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SAUSALITO PLANNING COMMISSION

Wednesday, January 22, 2014

Approved Action Minutes¹

Call to Order

Chair Cox called the meeting to order at 6:50 p.m. in the Council Chambers of City Hall, 420 Litho Street, Sausalito.

Present: Chair Joan Cox, Vice-Chair Bill Werner, Commissioner Susan Cleveland-Knowles, Commissioner Stafford Keegin, Commissioner Vicki Nichols.

Absent: Vice-Chair Bill Werner (arrived at 6:52 p.m.)

Staff: Community Development Director Jeremy Graves
Associate Planner Heidi Scoble, Contract Planner Steve Padovan
City Attorney Mary Wagner

Approval of Agenda

Commissioner Nichols moved and Commissioner Cleveland-Knowles seconded a motion to approve the agenda as amended to hear Item 4 (Standards for Multi-Family Properties) before Item 3 (274 Glen Drive). The motion passed 4-0.

Public Comments On Items Not on the Agenda

None.

Vice-Chair Werner arrived at the meeting.

Approval of Minutes

December 4, 2013 December 18, 2013

Commissioner Nichols moved and Commissioner Cleveland-Knowles seconded a motion to approve the action minutes for December 4, 2013, as amended. The motion passed 5-0.

Commissioner Nichols moved and Commissioner Cleveland-Knowles seconded a motion to approve the action minutes for December 18, 2013, as submitted. The motion passed 5-0.

Historic Landmarks Board Chair Pierce called the meeting to order at 6:33 p.m.

Present: Chair Morgan Pierce, Secretary John McCoy, Board Member Bernard Feeney, Board Member Carolyn Kiernat

Absent: Board Member Natascha Frasier

¹ A video recording of this meeting is available at: <http://www.ci.sausalito.ca.us/>.

1 **Public Hearings**

2
3 **Declarations of Planning Commissioner Public Contacts**

4
5 **Commissioner Nichols disclosed that she visited the site regarding Palmira**
6 **Investments (Item 3).**

- 7
8 **1. DR 13-322, Design Review Permit, Levin, 168 Harrison Avenue.** Design
9 Review Permit for a 6 foot high, black metal, vertical rail fence on the perimeter
10 of the residential property (aka Tanglewood) on the City's Local Historic Register
11 at 168 Harrison Avenue (APN 065-091-10).
12

13 The public hearing was opened.

14
15 Contract Planner Padovan provided a PowerPoint presentation on the project.

16
17 Planning Commission and HLB questions for staff followed.

18
19 The public testimony period was opened.

20
21 The applicant's representative, Mark Hulbert of Preservation Architecture, made a
22 presentation.
23

24
25 Planning Commission and HLB questions for Mr. Hulbert and applicant Asriel Levin
26 followed.

27
28 Staff comments followed.

29
30 **Public Comments:**

31
32 Proponents:
33 Stan Deck

34
35 Opponents:
36 None.

37
38 The public testimony period was closed.

39
40 Planning Commission and HLB comments followed.

41
42 **HLB Chair Pierce moved and Board Member McCoy seconded a motion to**
43 **approve a Design Review Permit for 168 Harrison Avenue, subject to the**
44 **following amended Conditions of Approval:**

- 45 • **A landscape plan for the replacement of shrubs that are removed along**
46 **the perimeter of the property shall be submitted to the Community**
47 **Development Department for review and approval. The replacement**
48 **landscape plan shall be based upon the Master Landscape Plan**
49
50

- All planting along the fence line shall be installed within 60 days of completion of the fence.
- The gates on Bulkley and Harrison shall be retained. Variable fencing shall be permissible along Harrison and the rest of the property shall be encircled with a consistent height fence.

The motion passed 4-0.

Commissioner Cleveland-Knowles moved and Vice-Chair Werner seconded a motion to approve a Design Review Permit for 168 Harrison Avenue, subject to the same amended Conditions of Approval approved by the HLB.

The motion passed 5-0.

The public hearing was closed.

- 2. DR/NC 10-377, Design Review Permit, Non-Conformity Permit, CMSC Ventures, LLC, 801 Bridgeway.** Design Review Permit to allow the after-the-fact demolition of an outbuilding and modification of the previously approved landscape and hardscape plan for the Casa Madrona Hotel at 801 Bridgeway (APN 065-063-46).

The public hearing was opened.

Associate Planner Heidi Scoble provided a PowerPoint presentation on the project.

Planning Commission and HLB questions for staff followed.

The public testimony period was opened.

The applicant, Scott Maas of Safdie Rabines Architects. made a presentation.

Planning Commission and HLB questions to Mr. Maas followed.

Public Comments: None.

The public testimony period was closed.

Planning Commission and HLB comments followed.

HLB questions to staff followed.

The public testimony period was reopened.

The applicant, Scott Maas of Safdie Rabines asked questions of the HLB.

The public testimony period was closed.

1 The Planning Commission determined an after-the-fact Variance from building height is
2 required to address the connection of the William Barrett House and the Villa Madrone.

3
4 **HLB Board Member Kiernat moved and Chair Pierce seconded a motion to**
5 **continue the public hearing to a date uncertain in order to allow the applicant to**
6 **update the National Register Nomination form for the William Barrett House to**
7 **evaluate the following:**

- 8 – **Demolition of the accessory outbuilding;**
- 9 – **Project modifications of the William Barrett House; and**
- 10 – **New landscape features.**

11
12 **The motion passed 4-0.**

13
14 **Vice-Chair Werner moved and Chair Cox seconded a motion to continue the**
15 **public hearing to a date uncertain, consistent with the direction stated by the**
16 **HLB.**

17
18 **The motion passed 5-0.**

19
20 The public hearing was closed.

21
22 **HLB Member McCoy moved and Member Kiernat seconded a motion to adjourn**
23 **the HLB meeting.**

24
25 **The motion passed 4-0.**

26
27 **Chair Cox moved and Commissioner Cleveland-Knowles seconded a motion to**
28 **amend the agenda to continue the public hearing for Item 4 (Standards for Multi-**
29 **Family Properties) to the meeting of February 5, 2014 and proceed with Item 3.**

30
31
32 **The motion passed 5-0.**

- 33
34 **3. DR/TRP 13-175, Design Review Permit, Tree Removal Permit, Palmira**
35 **Investments, LLC, 274 Glen Drive.** Design Review Permit and Tree Removal
36 Permit to demolish an existing non-conforming duplex, construct a single-family
37 dwelling, and remove two protected trees at 274 Glen Drive (APN 065-102-14).
38 Continued from December 18, 2013 meeting.

39
40 The continued public hearing was reopened.

41
42 **Commissioner Keegin indicated he would recuse himself from participating in the**
43 **hearing due to a financial conflict of interest.**

44
45 Contract Planner Padovan provided a PowerPoint presentation on the project.

46
47 Planning Commission questions for staff followed.

48
49 The public testimony period was opened.

1 The applicant, Douglas Childs of Tactics Studio, made a presentation.

2
3 Planning Commission questions for Mr. Childs followed.

4
5 **Chair Cox indicated that because one Commission member had recused himself**
6 **a 3-1 vote would be required in order to approve the application and a 2-2 vote**
7 **would be no action.**

8
9 The public testimony period was opened.

10
11 **Public Comments:**

12 Proponents: None.

13
14 Opponents:

15 Roger Taylor

16 Marian Taylor

17 Lois Pryor

18 Nicholas Sands

19 John Stewart

20
21 Mr. Childs made rebuttal comments.

22
23 Planning Commission questions for Mr. Childs followed.

24
25 The public testimony period was closed.

26
27 Planning Commission questions for staff followed.

28
29 Planning Commission comments followed.

30
31
32 **Chair Cox indicated that it appeared there would not be adequate votes to**
33 **approve the application and the Commission could continue the matter to a**
34 **future meeting.**

35
36 The public testimony period was reopened.

37
38 Mr. Childs' comments followed.

39
40 The public testimony period was closed.

41
42 **Commissioner Werner moved and Commissioner Cleveland-Knowles seconded a**
43 **motion to continue the public hearing for 274 Glen Drive to the meeting of March**
44 **12, 2014 to allow the applicant to address concerns of the Commission including**
45 **the carport roof and the height of the living room portion of the residence.**

46
47 **The motion passed 4-0.**

48
49 The public hearing was closed.

1 **Old Business**

2 None.

4 **New Business**

5 None.

7 **Communications**

- 8 • Staff: Community Development Director Graves reviewed items on the City
- 9 Councils upcoming meeting agenda.
- 10 • Commission: Commissioner Nichols reported the Historical Regulations
- 11 Committee met on January 15, 2014 and would meet again on February 5, 2014.

13 **Adjournment**

15 **Vice-Chair Werner moved and Commissioner Cleveland-Knowles seconded a**

16 **motion to adjourn the meeting.**

18 **The motion passed 4-0.**

20 The meeting was adjourned at 10:20 p.m.

22

23 

24 _____

25 Submitted by

26 Jeremy Graves, AICP

27 Community Development Director

22

23 

24 _____

25 Approved by

26 Joan Cox

27 Chair

28

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