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SAUSALITO PLANNING COMMISSION
Special Meeting
Wednesday, September 2, 2009
Approved Minutes

Call to Order

Chair Keller called the meeting to order at 6:30 p.m. in the City Hall Conference Room, 420 Litho Street, Sausalito.

Present: Chair Bill Keller, Commissioner Stafford Keegin Commissioner Eric Stout, Commissioner Joan Cox (arrived at 6:40 p.m.)

Absent: Vice Chair Stan Bair

Staff: Community Development Director Jeremy Graves
Assistant Planner Alison Thornberry

Chair Keller moved and Commissioner Stout seconded a motion to approve the agenda. Motion was passed 3-0.

Approval of Minutes

April 1, 2009 April 15, 2009

May 6, 2009 May 20, 2009

June 3, 2009 June 17, 2009

July 1, 2009 July 15, 2009

By consensus, action on meeting minutes was continued to the next meeting on September 9, 2009.

Public Comment

None.

Public Hearings

1. **CUP 09-109, Conditional Use Permit, Niles and Needleman, 1907 Bridgeway.** Conditional Use Permit to convert a portion of an existing commercial building at 1901 Bridgeway (APN 064-141-05) into the Integrated Fitness and Martial Arts school.

Assistant Planner Alison Thornberry presented the Staff Report.

Commissioner Cox arrived.

Commission questions to Staff:

- Did Staff receive any comments objecting to the project? *Staff responded no.*
- How did Staff come up with only four parking spaces required for 75 members? *Staff responded that the Zoning Ordinance considers the proposed use for the site to be a school and requires one space per 300 square feet. There is 1,290 square feet, which equals four parking spaces.*

- 1 • With 75 members, if there are classes of 15-25 students that could be a
2 detrimental impact on parking in the area. *Staff responded the applicant*
3 *indicated they have much smaller classes than that.*
4

5 Presentation was made applicants Kris and Lyle Christie.
6

7 Commission questions of Mr. and Ms. Christie.
8

- 9 • Is there ever an issue with parking where you currently are? *The applicant*
10 *responded sometimes during the day; they have two designated parking spaces*
11 *there.*
12 • What are your plans for the exterior and interior of the building in terms of
13 signage, change of exterior materials, and lighting? *The applicant responded*
14 *they are currently working on the signage. The interior requires no structural*
15 *changes, only cosmetic changes such as a wall built across the back, and no*
16 *changes are planned for the exterior.*
17

18 Commission question to Staff:
19

- 20 • Will the signage come back to the Planning Commission or will it be decided at
21 Staff level? *Staff responded that the sign regulations provide for staff review and*
22 *approval, although a condition could be added for the Planning Commission to*
23 *review it.*
24

25 **Chair Keller moved and Commissioner Keegin seconded a motion to approve the**
26 **Conditional Use Permit for 1907 Bridgeway, with the conditions recommended by**
27 **staff. The motion passed 4-0.**

28 **2. CUP/SP 09-111, Conditional Use Permit and Sign Permit, KAP Investment,**
29 **LLC, 2633 Bridgeway.** Conditional Use Permit to convert an existing neighborhood
30 commercial building into two restaurants, and a Sign Permit to locate two wall signs
31 above the respective front entry doors of the restaurants, and two double-faced
32 monument signs on an existing monument frame at 2633 Bridgeway (APN 063-151-
33 02).
34

35 Assistant Planner Alison Thornberry presented the Staff Report and noted that after
36 preparation of the staff report, staff became aware of the applicants' desires to serve
37 alcohol. As a result, the project description needs to be revised and the public hearing
38 needs to be re-noticed with the proper project description.
39

40 Commission question for Staff:
41

- 42 • Is there any existing or anticipated signage to direct customers to park in the rear
43 parking lot? *Staff responded there is no signage directing parking to the rear lot,*
44 *but that would be discussed and added to the project.*
45

46 Presentation was made by applicants Pemba Sherpa and Jose Sahagun.
47

48 Commission questions for Mr. Sherpa and Mr. Sahagun.
49

- 50 • Will you still maintain your restaurants in Somona and Marin? *Mr. Sahagun and*
Mr. Sherpa both responded yes.

- 1 • Will you utilize the same menus that you have used in Somona and Marin here in
2 Sausalito? *Mr. Sahagun responded yes. Mr. Sherpa responded he and his two*
3 *sisters will run the restaurant in Sausalito with mostly the same menu as his other*
4 *restaurant, but they will be introducing new dishes as well.*
5

6 **Chair Keller moved and Commissioner Cox seconded a motion to continue the**
7 **public hearing for the project to the meeting on September 23, 2009 in order to**
8 **allow the hearing to be re-noticed. The motion passed 4-0.**
9

10 **Old Business**

11 None.

12
13 **New Business**

14 None.

15
16 **Communications**

- 17
 - 18 ■ Director Graves distributed and briefly reviewed a flow chart outlining the
 - 19 review process for the Mallya warehouse project. No action was required.
 - 20 ■ Director Graves noted that the City Council referred the 600 Locust residential
 - 21 project back to the Planning Commission for input as to whether the privacy of
 - 22 the appellant will be intruded upon by the project.

23
24 **Adjournment**

25 The meeting was adjourned at 7:28 p.m.

26
27
28 /s/ JEREMY GRAVES

29 Submitted by
30 Jeremy Graves, AICP
31 Community Development Director
32

 /s/ BILL KELLER

Approved by
Bill Keller
Chair
33

34 CDD\PlanComm\Minutes\2009\09-02-09-Special Meeting
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