PLANNING COMMISSION AGENDA
CITY OF SAUSALITO

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

WEDNESDAY, JUNE 26, 2013
5:00 P.M. in the COUNCIL CHAMBERS at 420 LITHO STREET, SAUSALITO
*** * NOTE SPECIAL STARTING TIME OF 5:00 P.M. * ***

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
Vice-Chair Bill Werner
Commissioner Stafford Keegin
Commissioner Stan Bair
Commissioner Richard Graef

APPROVAL OF AGENDA

PUBLIC COMMENTS ON ITEMS NOT ON THIS AGENDA

APPROVAL OF MINUTES – June 12, 2013

PUBLIC HEARINGS – Declarations regarding Planning Commissioner Public Contacts

1. STANDARDS FOR MULTI-FAMILY ZONED PROPERTIES / CITY-WIDE (ZOA 10-355)
City of Sausalito (Applicant) Staff: Schinsing

DESCRIPTION: Amendment of Title 10 (Zoning) of the Municipal Code regarding the standards and regulations for residences in the Multi-Family (R-2-2.5 and R-3) Zoning Districts. The proposed regulations would be applicable to projects which provide fewer units than the maximum density allowed. The amendment would lessen the allowable floor area, building coverage and impervious surfaces of the largest unit on a parcel in the R-2-2.5 and R-3 Zoning Districts and mandate that floor area, building coverage and impervious surfaces be held in reserve for an additional unit(s). The total maximum allowable amount of floor area, building coverage and impervious surface would not be reduced. The amendment also adds additional findings for Design Review Permits, shortens the 30-day completeness review time for multi-unit projects, allows for exceptions to parking requirements and amends the definition of building coverage and impervious surfaces.

RECOMMENDATION: Recommend City Council adoption of Ordinance

2. WOODMAN RESIDENCE / 6 JOSEPHINE STREET (DR/CUP/EA 13-037)
Andrew Skurman Architects (Applicant) Staff: Scoble
Jane and Dean Woodman (Owner)

DESCRIPTION: Design Review Permit and a Conditional Use Permit to construct a new duplex, with an attached two-car garage and two parking spaces in a tandem configuration at 6 Josephine Street (APN 065-211-07); and an Encroachment Agreement to construct a

portion of the garage and parking deck; and installation of two lights at the top of the North Street Stairs within the North Street public right-of-way.

RECOMMENDATION: Approve, subject to conditions

3. COLOMA WIRELESS / 441-475 COLOMA STREET (UP/DR 99-111)
Sprint (Applicant) Staff: Schinsing
Westcore Marin (Owner)

DESCRIPTION: Amendment of a Conditional Use Permit and Design Review Permit for the replacement of two existing panel antennas with two new panel antennas on the rooftop, screened within a faux chimney; installation of a new GPS reception antenna and two new Remote Radio Units on the rooftop and the addition of a battery cabinet in the equipment room at 441-475 Coloma Street.

RECOMMENDATION: No staff presentation. Take public comment and continue public hearing to July 10, 2013 meeting without action.

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 and the required appeal fee with the Community Development Department within ten (10) calendar days 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
	Rafael Miranda, Contract Planner
	Alberto Viana, Administrative Aide I

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