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**SAUSALITO PLANNING COMMISSION**  
**Wednesday, September 4, 2013**  
**Approved Action Minutes**

**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.

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

**Approval of Agenda**

**Chair Cox indicated that she would recuse herself from the Lycee Francais hearing (Item 1) because she lives within 500 feet of the subject property.**

**Chair Cox moved and Vice-Chair Werner seconded a motion to hear Lycee Francais hearing (Item 1) after Item 4 and approve the amended agenda. The motion passed 5-0.**

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

Michael Heacock, architect for a project at 206 Third Street, spoke regarding delays in the Design Review process for his project. Staff responded to Mr. Heacock's comments and indicated they would determine with one month whether to bring an interpretation to the Commission for consideration.

**Approval of Minutes**

July 24, 2013

**Chair Cox moved and Commissioner Nichols seconded a motion to postpone approval of the draft minutes for July 24, 2013 to the meeting of September 18, 2013. The motion passed 5-0.**

**Public Hearings**

**Declarations of Planning Commissioner Public Contacts**

**Vice-Chair Werner stated that he met with Bruce Huff regarding the Lycee Français Playground project and told Mr. Huff he had problems with the project (Item 1).**

1       **2. CUP/DR 99-111, Amendment of a Conditional Use Permit, Design Review**  
2       **Permit, Westcore Marin, 441-475 Coloma Street.** Amendment of a Conditional  
3       Use Permit and a Design Review Permit for the replacement of two existing panel  
4       antennas with two new panel antennas on the rooftop screened within a faux  
5       chimney structure; installation of a new GPS reception antenna and two new  
6       Remote Radio Units on the rooftop (screened with a new structure) and the  
7       addition of a battery cabinet in the equipment room at 441-475 Coloma (APN  
8       063-140-22) This hearing was continued from the July 24, 2013 meeting.  
9

10      The continued public hearing was reopened.

11  
12      Assistant Planner Schinsing provided a PowerPoint presentation on the project.

13  
14      Planning Commission questions for staff followed.

15  
16      The public testimony period was opened.

17  
18      The applicant, Maria Miller of Sprint, made a presentation.

19  
20      Planning Commission questions for Ms. Miller followed.

21  
22      **Public Comments:**

23      None.  
24

25      The public testimony period was closed.  
26

27  
28      **Chair Cox indicated that hearing would be momentarily deferred to allow staff to**  
29      **obtain copies of Exhibit K for the Commission. The Commission would hear Item**  
30      **3 and then hearing on Item 2 would resume.**  
31

32       **3. NC 03-144, Nonconformity Permit, Maggiora, 609 and 611 Spring Street.** A  
33       request for an after-the-fact Planning Commission approval of a Nonconformity  
34       Permit for the demolition and replication of a nonconforming deck within the  
35       footprint of the previous deck with a 1½ foot reduction in the deck's  
36       encroachment into the side yard at 609 and 611 Spring Street (APN 064-191-10).  
37

38      The public hearing was opened.

39  
40      Contract Planner Miranda provided a PowerPoint presentation on the project.

- 41       • Late email was received the afternoon of the hearing in support of the project
- 42       from the property owner of 522 Spring Street.
- 43

44      The public testimony period was opened.

45  
46      The applicant, Vincent Maggiora, made a presentation.

47  
48      **Public Comments:**

49      None.  
50

1  
2 The public testimony period was closed.

3  
4 Planning Commission comments followed.

5  
6 **Vice-Chair Werner moved and Commissioner Cleveland-Knowles seconded a**  
7 **motion to approve a Nonconformity Permit for 609 and 611 Spring Street with the**  
8 **conditions as listed in the staff report. The motion passed 5-0.**

9  
10 The public hearing was closed.

11  
12 **Chair Cox indicated that hearing on Item 2 would resume and that Assistant**  
13 **Planner Schinsing had distributed Exhibit K of the Staff Report to the Planning**  
14 **Commission.**

15  
16 Planning Commission comments followed.

17  
18 **Vice-Chair Werner moved and Chair Cox seconded a motion to approve an**  
19 **amendment of a Conditional Use Permit and a Design Review Permit for 441-475**  
20 **Coloma Street, subject to the following amended Conditions of Approval:**

- 21 • **Reference to a faux chimney shall be removed from the Conditions of**  
22 **Approval with the findings adjusted accordingly.**

23  
24  
25 **Commissioner Nichols requested the motion be amended to move the antenna to**  
26 **the centerline of the building between Bridgeway and Richardson's Bay, and**  
27 **closer to Coloma Street.**

28  
29 **Vice-Chair Werner accepted the amendment to the motion.**

30  
31 **Chair Cox seconded the amended motion.**

32  
33 **Chair Cox requested that the motion be amended to state that the color of the**  
34 **new antenna shall match the color of the existing antenna.**

35  
36 **Vice-Chair Werner accepted the amendment to the motion.**

37  
38 **Chair Cox seconded the amended motion.**

39  
40 **The amended motion passed 5-0.**

41  
42 The public hearing was closed.

- 43  
44 **4. DR 08-003, Amendment to previously-approved Design Review Permit,**  
45 **Puntsag, 147 Edwards Avenue.** An amendment of the previously-approved  
46 Design Review Permit DR-08-003 to allow the after-the-fact relocation of air  
47 conditioning condenser units at 147 Edwards Avenue (APN 065-292-04).  
48

49 The public hearing was opened.  
50

1  
2 Contract Planner Miranda provided a PowerPoint presentation on the project.

3  
4 Planning Commission questions for staff followed.

5  
6 The public testimony period was opened.

7  
8 The applicant, Rich Brunelle, made a presentation.

9  
10 **Public Comments:**

11 None.

12  
13 The public testimony period was closed.

14  
15 Planning Commission comments followed.

16  
17 **Vice-Chair Werner moved and Commissioner Cleveland-Knowles seconded a**  
18 **motion to approve an after-the-fact Design Review Permit amendment for 147**  
19 **Edwards Avenue, subject to the several wording clarifications in the resolution**  
20 **and findings.**

21  
22 **The motion passed 5-0.**

23  
24 The public hearing was closed.

25  
26 Chair Cox recused herself since she lives within 500 feet of the Lycee Francais project  
27 site and left the meeting.

- 28  
29  
30 **1. DR/TRP 13-135, Design Review Permit, Tree Removal Permit, City of**  
31 **Sausalito, (Lycee Francais) 100 Ebbtide Avenue.** Design Review Permit and  
32 Tree Removal Permit for a local enhancement project involving the installation of  
33 a new playground at Martin Luther King Park (APN 063-170-03) which would  
34 include perimeter fencing with access gates, drinking fountains, a seat wall,  
35 outdoor education area, landscaping, play structures and Americans with  
36 Disabilities accessibility improvements. A willow and cherry tree would be  
37 removed in order to install the playground. This item was continued from the July  
38 24, 2013 meeting.

39  
40 The continued public hearing was reopened.

41  
42 Associate Planner Schinsing provided a PowerPoint presentation on the project.

- 43
  - 44 • Late mail was received from Sophia Collier, a tenant of MLK who has noise  
45 concerns.

46  
47 Planning Commission questions for staff followed.

48  
49 The public testimony period was opened.

1 The applicants, Bruce Huff, Ray Buddie, and Eric Fruge made a presentation.

2  
3 Planning Commission questions to Messrs. Huff and Buddie followed.

4  
5 **Public Comments:**

6 Proponents:

7 Greg Price  
8 Louise Ellis

9  
10 Opponents:

11 None.

12  
13 Planning Commission questions to Mr. Buddie followed.

14  
15 The public testimony period was closed.

16  
17 Planning Commission comments followed.

18  
19 Planning Commission questions to staff followed.

20  
21 **Commissioner Keegin moved and Commissioner Cleveland-Knowles seconded a**  
22 **motion to approve a Design Review Permit and Tree Removal Permit for 100**  
23 **Ebbtide.**

24  
25 Planning Commission discussion of the motion followed.

26  
27 **The motion passed 3-1 (No-Werner).**

28  
29 The public hearing was closed.

30  
31 **Old Business**

32 None.

33  
34 **New Business**

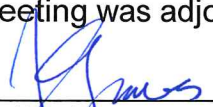
35 None.

36  
37 **Communications**

- 38  
39 • Staff: Community Development Director Graves reviewed items on the City  
40 Council's upcoming meeting agenda.

41  
42 **Adjournment**

43 The meeting was adjourned at 8:48 p.m.

44  
45   
46 \_\_\_\_\_  
47 Submitted by  
48 Jeremy Graves, AICP  
49 Community Development Director

44  
45   
46 \_\_\_\_\_  
47 Approved by  
48 Joan Cox  
49 Chair

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