permits would allow the exterior stairway to project an additional one (1) foot into the side-yard setback in order to legalize the constructed structure. The as-built dimensions of the constructed structure increase the site's building coverage and floor area by 0.5% and 0.9% respectively to 43% and 49.8%. The other modification is to add a bathroom in the previously approved under floor area. **STAFF RECOMMENDATION:** Adopt Draft Resolution of Approval subject to conditions. ACTION TAKEN: Variance modification to VA/DR 03-26 denied and Design Review modifications to VA/DR 03-26 and DRM 06-070 approved. Continued to January 9<sup>th</sup> to review draft resolution. MOTION: Kellman SECONDED BY: Keller VOTE: Ayes 3 Noes Absent 2 Abstain NEW PUBLIC HEARINGS 7. Municipal Parking Lot 1 (DR 07-033/APN 065-073-03) Staff: Bryant City of Sausalito (Property Owner & Applicant)

ANNOUNCEMENTS AND OPPORTUNITY FOR DISCLOSURE OF EX PARTE COMMUNICATIONS

**PROJECT:** The owner and applicant, The City of Sausalito, requests Planning Commission approval of a Design Review Permit to remove an existing 105 square foot parking lot booth and to

construct a new 264 square foot parking lot booth. The parking booth would be relocated approximately 20 feet to the east and 20 feet to the south of the existing booth location.

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

ACTION TAKEN:				
MOTION:	SECONDED BY:			
VOTE: Ayes Noes 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]

## **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.

# **Planning Commission Meetings:**

A complete agenda packet is available for review at the Planning Commission meeting.



# City of Sausalito 420 Litho Street Sausalito, CA 94965 (415) 289-4100 www.ci.sausalito.ca.us

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Cheryl Bossio, Commissioner	Kevin Bryant, Deputy Planning Director		
Barry Peterson, Commissioner	Sierra Russell, Associate Planner		
	Debra Lutske, Assistant Planner		
	Lorraine Weiss, Contract Planner		
	Lisa Newman, Contract Planner		