

# 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 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        Barry Peterson   X   Stan Bair       

## **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.



**3. 85 Liberty Ship Way (CUPM 07-006/ APN 063-080-07)**  
Bruce Huff (Property Owner & Applicant)

Staff: Russell

**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)**  
Stanford Hughes (Property Owner & Applicant)

Staff: Russell

**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 \_\_\_\_\_

**5. 599-B Bridgeway (SP/EA/DR 07-004/APN 065-132-04)**  
Paul Slavin (Applicant)  
Tim and Amy Cantor (Property Owners)

Staff: Russell

**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



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.

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[www.ci.sausalito.ca.us](http://www.ci.sausalito.ca.us)

<b>Janelle Kellman</b> , Chair	<b>Adam Politzer</b> , City Manager
<b>Bill Keller</b> , Co-Chair	<b>Mary Wagner</b> , City Attorney
<b>Stan Bair</b> , Commissioner	<b>Diane Henderson</b> , Interim Community Development Director
<b>Cheryl Bossio</b> , Commissioner	<b>Kevin Bryant</b> , Deputy Planning Director
<b>Barry Peterson</b> , Commissioner	<b>Sierra Russell</b> , Associate Planner
	<b>Debra Lutske</b> , Assistant Planner
	<b>Lorraine Weiss</b> , Contract Planner
	<b>Lisa Newman</b> , Contract Planner