

SAUSALITO PLANNING COMMISSION
Wednesday, March 12, 2014
Approved Summary Minutes¹

Call to Order

Chair Cox called the meeting to order at 6:30 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: None.

Staff: Community Development Director Jeremy Graves
Administrative Analyst Lilly Schinsing, Contract Planner Bill Card,
Contract Planner Rafael Miranda,
City Attorney Mary Wagner

Approval of Agenda

Vice-Chair Werner moved and Commissioner Cleveland-Knowles seconded a motion to approve the agenda. The motion passed 5-0.

Public Comments on Items Not on the Agenda

None.

Approval of Minutes

Public Hearings

Declarations of Planning Commissioner Public Contacts

Commissioner Nichols disclosed she made a site visit and talked with two tenants, but did not discuss the merits of the project, regarding the Irwin-Mark Residence (Item 1).

Commissioner Keegin disclosed that he had telephone contact with Martin Bernstein regarding the Figel Residence (Item 4).

Vice-Chair Werner disclosed that he had telephone contact with Martin Bernstein regarding the Figel Residence (Item 4) and informed him that he would recuse himself from the participating in the hearing.

Chair Cox disclosed that she had telephone contact with Martin Bernstein regarding the Figel Residence (Item 4) about a possible future site visit.

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

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2 **1. DR/CUP/EA 13-297, Design Review Permit, Conditional Use Permit,**
3 **Encroachment Agreement, Irwin and Mark, 509 Johnson Street.** Design
4 Review Permit to allow additions to the existing single-family dwelling totaling
5 approximately 984 square feet of floor area, a Conditional Use Permit to allow
6 tandem parking, and a recommendation to the City Council for approval of an
7 Encroachment Agreement to allow construction of a retaining wall within the
8 Johnson Street public right-of-way fronting the property at 509 Johnson Street
9 (APN 065-084-12). Continued from the February 26, 2014 meeting.
10

11 The continued public hearing was reopened.
12

13 Community Development Director Graves provided a PowerPoint presentation on the
14 project.
15

16 Planning Commission questions to Staff followed.
17

18 The public testimony period was opened.
19

20 The owners, Russ Irwin and Fay Mark, made a presentation.
21

22 Planning Commission questions for the applicant, architect Michael Rex, followed.
23

24 **Public Comments:**
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26 Proponents:
27 None.
28

29 Opponents:
30 Chris Felver
31 Maryland Swenson
32 Lid Sodbinow
33 John Squire
34 Scott Hochstrasser
35 Sally Squire
36 Jeff Winn
37

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39 Commission questions for Ms. Squire, Mr. Winn, and Ms. Swenson followed.
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41 Commission questions for Mr. Rex followed.
42

43 The applicant, Michael Rex, made rebuttal comments.
44

45 The public testimony period was closed.
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47 Planning Commission comments followed.
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49 The public testimony period was reopened and the Planning Commission asked
50 questions of Mr. Rex.

1
2 The public testimony period was closed.

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4 Planning Commission comments followed.

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6 **Commissioner Cleveland-Knowles moved and Vice-Chair Werner seconded a**
7 **motion to approve a Design Review Permit, Conditional Use Permit, and**
8 **recommend City Council approval of Encroachment Agreement for 509 Johnson**
9 **Street, subject to the following amended Conditions of Approval:**

- 10 • **Amendment of Condition 8 to clarify the condition applies only to the**
11 **skylights on the west side of the roof.**
- 12 • **West elevation windows (numbered from north (front yard) to south (rear**
13 **yard): Window 1 – remove; Window 2's lower portion shall be obscure**
14 **glass with the upper portion remaining clear; Window 3 shall be obscure**
15 **glass and can be hinged; Windows 4 and 5 shall be obscure glass.**
- 16 • **South elevation windows (numbered from west to east): Window 6 shall**
17 **be obscure; Windows 7-9 – no change.**

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20 Planning Commission comments followed.

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22 **The motion passed 3-2 (Noes – Cox, Nichols).**

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24 The public hearing was closed.

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26 **2. DR/TRP 13-175, Design Review Permit, Tree Removal Permit, Palmira**
27 **Investments, 274 Glen Avenue.** Design Review Permit and Tree Removal
28 Permit to demolish an existing duplex, remove two protected trees, and construct
29 a single-family dwelling located at 274 Glen Avenue (APN 065-102-14).
30 Continued from January 22, 2014 meeting.

31
32 The continued public hearing was reopened.

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34 **Community Development Director Graves indicated the applicant had requested**
35 **the public hearing for 274 Glen Avenue be continued to the meeting of April 16,**
36 **2014.**

37
38 **Vice-Chair Werner moved and Commissioner Nichols seconded a motion to**
39 **continue the public hearing for 274 Glen Avenue to the meeting of April 16, 2014.**

40
41 **The motion passed 5-0.**

42
43 **Vice-Chair Werner indicated that he would recuse himself from participating in**
44 **the public hearings for Item 3, 206 Third Street, and Item 4, 22 Atwood Avenue,**
45 **because he lives within 500 feet of the subject properties.**
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1 **3. DR/TRP 13-122, Design Review Permit, Tree Removal Permit, Vanderlinden,**
2 **206 Third Street.** Design Review Permit and Tree Removal Permit to demolish
3 the existing two-story single-family residence and construct a new two-story
4 single-family residence on property located on 206 Third Street (APN 065-238-
5 47). Continued from the February 26, 2014 meeting.
6

7 The continued public hearing was reopened.
8

9 Contract Planner Miranda provided a PowerPoint presentation on the project.
10

11 Planning Commission questions for staff followed.
12

13 The public testimony period was opened.
14

15 The applicant, architect Michael Heacock, made a presentation.
16

17 Planning Commission questions for Mr. Heacock followed.
18

19 **Public Comments:**
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21 Proponents:
22 None.
23

24 Opponents:
25 Gerard Cunningham
26

27 Planning Commission questions for Mr. Cunningham followed.
28

29 The applicant, Michael Heacock, made rebuttal comments.
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31 Planning Commission questions for Mr. Heacock followed.
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33 The public testimony period was closed.
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35 Planning Commission comments followed.
36

37 **Chair Cox indicated that because there were only four commissioners**
38 **participating in the hearing that a vote of three would be needed in order for the**
39 **Commission to take action on his application.**
40

41 Planning Commission comments followed.
42

43 The public testimony period was reopened.
44

45 Planning Commission questions to Mr. Heacock followed.
46

47 The public testimony period was closed.
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Commissioner Nichols moved and Commissioner Keegin seconded a motion to approve a Design Review Permit and Tree Removal Permit for 206 Third Street, subject to the followed amended and additional Conditions of Approval:

- Exterior finishes shall be a single color of stucco.
- The wood siding shall be featured as shown.
- The garage door color shall match the wood siding.
- The flashings and gutters shall be painted the same as the roof to be in contrast with the light exterior stucco finish.
- At the rear yard between the Cunningham and Vanderlinden property a type of screening, such as trellis or foliage, shall be installed to screen the office area.

Planning Commission discussion followed.

The motion passed 3-1 (No – Cleveland-Knowles).

The public hearing was closed.

- 4. DR/VA/TRP/EA 14-006, Design Review Permit, Variance, Tree Removal Permit, Encroachment Agreement, Figel, 22 Atwood Avenue.** Design Review Permit, Variance, and Tree Removal Permit to allow for modifications and additions to the existing nonconforming dwelling at 22 Atwood Avenue (APN 065-203-02). The resulting four-story structure will total 1,719 square feet of floor area with three floors of living area above a two-car garage. A Variance is requested to exceed the maximum floor area, building coverage, and imperious surface standards. The project is also subject to Heightened Design Review findings since the project exceeds 80% of permitted building coverage and floor area standards. All existing trees and shrubs will be removed, including a Coast Live Oak located in the public right-of-way fronting 26 Atwood Avenue. An Encroachment Agreement is required to demolish the existing parking deck and stairway within the Atwood Avenue public right-of-way and to construct a new driveway, roof deck, stairway, retaining walls, and landscaping within the North Street public right-of-way.

The public hearing was opened.

Community Development Director Graves indicated the applicant had requested the public hearing for 22 Atwood Avenue be continued to the meeting of March 26, 2014.

Commissioner Nichols moved and Commissioner Keegin seconded a motion to continue the public hearing for 22 Atwood Avenue to the meeting of March 26, 2014.

The motion passed 4-0.

The public hearing was closed.

1 **Old Business**

2 None.

4 **New Business**

5 None.

7 **Chair Cox indicated that Commissioner Cleveland-Knowles had left the meeting.**

9 **5. Prioritized Project List – FY 2014-15.** Suggestions for FY 2014-15 Project List.

11 Community Development Director Graves provided a presentation.

13 Planning Commission questions for staff followed.

15 The public testimony period was opened.

17 **Public Comments:**

18 Jeff Jacob: The top two priorities should be water and food (community gardens).

20 Joseph Adams: Community coin operated toilets and showers should be built near
21 Dunphy Park, where there is already water piped in, to help keep the marina clean.

23 Crystal Gift; Coin operated showers should be built for the people in anchor outs to use
24 to maintain personal hygiene.

26 Douglas Storm; He echoes concerns that water and food should be the top priorities.
27 Also, the Turney Street public dock access has to be prepared for the next America's
28 Cup.

30 The public testimony period was closed.

32 Planning Commission comments followed.

34 **Communications**

- 36 • Staff: Community Development Director Graves reviewed items on the City
37 Council's upcoming meeting agenda.
- 38 • Commission: The workshop for the Housing Element will be held on Saturday
39 March 15, 2014, 10:00am to noon.

41 **Adjournment**

43 **Commissioner Keegin moved and Commissioner Nichols seconded a motion to**
44 **adjourn the meeting.**

46 **The motion passed 3-0.**

48 The meeting was adjourned at 10:05 p.m.

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3 Submitted by
4 Jeremy Graves, AICP
5 Community Development Director
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9 Approved by
10 Joan Cox
11 Chair
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