

PLANNING COMMISSION SUMMARY OF ACTIONS CITY OF SAUSALITO

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



REGULAR MEETING – WEDNESDAY, May 20, 2009
6:30 P.M. in the COUNCIL CHAMBERS at 420 LITHO STREET, SAUSALITO

CALL TO ORDER

Chair Bill Keller	<i>All Present</i>
Vice-Chair Stan Bair	Commissioner Joan Cox
Commissioner Stafford Keegin	Commissioner Eric Stout

APPROVAL OF MINUTES - *None*

PUBLIC HEARINGS

1. AMY'S CAFE / 1403 BRIDGEWAY (CUP 09-055)

Staff: Stanke

In Hee Yeo (Applicant)
Pyramid Properties LLC (Owners)

DESCRIPTION: Conditional Use Permit (CUP 09-055) to convert a vacant commercial tenant space previously used as a bakery into a restaurant at 1403 Bridgeway (APN 064-166-04). The proposed restaurant space will be approximately 820 square feet in size, have 22 seats.

RECOMMENDATION: Approval, subject to conditions.

ACTION TAKEN: *Approved project, subject to conditions recommended by staff with deletion of recommended Conditions 1 and 2 regarding notation of conditions on building plans.*

VOTE: Ayes 5 Noes Absent Abstain

2. CONSTRUCTION TIME LIMIT REGULATIONS (ZOA 09-002)

Staff: Wagner

PROJECT: The addition of a new section in the *Zoning Ordinance* which establishes time limit regulations for construction projects; and amendment of *Zoning Ordinance* Sections 10.54.040 and 10.54.050, and Chapter 10.62 regarding the expiration of certain permits. These amendments are exempt from the California Environmental Quality Act (CEQA) in accordance with Section 15305 of the CEQA Guidelines.

RECOMMENDATION: Recommend City Council adoption of ordinance

ACTION TAKEN: *Provided direction to staff and continued public hearing to June 3, 2009*

VOTE: Ayes 5 Noes Absent Abstain

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OLD BUSINESS - None

NEW BUSINESS - None

COMMUNICATIONS
STAFF
PLANNING COMMISSIONERS

ADJOURNMENT *8:00 p.m.*

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PLANNING COMMISSION ACTIONS TAKEN CITY OF SAUSALITO

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



REGULAR MEETING – WEDNESDAY, June 3, 2009
6:30 P.M. in the COUNCIL CHAMBERS at 420 LITHO STREET, SAUSALITO

CALL TO ORDER

Chair Bill Keller

Vice-Chair Stan Bair

Commissioner Stafford Keegin- *Absent*

Commissioner Joan Cox

Commissioner Eric Stout

APPROVAL OF MINUTES *-None*

PUBLIC HEARINGS

1. ARRKABOFF / 600A LOCUST (DR 08-002)

Staff: Schinsing

DESCRIPTION: A Design Review Permit to construct a 904 square foot addition to one of the duplex units located at 600 Locust Street (APN 064-211-27). The proposed addition consists of 904 square feet of new floor area and 1,100 square feet of new building coverage, increasing the floor area to 37% and the building coverage to 32%. The new addition extends the existing duplex unit toward Locust Street and includes a new deck. The project was previously considered by the Planning Commission on July 23, 2008.

RECOMMENDATION: Approval, subject to conditions

ACTION TAKEN: *Approved project, subject to conditions recommended by staff and conditions to pull back the eave by one foot, to require low-growing ground cover, and to grade out the corner slope.*

VOTE: Ayes 4 Noes _____ Absent Keegin Abstain _____

2. SALKHI / 509-511 LITHO (DR 09-073)

Staff: Schinsing

DESCRIPTION: A Design Review Permit to convert an existing duplex into a single family residence at 509/511 Litho Street (APN 064-211-38). A portion of an existing deck at the northern portion of the residence is proposed to be enclosed, adding an additional 167 square feet of living space. The carport is proposed to be enclosed to create an approximately 637 square foot two car garage below the home.

RECOMMENDATION: Approval, subject to conditions

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

VOTE: Ayes 4 Noes _____ Absent Keegin Abstain _____

3. BRUCE / 109 & 111 MARION AVENUE (DR/TM/EA 08-011)

Staff: Stanke

Paula Bruce (Owner and Applicant)

DESCRIPTION: A Tentative Map, Design Review Permit, and Encroachment Agreement to subdivide an existing parcel into two parcels and construct a new three story single-family house. The new parcels would be approximately 8,974 square feet and 5,048 square feet in size. The new residence would have a floor area of approximately 2,412 square feet. A driveway, retaining walls, and walkway are proposed to be located within the Sausalito Boulevard right-of-way.

RECOMMENDATION: Review the project materials, provide direction to the applicant, and continue the public hearing to a date uncertain

ACTION TAKEN: *Continued public hearing to July 1, 2009 with direction to staff and applicant regarding road widening, setbacks, architectural treatment of the residence, encroachments in the public right-of-way, and neighborhood outreach.*

VOTE: Ayes 4 Noes _____ Absent Keegin Abstain _____

4. CONSTRUCTION TIME LIMIT REGULATIONS (ZOA 09-002)

Staff: Wagner

DESCRIPTION: The addition of a new section in the *Zoning Ordinance* which establishes time limit regulations for construction projects; and amendment of *Zoning Ordinance* Sections 10.54.040 and 10.54.050, and Chapter 10.62 regarding the expiration of certain permits. These amendments are exempt from the California Environmental Quality Act (CEQA) in accordance with Section 15305 of the CEQA Guidelines. – Continued from May 20, 2009 meeting.

RECOMMENDATION: Continue public hearing to June 17, 2009 meeting

ACTION TAKEN: *Continued public hearing to June 17, 2009.*

VOTE: Ayes 4 Noes _____ Absent Keegin Abstain _____

OLD BUSINESS - None

NEW BUSINESS - None

COMMUNICATIONS

STAFF -- *Reviewed Updated Priority Calendar for FY 2009-10*

PLANNING COMMISSIONERS

ADJOURNMENT 9:35 p.m.

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PLANNING COMMISSION ACTIONS TAKEN CITY OF SAUSALITO

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



REGULAR MEETING – WEDNESDAY, June 17, 2009
6:30 P.M. in the COUNCIL CHAMBERS at 420 LITHO STREET, SAUSALITO

CALL TO ORDER

Chair Bill Keller	<i>All Present</i>
Vice-Chair Stan Bair	Commissioner Joan Cox
Commissioner Stafford Keegin	Commissioner Eric Stout

APPROVAL OF MINUTES - None

PUBLIC HEARINGS

1. CITY OF SAUSALITO / PUBLIC SAFETY FACILITIES (DR/VA/EP/LLA/MND 05-045)

Staff: Schinsing

DESCRIPTION: Modification of the actions requested by the Planning Commission on August 13, 2008 regarding: (1) replacing the brick pavers at the Police Station and Fire Station with scored concrete; (2) eliminating the circular planter area at the Police Station; and (3) alternative screening for the generator. The project site is 333 Johnson Street (APN 065-061-06) and 29 Caledonia Street (APN 065-061-06).

RECOMMENDATION: Approve the modifications

ACTION TAKEN: *Continued public hearing to July 1, 2009 meeting with direction to applicant and staff regarding goals for cost savings, savings previously achieved, and a timeline for City review of construction plans and bids.*

VOTE: Ayes 5 Noes Absent Abstain

2. EGRI / 305 HARBOR DRIVE (AP 09-070)

Staff: Schinsing

DESCRIPTION: Appeal of a Staff determination regarding the status of the restaurant use at 305 Harbor Drive (APN 063-140-09). On May 6, 2009 Staff determined that since the restaurant use at the subject site had ceased for more than six months the prior restaurant use was no longer a legal non-conforming use and future uses at the site must be compliant with the allowed uses prescribed in the Marinship Specific Plan and the Zoning Ordinance.

RECOMMENDATION: Deny the appeal

ACTION TAKEN: *Upheld appeal and directed staff to prepare a resolution for approval at the following meeting.*

VOTE: Ayes 4 Noes Keller Absent Abstain

3. HOTHEM / 122 SAN CARLOS AVENUE (DR/NC 08-018)

Staff: Thornberry

DESCRIPTION: a Design Review Permit to demolish an existing two-story detached garage and construct a replacement two-story detached garage located in conformance with the required front and side setbacks at 122 San Carlos Avenue (APN 065-123-07). The property owner is also requesting approval of a Nonconformity Permit to allow the height of the replacement garage to remain at its current nine foot height at the front property line.

RECOMMENDATION: Approval, subject to conditions

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

VOTE: Ayes 3 Noes Absent Stout [Recused] and Keegin [Recused] Abstain

4. CONSTRUCTION TIME LIMIT REGULATIONS (ZOA 09-002)

Staff: Wagner

DESCRIPTION: The addition of a new section in the *Zoning Ordinance* which establishes time limit regulations for construction projects; and amendment of *Zoning Ordinance* Sections 10.54.040 and 10.54.050, and Chapter 10.62 regarding the expiration of certain permits. These amendments are exempt from the California Environmental Quality Act (CEQA) in accordance with Section 15305 of the CEQA Guidelines. – Continued from June 3, 2009 meeting.

RECOMMENDATION: Recommend City Council adoption of ordinance

ACTION TAKEN: *Recommended City Council adoption of ordinance with notification that the Commission discussed recommending allowing time extensions for unforeseeable issues after commencement of construction.*

VOTE: Ayes 5 Noes Absent Abstain

OLD BUSINESS - None

NEW BUSINESS - None

ADJOURNMENT 10:20 p.m.

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PLANNING COMMISSION ACTIONS TAKEN CITY OF SAUSALITO

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



REGULAR MEETING – WEDNESDAY, July 1, 2009
6:30 P.M. in the COUNCIL CHAMBERS at 420 LITHO STREET, SAUSALITO

CALL TO ORDER

Chair Bill Keller

Vice-Chair Stan Bair

Commissioner Stafford Keegin - *Absent*

Commissioner Joan Cox

Commissioner Eric Stout

ELECTION OF OFFICERS – *Postponed until September 9, 2009 meeting*

APPROVAL OF MINUTES - None

PUBLIC HEARINGS

1. BRUCE / 109 & 111 MARION AVENUE (DR/TM/EA 08-011)

Staff: Schinsing

Paula Bruce (Owner and Applicant)

DESCRIPTION: A Tentative Parcel Map and Design Review Permit to subdivide an existing parcel into two parcels and construct a new single-family residence at 109/111 Marion Avenue (APN 065-263-04). The new parcels will be approximately 8,974 and 5,048 square feet in area. The proposed three-story residence would be approximately 2,504 square feet in size. An Encroachment Agreement is requested for a driveway encroachment into the Sausalito Boulevard right-of-way. As a part of the project's encroachment agreement, Staff has included consideration of existing and proposed private improvements (i.e., patios, walkways, and fencing) in the Marion Avenue right-of-way. The project also proposes the installation of steps which would complete a partially-installed walkway in the South Street right-of-way between Edwards Avenue and Marion Avenue. A Tree Removal Permit is requested to remove one protected tree on the subject site. The public hearing was continued from the June 3, 2009 Commission meeting.

RECOMMENDATION: Provide direction to staff and continue public hearing to a date uncertain

ACTION TAKEN: *Continue public hearing to a date uncertain with direction to applicant and staff to: proceed with preparation of an environmental review document; obtain the City Engineer's recommendations for removal of the patio and stairs from the Marion Avenue right-of-way; investigate the stability of existing stairs on South Avenue; and investigate the schedule for sewer construction on South Avenue. Furthermore the staff should provide a status report at the September 15, 2009 meeting.*

VOTE: Ayes 4 Noes Absent Keegin Abstain

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2. EGRI / 305 HARBOR DRIVE (AP 09-070)

Staff: Schinsing

Steven Egri (Appellant and Owner)

DESCRIPTION: Appeal of a Staff determination regarding the status of the restaurant use at 305 Harbor Drive (APN 063-140-09). On May 6, 2009 Staff determined that since the restaurant use at the subject site had ceased for more than six months the prior restaurant use was no longer a legal non-conforming use and future uses at the site must be compliant with the allowed uses prescribed in the Marinship Specific Plan and the Zoning Ordinance. At the June 17, 2009 Planning Commission meeting the Commission directed Staff to prepare a resolution upholding the appeal.

RECOMMENDATION: Approve draft resolution which upholds appeal

ACTION TAKEN: *Approved resolution.*

VOTE: *Ayes 3 Noes Keller Absent Keegin Abstain*

3. AT&T/RODEO AT HIGHWAY 101 (DR/CUP 09-030)

Staff: Schinsing

AT&T (Applicant)
City of Sausalito (Owner)

DESCRIPTION: A Conditional Use Permit and Design Review Permit to modify an existing wireless communications facility by replacing two existing antennas in-kind and installing two new antennas on an existing 35-foot high monopole at the intersection of Rodeo Avenue and Highway 101 (APN 064-181-40). Associated equipment will be located directly below the antennas. Additionally, the applicant proposes to install and replace equipment in an existing underground vault.

RECOMMENDATION: Approval, subject to conditions

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

VOTE: *Ayes 3 Noes Absent Stout, Keegin Abstain*

4. CITY OF SAUSALITO / PUBLIC SAFETY FACILITIES (DR/VA/EP/LLA/MND 05-045)

Staff: Schinsing

DESCRIPTION: Modification of the actions requested by the Planning Commission on August 13, 2008 regarding: (1) replacing the brick pavers at the Police Station and Fire Station with scored concrete; (2) eliminating the circular planter area at the Police Station; and (3) alternative screening for the generator. The project site is 333 Johnson Street (APN 065-061-06) and 29 Caledonia Street (APN 065-061-06).

RECOMMENDATION: Continue public hearing to July 15, 2009 meeting

ACTION TAKEN: *Continued public hearing to July 15, 2009 meeting.*

VOTE: *Ayes 3 Noes Absent Stout, Keegin Abstain*

OLD BUSINESS - None

NEW BUSINESS - None

ADJOURNMENT 9:30 p.m.

4/26/08

PLANNING COMMISSION ACTIONS TAKEN CITY OF SAUSALITO

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



REGULAR MEETING – WEDNESDAY, July 15, 2009
6:30 P.M. in the COUNCIL CHAMBERS at 420 LITHO STREET, SAUSALITO

CALL TO ORDER

Chair Bill Keller

Vice-Chair Stan Bair

Commissioner Stafford Keegin - *Absent*

Commissioner Joan Cox

Commissioner Eric Stout

APPROVAL OF MINUTES- None

PUBLIC HEARINGS

1. CITY OF SAUSALITO / PUBLIC SAFETY FACILITIES (DR/VA/EP/LLA/MND 05-045)

Staff: Schinsing

DESCRIPTION: Modification of the actions requested by the Planning Commission on August 13, 2008 regarding: (1) replacing the brick pavers at the Police Station and Fire Station with scored concrete; (2) eliminating the circular planter area at the Police Station; and (3) alternative screening for the generator. The project site is 333 Johnson Street (APN 065-061-06) and 29 Caledonia Street (APN 065-061-06). This public hearing was continued from the June 17, 2009 Commission meeting

RECOMMENDATION: Approve the modifications

ACTION TAKEN: *Continued the public hearing to September 23, 2009 meeting with direction to applicant and staff to provide examples of colored and textured concrete; and examples of alternative planters.*

VOTE: Ayes 4 Noes Absent Keegin Abstain

2. TEASDALE / 81 CLOUDVIEW ROAD (DR/TP 09-049)

Staff: Schinsing

Stacey Ford (Applicant)

Robert Teasdale (Owner)

DESCRIPTION: A Design Review Permit to demolish an existing single family residence and construct a new 4,796 square foot residence with a six car garage and one car garage at 81 Cloudview Road (APN 065-191-06). The new residence would cover 35% of the lot and would have a total floor area ratio of 0.41. A Tree Removal Permit is requested to remove a protected Douglas fir tree in poor condition.

RECOMMENDATION: Approval, subject to conditions

ACTION TAKEN: *Continued the public hearing to September 9, 2009 meeting with direction to applicant and staff to: re-mark and re-string story poles with 1 and 2 foot drops; provide photograph from the Chang kitchen showing the 1 and 2 foot story poles drops; and provide a rendering of the side elevation of the garage.*

VOTE: Ayes 4 Noes ____ Absent Keegin Abstain ____

3. MALLYA / 300 LOCUST (DR/CUP/ENV 09-014)

Staff: Burns

HartMarin (Applicant)
VJ Mallya (Owner)

DESCRIPTION: An Initial Environmental Study/Mitigated Negative Declaration (IES/MND) has been prepared to address environmental impacts associated with a proposed construction of a warehouse development and Dunphy Park Expansion within the Commercial Waterfront (CW) District and Public Park (PP) District located at 300 Locust Street (APN 064-087-06, 07, and 08), . The purpose of this staff report is to introduce the project, present the public review draft of the IES/MND, and open up the IES/MND for public comment.

RECOMMENDATION: Accept a presentation on the IES/MND by Raney Planning & Management, Inc.; accept public comments on the IES/MND; and continue the public comment period on the IES/MND to the September 9, 2009 Planning Commission meeting.

ACTION TAKEN: *Accepted presentations on the IES/MND and project; accepted public comments on the IES/MND; and continued the public comment period to the September 9, 2009 meeting.*

VOTE: Ayes 4 Noes ____ Absent Keegin Abstain ____

4. SOLLERS / 32 LOWER CRESCENT AVENUE (VA/DR/EA 09-085)

Staff: Thornberry

Tiffany Turner (Applicant)
Scott Sollers (Owner)

DESCRIPTION: A Design Review Permit to construct an eleven foot, eight inch tall carport on an existing car parking deck and construct a one-hour firewall on the north side of the carport structure located at 32 Lower Crescent Avenue (APN 065-231-31).

Amendment of an existing variance approved in 1991 to remove a restriction precluding construction of a carport on an existing one-car parking deck.

A Variance to construct a carport with a roof height of eleven feet, eight inches at the front property line which would exceed the maximum allowed height of six feet for a structure at the front property line.

A Variance to construct a carport on an existing car parking deck which encroaches into the five foot side setback.

An Encroachment Agreement to allow the existing and proposed location of a parking stall to encroach into the Lower Crescent Avenue public right-of-way.

RECOMMENDATION: Denial of the Design Review Permit and Variance and Recommend City Council Approval of an Encroachment Agreement.

ACTION TAKEN: *Accepted the applicant's withdrawal of requests for a design review permit and variance; and recommended City Council approval of an encroachment agreement.*

VOTE: Ayes 3 Noes Absent Keegin, Keller [recused] Abstain

OLD BUSINESS - None

NEW BUSINESS - None

COMMUNICATIONS

STAFF

PLANNING COMMISSIONERS

ADJOURNMENT 10:35 p.m.

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