

PLANNING COMMISSION ACTIONS TAKEN CITY OF SAUSALITO

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



REGULAR MEETING – WEDNESDAY, JANUARY 20, 2010
6:30 P.M. in the COUNCIL CHAMBERS at 420 LITHO STREET, SAUSALITO

CALL TO ORDER – *Present, except as noted*

Chair Bill Keller

Vice-Chair Stan Bair (*Absent*)

Commissioner Stafford Keegin

Commissioner Joan Cox

Commissioner Bill Werner (*Absent*)

APPROVAL OF MINUTES – *None*

PUBLIC HEARINGS

1. BRUCE/109/111 MARION AVENUE (ENV 08-011)

Staff: Schinsing

Paula Bruce (Owner and Applicant)

DESCRIPTION: An Initial Environmental Study/Mitigated Negative Declaration (IES/MND) which addresses the environmental impacts associated with the subdivision of an existing parcel into two parcels at 109/111 Marion Avenue (APN 065-263-04); the construction of a three-story residence on the new northern (lower) parcel; and the removal of trees; as well as the installation of steps which would complete a partially-installed walkway in the South Street right-of-way between Edwards Avenue and Marion Avenue.

RECOMMENDATION: Approve the Public Review Draft IES/MND as the Final IES/MND, subject to the modifications listed in the Errata Sheet, and approve the Mitigation Monitoring Program.

ACTION TAKEN: *Approved as recommended by staff.*

VOTE: Ayes 3 Noes Absent 2 (*Bair and Werner*) Abstain

2. BRUCE/109/111 MARION AVENUE (TM/DR/EA/TR 08-011)

Staff: Schinsing

Paula Bruce (Owner and Applicant)

DESCRIPTION: A Tentative Parcel Map to subdivide an existing parcel into two parcels at 109/111 Marion Avenue (APN 065-263-04); and Design Review Permit to construct a three-story residence on the new northern (lower) parcel; a Tree Removal Permit to remove protected trees; an Encroachment Agreement for a driveway encroachment into the Sausalito Boulevard right-of-way and existing encroachments into the Marion Avenue right-of-way; and installation of steps which would complete a partially-installed walkway in the South Street right-of-way between Edwards Avenue and Marion Avenue.

RECOMMENDATION: Approval, subject to conditions; recommendation of City Council approval of the encroachment agreement, subject to conditions.

ACTION TAKEN: *Approved, subject to amended conditions including removal of paving material in Marion Avenue right-of-way, undergrounding of existing utilities, minimum amount of excavation assurance, completion of stairs in South Street right-of-way, and restrictions on dump trucks along Sausalito Boulevard during commute hours. Recommendation of City Council approval of encroachment agreement.*

VOTE: Ayes 3 Noes Absent 2 (*Bair and Werner*) Abstain

3. CLIPPER YACHT HARBOR-KKMI / 500 HARBOR DRIVE (NC/DR/SP 09-230) Staff: Burns
Clipper Yacht Co., LLC (Applicant and Owner)

DESCRIPTION: A Nonconformity Permit, Design Review Permit, and Sign Permit to allow for the continued use and relocation of existing legal nonconforming storage containers, the construction of a eight foot tall fence with landscaping and lighting, and a new wall sign at 500 Harbor Drive (APNs 063-010-16, 063-020-01, and 063-140-08).

RECOMMENDATION: Approval, subject to conditions.

ACTION TAKEN: *Approved, subject to amended conditions including signage, operating hours, and lighting.*

VOTE: Ayes 3 Noes Absent 2 (*Bair and Werner*) Abstain

4. BRYANT RESIDENCE / 8 CHANNING WAY (DR 09-127) Staff: Thornberry
Gary and Leah Bryant (Applicant and Owner)

DESCRIPTION: A Design Review Permit for the construction of a 374 square foot, single-car garage attached to the west elevation of an existing single-family residence at 8 Channing Way (APN 065-191-50).

RECOMMENDATION: Approval, subject to conditions.

ACTION TAKEN: *Continued to February 3, 2010 Commission meeting without comment.*

VOTE: Ayes 3 Noes Absent 2 (*Bair and Werner*) Abstain

5. LEANA INVESTMENTS / 4 BULKLEY AVENUE (DR 06-039) Staff: Schinsing
Ravi Anand (Applicant)
Leana Investments (Owner)

DESCRIPTION: Amendments of a previously-approved Design Review Permit for a carport and new single family residence at 4 Bulkley Avenue (APN 065-171-22). The amendments would allow the carport to be enclosed with fire-rated glass walls on the north and south sides and remove the requirement for a no-build easement on adjoining properties; relocate the entry access to the hillelevator from the second level to the third level on the east (rear) façade of the carport; and extend the carport roof over the elevator and enclose the carport staircase on the highest (fourth) level with a solid wall with a stucco finish.

RECOMMENDATION: Approval, subject to conditions

482
2

ACTION TAKEN: *Continued to February 3, 2010 Commission meeting without comment.*

VOTE: Ayes 3 Noes Absent 2 (Bair and Werner) Abstain

OLD BUSINESS – None

NEW BUSINESS – None

COMMUNICATIONS

STAFF – *None*

PLANNING COMMISSIONERS – *None*

ADJOURNMENT -- *10:10 p.m.*

PLAN COMM\ACTIONS TAKEN\2010\01-20.doc

4B2
3