

PLANNING COMMISSION – ACTIONS TAKEN CITY OF SAUSALITO

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



REGULAR MEETING – WEDNESDAY, NOVEMBER 4, 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 – *Arrived after Item 3*

Commissioner Eric Stout

APPROVAL OF MINUTES – March 18, 2009 – *Approved with corrections*

PUBLIC HEARINGS

1. 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 public hearing to November 18, 2009 Commission meeting.

ACTION TAKEN: *Continued to November 18, 2009 meeting without discussion.*

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

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

Staff: Burns

HartMarin (Applicant)

Houland Ltd. (Owner)

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: Continue to the November 18, 2009 Commission meeting.

ACTION TAKEN: *Continued to November 18, 2009 meeting without discussion.*

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

3. AKRABOFF/600 LOCUST STREET (DR 08-002)

Staff: Schinsing

Olsen (Applicant)
Akraboff (Owner)

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. The Planning Commission continued consideration of this item from the October 14, 2009 hearing.

RECOMMENDATION: Continue public hearing to December 2, 2009 Commission meeting.

ACTION TAKEN: *Continued to December 2, 2009 meeting without discussion.*

VOTE: Ayes 3 Noes Absent Keller, Cox Abstain

4. BRIDGEWAY TO FERRY LANDING IMPROVEMENT PROJECT (DR 09-181) Staff: Burns
City of Sausalito (Applicant/Owner)

DESCRIPTION: Design Review Permit to allow a local public enhancement project including construction of upgraded sidewalks and ADA accessibility improvements 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.

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

VOTE: Ayes 4 Noes Absent Keller Abstain

5. SAUSALITO OPTOMETRY / 33 CALEDONIA STREET (CUP/SP 09-014) Staff: Thornberry
John McCoy (Applicant)
Fredrick Perry III (Owner)

DESCRIPTION: Approval of a Conditional Use Permit for a Medical Optometrist Office, in a vacant building, in the Commercial Residential Zoning District and a Sign Permit is requested for the installation of one monument sign on existing posts for the Sausalito Optometry at 33 Caledonia Street (APN 065-056-22).

RECOMMENDATION: Approval, subject to Conditions of Approval.

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

VOTE: Ayes 4 Noes Absent Keller Abstain

**6. CONSTRUCTION TIME LIMIT REGULATIONS (ZOA 09-002)
LENGTH OF VALIDITY OF CERTAIN PERMITS**

Staff: Graves

City of Sausalito (Applicant)

DESCRIPTION: The addition of a new section in the *Zoning Ordinance* which establishes time limit regulations for construction projects; amendment of *Zoning Ordinance* Sections 10.54.040, 10.54.050, and 10.62.070 regarding the expiration of certain permits; and amendment of *Zoning Ordinance* Section 10.50.120 regarding implementation of permits. These amendments are exempt from the California Environmental Quality Act (CEQA) in accordance with Section 15305 of the CEQA Guidelines.

RECOMMENDATION: Review and recommend City Council approval.

ACTION TAKEN: *Recommended City Council approval subject to several modifications.*

VOTE: Ayes 4 Noes _____ Absent Keller Abstain _____

OLD BUSINESS -- None

NEW BUSINESS -- None

COMMUNICATIONS

STAFF

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, NOVEMBER 18, 2009
6:30 P.M. in the COUNCIL CHAMBERS at 420 LITHO STREET, SAUSALITO

CALL TO ORDER – *All present*

Chair Bill Keller

Commissioner Joan Cox

Vice-Chair Stan Bair

Commissioner Stafford Keegin

APPROVAL OF MINUTES – October 14, 2009 – *Approved with corrections*

PUBLIC HEARINGS

1. 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 December 2, 2009 Planning Commission meeting

ACTION TAKEN: *Continued to December 2, 2009 meeting without discussion.*

VOTE: Ayes 4 Noes _____ Absent _____ Abstain _____

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

Staff: Burns

HartMarin (Applicant)

Houland Ltd. (Owner)

DESCRIPTION: 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: Continue to December 2, 2009 Planning Commission meeting

ACTION TAKEN: *Continued to December 2, 2009 meeting without discussion.*

VOTE: Ayes 4 Noes _____ Absent _____ Abstain _____

3. BRUCE/109/111 MARION AVE (ENV 08-011)

Staff: Schinsing

Paula Bruce (Owner and Applicant)

DESCRIPTION: Initial Environmental Study/Mitigated Negative Declaration (IES/MND) which addresses the environmental impacts associated with the subdivision of an existing 14,022 square foot parcel into two parcels 8,974 and 5,048 square feet in area; the construction of a 2,504 square-foot three-story residence at the southern portion of the lower parcel; a driveway encroachment into the Sausalito Boulevard right-of-way and existing encroachments into the Marion Avenue right-of-way; the installation of steps which would complete a partially-installed walkway in the South Street right-of-way between Edwards Avenue and Marion Avenue; and the removal of protected trees at 109/111 Marion Avenue (APN 064-087-07).

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 December 2, 2009 and December 16, 2009 Planning Commission meetings.

ACTION TAKEN: *Accepted public comments and continued comment period to December 2, 2009 and December 16, 2009 meetings.*

VOTE: Ayes 4 Noes _____ Absent _____ Abstain _____

4. FISH/350 HARBOR DRIVE (AP 09-094)

Staff: Schinsing

William Ziegler/Caruso's LLC (Appellant)
Clipper Yacht Harbor (Owner)

DESCRIPTION: Appeal of an Administrative Decision that (1) the seating for Fish restaurant must comply with Planning Commission Resolution No. 4732 which allows for 22 outdoor seats and 48 indoor seats and (2) a single-seat bench should be no longer than 24 inches.

RECOMMENDATION: Deny the appeal

ACTION TAKEN: *Accepted public comments and continued to first Commission meeting in February 2010.*

VOTE: Ayes 4 Noes _____ Absent _____ Abstain _____

OLD BUSINESS -- None

NEW BUSINESS

5. PLANNING COMMISSION MEETING CALENDAR – JANUARY & FEBRUARY 2010

PROJECT: Review of the Planning Commission meeting calendar.

RECOMMENDATION: Approve

ACTION TAKEN: *Approved meeting calendar for January and February 2010.*

VOTE: Ayes 4 Noes _____ Absent _____ Abstain _____

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, DECEMBER 2, 2009
6:30 P.M. in the COUNCIL CHAMBERS at 420 LITHO STREET, SAUSALITO

CALL TO ORDER – *All Present*

Chair Bill Keller
Commissioner Joan Cox

Vice-Chair Stan Bair
Commissioner Stafford Keegin

APPROVAL OF MINUTES – October 28, 2009 and November 4, 2009 – *No action*

PUBLIC HEARINGS

1. 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: Approval of Final IES/MND and Mitigation Monitoring Plan

ACTIONS TAKEN: *Tabled indefinitely at request of applicant.*

VOTE: Ayes 4 Noes _____ Absent _____ Abstain _____

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

Staff: Burns

HartMarin (Applicant)
Houland Ltd. (Owner)

DESCRIPTION: 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: Denial of Design Review Permit and Conditional Use Permit

ACTIONS TAKEN: *Tabled indefinitely at request of applicant.*

VOTE: Ayes 4 Noes _____ Absent _____ Abstain _____

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3. BRUCE/109/111 MARION AVE (ENV 08-011)

Staff: Schinsing

Paula Bruce (Owner and Applicant)

DESCRIPTION: Initial Environmental Study/Mitigated Negative Declaration (IES/MND) which addresses the environmental impacts associated with the subdivision of an existing 14,022 square foot parcel into two parcels 8,974 and 5,048 square feet in area; the construction of a 2,504 square-foot three-story residence at the southern portion of the lower parcel; a driveway encroachment into the Sausalito Boulevard right-of-way and existing encroachments into the Marion Avenue right-of-way and existing encroachments into the Marion Avenue right-of-way; the installation of steps which would complete a partially-installed walkway in the South Street right-of-way between Edwards Avenue and Marion Avenue; and the removal of trees at 109/111 Marion Avenue (APN 064-087-07).

RECOMMENDATION: Accept public comments on IES/MND and continue the public comment period to December 16, 2009 Planning Commission meeting.

ACTION TAKEN: *Accepted public comments and continued comment period to the December 16, 2009 meeting.*

VOTE: Ayes 4 Noes Absent Abstain

4. BRUCE/109/111 MARION AVE (TM/DR/EA/TR 08-011)

Staff: Schinsing

Paula Bruce (Owner and Applicant)

DESCRIPTION: 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. Encroachment Agreement for a driveway encroachment into the Sausalito Boulevard right-of-way and existing encroachments into the Marion Avenue right-of-way. Tree Removal Permit to remove protected trees on the subject site. The installation of pedestrian steps which would complete a partially-installed walkway in the South Street right-of-way between Edwards Avenue and Marion Avenue.

RECOMMENDATION: Accept a staff report, provide direction, and continue hearing to December 16, 2009 Planning Commission meeting.

ACTION TAKEN: *Accepted public comments and continued the public hearing to the December 16, 2009 meeting.*

VOTE: Ayes 4 Noes Absent Abstain

5. AKRABOFF / 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

ACTION TAKEN: *Recommended the City Council require the applicant to provide screening by installing two 36-inch box loquat trees and record a landscape maintenance agreement.*

VOTE: Ayes 4 Noes _____ Absent _____ Abstain _____

6. 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. The hearing was continued from the October 28, 2009 Planning Commission meeting.

RECOMMENDATION: Approval, subject to conditions

ACTION TAKEN: *Approved, subject to amended conditions.*

VOTE: Ayes 4 Noes _____ Absent _____ Abstain _____

OLD BUSINESS – None

NEW BUSINESS

7. REPRESENTATIVE ON UNDERGROUND & HOUSING ELEMENT COMMITTEES

DESCRIPTION: Appointment of Planning Commission representative on Underground Committee and on Housing Element Committee

ACTION TAKEN: *Commissioner Keegan will serve on Underground Committee and Vice Chair Bair will serve on Housing Element Committee.*

COMMUNICATIONS

STAFF

PLANNING COMMISSIONERS

ADJOURNMENT – 9:25 p.m.

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