

# PLANNING COMMISSION AGENDA CITY OF SAUSALITO

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



**REGULAR MEETING – WEDNESDAY, MARCH 12, 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   X   Barry Peterson   X   Stan Bair   X**

### **ADOPTION OF AGENDA**

**Approved 5-0**

### **DIRECTOR'S REPORT**

Appointment of Community Development Director

### **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 on the agenda to City staff or direct that the subject be "agendized" for a future meeting. Speakers are limited to 3 minutes each.

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## NEW PUBLIC HEARINGS

**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. 4 BULKLEY AVENUE (DR/VAR 06-039/APN 065-171-22)**

Staff: Newman

Chris Raker (Applicant)  
Leana Investments, Ltd. (Owner)

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

**PROJECT:** Applicant Chris Raker and property owner Leana Investments, Ltd., represented by Anil Pisharody, request Planning Commission approval of Design Review, Variance and Tree Permit applications for construction of a new detached single-family residence at 4 Bulkley Avenue. The new three-story residence would have 4,657 square feet of floor area and a height of approximately 25'9". The project requires Planning Commission approval of a Variance for parking because the project would maintain the existing one-car garage with tandem parking. The project is also subject to additional Heightened Review Findings. The demolition of an existing structure on the property is also proposed.

**STAFF RECOMMENDATION:** Adopt Draft Resolution approving Design Review, Variance and Tree Permit applications.

**ACTION TAKEN:** Continued to a date uncertain.

MOTION: \_\_\_\_\_ SECONDED BY: \_\_\_\_\_

VOTE: Ayes 5 Noes \_\_\_\_\_ Absent \_\_\_\_\_ Abstain \_\_\_\_\_

**2. HARRISON PARK PLAYGROUND (DR 08-001/APN 065-091-09)**

Staff: Teachout

City of Sausalito and the Sausalito Lions Club (Applicant)  
City of Sausalito (Owner)

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

**PROJECT:** The Applicant, the City of Sausalito and the Sausalito Lions Club, on behalf of the property owner, City of Sausalito, requests Design Review approval of a renovation plan for Harrison Park Playground. The project consists of demolishing an existing concrete podium, removing some (but not all) perimeter fencing, re-grading the site to create an ADA accessible play area for children and a lawn area with benches for adults. A contemporary prefabricated play structure is proposed to be installed in the play area. Low retaining walls are proposed around the perimeter of the play area and along a graded ADA compliant ramp to the play area. Benches are proposed around the play area perimeter and will serve also as wall caps. A bench is also proposed for the lawn area. A railing is proposed around the play area that can serve as a back rest for the play area benches and a fence for toddlers.

**STAFF RECOMMENDATION:** Adopt Draft Resolution approving Design Review.

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**ACTION TAKEN:** Approve Design Review Permit with direction to return with a resolution of approval for the park improvements at the March 26, 2008 Planning Commission meeting.

**MOTION:** \_\_\_\_\_ **SECONDED BY:** \_\_\_\_\_

**VOTE:** Ayes 5 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]

**(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.

**Planning Commission Meetings:**

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	<b>City of Sausalito</b> 420 Litho Street Sausalito, CA 94965 (415) 289-4100 <a href="http://www.ci.sausalito.ca.us">www.ci.sausalito.ca.us</a>	
	<b>Janelle Kellman, Chair</b>	<b>Adam Politzer, City Manager</b>
<b>Bill Keller, Co-Chair</b>	<b>Mary Wagner, City Attorney</b>	
<b>Stan Bair, Commissioner</b>	<b>Diane Henderson, Interim Community Development Director</b>	
<b>Cheryl Bossio, Commissioner</b>	<b>CharlotteCharlotte Flynn, Interim Deputy Planning Director</b>	
<b>Barry Peterson, Commissioner</b>	<b>Sierra Russell, Associate Planner</b>	
	<b>Brent Schroeder, Associate Planner</b>	
	<b>Lorraine Weiss, Contract Planner</b>	
	<b>Lisa Newman, Contract Planner</b>	

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