PLANNING COMMISSION AGENDA CITY OF SAUSALITO

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



WEDNESDAY, FEBRUARY 6, 2013 6:30 P.M. in the COUNCIL CHAMBERS at 420 LITHO STREET, SAUSALITO

The Planning Commission may, at its discretion, consider agenda items out of the order in which they are listed. The public may comment on any item on the agenda that has not previously been subject to public comment. To give everyone an opportunity to be heard and to ensure the presentation of different points of view, the Commission requests that members of the audience who speak: 1) Fill out a Speaker Card and submit it to staff; 2) Always address the Chair; 3) State his or her name and address; 4) State views succinctly, and; 5) Limit presentations to three minutes.

CALL TO ORDER

Chair Joan Cox
Commissioner Stafford Keegin
Commissioner Richard Graef

Vice-Chair Bill Werner Commissioner Stan Bair

APPROVAL OF AGENDA

PUBLIC COMMENTS ON ITEMS NOT ON THIS AGENDA

APPROVAL OF MINUTES – January 23, 2013

PUBLIC HEARINGS – Declarations regarding Planning Commissioner Public Contacts

1. GALANTE PROPERTY / 30 EXCELSIOR LANE (DR/CUP 12-048)

Robert Nebolon (Applicant)
Dana Galante Trust (Owner)

DESCRIPTION: A Design Review permit to demolish an existing 800 square foot carport and replace it with two apartments located above a four car garage for a total of 2,150 square feet of floor area. In addition, a single-story 2-car garage is proposed at the North-East corner of the property. The applicant requests a Conditional Use Permit for the proposed parking spaces be located in tandem, one behind the other. There is an existing five unit apartment building and parking structure to remain on site.

RECOMMENDATION: Adopt resolution which denies project

2. AT&T WIRELESS / 180 HARBOR DRIVE (DR/CUP 12-127)

AT&T (Applicant)

Harbor Drive Associates (Owner)

DESCRIPTION: Amendment of a Conditional Use Permit and Design Review Permit for the replacement of six existing panel antennas with six new panel antennas; the installation of three new panel antennas and installation of other associated equipment at 180 Harbor Drive. RF exposure levels due to the proposed operation are calculated to exceed the applicable public exposure and occupational exposure limit as established by the Federal Communications Commission.

RECOMMENDATION: Approve, subject to conditions

Staff: Thornberry-Assef

Staff: Schinsing

3. ARMSTRONG GARAGE / 63 CENTRAL AVE (DR/VA/EA 12-265)

Michael Barber (Applicant) Kelly Armstrong (Owner)

DESCRIPTION: A Design Review Permit with Heightened Design Review and two Variances in addition to recommendation of approval of an Encroachment Agreement to demolish an existing garage and construct a new two-car garage partially located in the right-of-way at 63 Central Avenue (APN 065-201-011). The new garage will be in the same approximate location of the existing garage.

RECOMMENDATION: Approve, subject to conditions

OLD BUSINESS

NEW BUSINESS

COMMUNICATIONS
STAFF
PLANNING COMMISSIONERS

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

APPEALS: Any decision of the Planning Commission may be appealed by filing an appeal form <u>and</u> the required appeal fee with the Community Development Department within <u>ten (10) calendar days</u> of the date of the decision. If you challenge a decision of the Planning Commission in court you may be limited to raising only those issues you or someone else raised at the hearing or on appeal to the City Council.

SPECIAL NEEDS: In compliance with the Americans with Disabilities Act (29 CFR 35.102-35.104 ADA Title 11), if you need special assistance to participate in this meeting, please contact the Community Development Department at 289-4128 or 289-4165. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

AGENDAS are available on the Friday prior to the Planning Commission meeting at the City Hall entrance at 420 Litho Street.

STAFF REPORTS are available for review on the Saturday prior to the Planning Commission meeting at the Sausalito Library at 420 Litho Street and at the City's website, www.ci.sausalito.ca.us. Staff reports are also available at the Community Development Department at City Hall during normal business hours and at the Planning Commission meeting. Materials related to an item on this agenda which are submitted after the distribution of the agenda packet are available for public review at the Community Development Department during normal business hours, at the Planning Commission meeting, and at the City's website (subject to staff's ability to post the documents prior to the meeting).



City of Sausalito Community Development Department 420 Litho Street Sausalito, CA 94965 (415) 289-4128

www.ci.sausalito.ca.us

Joan Cox, Chair	Jeremy Graves, Community Development Director
Bill Werner, Vice-Chair	Mary Wagner, City Attorney
Stafford Keegin, Commissioner	Heidi Scoble, Associate Planner
Stan Bair, Commissioner	Lilly Schinsing, Associate Planner
Richard Graef, Commissioner	Alison Thornberry-Assef, Assistant Planner
	Alberto Viana, Administrative Aide I

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Staff: Schinsing