

PLANNING COMMISSION ACTIONS TAKEN CITY OF SAUSALITO

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



REGULAR MEETING – WEDNESDAY, SEPTEMBER 9, 2009
6:30 P.M. in the COUNCIL CHAMBERS at 420 LITHO STREET, SAUSALITO

CALL TO ORDER *All present*

Chair Bill Keller

Vice-Chair Stan Bair

Commissioner Stafford Keegin

Commissioner Joan Cox

Commissioner Eric Stout

SELECTION OF COMMISSION OFFICERS

Keller elected Chair and Bair elected Vice-Chair

APPROVAL OF MINUTES *Continued to next meeting*

April 1, 2009

April 15, 2009

May 6, 2009

May 20, 2009

June 3, 2009

June 17, 2009

July 1, 2009

July 15, 2009

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

PUBLIC HEARINGS

1. 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. This public hearing was continued from the July 15, 2009 Commission meeting.

RECOMMENDATION: Approval, subject to conditions

ACTION TAKEN: *Approved the Design Review Permit and Tree Permit, subject to recommended conditions of approval.*

VOTE: Ayes 4 Noes _____ Absent _____ Abstain Keegin (recused)

2. MALLYA / 300 LOCUST AVENUE (ENV 09-014)

Staff: Burns

HartMarin (Applicant)

Houland Limited and City of Sausalito (Owners)

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DESCRIPTION: Review of an Initial Environmental Study/Mitigated Negative Declaration (IES/MND) which addresses the environmental impacts associated with construction and operation of a warehouse at 300 Locust Street (APN 064-087-07) as well as installation and maintenance of park improvements on two undeveloped, City-owned Dunphy Park parcels (APNs 064-087-06 and-08). The three subject parcels are within the Commercial Waterfront (CW) Zoning District.

RECOMMENDATION: Extend the public comment period on the *IES/MND* to the September 23, 2009 Commission meeting.

ACTION TAKEN: *Extended the public comment period on the IES/MND and the public hearing to the September 23, 2009 Commission meeting.*

VOTE: Ayes 5 Noes _____ Absent _____ Abstain _____

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

Staff: Burns

HartMarin (Applicant)
Houland Limited and City of Sausalito (Owners)

DESCRIPTION: A Design Review Permit and Conditional Use Permit in order to construct a 6,674 square-foot warehouse at 300 Locust Street (APN 064-087-07) and install and maintain park improvements on two undeveloped, City-owned Dunphy Park parcels (APNs 064-087-06 and-08). Recommendation of City Council action on an Encroachment Agreement for installation and maintenance of park improvements on the two undeveloped City-owned Dunphy Park parcels. The three subject parcels are within the Commercial Waterfront (CW) Zoning District.

RECOMMENDATION: Accept staff report, take public comment, and continue public hearing to the September 23, 2009 Commission meeting.

ACTION TAKEN: *Continued the public hearing to the September 23, 2009 Commission meeting.*

VOTE: Ayes 5 Noes _____ Absent _____ Abstain _____

4. STANINEK / 103 BONITA STREET (DR 09-102)

Staff: Thornberry

Don Olsen and Associates (Applicant)
Michael Staninec (Owner)

DESCRIPTION: A Design Review Permit to modify the roof line of a previously-approved addition at 103 Bonita Street (APN 065-082-04). The original Design Review Permit was approved on June 11, 2008 for construction of an addition connecting an existing single-family residence to a detached garage.

RECOMMENDATION: Approval, subject to conditions

ACTION TAKEN: *Approved the Design Review Permit, subject to the amended conditions of approval.*

VOTE: Ayes 5 Noes _____ Absent _____ Abstain _____

OLD BUSINESS - None

NEW BUSINESS - None

COMMUNICATIONS

STAFF -- *Staff reviewed the actions of the City Council regarding the Public Safety Facilities and noted the City Council would be discussing the review process for the improvement of the Dunphy Park Expansion parcels, as proposed by the Mallya Warehouse project.*

PLANNING COMMISSIONERS

ADJOURNMENT 10:12 p.m.

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



REGULAR MEETING – WEDNESDAY, SEPTEMBER 23, 2009
6:30 P.M. in the COUNCIL CHAMBERS at 420 LITHO STREET, SAUSALITO

CALL TO ORDER

Chair Bill Keller - *Absent*

Vice-Chair Stan Bair - *Absent*

Commissioner Stafford Keegin

Commissioner Joan Cox

Commissioner Eric Stout

APPROVAL OF MINUTES - *Continued to next meeting*

April 1, 2009

May 6, 2009

June 3, 2009

July 1, 2009

April 15, 2009

May 20, 2009

June 17, 2009

July 15, 2009

PUBLIC HEARINGS

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

Staff: Schinsing

Paula Bruce (Owner and Applicant)

DESCRIPTION: Status report on: (1) An application for 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. (2) An application for an Encroachment Agreement 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. (3) The installation of steps which would complete a partially-installed walkway in the South Street right-of-way between Edwards Avenue and Marion Avenue. (4) An application for a Tree Removal Permit to remove one protected tree on the subject site. (5) Preparation of a botanist report and (6) preparation of environmental documents.

RECOMMENDATION: Accept status report and continue public hearing to a date uncertain

ACTION TAKEN: *Accepted status report and continued public hearing to November 18, 2009.*

VOTE: Ayes 3 Noes Absent Keller, Bair Abstain

**2. 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 065-062-17). This public hearing was continued from the July 15, 2009 Commission meeting.

RECOMMENDATION: Approve the modifications

ACTIONS TAKEN: *Approved substitution of scored concrete for brick pavers and elimination of raised planter. Directed staff to provide options for painting and/or screening of generator.*

VOTE: Ayes 3 Noes Absent Keller, Bair Abstain

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

Staff: Burns

HartMarin (Applicant)
Houland Limited and City of Sausalito (Owners)

DESCRIPTION: Review of an Initial Environmental Study/Mitigated Negative Declaration (IES/MND) which addresses the environmental impacts associated with construction and operation of a warehouse at 300 Locust Street (APN 064-087-07) as well as installation and maintenance of park improvements on two undeveloped, City-owned Dunphy Park parcels (APNs 064-087-06 and-08). The three subject parcels are within the Commercial Waterfront (CW) Zoning District.

RECOMMENDATION: Close the public review period on the *IES/MND* and direct staff to prepare responses to the comments for subsequent review by the Planning Commission.

ACTIONS TAKEN: *Closed the public review period on the IES/MND and directed staff to prepare responses to the comments.*

VOTE: Ayes 3 Noes Absent Keller, Bair Abstain

4. MALLYA / 300 LOCUST AVENUE (DR/CUP/EA 09-014)

Staff: Burns

HartMarin (Applicant)
Houland Limited and City of Sausalito (Owners)

DESCRIPTION: A Design Review Permit and Conditional Use Permit in order to construct a 6,674 square-foot warehouse at 300 Locust Street (APN 064-087-07) and install and maintain park improvements on two undeveloped, City-owned Dunphy Park parcels (APNs 064-087-06 and-08). Recommendation of City Council action on an Encroachment Agreement for installation and maintenance of park improvements on the two undeveloped City-owned Dunphy Park parcels. The three subject parcels are within the Commercial Waterfront (CW) Zoning District.

RECOMMENDATION: Accept staff report, take public comment, and continue public hearing to a date uncertain.

ACTIONS TAKEN: *Continued the public hearing to a date uncertain in order to allow City Council Working Group to review the proposed improvements on the Dunphy Park Expansion Parcels. Directed staff to explore available dates for joint meeting with Parks and Recreation Commission.*

VOTE: Ayes 3 Noes _____ Absent Keller, Bair Abstain _____

5. SHERPA & SAHAGUN / 2633 BRIDGEWAY (CUP/SP 09-111)

Staff: Thornberry

Pemba Sherpa and Jose Sahagun (Applicant)
KAP Investments, LLC (Owner)

DESCRIPTION: A Conditional Use Permit to convert an existing neighborhood commercial building into two restaurants that would each serve alcohol, and a Sign Permit to locate two wall signs above the respective front entry doors of the restaurants and two, double-faced, monument signs on an existing monument frame at 2633 Bridgeway (APN 063-151-02). This public hearing was continued from the September 2, 2009 Commission meeting.

RECOMMENDATION: Approval, subject to Conditions of Approval

ACTIONS TAKEN: *Approved, subject to modified conditions of approval.*

VOTE: Ayes 3 Noes _____ Absent Keller, Bair Abstain _____

6. MAMONE / 37 & 39 CRESCENT (065-252-64)

Staff: Thornberry

Don Olsen and Associates (Applicant)
Mike Mamone (Owner)

DESCRIPTION: a Design Review Permit to construct two new, single-family, attached residences and Tree Removal Permit to remove 28 trees at 37/39 Crescent Avenue and Encroachment Agreement for improvements and to build a driveway approach that encroaches into the public right of way at 37/39 Crescent Avenue (APN 065-122-08).

RECOMMENDATION: Approval, subject to Conditions of Approval

ACTIONS TAKEN: *Continued public hearing to meeting on October 28, 2009 with direction to staff to provide information on the stairs, geotechnical issues, environmental review, and consistency of requirements with other hillside projects.*

VOTE: Ayes 3 Noes _____ Absent Keller, Bair Abstain _____

OLD BUSINESS -- None

NEW BUSINESS -- None

COMMUNICATIONS

STAFF

PLANNING COMMISSIONERS

ADJOURNMENT 10:40 p.m.

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