

# PLANNING COMMISSION ACTIONS TAKEN CITY OF SAUSALITO

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



**REGULAR MEETING – WEDNESDAY, DECEMBER 16, 2009**  
6:30 P.M. in the COUNCIL CHAMBERS at 420 LITHO STREET, SAUSALITO

## CALL TO ORDER – *All Present*

Chair Bill Keller

Vice-Chair Stan Bair

Commissioner Joan Cox

Commissioner Stafford Keegin

**APPROVAL OF MINUTES** – March 4, 2009, October 28, 2009, November 4, 2009, November 18, 2009, and December 2, 2009 – *Approved with amendments*

## PUBLIC HEARINGS

### 1. 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; the construction of an approximate 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:** Close the public comment period on the IES/MND and direct staff to prepare responses to the comments; continue the public hearing to January 20, 2010

**ACTION TAKEN:** *Accepted public comments, closed comment period, directed staff to prepare responses to comments, and continued hearing to January 20, 2010 meeting.*

**VOTE:** Ayes 4 Noes      Absent      Abstain     

### 2. 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 8,400 and 5,622 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:** Provide direction to staff regarding the entitlements and continue the public hearing to January 20, 2010

**ACTION TAKEN:** *Accepted public comments and continued the public hearing to the January 20, 2010 meeting.*

**VOTE:** Ayes 4 Noes \_\_\_\_\_ Absent \_\_\_\_\_ Abstain \_\_\_\_\_

**3. REVILOCK/160 CURRY AVENUE (DR/TR 09-017)**

Staff: Burns

Will and Laura Revilock (Owner and Applicant)

**DESCRIPTION:** Design Review Permit and Tree Removal Permit to demolish an existing single family residence and construct a new 3,728 square foot residence at 160 Currey Avenue (APN 064-232-11).

**RECOMMENDATION:** Approve, subject to conditions

**ACTION TAKEN:** *Approve, subject to amended conditions, including screening of skylights and additional landscaping for screening purposes.*

**VOTE:** Ayes 3 Noes Keegin Absent \_\_\_\_\_ Abstain \_\_\_\_\_

**OLD BUSINESS** – None

**NEW BUSINESS**

**4. PLANNING COMMISSION MEETING CALENDAR FOR 2010**

**PROJECT:** Review of the Planning Commission meeting calendar for 2010.

**RECOMMENDATION:** Approve

**ACTION TAKEN:** *Approved as submitted.*

**VOTE:** Ayes 4 Noes \_\_\_\_\_ Absent \_\_\_\_\_ Abstain \_\_\_\_\_

**COMMUNICATIONS**

**STAFF**

**PLANNING COMMISSIONERS**

**ADJOURNMENT** – 10:15 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, JANUARY 6, 2010**  
6:30 P.M. in the COUNCIL CHAMBERS at 420 LITHO STREET, SAUSALITO

## CALL TO ORDER

Chair Bill Keller

Vice-Chair Stan Bair

Commissioner Joan Cox

Commissioner Stafford Keegin

## APPROVAL OF MINUTES – None

## PUBLIC HEARINGS

### 1. HIGGINS/MCARDLE/398 SAUSALITO BLVD (TM/CCP/EA 09-161)

Staff: Schinsing

Trisha Higgins/ Sean McArdle (Applicants and Owners)

**DESCRIPTION:** A Tentative Minor Subdivision Map and a Condominium Conversion Permit to convert an existing duplex at 398 Sausalito Boulevard into two one-family condominium units. Recommendation of City Council approval of an Encroachment Agreement to allow existing wooden parking decks, concrete retaining walls, driveway apron, stairs, and two parking spaces in the Sausalito Boulevard right of way.

**RECOMMENDATION:** Approval, subject to conditions

**ACTION TAKEN:** *Approve, subject to amended condition regarding undergrounding of overhead utilities. Recommendation of City Council approval of encroachment agreement.*

**VOTE:** Ayes 4 Noes      Absent      Abstain     

### 2. SAUSALITO RESTAURANT /39 CALEDONIA ST (CUP/MUP/EP 09-234)

Staff: Thornberry

Martinkovic Milford Architects (Applicant)

Sharon Conn Trust (Owner)

**DESCRIPTION:** A Conditional Use Permit to allow a restaurant with alcohol service at 39 Caledonia Street (APN 065-056-02). A Minor Use Permit and Sidewalk Dining Encroachment Permit to allow an outdoor dining area in the public right-of-way. Recommendation of City Council approval for alcohol service in the outdoor dining area in the public right-of-way.

**RECOMMENDATION:** Approval, subject to conditions

**ACTION TAKEN:** *Approve, subject to amended conditions, including outdoor tables must be located immediately adjacent to front building wall, and any MUP for outdoor dining in rear area must be subject to approval by the Planning Commission. Recommendation of City Council approval of alcohol service in the outdoor dining area in*

*the public right-of-way. Direction to staff to prepare a report on the conditions of approval for restaurants with outdoor dining on Caledonia Street.*

VOTE: Ayes 4 Noes      Absent      Abstain     

**OLD BUSINESS** – None

**NEW BUSINESS** – None

**COMMUNICATIONS**

STAFF

PLANNING COMMISSIONERS

**ADJOURNMENT** -- Not later than 10:00 p.m.

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