

PLANNING COMMISSION AGENDA CITY OF SAUSALITO

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



**REGULAR MEETING – WEDNESDAY, JANUARY 09, 2008
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 X**

ADOPTION OF AGENDA

MOTION: Kellman

SECONDED BY: Keller

DIRECTOR’S REPORT

a. Solar Installations

APPROVAL OF MINUTES

November 28, 2007

MOTION: Keller

SECONDED BY: Peterson

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. 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: APPROVED

MOTION: Bair

SECONDED BY: Kellman

VOTE: Ayes 3 Noes 0 Absent 1 Abstain 1

Ayes:	Bair, Keller & Kellman
Absent:	Bossio
Abstain:	Peterson

2. 160 Currey Avenue (TM/DR 05-047/APN 064-232-11)
Will Revilock (Property Owner & Applicant)

Staff: 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 Denial.

ACTION TAKEN: NO ACTION

MOTION: Bair

SECONDED BY: Keller

VOTE: Ayes 2 Noes 2 Absent 1 Abstain 0

Ayes: Keller & Kellman
Noes: Bair & Peterson
Absent: Bossio

3. 204B CAZNEAU AVENUE (DRC 07-021/APN 064-203-30)

Staff: Lutske

AGM Construction (Applicant)
Scott Wilder (Property Owner)

ANNOUNCEMENTS AND OPPORTUNITY FOR DISCLOSURE OF EX PARTE COMMUNICATIONS

PROJECT: Applicant, AGM Construction, on behalf of the property owner, Scott Wilder, request Planning Commission approval of a Design Review Permit to allow the addition of 540 square feet of new floor area with approximately 83 square feet of new building coverage to remodel the lower level of an existing duplex at 204B Cazneau Avenue.

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

ACTION TAKEN: TAKEN OFF CONSENT (6 month condition)

MOTION: Bair

SECONDED BY: Peterson

VOTE: Ayes 3 Noes 0 Absent 1 Abstain 1

Ayes: Bair, Keller & Peterson
Abstain: Kellman
Absent: Bossio

CONTINUED PUBLIC HEARINGS

**4. 2 ALEXANDER AVENUE (VA/DR 03-26 and DRM 06-070 /
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: APPROVED

MOTION: Kellman

SECONDED BY: Keller

VOTE: Ayes 3 Noes 0 Absent 1 Abstain 1

Ayes:	Keller, Kellman & Peterson
Absent:	Bossio
Abstain:	Bair

NEW PUBLIC HEARINGS

5. 3 Harbor Drive (SP 07-006/APN 063-140-15)

Staff: Lutske

US West Sign Services (Applicant)

ANNOUNCEMENTS AND OPPORTUNITY FOR DISCLOSURE OF EX PARTE COMMUNICATIONS

PROJECT: Applicant US West Sign Services, on behalf of the Bank of Marin, requests Planning Commission approval of a Sign Permit for additional business signage along the southwest elevation of the existing building at 3 Harbor Drive. The proposed sign is an internally illuminated wall sign measuring 2-feet in height and 10-feet in length, for an area of 20 square feet.

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

ACTION TAKEN: APPROVED

MOTION: Keller

SECONDED BY: Keller

VOTE: Ayes 3 Noes 0 Absent 1 Abstain 1

Ayes:	Bair, Keller & Kellman
Absent:	Bossio
Abstain:	Peterson

6. 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: APPROVED

MOTION: Bair

SECONDED BY: Peterson

VOTE: Ayes 4 Noes 0 Absent 1 Abstain 0

Ayes: Bair, Keller, Kellman & Peterson
Absent: Bossio

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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	City of Sausalito 420 Litho Street Sausalito, CA 94965 (415) 289-4100 www.ci.sausalito.ca.us
Janelle Kellman , Chair	Adam Politzer , City Manager
Bill Keller , Co-Chair	Mary Wagner , City Attorney
Stan Bair , Commissioner	Diane Henderson , Interim Community Development Director
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