

1 **SAUSALITO PLANNING COMMISSION**
2 **Wednesday, May 28, 2014**
3 **Approve Action Minutes¹**
4
5
6

7 **Call to Order**
8

9 **Chair Cox called the meeting to order at 6:30 p.m. in the Council Chambers of**
10 **City Hall, 420 Litho Street, Sausalito.**

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

13 Absent: None.

14 Staff: Community Development Director Jeremy Graves
15 Contract Planner Bill Card, City Attorney Mary Wagner
16

17 **Approval of Agenda**
18

19 **Commissioner Nichols moved and Vice-Chair Werner seconded a motion to**
20 **approve the agenda. The motion passed 5-0.**
21

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

23 None.
24

25 **Approval of Minutes**

26 May 14, 2014
27

28
29 **Commissioner Nichols moved and Commissioner Cleveland-Knowles seconded a**
30 **motion to approve the action minutes, as amended. The motion passed 5-0.**
31

32 **Public Hearings**
33

34 **Declarations of Planning Commissioner Public Contacts**
35

36 **Chair Cox disclosed that she had met with David Thomas and Bonnie Johnson,**
37 **had email correspondence with Geoffrey Butler, and met with Michael Rex and**
38 **Alex Kashef regarding the Valhalla project (Item 5).**
39

40 **Commissioner Nichols disclosed that she had met with David Thomas and**
41 **Bonnie Johnson and with Michael Rex and Alex Kashef and visited the site**
42 **regarding the Valhalla Project (Item 5)**
43

44 **Commissioner Cleveland-Knowles disclosed she had met with Michael Rex and**
45 **Alex Kashef regarding the Valhalla project (Item 5).**
46
47
48

49 ¹ A video recording of this meeting is available at: <http://www.ci.sausalito.ca.us/>.
50

- 1 **1. DR/CUP 14-113, Design Review Permit, Conditional Use Permit, Bridgeway**
2 **Marina Corp. and City of Sausalito, 225 Locust Street/Foot of Locust**
3 **Street/Humboldt Right-of-Way.** Design Review Permit for a new public put-in
4 for non-motorized watercraft located in the City right-of-way at the foot of Locust
5 Street, and a Conditional Use Permit to allow Sea Trek to fulfill their parking
6 requirement with off-site parking in City Lot Parking 5 (Humboldt right-of-way)
7 and to allow Sea Trek to provide dry boat storage at 225 Locust Street (APN
8 065-031-01.) Continued from May 14, 2014 meeting.
9

10 The continued public hearing was re-opened.
11

12 **Chair Cox indicated that the applicant had requested the public hearing for 225**
13 **Locust Street/Foot of Locust Street/Humboldt Right-of-Way be continued to a**
14 **date uncertain.**
15

16 **Commissioner Nichols moved and Commissioner Cleveland-Knowles seconded a**
17 **motion to continue the public hearing for 225 Locust Street/Foot of Locust**
18 **Street/Humboldt Right-of-Way to a date uncertain.**
19

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

22 The public hearing was closed.
23

- 24 **2. DR-SP 13-197, Design Review Permit, Sign Permit, City of Sausalito, Way-**
25 **Finding Sign Program.** Design Review Permit and Sign Permit for the
26 installation of six way-finding signs located within the public right-of-way at the
27 following locations:
28 Bridgeway/Princess Street
29 Ferry Landing
30 Bridgeway/Johnson Street
31 Bridgeway/Ensign St./San Carlos Ave./Caledonia St.
32 Ice House – Bridgeway/Bay Street
33 Dunphy Park – Bridgeway/Napa Street
34
35

36 The public hearing was opened.
37

38 **Chair Cox indicated the Planning Commission would not be hear the item jointly**
39 **with the Historic Landmarks Board as planned, as the HLB did not have a**
40 **quorum.**
41

42 The public testimony period was opened.
43

44 **Public Comments:**
45 None.
46

47 The public testimony period was closed.
48
49
50

1 **Commissioner Keegin moved and Vice-Chair Werner seconded a motion to**
2 **continue the public hearing for the City of Sausalito Way-Finding Sign Program to**
3 **the June 18, 2014 joint meeting of the Planning Commission and Historic**
4 **Landmarks Board.**

5
6 **The motion passed 5-0.**
7

- 8 **3. CUP/SP/DR/EA, Conditional Use Permit, Sign Permit, Design Review Permit,**
9 **Encroachment Agreement, Madrigal Family Winery, 819 Bridgeway. A**
10 Conditional Use Permit to allow the use of an existing building for a wine tasting
11 room; a Sign Permit and Design Review Permit for the use of an existing
12 projecting sign; and a recommendation for City Council approval of an
13 Encroachment Agreement to allow an existing sign to project into the public right-
14 of-way at 819 Bridgeway (APN 065-063-24).
15

16 The public hearing was opened.
17

18 Contract Planner Card provided a PowerPoint presentation on the project.
19

20 Planning Commission questions for staff followed.
21

22 The public testimony period was opened.
23

24 The applicant, Steve Cousins of Madrigal Family Winery, made a presentation.
25

26 Planning Commission questions for Mr. Cousins followed.
27

28 **Public Comments:**

29 Mike Monsef
30

31 The public testimony period was closed.
32

33 Planning Commission comments followed.
34

35
36 **Commissioner Cleveland-Knowles moved and Commissioner Nichols seconded a**
37 **motion to approve a Conditional Use Permit, Design Review Permit and Sign**
38 **Permit for 819 Bridgeway.**
39

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

42 **Commissioner Cleveland-Knowles moved and Vice-Chair Werner seconded a**
43 **motion to recommend to City Council approval of an Encroachment Agreement**
44 **for 819 Bridgeway.**
45

46 **The motion passed 5-0.**
47

48 The public hearing was closed.
49
50

1 **4. GPA/ZOA/PD/TM/DR/CC/EA 13-150, General Plan Land Use Map**
2 **Amendment, Zoning Map Amendment, Planned Development Permit,**
3 **Tentative Map, Design Review Permit, Condominium Conversion Permit,**
4 **Encroachment Agreement, Kashef, 201 Bridgeway & 206 Second Street.** The
5 *Valhalla Residential Condominiums Initial Environmental Study/Mitigated*
6 *Negative Declaration (IES/MND).* The IES/MND analyzes the potential
7 environmental impacts of the proposed modification of the existing commercial
8 building at 201 Bridgeway into seven residential condominiums and the
9 modification of the existing single-family residence at 206 Second Street (APN
10 065-242-06 and -17).

11
12 The public hearing was opened.

13
14 **Vice-Chair Werner indicated he would recuse himself because he lives within 500**
15 **feet of the subject property.**

16
17 **Commissioner Keegin indicated he would recuse himself on the basis of a**
18 **conflict of interest.**

19
20 Ben Noble of PlaceWorks provided a PowerPoint presentation on the project.

21
22 Planning Commission questions for staff followed.

23
24 **Public Comments:**

25 Geoffrey Butler
26 Robert Mitchell
27 Charlotte Mastrangelo
28 Bonnie Johnson
29 Diana Kristiani

30
31 The public testimony period was closed.

32
33 Planning Commission comments followed.

34
35 Planning Commission questions for staff followed.

36
37 **Commissioner Cleveland-Knowles moved and Commissioner Nichols seconded a**
38 **motion to continue the public hearing for 201 Bridgeway & 206 Second Street to**
39 **the meeting of June 4, 2014.**

40
41 **The motion passed 3-0.**

42
43 The public hearing was closed.

44
45 **Chair Cox indicated that because there were three Commissioners at the hearing**
46 **a unanimous vote would be required in order to take action on Items 4 and 5,**
47 **however, the Commission would be hearing public comment and providing**
48 **direction to staff only.**
49
50

1 **5. GPA/ZOA/PD/TM/DR/CC/EA 13-150, General Plan Land Use Map**
2 **Amendment, Zoning Map Amendment, Planned Development Permit,**
3 **Tentative Map, Design Review Permit, Condominium Conversion Permit,**
4 **Encroachment Agreement, Kashef, 201 Bridgeway & 206 Second Street.**
5 Amendment of General Plan Land Use Map, Amendment of Zoning Map,
6 Planned Development Permit, Tentative Map, Design Review Permit,
7 Condominium Conversion Permit, and Encroachment Agreement for the
8 proposed modification of the existing commercial building at 201 Bridgeway into
9 seven residential condominiums and the modification of the existing single-family
10 residence at 206 Second Street (APNs 065-242-06 and -17.)

11
12 The public hearing was opened.

13
14 Ben Noble of PlaceWorks provided a PowerPoint presentation on the project.

15
16 Planning Commission questions for staff followed.

17
18 The public testimony period was opened.

19
20 Michael Rex, the applicant, made a presentation.

21
22 Planning Commission questions for Mr. Rex followed.

23
24 **Public Comments:**

25 Alex Kashef

26 Jeff Whisennan

27 Ed Boch

28 Geoffrey Butler

29 David Thomas

30 Dan Russo

31
32 The public testimony period was closed.

33
34 Planning Commission comments followed.

35
36 The public testimony period was reopened.

37
38 Planning Commission questions for Mr. Rex followed.

39
40 Planning Commission questions for staff followed.

41
42 Planning Commission questions for Director of Public Works, Jonathan Goldman,
43 followed.

44
45 The public testimony period was closed.

46
47 Planning Commission comments followed.

48
49 The public hearing was closed.

1 **6. ZP 14-074, Occupational Use Permit, Nucifora, 707 Bridgeway.** Appeal of an
2 administrative decision by the Community Development Director to deny an
3 Occupational Use Permit for a bakery in an existing commercial building located
4 at 707 Bridgeway (APN 065-34-01).
5

6 The public hearing was opened.
7

8 **Chair Cox indicated that staff recommended the public hearing for 707 Bridgeway**
9 **be continued to the meeting of June 4, 2014.**
10

11 **Commissioner Nichols moved and Commissioner Cleveland-Knowles seconded a**
12 **motion to continue the public hearing for 707 Bridgeway to the meeting of June 4,**
13 **2014.**
14

15 **Old Business**

16 None.
17

18 **New Business**

19 None.
20

21 **Communications**

- 22 • Staff: Community Development Director Graves reviewed the City Council's
- 23 actions on May 27, 2014.
- 24 • Commission: None.
25

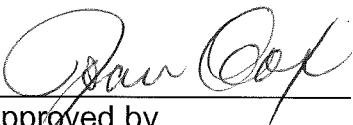
26 **Adjournment**
27

28 **Commissioner Nichols moved and Commissioner Cleveland-Knowles seconded a**
29 **motion to adjourn the meeting.**
30

31 **The motion passed 3-0.**
32

33 The meeting was adjourned at 10:24 p.m.
34
35

36
37 
38 _____
39 Submitted by
40 Jeremy Graves, AICP
41 Community Development Director
42

36
37 
38 _____
39 Approved by
40 Joan Cox
41 Chair
42

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