

# PLANNING COMMISSION -- ACTIONS TAKEN CITY OF SAUSALITO

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



**REGULAR MEETING – WEDNESDAY, JANUARY 28, 2009**  
6:30 P.M. in the COUNCIL CHAMBERS at 420 LITHO STREET, SAUSALITO

## CALL TO ORDER: 6:30 P.M.

Chair Bill Keller  
Vice-Chair Stan Bair  
Commissioner Stafford Keegin  
Commissioner Joan Cox  
Commissioner Eric Stout -- *Absent*

## APPROVAL OF MINUTES - *None*

## PUBLIC COMMENTS ON ITEMS NOT ON THIS AGENDA - *None*

## PUBLIC HEARINGS

### 1. SUBWAY / 1907 BRIDGEWAY (CUP/EA 07-008)

Staff: Burns

Chirayu Patel (Applicant)  
Gail Johnson (Owner's Representative)

**PROJECT:** A Conditional Use Permit to convert a portion of an existing commercial retail building into a Subway restaurant at 1907 Bridgeway (APN 064-141-05) and an encroachment agreement to allow use of eight parking spaces in the public right-of-way.

Continued from January 14, 2009 Planning Commission meeting.

**RECOMMENDATION:** Approval of a resolution denying the Conditional Use Permit and Encroachment Agreement

**ACTION TAKEN:** *Approved resolution denying a Conditional Use Permit and recommending City Council denial of an encroachment agreement.*

**VOTE:** *Ayes* 3 *Noes* 1(Bair) *Absent* 1 *Abstain* \_\_\_\_\_

### 2. TAN & DE MATTEI / 58 MILLER AVENUE (DR/TR 08-022)

Staff: Schinsing

Michael Rex (Applicant)  
Amy Tan and Lou De Mattie (Owners)

**PROJECT:** A Design Review Permit and Tree Removal Permit in order to construct a single-family residence on a vacant 7,000-square foot parcel at 58 Miller Avenue (APN 065-122-08). The 2,602 square foot, three-story residence would include a ground-floor garage with two off-street parking spaces and two floors of living area. A Tree Removal Permit is requested for the removal of one oak tree on the site. The project is subject to Heightened Design Review as it exceeds 80 percent of the permitted building coverage and floor area limitations.

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Continued from December 10, 2008 Planning Commission meeting.

**RECOMMENDATION:** Approval of a Design Review Permit and a Tree Removal Permit, subject to conditions

**ACTION TAKEN:** *Continued at request of applicant to February 18, 2009 meeting.*

**VOTE:** Ayes 4 Noes      Absent 1 Abstain     

**3. HENRY / 660 BRIDGEWAY (CUP 08-002)**  
Chris Henry (Owner/Applicant)

Staff: Burns

**PROJECT:** A Conditional Use Permit to convert a vacant second story tenant space at 660 Bridgeway (APN 065-133-25) into offices. No exterior changes are proposed to the structure.

**RECOMMENDATION:** Approval of a Conditional Use Permit, subject to conditions.

**ACTION TAKEN:** *Approved Conditional Use Permit, subject to conditions including a requirement for the applicant to obtain approval of a design review permit.*

**VOTE:** Ayes 3 Noes 1 (Bair) Absent 1 Abstain     

**4. T- MOBILE / 1000 BRIDGEWAY (CUP/DR 08-008) Antennas & Cabinet**  
T-Mobile (Applicant)  
Thomas Jung (Owner)

Staff: Weiss

**PROJECT:** A Conditional Use Permit and Design Review Permit to modify an existing wireless communications facility at 1000 Bridgeway (APN 065-037-006) by replacing two existing antennas with two new antennas inside the existing monopole, and adding one new equipment cabinet adjacent to the existing equipment cabinets under an existing staircase.

**RECOMMENDATION:** Approval of a Conditional Use Permit and a Design Review Permit, subject to conditions

**ACTION TAKEN:** *Approved Conditional Use Permit and Design Review Permit, subject to conditions, including removal of existing wires (if possible).*

**VOTE:** Ayes 4 Noes      Absent 1 Abstain     

**5. T- MOBILE / 1000 BRIDGEWAY (CUP/DR 08-010) Antenna Only**  
T-Mobile (Applicant)  
Thomas Jung (Owner)

Staff: Weiss

**PROJECT:** A Conditional Use Permit and Design Review Permit to modify an existing wireless communications facility at 1000 Bridgeway (APN 065-037-006) by adding one antenna inside the existing monopole, and removing and replacing an existing radome (a.k.a., cowling) which conceals the antennas on the monopole.

**RECOMMENDATION:** Approval of a Conditional Use Permit and a Design Review Permit, subject to conditions

**ACTION TAKEN:** *Approved Conditional Use Permit and Design Review Permit, subject to conditions, including removal of existing wires (if possible).*

**VOTE:** Ayes 4 Noes      Absent 1 Abstain     

**6. T- MOBILE / 180 HARBOR (CUP/DR 08-019)**

Staff: Weiss

T-Mobile (Applicant)  
Harbor Drive Associates (Owner)

**PROJECT:** A Conditional Use Permit and Design Review Permit to modify an existing wireless communications facility at 180 Harbor Drive (APN 63-130-006) by adding one new antenna behind a new screen wall on the existing rooftop of the building and replacing two existing antennas with two new antennas.

**RECOMMENDATION:** Approval of a Conditional Use Permit and a Design Review Permit, subject to conditions

**ACTION TAKEN:** *Approved Conditional Use Permit and Design Review Permit, subject to conditions, including modifications so antennas are not visible from streets in immediate area.*

**VOTE:** Ayes 4 Noes      Absent 1 Abstain     

**OLD BUSINESS** - None

**NEW BUSINESS**

**7. 2009 PLANNING COMMISSION MEETING CALENDAR**

**PROJECT:** Review of the 2009 Planning Commission meeting calendar.

**RECOMMENDATION:** Approval

**ACTION TAKEN:** *Approved with revisions*

**VOTE:** Ayes 4 Noes      Absent 1 Abstain     

**COMMUNICATIONS**

**STAFF**

**PLANNING COMMISSIONERS**

**ADJOURNMENT** 9:35 p.m.

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