

PLANNING COMMISSION ACTIONS TAKEN CITY OF SAUSALITO

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



REGULAR MEETING – WEDNESDAY, OCTOBER 14, 2009
6:30 P.M. in the COUNCIL CHAMBERS at 420 LITHO STREET, SAUSALITO

CALL TO ORDER– JOINT MEETING WITH HISTORIC LANDMARKS BOARD

Chair Bill Keller - *Absent*

Vice-Chair Stan Bair

Commissioner Stafford Keegin

Commissioner Joan Cox - *Arrived at 6:55*

Commissioner Eric Stout

APPROVAL OF AGENDA *Item 3 considered prior to Item 2.*

APPROVAL OF MINUTES *Approved with corrections*

April 1, 2009

May 6, 2009

June 3, 2009

July 1, 2009

September 2, 2009

April 15, 2009

May 20, 2009

June 17, 2009

July 15, 2009

September 9, 2009

PUBLIC HEARINGS

1. DESANTIS / 46 SANTA ROSA AVENUE (DR 08-034)

Staff: Schinsing

Hubbell (Applicant)

DeSantis (Owner)

DESCRIPTION: A modification of a Design Review Permit to construct a 215 square-foot addition to the northern side of a single-family house on an 18,586 square-foot lot at 46 Santa Rosa Avenue (APN 065-092-16). An approximately 117 square foot bath/laundry room on the northern side (rear) of the residence is proposed to be demolished and replaced with a breakfast conservatory room.

RECOMMENDATION: Approval, subject to conditions

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

VOTE: Ayes 3 Noes Absent Keller, Cox Abstain

ADJOURNMENT OF HISTORIC LANDMARKS BOARD MEETING

Commissioner Cox arrived

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2. **PEET'S COFFEE & TEA/1250 BRIDGEWAY (DR/SP/MUP/CUP 09-072)** Staff: Burns
Chris Konecny, on behalf of Peet's Coffee & Tea (Applicant)
Restaurant Investors Income Fund V (Owners)

DESCRIPTION: A Design Review Permit, Conditional Use Permit, Minor Use Permit, and Sign Permit to locate a Formula Retail establishment at 1250 Bridgeway (APNs 065-034-01 and 065-034-09). This project is categorically exempt from California Environmental Quality Act (CEQA) in accordance with Sections 15305 and 15332 of the CEQA Guidelines

RECOMMENDATION: Approval, subject to Conditions of Approval

ACTIONS TAKEN: *Approved, subject to modified conditions of approval regarding more bicycle racks, smaller signage, trash enclosure location, planting in Humboldt Avenue right-way, reconfigured parking, and prohibition on kitchen hood.*

VOTE: Ayes 3 Noes Bair Absent Keller Abstain _____

3. **PEET'S COFFEE & TEA/1250 BRIDGEWAY (ZOA 09-072)** Staff: Burns
Chris Konecny, on behalf of Peet's Coffee & Tea (Applicant)
Restaurant Investors Income Fund V (Owners)

DESCRIPTION: Amendment of *Zoning Ordinance* Table 10.24-1 and Section 10.44.240.C.1 regarding allowing Formula Retail uses subject to a Conditional Use Permit in the Central Waterfront (CW) Zoning District. 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

ACTIONS TAKEN: *Recommend City Council adoption of ordinance.*

VOTE: Ayes 3 Noes Bair Absent Keller Abstain _____

4. **BRIDGEWAY TO FERRY LANDING IMPROVEMENT PROJECT** Staff: Burns
City of Sausalito (Applicant/Owner)

DESCRIPTION: Design Review Permit to allow a local public enhancement project including construction of upgraded sidewalks, curbs, and landscaping within portions of the Humboldt Avenue public right-of-way as well as Bay Street (APN 065-073-01) and Anchor Street (APN 065-073-03).

RECOMMENDATION: Approval, subject to Conditions of Approval

ACTIONS TAKEN: *Continued to November 14, 2009 meeting with direction to staff to explore plan revisions to address community concerns.*

VOTE: Ayes 4 Noes _____ Absent Keller Abstain _____

5. ARRKABOFF / 600A LOCUST (AP 08-002)

Staff: Schinsing

DESCRIPTION: A review of a privacy solution for a project at 600A Locust Street (APN 064-211-27). A Design Review Permit was approved by the Planning Commission on June 3, 2009 and an appeal was filed on June 15, 2009. The City Council heard the appeal on July 21, 2009 and remanded the application to the Planning Commission for a recommendation to the City Council on the privacy issue.

RECOMMENDATION: Provide a recommendation to the City Council regarding a privacy solution

ACTIONS TAKEN: *Continued to November 14, 2009 meeting to allow applicant and appellant to explore mutually-acceptable options.*

VOTE: Ayes 4 Noes _____ Absent Keller Abstain _____

OLD BUSINESS -- None

NEW BUSINESS -- None

COMMUNICATIONS

STAFF -

PLANNING COMMISSIONERS

ADJOURNMENT 11:35 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, OCTOBER 28, 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

Commissioner Stafford Keegin

Commissioner Joan Cox

Commissioner Eric Stout

APPROVAL OF MINUTES -- September 23, 2009 – *Approved with corrections*

PUBLIC HEARINGS

1. MAMMONE / 37 & 39 CRESCENT

Staff: Thornberry

Don Olsen and Associate (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). This public hearing was continued from the September 23, 2009 Commission meeting.

RECOMMENDATION: Approval, subject to conditions.

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

VOTE: Ayes 4 Noes Absent Keller Abstain

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

Staff: Burns

HartMarin (Applicant)

Houland Ltd. (Owner)

DESCRIPTION: 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).

RECOMMENDATION: Continue to the November 4, 2009 Commission meeting.

ACTIONS TAKEN: *Continued to November 18, 2009 meeting.*

VOTE: Ayes 4 Noes Absent Keller Abstain

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

Staff: Burns

HartMarin (Applicant)

Houland Ltd. (Owner)

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DESCRIPTION: Approval of a Design Review Permit to allow for the construction and site improvements, including parking and landscaping, related to a new +/- 6,600 square foot warehouse and a Conditional Use Permit to allow a warehouse use at 300 Locust Street (APN 064-087-07). The project is subject to Heightened Review standards since the project exceeds 80 percent of the permitted building coverage and floor area limitations.

RECOMMENDATION: Accept a presentation and public comment, provide direction to staff, and continue the public hearing to November 4, 2009.

ACTIONS TAKEN: *Continued to November 18, 2009 meeting.*

VOTE: Ayes 4 Noes _____ Absent Keller Abstain _____

4. CURRIER/564 SAUSALITO (DR/VA/NC 08-030)

Staff: Burns

Ken and Sue Currier (Applicant/Owner)

DESCRIPTION: A Design Review Permit to construct a carport over an existing parking deck, a Variance to construct a carport to exceed the maximum allowed height of an accessory structure, and a Nonconformity Permit to allow the construction of a carport on top of a legal non-conforming parking deck at 564 Sausalito Boulevard (APN 065-222-14).

RECOMMENDATION: Approval, subject to conditions

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

VOTE: Ayes 4 Noes _____ Absent Keller Abstain _____

5. CHANG/95 CLOUDVIEW (TM 09-068)

Staff: Schinsing

Michael Rex Associates (Applicant)
Chang (Owner)

DESCRIPTION: A Parcel Map to subdivide one parcel at 95 Cloudview Road (APN 065-191-76) into two separate parcels. Resultant Parcel "A" would encompass 9,590 square feet in size and would front on Cloudview Road. Resultant Parcel "B" would encompass 6,000 square feet in size and would front on an existing vehicular driveway.

RECOMMENDATION: Approval, subject to conditions

ACTIONS TAKEN: *Continued to December 2, 2009 meeting with direction to staff to research ability of Commission to establish conditions regarding development restrictions on Parcel B.*

VOTE: Ayes 4 Noes _____ Absent Keller Abstain _____

OLD BUSINESS -- None

NEW BUSINESS -- None

COMMUNICATIONS

STAFF

PLANNING COMMISSIONERS

ADJOURNMENT 8:30 p.m.

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