

**SAUSALITO PLANNING COMMISSION**  
**Wednesday, October 2, 2013**  
**Approved Action Minutes**

**Call to Order**

**Chair Cox called the meeting to order at 6:39 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, 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**

None.

**Approval of Minutes**

September 18, 2013

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

**Public Hearings**

**Declarations of Planning Commissioner Public Contacts**

**Vice-Chair Werner disclosed he visited the 100 Harrison Avenue site on October 1, 2013 and spoke with Mr. Blatt about the existing building relative to the proposed building regarding Harrison Condominiums (Item 2).**

**Chair Cox disclosed she visited the 100 Harrison Avenue site and spoke with Mr. Blatt about procedural issues and additional information she was seeking regarding Harrison Condominiums (Item 2).**

**Commissioner Nichols disclosed she visited the 100 Harrison Avenue site on October 2, 2013 and spoke with Mr. Blatt regarding the story poles and view issues regarding Harrison Condominiums (Item 2).**

**Commissioner Nichols disclosed she was invited to the Schoonmaker site but was not able to visit regarding Schoonmaker Point Marina Addition (Item 1).**

- 1  
2 **1. DR/SP 12-289, Design Review Permit, Sign Permit, Schoonmaker Point**  
3 **Marina, 85 Liberty Ship Way.** Design Review Permit for a two-story, 2,580  
4 square foot floor area addition and three foot height increase to the existing  
5 Harbor Master building at the Schoonmaker Point Marina located at 85 Liberty  
6 Ship Way (APN 063-080-06 and 07). The applicant is also requesting a Sign  
7 Permit to install a new wall sign and a window sign totaling approximately 16  
8 square feet of sign area on the North (front) Elevation of the building. Continued  
9 from the September 18, 2013 meeting.  
10

11 The continued public hearing was reopened.  
12

13 Associate Planner Scoble provided a PowerPoint presentation on the project.  
14

15 The public testimony period was opened.  
16

17 The applicant, Mike Rainey of Schoonmaker Point Marina, made a presentation.  
18

19 Planning Commission questions to staff followed.  
20

21 **Public Comments:**

22 None.  
23

24 The public testimony period was closed.  
25

26 Planning Commission comments followed.  
27

28  
29 **Commissioner Keegin moved and Vice-Chair Werner seconded a motion to**  
30 **approve a Design Review Permit and Sign Permit for 85 Liberty Ship Way.**  
31

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

34 The public hearing was closed.  
35

36 **Declarations of Planning Commissioner Public Contacts (continued)**  
37

38 **Commissioner Nichols disclosed she had met that day with representatives from**  
39 **the Laneside Condominiums to discuss view impacts regarding the Harrison**  
40 **Condominiums (Item 2).**  
41

- 42 **2. DR/EA/TM/TRP 13-098, Design Review Permit, Encroachment Agreement,**  
43 **Tentative Minor Subdivision Map, Tree Removal Permit, Harrison Ventures,**  
44 **LLC, 100 Harrison Avenue.** Design Review Permit for the demolition of an  
45 existing single-family residence and construction of three detached single-family  
46 dwellings; a Tentative Minor Subdivision Map to subdivide one parcel into a  
47 common interest development with three condominium units and one common  
48 area; a Tree Removal Permit to remove 10 protected trees; and a  
49 recommendation for City Council approval of an Encroachment Agreement to  
50

construct a driveway and install landscape and hardscape improvements in the public right-of-way fronting 100 Harrison Avenue (APN 065-124-18).

The public hearing was opened.

Associate Planner Scoble provided a PowerPoint presentation on the project.

Planning Commission questions for staff followed.

The public testimony period was opened.

The applicant, Roger Hartely of Roger Hartely Engineering, made a presentation.

Planning Commission questions to Mr. Hartley and Michael Blatt (applicant) followed.

**Public Comments:**

Proponents:

None.

Opponents:

Tom Dandurand

Tristan Rollinson

Debra Rollinson

Angelica Pinochet

Judy Sours

Linda Hothem

Doug Childs

Lucy Alderman

Tom Upton

Denise Spencer

Michael Blatt, made rebuttal comments.

The public testimony period was closed.

Planning Commission comments followed.

Planning Commission questions for staff followed.

Planning Commission questions for Mr. Hartely followed.

**Commissioner Werner moved and Chair Cox seconded a motion to approve a Design Review Permit, a Tentative Minor Subdivision Map, a Tree Removal Permit and recommendation for City Council approval of an Encroachment Agreement for 100 Harrison Avenue subject to the following additional Conditions of Approval:**

- The condominium CC&Rs shall include a requirement to maintain the hedges and other plantings along Harrison Avenue at a 15 foot height. That requirement shall be part of the Encroachment Agreement contract between with City to maintain that.
- The existing vegetation and hedges at the lower part of the site shall be maintained at a height that is appropriate to the privacy of the neighboring property.
- The Homeowners Association shall maintain the landscape plan as designed.
- The Excelsior Lane vegetation shall not exceed 15 feet.

Commissioner Keegin requested the motion be amended to state the hedges and plantings along Harrison Avenue shall be maintained at a 6-foot height. Commissioner Werner accepted the amendment.

The public testimony period was reopened.

#### **Public Comments:**

Proponents:

None.

Opponents:

Lucy Alderman

Tom Dandurand

Denise Spencer

Tom Upton

Angelica Pinochet

The applicant, Roger Hartely of Roger Hartely Engineering, made rebuttal comments.

Planning Commission comments followed.

**Chair Cox requested the motion be amended to state the pitch of the 100 Harrison building be 4/12 instead of 5/12. Commissioner Werner accepted the amendment.**

**The motion passed 4-0.**

The public hearing was closed.

#### **Old Business**

None.

#### **New Business**

None.

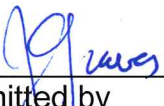
#### **Communications**

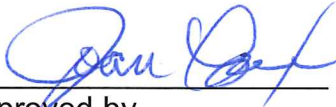
- Staff: Community Development Director Graves reviewed staff's discussions with the Historic Landmarks Board to establish a joint meeting date with the Planning Commission.
- Commission: Commissioner Nichols spoke with respect to mailing of the City 300-foot notifications.

## Adjournment

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

The meeting was adjourned at 9:27 p.m.

  
Submitted by  
Jeremy Graves, AICP  
Community Development Director

  
Approved by  
Joan Cox  
Chair

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