

PLANNING COMMISSION -- ACTIONS TAKEN CITY OF SAUSALITO

COMMUNITY DEVELOPMENT DEPARTMENT / 420 LITHO STREET / SAUSALITO, CA 94965 / (415) 289-4128



REGULAR MEETING – WEDNESDAY, February 11, 2009
6:30 P.M. in the COUNCIL CHAMBERS at 420 LITHO STREET, SAUSALITO

CALL TO ORDER: 6:30 P.M.

Chair Bill Keller
Vice-Chair Stan Bair - *Absent* Commissioner Joan Cox
Commissioner Stafford Keegin Commissioner Eric Stout

APPROVAL OF AGENDA

APPROVAL OF MINUTES – *All approved*

March 12, 2008 April 9, 2008
June 11, 2008

PUBLIC COMMENTS ON ITEMS NOT ON THIS AGENDA

PUBLIC HEARINGS

1. **FISH RESTAURANT / 350 HARBOR DRIVE (DR/CUP 07-002)** Staff: Schinsing
Ziegler (Applicant)
Clipper Yacht Harbor (Owners)

PROJECT: Approval of a Design Review Permit for a gazebo to cover 24 outdoor seats; approval of amendment to Conditional Use Permit CUP 03-25 to allow 8 additional indoor seats and 42 additional outdoor seats; and recommendation of City Council approval for an exception to the Marinship Specific Plan to allow for a total of 120 indoor/outdoor seats at Fish restaurant, 350 Harbor Drive (APN 063-030-01).

RECOMMENDATION: Approval, subject to conditions

ACTION TAKEN: *Accepted public testimony, discussed project, and continued public hearing to March 4, 2009 meeting in order to allow deliberation and vote by full Commission.*

VOTE: Ayes 4 Noes Absent 1 Abstain

2. **MEEK ET. AL / 194-196 CAZNEAU AVENUE (TM 08-002)** Staff: Burns
Gaynor(Applicant)
Meek-Shickel/Youngberg-Conti (Owners)

PROJECT: A Tentative Minor Subdivision Map and a Condominium Conversion Permit to allow the conversion of an existing duplex at 194-196 Cazneau Avenue (APN 064-203-23) into two single family condominium units.

RECOMMENDATION: Approval, subject to conditions.

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ACTION TAKEN: *Approved project, subject to conditions recommended by staff.*

VOTE: Ayes 4 Noes Absent 1 Abstain

3. VAN ALST & MOORE / 311 SOUTH STREET (NC 08-001)

Staff: Stanke

Michael Albrecht (Applicant)
Van Alst & Moore (Owners)

PROJECT: A Nonconformity Permit to replicate an existing pool house at 311 South Street (APN 065-121-12). The project includes relocation and reconfiguration of walls which encroach onto neighboring properties.

RECOMMENDATION: Approval, subject to conditions.

ACTION TAKEN: *Approved project, subject to conditions recommended by staff.*

VOTE: Ayes 4 Noes Absent 1 Abstain

4. METRO PCS / 99 HECHT AVENUE (CUP/DR 08-004)

Staff: Weiss

Maryann Miller Novak for MetroPCS (Applicant)
United States of America (Owner)

PROJECT: A Conditional Use Permit and Design Review Permit to modify an existing wireless communications facility by installing three new antennae on an existing 30 foot high monopole and one equipment cabinet and a battery cabinet in an existing equipment area located at 99 Hecht Avenue (APN 065-251-015).

RECOMMENDATION: Approval, subject to conditions

ACTION TAKEN: *Approved project, subject to conditions recommended by staff.*

VOTE: Ayes 4 Noes Absent 1 Abstain

5. CITY OF SAUSALITO / HOTEL CONDOMINIUM CONVERSION REGULATIONS (ZOA 09-009)

Staff: Wagner

City of Sausalito (Applicant)

PROJECT: Review of a draft ordinance adding a new Chapter 10.67 (Hotel-Condominium Conversion Permit) and amending Title 3 (Revenue and Finance) of the Municipal Code to include Hotel-Condominiums in the definition of "Hotel."

RECOMMENDATION: Recommend City Council approval of draft regulations

ACTION TAKEN: *Referred draft ordinance for review by subcommittee of Commissioners Cox and Keegin. Continued the public hearing to the next Commission meeting.*

VOTE: Ayes 4 Noes Absent 1 Abstain

OLD BUSINESS - None

NEW BUSINESS

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COMMUNICATIONS

STAFF *CD Director Graves noted an error in the public notices for the meeting of February 18, 2009. The Commission canceled the February 18, 2009 meeting and set a special on February 25, 2009. CD Director Graves also distributed a memorandum requesting the Planning Commissioners to identify suggestions for items to be included in the budget for FY2009-10.*

PLANNING COMMISSIONERS - None

ADJOURNMENT *9:20 p.m. Adjourned to a Special Meeting at 6:30 p.m. on February 25, 2009 in the City Council Chambers.*

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