

PLANNING COMMISSION AGENDA CITY OF SAUSALITO

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



**REGULAR MEETING – WEDNESDAY, MARCH 26, 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 ___ Bill Keller ___
Cheryl Bossio X Barry Peterson X Stan Bair X

ADOPTION OF AGENDA

Approved 3-0

DIRECTOR'S REPORT

No items on the Director's Report

APPROVAL OF MINUTES

January 23, 2008 – Approved with corrections 3-0

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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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.a. **244 SAUSALITO BOULEVARD (DR 07-037/APN 065-262-02)** Staff: Russell
Sharon Portnoy (Applicant)
Hunter and Colleen Hancock (Owners)

ANNOUNCEMENTS AND OPPORTUNITY FOR DISCLOSURE OF EX PARTE COMMUNICATIONS

PROJECT: The applicant, Sharon Portnoy, on behalf of property owners Hunter and Colleen Hancock requests Planning Commission approval of a Design Review Permit to allow for a reduced rear yard setback for a second story deck expansion for a single-family home located at 244 Sausalito Boulevard. The three foot (3') wide deck projects 2.5' into the required fifteen foot (15') rear yard setback. In addition to the second story deck extension into the rear yard setback, the proposed project includes a new second story deck in the western side yard, a new accessory structure consisting of an unconditioned workshop space with a deck above, and a new rear yard stairway and landing. The proposal would add 469 square feet of new building coverage and 218 square feet of new floor area, increasing the site coverage and floor area to 42% and 61% respectively. The project is subject to Heightened Review, as it exceeds 80% of the permitted building coverage and floor area limitations.

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

ACTION TAKEN: Adopted Resolution approving Design Review Permit subject to conditions.

MOTION: Bossio **SECONDED BY:** Bair

VOTE: Ayes 3 Noes Absent 2 Abstain

- 1.b. **115 SOUTH STREET (TM/DR 06-008/APN 065-301-05)** Staff: Schroeder
Sven Lavine (Applicant)
Gabriel Banon (Owner)

ANNOUNCEMENTS AND OPPORTUNITY FOR DISCLOSURE OF EX PARTE COMMUNICATIONS

PROJECT: The applicant, Sven Lavine, on behalf of property owner Gabriel Banon, requests Planning Commission approval of a Tentative Map and Design Review in order to demolish the existing single-family home and construct two new, detached single-family condominiums on a 6,000-square foot parcel. The applicant proposes to construct the lower unit above a four car garage. The two-story residences would be approximately 1,680 square feet and 2,179 square feet. The residences would cover 47.8 percent (2,865 square feet) of the total lot area and result in 66.9 percent (4,016 square feet) of impervious surface coverage. This project is subject to Heightened Review as it exceeds 80 percent of the permitted building coverage and floor area limitations. In addition, the

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Planning Commission would need to make required findings with respect to Detached Dwelling Units as the project proposes the construction of detached single-family dwellings in an R-2 (R-2-2.5) zoning district.

STAFF RECOMMENDATION: Continue to Planning Commission meeting of April 9, 2008.

ACTION TAKEN: Continued to Planning Commission meeting of April 9, 2008

MOTION: Bossio SECONDED BY: Bair

VOTE: Ayes 3 Noes Absent 2 Abstain

1.c. 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: Continue to Planning Commission meeting of April 9, 2008.

ACTION TAKEN: Continued to Planning Commission meeting of April 9, 2008

MOTION: Bossio SECONDED BY: Bair

VOTE: Ayes 3 Noes Absent 2 Abstain

NEW PUBLIC HEARINGS

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2. 919, 921 and 923 BRIDGEWAY (VAR/DR/TM/TP/EA 06-069/APN 065-063-07)

Staff: Weiss

James Malott (Applicant)
Michael McLaughlin (Owner)

ANNOUNCEMENTS AND OPPORTUNITY FOR DISCLOSURE OF EX PARTE COMMUNICATIONS

PROJECT: The applicant, James Malott, on behalf of Michael McLaughlin, requests approval of three new two-story detached cottage residences, parking in a common underground garage, and related site improvements at 919, 921 and 923 Bridgeway. Total floor area would be approximately 6,155 square feet. The project requires a Design Review Permit, a Tentative Map for Condominium Subdivision, a Tree Permit for the removal of a Coast Live Oak tree, and an Encroachment Agreement for a driveway and landscaping within the public right-of-way. The demolition of an existing residential structure with two units on the property is also proposed. This project is subject to Heightened Review and Detached Dwelling Units.

An alternative parking plan is also proposed (Alternative "A") which utilizes car lifts. This design would require a Variance to the standard size parking space size from 9' wide and 19' deep to 9' wide and 16' deep.

STAFF RECOMMENDATION: Adopt Draft Resolution approving Design Review, Tentative Map for Condominium Subdivision, Variance and Tree Permit applications and recommending City Council approval of an Encroachment Agreement.

ACTION TAKEN: Continued to a date uncertain.

MOTION: Bossio **SECONDED BY:** Bair
VOTE: Ayes 3 Noes Absent 2 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.

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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	Charlotte Flynn, Interim 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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