SAUSALITO PLANNING COMMISSION
Wednesday, December 12, 2012
Draft Summary Minutes

Call to Order

Chair Cox called the meeting to order at 6:30 p.m. in the Council Chambers of City Hall, 420 Litho Street, Sausalito.

Present: Chair Joan Cox, Commissioner Stan Bair, Commissioner Richard Graef, Commissioner Stafford Keegin
Absent: Vice Chair Bill Werner
Staff: Community Development Director Jeremy Graves
Associate Planner Heidi Burns

Approval of Agenda

Commissioner Keegin moved and Commissioner Graef seconded a motion to approve the agenda. The motion passed 4-0.

Public Comments On Items Not on the Agenda
None.

Approval of Minutes
November 14, 2012

Commissioner Bair moved and Commissioner Keegin seconded a motion to approve the minutes as submitted. The motion passed 4-0.

Public Hearings

Declarations of Planning Commissioner Public Contacts

Commissioner Keegin disclosed that regarding Item 1 he had spoken with Alan Olson on several occasions about the project in general.

Commissioner Graef disclosed that regarding item 1 he had spoken with Alan Olson and had also received a message from a member of the community expressing their support for the project.

1. **MUP 12-288, Minor Use Permit, Sarena, LLC, 2350 Marinship Way.** Minor Use Permit to allow a temporary tent to accommodate a boat yard, temporary fundraising events, and a temporary visitor center for up to two years to facilitate the construction of a boat.

The public hearing was opened.

Associate Planner Burns presented the Staff Report.

Commission question to Staff:

- How will this 31-foot high tent be adequately anchored against the high winds that Sausalito experiences? *Staff responded the tent would be required to go through the City's building permit review process, there would be structural details required and the applicant would need to be compliant with the California Building Code wind load requirements.*

The public testimony period was opened.

Presentation was made by Michael Rex, the applicant.

- He identified the site as 2310 Marinship Way, which is the existing office building, in error. The project is on its own parcel at 2350 Marinship Way.
- He requests that the Commission delete Condition 8 to avoid the cost and effort of the City holding a bond or some surety that they will vacate the site in two years, because they have a lease that will expire.

Bonnie MacGregor, Princess Street, indicated the following:

- She is the secretary of the board for the Richardson's Bay Maritime Association and comes from a long line of ship builders.
- It is marvelous that Sausalito is attempting to keep shipbuilding as a living technology, not just an art. This project is the most exciting she has seen in her 30 years in Sausalito.

Alan Olson indicated the following:

- He is a co-founder of Call of the Sea.
- A great effort has been made by many people to move this project ahead; he hopes it will become a reality.

Charles Hart indicated the following:

- He is the executive director of Call of the Sea and serves on the board of directors for The Educational Tall Ship and strongly supports the project.
- Call of the Sea is the largest educational sailing organization on the bay and probably the most active sailing vessel in California, and they are now reaching capacity.
- Call of the Sea has a Memorandum of Understanding with the Educational Tall Ship that they will move their programs and organizational structure to the new vessel when completed, giving Call of the Sea the important additional capacity they need to sustain their nonprofit organization and continue educational sailing on the bay.

Bob Boye indicated the following:

- He represents the Galilee Harbor Community Association (GHCA) and residential marina and is on the board of directors and supports the project.

- GHCA is uniquely sited to be able to appreciate this project because they are near the wreck of the Galilee.
- This project is exactly what the Marinship Plan was designed to protect and foster and exactly what the community was formed to be able to foster: resident marine workers in the City of Sausalito.

Paul Dines indicated the following:

- He is on the board of directors of the Master Mariners Benevolent Association and has worked in Sausalito's maritime industry for 30 years.
- There is excitement among the community's professional mariners that this project could be built in Sausalito, where it should be built.

The public testimony period was closed.

Commission comments:

- This project is exactly what is meant for the Marinship Industrial Zone Overlay and will allow people to pursue skills not available anywhere but on a working waterfront. The result will be a terrific addition to the fleet and the opportunity for young people to experience sailing on a tall ship. This project is strongly supported.
- This is one of the most exciting projects to come along in a long time.
- This project is an amazing opportunity for the community and for Sausalito to have its own tall ship.
- This project is exactly what the Marinship Specific Plan was written for, exactly the type of use this area was designed for and will benefit the community in terms of increasing the types of uses sought in that area as well as the educational goals for the children for years to come.
- One Condition of Approval states the applicant is required to restore the site to its original condition to address grading done on the site. The words, "at the City's option" should be added, because the City may prefer to leave the site graded after the project's completion.
- The Commission endorses the removal of Condition of Approval 8 regarding issuance of a construction permit, the automatic one-year extension and the suggestion that the fee to the City Council be waived.
- The correct address should be referenced in the resolution.

Amended Conditions of Approval:

- The Condition of Approval requiring the restoration of the site to its original condition shall contain the additional words, "at the City's option."
- Condition of Approval 8 regarding issuance of a construction permit shall be deleted.

Commissioner Keegin moved and Commissioner Bair seconded a motion to approve a Minor Use Permit for the Educational Tall Ship program, subject to the amended Conditions of Approval. The motion passed 4-0.

2. **CUP/DR 97-03, Design Review Permit, Conditional Use Permit, California Department of Transportation, Rodeo and Highway 101.** Amendments to an existing Design Review Permit and Conditional Use Permit (CUP/DR 97-03) to replace three antennae and associated equipment on an existing PG&E utility pole and add equipment cabinets in an existing underground vault within an existing lease area at an existing wireless communications facility at Rodeo and Highway 101 within a portion of California Department of Transportation Highway 101 right-of-way.

The public hearing was opened.

Community Development Director Graves indicated that the applicant had requested the public hearing for Rodeo and Highway 101 be continued to the meeting of January 9, 2013.

Commissioner Bair moved and Commissioner Keegin seconded a motion to continue the hearing for Rodeo and Highway 101 to the meeting of January 9, 2013. The motion passed 4-0.

Old Business
None.

New Business

3. **January and February 2013 Planning Commission meeting calendar.**

Community Development Director Graves presented the Staff Report.

- Staff proposes the Planning Commission meet on January 9, January 23, February 6 and February 20 with the remaining meetings to be scheduled after the City Council sets its 2013 meeting calendar.

Commissioner Keegin moved and Commissioner Bair seconded a motion to approve the proposed January and February 2013 Planning Commission calendar. The motion passed 4-0.

Staff Communications

- At the December 11, 2012 City Council meeting:
  - The Council approved the amendment of the Zoning Ordinance regarding the approval of traffic safety guardrails.
  - Mayor Kelly provided a Certificate of Appreciation to Associate Planner Schinsing for her work on the Housing Element.
- The City Council has approved the Accessory Dwelling Unit Ordinance.
- The City Council approved the Vina del Mar project without the circular path at its November 27th meeting as recommended by the Planning Commission and Historic Landmarks Board.

Adjournment

Commissioner Keegin moved and Chair Cox seconded a motion to adjourn the meeting. The motion passed 4-0.

The meeting was adjourned at 7:16 p.m.

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Submitted by	Approved by
Jeremy Graves, AICP	Joan Cox
Community Development Director	Chair

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