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SAUSALITO PLANNING COMMISSION
Wednesday, September 24, 2008
Approved Minutes

Call to Order

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

Present: Vice-Chair Bill Keller, Commissioner Stan Bair, Commissioner Joan Cox (arrived at 6:37), Commissioner Stafford Keegin, Commissioner Eric Stout
Staff: Community Development Director Jeremy Graves,
Contract Planner Lorraine Weiss, City Attorney Mary Wagner

Vice-Chair Keller indicated the applicant for Item 2, 147 Edwards Avenue, had requested the public hearing be continued to a date uncertain.

Vice-Chair Keller moved and Commissioner Stout seconded a motion to continue the public hearing for 147 Edwards Avenue to a date uncertain. The motion passed 4-0.

Community Development Director Graves indicated that Commissioner Cox had joined the meeting.

Election of Officers

Commissioner Bair moved and Commissioner Cox seconded a motion to nominate Vice-Chair Bill Keller as Chairman of the Planning Commission. The motion passed 5-0.

Chair Keller moved and Commissioner Cox seconded a motion to nominate Commissioner Bair as Vice-Chair of the Planning Commission. The motion passed 5-0.

Approval of Agenda

Chair Keller moved and Commissioner Cox seconded a motion to approve the agenda as amended. The motion passed 5-0.

Approval of Minutes

None.

Public Comments

David [last name not provided] indicated the following:

- Regarding the process on the waterfront, particularly the Schoonmaker property, what is the status with respect to the presentation made a few weeks ago? *Staff responded the applicant had requested staff to postpone any work*

1 *on its response to comments on the Mitigated Negative Declaration for 7076*
2 *Liberty Ship Way and that status has not changed.*

- 3 • *What was the approval process for Le Garage restaurant? The Commission*
4 *responded that item came before them as an application for an increase in*
5 *outdoor seating. Staff responded it had recently become aware that some of*
6 *the storage area was possibly in the process of being converted to additional*
7 *parking, but they have not had the opportunity to look into the situation.*

8
9 **Public Hearings**

10
11 **1. DR/TM/TP/EA 03-060, Design Review Permit, Tentative Map, Tree Removal**
12 **Permit, Encroachment Agreement, Rostambek, 60-62 Marion Avenue.**

13 Design Review Permit, Detached Dwelling Unit findings, Tentative Map, and Tree
14 Removal Permit for the construction of two new detached residences and related
15 site improvements at 60-62 Marion Avenue, and a recommendation of City
16 Council approval of an Encroachment Agreement for related site improvements
17 which encroach into the public right-of-way at 60-62 Marion Avenue (APN 065-
18 292-23). The project was previously reviewed by the Planning Commission on
19 November 8, 2006.
20

21 The public hearing was opened. Contract Planner Weiss presented the Staff Report.

22 Presentation was made by Don Olsen and John McCoy, the applicants.

23 Commission questions to Mr. Olsen and Mr. McCoy:

- 24
25
26 • *Why were not different materials used on the buildings to make them look like*
27 *individually designed buildings, as requested by the Planning Commission in*
28 *2006? Mr. Olsen responded many buildings in Sausalito are different but look*
29 *similar, but he can change the materials to make the buildings more individual.*
30 • *What is the distance between the two buildings? Mr. Olsen responded they are*
31 *not parallel walls, but at the closest point it is 7 feet.*
32 • *Side yard setbacks 10 feet do not apply? Mr. Olsen responded in this case the*
33 *houses could be joined together; there is still a side yard as it relates to the*
34 *adjoining properties, but there is not a yard line that goes between the two*
35 *buildings.*
36 • *Can the buildings be dropped down to have more of a view? Mr. Olsen*
37 *responded if the houses were moved down the hill they would need a Variance*
38 *for the height in order to have a driveway going up. A driveway going down*
39 *would not be ideal because people would have to back up into the street.*
40 • *Where will everything drain now? Mr. Olsen responded the rain gutters drain*
41 *down into a pipe where two dispersers on each building take the water into the*
42 *ground.*
43 • *What is the square footage of impervious surface? Mr. McCoy responded*
44 *3,729 square feet, which is 20% of the lot.*
45
46
47

48 Commission questions to Todd Teachout, City Engineer:

- 49 • *What are your concerns about this project and site, and what would you*
50 *recommend? Mr. Teachout responded they were concerned this development*

1 would create increased peak flow and the culverts down the hill would be
2 exceeded. The applicant's revised plan calls for the rooftop and driveway flows
3 to go to Marion Avenue, a public drain. The nearest culvert discharges into the
4 creek bed, so the design does not mitigate the full peak flows, but it provides
5 the opportunity for the drain system to receive some flows with the creek
6 receiving the balance. Staff is concerned emergency vehicles cannot navigate
7 the narrow roads and believes widening will improve emergency access as well
8 as circulation. Slope stability is a significant issue with the slope being in
9 excess of 2/1, the maximum allowed before structural remediation is needed.
10 Staff can support the development as long as an engineered solution to the
11 stability issue is used, but cannot support piers and foundation.

- 12 • Do you consider the storm drain system that operates in this area adequate?
13 *Mr. Teachout responded probably not. There is a condition that they would*
14 *have to evaluate the downhill system for capacity and increase it if needed for*
15 *it to convey a 25-year storm.*
- 16 • If the Planning Commission decides not to require curbing, does that raise any
17 other water runoff concerns? *Mr. Teachout responded for now the way the*
18 *street is crowned no curb on the proposed side is needed, because it goes to*
19 *the other side of the street and into the system, but as the road gets overlaid a*
20 *crow will build and there will be eventually some flows running to the*
21 *proposed side. Staff believes there will be some drainage benefit and parking*
22 *benefit.*
- 23 • How will widening the road affect hillside stability? *Mr. Teachout responded a*
24 *grade beam type foundation and a retaining wall would probably worsen the*
25 *stability by adding additional weight at the top of the hill. Staff believes the*
26 *solution must be engineered so the landslide risk will be mitigated.*

27
28
29 The public comment period was opened.

30
31 Peter McGuire, 82 Marion Avenue, indicated the following:

- 32 • The adjacent neighbors were not given an opportunity to review the plans.
- 33 • Even with the houses under 2,500 square feet this is a very large project.

34
35 Kim Stoddard and Robert Byfuss, 66 Marion Avenue, indicated the following:

- 36 • Considerable runoff floods under her carport. A curb on Marion Avenue would
37 not help; water would go over it.
- 38 • The proposed homes would look directly into their home.
- 39 • Having such a large homes on such a steep slope is a concern.
- 40 • 62 Marion Avenue will block the sunlight on their deck in the winter.
- 41 • They would prefer only one house be built and it should be in scale with the
42 neighborhood. The proposed homes individually would be 48-percent larger
43 than any other home in the area.
- 44 • If this project is approved, the Planning Commission is approving 5,000 square
45 feet of new building space in a small and densely populated area. The
46 illumination from these buildings will light up the entire hillside.

47
48
49 Vice-Chair Bair departed from the meeting.

1 Alfred Nucifora, 43 Cable Roadway, indicated the following:

- 2 • This is a duplex in a tranquil, protected neighborhood and will destroy the
3 character of the neighborhood.
4

5 Chris Sidner, 88 Marion Avenue, indicated the following:

- 6 • The space between the two proposed houses is only 7 feet; giving it a massive,
7 boxy feel and making it look like one building. This conflicts with the small
8 houses in the area.
9 • The photo used by the applicant has had two residences Photoshopped out.
10

11 Don Olsen's rebuttal comments:

- 12 • The 10-foot easement requested by Public Works for maintenance on this
13 property will help the runoff issue by keeping the culvert clear.
14 • The houses are only 200 square feet larger than some of the surrounding
15 homes. Others are the same size as the proposed houses and even larger.
16 • They have done community outreach in the form of postcards and meetings,
17 which only one person attended. They also made phone calls and messages
18 were not returned.
19

20
21 The public comment period was closed.
22

23 Commission comments:

- 24 • In 2006 the Planning Commission gave directions to the applicant which were
25 not complied with:
 - 26 ○ The buildings should be redesigned in a manner to make them not look
27 like one large development but individually designed buildings.
 - 28 ○ Outreach should be made to the adjacent neighbors. The neighbors
29 should have gotten the proposed plans more than a week ago.
 - 30 ○ The hillside stability should be evaluated and addressed, but the soils
31 engineer has done no work since then.
 - 32 ○ The site's drainage should be evaluated. Impervious surface is going from
33 zero to 2,634 square feet of coverage, which will have a huge impact.
34 There is no report as to how that drainage issue is being addressed.
- 35 • Regarding the drainage issues, it is particularly important to resolve the
36 hydrology issue before granting any entitlements.
- 37 • Widening the road would help with emergency vehicle access. There is no safe
38 ingress/egress in event of fire or landslide. Road should be widened to have a
39 passing lane. It would also stabilize the hillside.
- 40 • The buildings are too big, substantially larger than any other house in the
41 neighborhood except 66 Marion Avenue.
- 42 • The Commission likes the landscape architect's proposal of the dry creek bed
43 that would enable the hillside a longer opportunity to soak up surface water
44 runoff before it hits the culvert that customarily overflows.
- 45 • The applicant should try one house or two much smaller buildings. There is
46 only so much that can be done on this site.
- 47 • Because of the lack of community outreach a neighborhood outreach meeting
48 should be held to give neighbors the opportunity to look at the plans and
49 express concerns, with one or two members of the Commission sitting in.
50

1
2 **Chair Keller moved and Commissioner Cox seconded a motion to continue the**
3 **public hearing for 60-62 Marion Avenue to a date uncertain. The motion passed 4-**
4 **0.**

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6 **Old Business**

7 None.

8
9 **New Business**

10 None.

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12 **Communications**

13 • **Staff**


- 14 ○ The City Council is interested in joint meeting with the Planning
15 Commission and has suggested Saturday, October 25 at 9:00am.

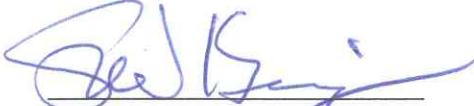
16 • **Planning Commissioners**

- 17 ○ Commissioner Cox indicated she had ex parte communication with Kim
18 Stoddard of 66 Marion Avenue regarding Item 1.
19 ○ Commissioner Stout indicated he had ex parte communication with Peter
20 McGuire of 82 Marion Avenue regarding Item 1.
21 ○ Placard advertising signs have sprung up around town but are not
22 supposed to be there.
23

24
25 **Adjournment**

26 The meeting was adjourned at 9:31 p.m.

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30 _____
31 Submitted by
32 Jeremy Graves, AICP
33 Community Development Director

34 
35 _____
36 Approved by
37 ~~Bill Keller~~ STAFFORD KEVIN
38 Chair

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