

PLANNING COMMISSION AGENDA CITY OF SAUSALITO

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



REGULAR MEETING – WEDNESDAY, JANUARY 23, 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

DIRECTOR'S REPORT

No items on the Director's Report

APPROVAL OF MINUTES

No minutes to approve

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 or direct that the subject be "agendaized" for a future meeting. Speakers are li

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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. 525 Bridgeway (TM/DR/MND 04-090/APN 065-171-08) Staff: Russell

Mike Stankus (Applicant)
Dave Kaplan (Property Owner)

ANNOUNCEMENTS AND OPPORTUNITY FOR DISCLOSURE OF EX PARTE COMMUNICATIONS

PROJECT: The applicant, Mike Stankus, is requesting Planning Commission approval of a two year extension of the Tentative Map approved on October 19, 2005 for Application No. TM/DR/MND 04-090, in order to complete the requirements necessary for approval of the final parcel map. The approved project is a four-lot subdivision to create three separate condominium parcels and one separate common area parcel that includes both exclusive use and non-exclusive use areas. The project is currently underway for the construction of the three single-family dwelling units, two attached units and one detached unit, totaling 3,675 square feet of building coverage and 5,984 square feet of floor area. As a condition of approval, the applicant was required to submit a final parcel map for review. The applicant has submitted a final parcel map, and is currently completing the requirements necessary for approval of the final parcel map by the City Engineer. If granted, the extension would extend the expiration of the Tentative Map to October 19, 2009.

STAFF RECOMMENDATION: Adopt Draft Resolution approving Tentative Map Extension.

ACTION TAKEN: APPROVED

MOTION: KELLMAN

SECONDED BY: KELLER

VOTE: Ayes 4 Noes Absent 1 Abstain

2. 44 Marie Street (DR/EA 07-026/ APN 064-193-09)

Staff: Russell

Merl Arthur Charles (Property Owner & Applicant)

ANNOUNCEMENTS AND OPPORTUNITY FOR DISCLOSURE OF EX PARTE COMMUNICATIONS

PROJECT: The applicant and owner, Merl Arthur Charles, requests Planning Commission approval of a Design Review Permit and recommendation of approval of an Encroachment Agreement to the City Council to reconstruct a parking deck with a new stairway for the single-family residence. The addition creates 15 square feet of new impervious surfaces, increasing total impervious surfaces to 31.8%. No changes are proposed to the building coverage or floor area. The driveway, parking deck, and new stairway encroach into the Marie Street right-of-way and therefore require approval of an Encroachment Agreement.

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STAFF RECOMMENDATION: Adopt Draft Resolution approving Design Review Permit and recommending approval of an Encroachment Agreement to the City Council, subject to conditions.

ACTION TAKEN: APPROVED

MOTION: KELLMAN

SECONDED BY: PETERSON

VOTE: Ayes 4 Noes Absent 1 Abstain

NEW PUBLIC HEARINGS

The following item is a joint hearing with the Historic Landmarks Board and Planning Commission:

3. 739 Bridgeway (DR/SP/CUP/EA 07-030/ APN 065-071-27)

Staff: Russell

Don Olsen (Applicant)
Walt Silva (Property Owner)

ANNOUNCEMENTS AND OPPORTUNITY FOR DISCLOSURE OF EX PARTE COMMUNICATIONS

PROJECT: The applicant, Don Olsen, on behalf of property owner Walt Silva requests Planning Commission and Historic Landmarks Board (HLB) approval of a Design Review and Sign and Awning Permit, and Planning Commission approval of a Conditional Use Permit, to convert an existing bar/restaurant into a restaurant with façade improvements and outdoor dining on private property. The proposed project is to improve the existing storefront for the new restaurant with the installation of a folding door system setback from the existing elevation, new signage and retractable awnings, and planter boxes framing the outdoor dining area. Because the building is located in the Historic Overlay District, the Design Review and Sign Permit for this item will be heard jointly by the Planning Commission and Historic Landmarks Board. The application also includes a request for the Planning Commission to consider a recommendation to the City Council for an Encroachment Agreement for the proposed awning and planter boxes, which will encroach into the public right-of-way along Bridgeway.

STAFF RECOMMENDATION: Adopt Historic Landmarks Board and Planning Commission Draft Resolution approving the Design Review Permit and Sign and Awning Permit subject to conditions, and adopt Planning Commission resolution approving the Conditional Use Permit and recommendation of approval to the City Council of the Encroachment Agreement subject to conditions.

PLANNING COMMISSION ACTION TAKEN: APPROVED

MOTION: KELLMAN

SECONDED BY: KELLER

VOTE: Ayes 4 Noes Absent 1 Abstain

HISTORICK LANDMARKS BOARD ACTION TAKEN:

MOTION: NICHOLS

SECONDED BY: MONSEF

VOTE: Ayes 3 Noes Absent Abstain

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The following item is a joint hearing with the Historic Landmarks Board and Planning Commission:

**4. Vina Del Mar Park, Bridgeway/ El Portal/ Park Street
Yee Tock Chee Park, Bridgeway/Princess Street
(DR 08-002/APN 065-074-01 and APN 065-133-26)
City of Sausalito (Property Owner & Applicant)**

Staff: Bryant

ANNOUNCEMENTS AND OPPORTUNITY FOR DISCLOSURE OF EX PARTE COMMUNICATIONS

PROJECT: The applicant, the City of Sausalito, requests Planning Commission and Historic Landmarks Board (HLB) approval of a Design Review Permit for accessibility improvements for Vina Del Mar Park and Yee Tock Chee Park, and Planning Commission approval of a Design Review Permit for accessibility improvements at Municipal Parking Lot #2. The proposed project includes, but is not limited to, installation of new ADA walkways and ramps, the removal of benches, the installation of new hand rails and guard rails, installation of new drinking fountains at Yee Tock Chee Park, and expanding the Lot #2 restroom into the existing bench area under the existing roof facing Bridgeway.

STAFF RECOMMENDATION: Adopt Draft Resolution approving the Design Review Permit subject to conditions.

PLANNING COMMISSION ACTION TAKEN: CONTINUE TO A DATE UNCERTAIN

MOTION: KELLMAN

SECONDED BY: BAIR

VOTE: Ayes 4 Noes Absent 1 Abstain

HISTORIC LANDMARKS BOARD ACTION TAKEN: CONTINUE TO A DATE UNCERTAIN

MOTION: NICHOLS

SECONDED BY: MONSEF

VOTE: Ayes 3 Noes Absent Abstain

**5. Harrison Park (DR 08-001/APN 065-091-09)
City of Sausalito (Property Owner & Applicant)**

Staff: Bryant

ANNOUNCEMENTS AND OPPORTUNITY FOR DISCLOSURE OF EX PARTE COMMUNICATIONS

PROJECT: The applicant, the City of Sausalito, requests Planning Commission approval of a Design Review Permit to replace a concrete patio area with a landscaped picnic area and to install a children's play area.

STAFF RECOMMENDATION: Adopt Draft Resolution approving Design Review Permit subject to conditions.

ACTION TAKEN: CONTINUE TO A DATE UNCERTAIN

MOTION: KELLMAN

SECONDED BY: PETERSON

VOTE: Ayes 4 Noes Absent 1 Abstain

ADJOURNMENT

No later than 10:00 p.m.

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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	
	Brent Schroeder, Associate Planner	
	Lorraine Weiss, Contract Planner	
	Lisa Newman, Contract Planner	

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