

PLANNING COMMISSION -- ACTIONS TAKEN CITY OF SAUSALITO

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



ADJOURNED REGULAR MEETING – WEDNESDAY, February 25, 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

Commissioner Stafford Keegin

Commissioner Joan Cox – *Arrived at 9:35*

Commissioner Eric Stout

APPROVAL OF AGENDA

APPROVAL OF MINUTES - None

PUBLIC COMMENTS ON ITEMS NOT ON THIS AGENDA -- *None*

PUBLIC HEARINGS

1. TAN & DE MATTEI / 58 MILLER AVENUE (DR/VA/TR 08-022)

Staff: Schinsing

Michael Rex (Applicant)

Amy Tan and Lou De Mattei (Owners)

PROJECT: A Design Review Permit, Tree Removal Permit and Variance application to construct a 2,603 square-foot single-family house on a 7,100 square-foot vacant lot at 58 Miller (APN: 065-122-08). A Variance is requested to construct a privacy fence along the property line between 58 Miller Avenue and 127 San Carlos Avenue that will exceed by two feet the maximum four feet in height required for fences on top of retaining walls that exceed three feet in height along property lines. A Tree Removal Permit is requested for the removal of one oak tree on the site. This project requires heightened review as it proposes to exceed 80% of the permitted Floor Area Ratio and Building Coverage limitations.

RECOMMENDATION: Approval, subject to conditions

ACTION TAKEN: *Approved project, subject to conditions recommended by staff plus conditions regarding sewer lateral agreement and landscaping and/or fencing on adjacent parcel.*

VOTE: Ayes 3 Noes Absent 1(Keegin – Recused) Abstain 1(Cox)

2. PATEL / 7 CLOUDVIEW TRAIL (DR/VA/LLA 08-027)

Staff: Schinsing

Sadrroh (Applicant)

Patel (Owners)

PROJECT: Approval of a Design Review Permit, Variance and Lot Line Adjustment application to remodel and construct an addition to an existing single family home at 7 Cloudview Trail (APNs: 064-272-16 and -22). The Design Review Permit is requested for a substantial interior remodel to the existing home, the addition of new second and third story decks, an increase of the height of the structure by 2'-6", and the construction of an attached single-car garage. Variances are requested to (a) exceed the setback standard by 6.5 feet on the southern side of the lot, (b) exceed the setback standard by 13.5 feet on the eastern side of the lot and (c) exceed the lot coverage standard by 309 square feet. The Lot Line Adjustment is requested to merge the two parcels that the residence sits on into one parcel. This project requires heightened review as it proposes to exceed 80% of the permitted Floor Area Ratio and Building Coverage limitations.

RECOMMENDATION: Review the draft resolution of approval for the Design Review Permit, Variances to exceed the lot coverage standard and setback standard on the eastern side of the lot, and the Lot Line Adjustment. Consider the Variance request to exceed the setback standard on the southern side of the lot and determine whether the findings can be made to support the Variance.

ACTION TAKEN: *Continued project to date uncertain with direction to applicant to consider modifications to: eliminate garage and most side setback encroachments, thereby eliminating variance requests; add internal staircase; and retain request for limited sideyard setback variance to accommodate internal staircase.*

VOTE: Ayes 4 Noes Absent 1(Cox) Abstain

3. BINKLEY / 55 SANTA ROSA AVENUE (DR 02-070)

Staff: Stanke

Finsand (Applicant)

Binkley (Owners)

PROJECT: Extension of a Design Review Permit (DR02-070) for demolition of an existing single-family residence and construction of a new single-family residence at 55 Santa Rosa Avenue (APN 065-123-17).

RECOMMENDATION: Take public testimony and continue to next Planning Commission meeting in order allow applicant additional time to resolve application discrepancies.

ACTION TAKEN: *Continued project to March 18, 2009 meeting with direction to applicant to submit full-size plans.*

VOTE: Ayes 5 Noes Absent Abstain

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4. CITY OF SAUSALITO / HOTEL CONDOMINIUM CONVERSION REGULATIONS

(ZOA 09-009)

Staff: Wagner

City of Sausalito (Applicant)

PROJECT: Review of a draft ordinance amending the Zoning Ordinance by adding a new Chapter 10.67 (Hotel-Condominium Conversion Permit); amending Table 10.40-1 regarding parking requirements, amending Section 10.50.040 regarding application filing, amending Section 10.88.040 to add a definition of "hotel"; 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 ordinance.

ACTION TAKEN: *Continued public hearing to March 4, 2009 Commission meeting.*

VOTE: Ayes 5 Noes Absent Abstain

OLD BUSINESS - None

NEW BUSINESS

5. SUGGESTIONS FOR FY 2009-10 BUDGET

Staff: Graves

PROJECT: Identification of Candidate Projects for funding in FY 2009-10 Budget.

REQUEST: Submit written suggestions for projects which should be considered for funding in the FY 2009-2010 budget.

ACTION TAKEN: *Commission submitted suggestions for discussion at March 4, 2009 meeting.*

VOTE: *No vote needed*

COMMUNICATIONS

STAFF

PLANNING COMMISSIONERS

ADJOURNMENT -- 10:37 p.m.

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