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**SAUSALITO PLANNING COMMISSION**  
**Wednesday, November 6, 2013**  
**Approved Action Minutes\***

**Call to Order**

**Vice-Chair Werner 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 Stafford Keegin, Commissioner Vicki Nichols.

Absent: Commissioner Susan Cleveland-Knowles

Staff: Community Development Director Jeremy Graves  
Associate Planner Heidi Scoble, Administrative Assistant Lilly Schinsing,  
Contract Planner Rafael Miranda, City Attorney Mary Wagner

**Approval of Agenda**

**Commissioner Nichols moved and Commissioner Keegin seconded a motion to approve the agenda. The motion passed 4-0.**

**Public Comments On Items Not on the Agenda**

Comments from Nancy Osborn regarding Dunphy Park followed.

**Approval of Minutes**

October 16, 2013

Commissioner Nichols moved and Vice Chair Werner seconded a motion to approve the action minutes. The motion passed 4-0.

**Public Hearings**

**Declarations of Planning Commissioner Public Contacts**

Commissioner Keegin disclosed that he had contact with Martin Bernstein regarding the Figel residence project (Item 2).

Chair Cox disclosed that she had contact with Martin Bernstein regarding the Figel residence project (Item 2).

Commissioner Nichols disclosed Martin Bernstein had left her two voice mails regarding the Figel residence project (Item 2).

Vice-Chair Werner disclosed that he had contact with Martin Bernstein regarding the Figel residence project (Item 2).

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

1       **1. DR/NCP 13-262, Design Review Permit, Non-Conformity Permit, City of**  
2       **Sausalito, 500 Block of Bridgeway.** Design Review Permit and Non-Conformity  
3       Permit to rehabilitate a historic fishing pier for use as for shore-based  
4       recreational fishing and passive waterfront access on a site located immediately  
5       south of the Trident restaurant in the 500 block of Bridgeway (APN 065-172-03).  
6

7       The public hearing was opened.  
8

9       Associate Planner Schinsing provided a PowerPoint presentation on the project.  
10

11       Planning Commission questions for staff followed.  
12

13       Planning Commission comments followed.  
14

15       The public testimony period was opened.  
16

17       **Public Comments:**

18       Proponents:

19       Adam Krivatsky

20       Mike Monsef  
21

22       Opponents:

23       Chris Chevalley

24       Brancha Popovich (phonetic)

25       Daniel Merriam

26       Dennis Webb  
27

28       The public testimony period was closed.  
29

30       Planning Commission comments followed.  
31

32       **Commissioner Nichols moved and Vice-Chair Werner seconded a motion to**  
33       **approve a resolution to deny without prejudice the Design Review Permit and**  
34       **Non-Conformity Permit for the public pier in the 500 block of Bridgeway. The**  
35       **motion passed 4-0.**  
36

37       The public hearing was closed.  
38

39       **2. DR/VA/TR/EA 13-196, Design Review Permit, Variance, Tree Removal**  
40       **Permit, Encroachment Agreement, Figel, 22 Atwood Avenue.** Request for a  
41       Design Review Permit, Variance, Tree Removal Permit and Encroachment  
42       Agreement for improvements to an existing nonconforming dwelling for the  
43       property located at 22 Atwood Avenue (APN 065-203-02).  
44

45       The public hearing was opened.  
46

47       Community Development Director Graves provided a presentation.  
48  
49  
50

1 **Commissioner Nichols moved and Vice-Chair Werner seconded a motion to**  
2 **approve a resolution to deny without prejudice the Design Review Permit,**  
3 **Variance, Tree Removal Permit and Encroachment Agreement for modification of**  
4 **the residence at 22 Atwood Avenue.**

5  
6 Planning Commission comment followed.

7  
8 **The motion passed 4-0.**

9  
10 The public hearing was closed.

11  
12 **3. MODIFICATION OF DR/VA 05-069, Design Review Permit, Variance,**  
13 **Abbassi, 315 North Street.** Request for a modification to a Condition of  
14 Approval for a previously-approved Design Review Permit and Variance for the  
15 property located at 315 North Street (APN 065-235-17).

16  
17 The public hearing was opened.

18  
19 Community Development Director Graves provided a presentation.

20  
21 **Commissioner Keegin moved and Vice-Chair Werner seconded a motion to**  
22 **continue the public hearing for 315 North Street. The motion passed 4-0.**

23  
24 The public hearing was closed.

25  
26 **4. DR/SP/EA 13-276, Design Review Permit, Sign Permit, Encroachment**  
27 **Agreement, JCG Trust of 2007 ETAL, 42-42½ Caledonia Street.** Design  
28 Review Permit and Sign Permit to allow the installation of two awnings with  
29 business identification signage and a recommendation of City Council approval  
30 of an Encroachment Agreement to allow the awnings to encroach over the  
31 sidewalk fronting 42-42½ Caledonia Street (APN 065-055-06).

32  
33 The public hearing was opened.

34  
35 **Commissioner Nichols recused herself and left the room because she lives within**  
36 **500 feet of the subject property.**

37  
38 **Chair Cox indicated that because there were only three Commissioners present at**  
39 **the hearing a unanimous vote would be required to take action on the application.**

40  
41 Associate Planner Scoble provided a PowerPoint presentation on the project.

42  
43 The public testimony period was opened.

44  
45 The applicant made no presentation.

46  
47 The public made no comments.

48  
49 The public testimony period was closed.

1 **Vice-Chair Werner moved and Commissioner Keegin seconded a motion to**  
2 **approve a resolution approving a Design Review Permit, Sign Permit and**  
3 **recommending City Council approval of an Encroachment Agreement for the**  
4 **commercial building at 42-42½ Caledonia Street. The motion passed 3-0.**  
5

6 The public hearing was closed.  
7

8 Commissioner Nichols returned to the room.  
9

- 10 **5. DR 13-232, Design Review Permit, Yee, 619 Coloma Street.** Design Review  
11 Permit with Heightened Design Review to allow for the remodel and additions to  
12 an existing single-family dwelling that will add approximately 560 square feet of  
13 new floor area and an enclosed single car garage at 619 Coloma Street (APN  
14 064-061-12).  
15

16 The public hearing was opened.  
17

18 Associate Planner Scoble provided a PowerPoint presentation on the project.  
19

20 The public testimony period was opened.  
21

22 The applicant, Richard Jow, made a presentation.  
23

24 The public made no comments.  
25

26 The public testimony period was closed.  
27

28 **Commissioner Nichols moved and Commissioner Keegin seconded a motion to**  
29 **approve a Design Review Permit for 619 Coloma Street as submitted.**  
30

31 Planning Commission comments followed.  
32

33 **The motion passed 4-0.**  
34

35 The public hearing was closed.  
36  
37

- 38 **6. ADU/CUP/TRP 13-182, Accessory Dwelling Unit, Conditional Use Permit,**  
39 **Tree Removal Permit, Reilly, 60 Atwood Avenue.** Conditional Use Permit to  
40 construct a new Accessory Dwelling Unit (ADU) with an exception to the parking  
41 standards and a Tree Removal Permit for the property located at 60 Atwood  
42 Avenue (APN 065-211-28).  
43

44 The public hearing was opened.  
45

46 Contract Planner Miranda provided a PowerPoint presentation on the project.  
47

48 Late correspondence was received from the project architect requesting modifications to  
49 Conditions of Approval 8 and 9 in the Resolution with respect to drainage.  
50

1 Planning Commission questions for staff followed.

2  
3 The public testimony period was opened.

4  
5 The applicant, Michael Rex, and the owner, Thomas Reilly, made a presentation.

6  
7 Planning Commission questions to Mr. Reilly followed.

8  
9 The public made no comments.

10  
11 The public testimony period was closed.

12  
13 **Vice-Chair Werner moved and Commissioner Nichols seconded a motion to**  
14 **continue the public hearing for 60 Atwood Avenue to the meeting of December 4,**  
15 **2013 in order to further time to examine the issue of the floor area proposed by**  
16 **the project. The motion passed 4-0.**

17  
18 The public hearing was closed.

19  
20 **Old Business**

21 None.

22  
23 **New Business**

- 24  
25 **7. Historic Preservation Regulations Representative.** Select one Planning  
26 Commissioner to serve as a representative to work with the Legislative  
27 Committee on the preparation of the Historic Preservation Regulations.  
28

29  
30 **Vice-Chair Werner moved and Commissioner Keegin seconded a motion to**  
31 **nominate Commissioner Cleveland-Knowles as the Historic Preservation**  
32 **Regulations Representative.**

33  
34 **Commissioner Nichols moved and Chair Cox seconded a motion to nominate**  
35 **Commissioner Nichols as the Historic Preservation Regulations Representative.**

36  
37 Planning Commission questions for staff followed.

38  
39 **Chair Cox moved and Commissioner Keegin seconded a motion to continue the**  
40 **matter to the meeting of November 13, 2013. The motion passed 4-0.**

41  
42 **Communications**

- 43  
44
  - Staff: Community Development Director Graves reviewed the City Council's  
actions on November 5, 2011.
  - Commission: Vice-Chair Werner indicated he would be absent from the Planning  
Commission meeting of November 13, 2013 and he reviewed the Marinship  
Steering Committee's actions on November 4, 2013.

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**Adjournment**

**Vice-Chair Werner moved and Chair Cox seconded a motion to adjourn the meeting. The motion passed 4-0.**

The meeting was adjourned at 9:12 p.m.



Submitted by  
Jeremy Graves, AICP  
Community Development Director



Approved by  
Joan Cox  
Chair

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