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**SAUSALITO PLANNING COMMISSION**  
**Wednesday, June 4, 2014**  
**Approved Action Minutes<sup>1</sup>**

**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 Stafford Keegin, Commissioner Vicki Nichols.

Absent: Commissioner Susan Cleveland-Knowles

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

**Approval of Agenda**

**Vice-Chair Werner moved and Commissioner Keegin seconded a motion to hear Item 4 (19 Toyon Lane) first, and to approve the modified agenda. The motion passed 4-0.**

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

None.

**Approval of Minutes**

None.

**Public Hearings**

**Declarations of Planning Commissioner Public Contacts**

**Vice-Chair Werner disclosed that he met with Alf Nucifora on January 13, 2014 regarding the Alley Bakery project (Item 1).**

**Chair Cox disclosed that she exchanged emails with various people regarding the Valhalla project (Items 2 and 3).**

- 4. DR/TRP 13-273, Design Review Permit, Tree Removal Permit, Grattan and McCurdy, 19 Toyon.** Design Review Permit and Tree Removal Permit for the remodel of an existing single-family residence into a two-story single-family residence.

The public hearing was opened.

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

1 **Community Development Director Graves indicated the item needed to be**  
2 **considered by the Historic Landmarks Board at its June 11, 2014 meeting before**  
3 **coming to the Planning Commission and recommended the Commission**  
4 **continue the item to the meeting of June 18, 2014.**

5  
6 **Vice-Chair Werner moved and Commissioner Nichols seconded a motion to**  
7 **continue the public hearing for 19 Toyon Lane to the meeting of June 18, 2014.**

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

10  
11 The public hearing was closed.

12  
13 **1. ZP 14-074, Appeal of Administrative Decision, Nucifora, 707 Bridgeway.**

14 Appeal of an administrative decision by the Community Development Director to  
15 deny an Occupational Use Permit for a business in the retail tenant space at 707  
16 Bridgeway (APN 065-34-01).

17  
18 The public hearing was opened.

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

21  
22 Planning Commission questions for staff followed.

23  
24 The public testimony period was opened.

25  
26 The applicant, Alf Nucifora, made a presentation.

27  
28  
29 **Public Comments:**

30 Peter Sealey

31 Kim Stoddard

32 Chris Hontalus

33 Joshua Azaff (phonetic)

34  
35 The applicant made rebuttal comments.

36  
37 Planning Commission questions for Mr. Nucifora followed.

38  
39 The public testimony period was closed.

40  
41 Planning Commission comments followed.

42  
43 **Chair Cox indicated that because there were four Commissioners at the meeting a**  
44 **vote of at least three would be required to take action on the item.**

45  
46 **Vice-Chair Werner moved and Commissioner Nichols seconded a motion to adopt**  
47 **the resolution upholding the decision of the Community Development Director to**  
48 **deny an Occupational Use Permit for the Alley Bakery at 707 Bridgeway.**

49  
50 **The motion passed 3-1 (No – Keegin).**

1 The public hearing was closed.

2  
3 **2. GPA/ZOA/PD/TM/DR/CC/EA 13-150, General Plan Land Use Map**  
4 **Amendment, Zoning Map Amendment, Planned Development Permit,**  
5 **Tentative Map, Design Review Permit, Condominium Conversion Permit,**  
6 **Encroachment Agreement, Kashaf, 201 Bridgeway & 206 Second Street.** The  
7 *Valhalla Residential Condominiums Initial Environmental Study/Mitigated*  
8 *Negative Declaration (IES/MND)*. The IES/MND analyzes the potential  
9 environmental impacts of the proposed modification of the existing commercial  
10 building at 201 Bridgeway into seven residential condominiums and the  
11 modification of the existing single-family residence at 206 Second Street (APN  
12 065-242-06 and -17).  
13

14 The public hearing was opened.

15  
16 **Vice-Chair Werner indicated he would recuse himself because he lives within 500**  
17 **feet of the subject property.**  
18

19  
20 **Commissioner Keegin indicated he would recuse himself on the basis of a**  
21 **conflict of interest.**

22  
23 **Chair Cox indicated that because there were two Commissioners remaining the**  
24 **Commission did not have a quorum and would not be able to take action,**  
25 **including continuing the item, on Items 2 and 3. However, the Commission would**  
26 **hear public comment, give feedback, and ask staff to respond to public**  
27 **comments.**

28  
29 **Community Development Director Graves indicated that by default the item would**  
30 **be continued to the Planning Commission meeting of June 18, 2014.**

31  
32 Planning Commission questions for staff followed.

33  
34 The public testimony period was opened.

35  
36 The applicant did not make a presentation.

37  
38 **Public Comments:**

39  
40 Mike Monsef

41  
42 The public testimony period was closed.

43  
44 Planning Commission comments followed.

45  
46 **3. GPA/ZOA/PD/TM/DR/CC/EA 13-150, General Plan Land Use Map**  
47 **Amendment, Zoning Map Amendment, Planned Development Permit,**  
48 **Tentative Map, Design Review Permit, Condominium Conversion Permit,**  
49 **Encroachment Agreement, Kashaf, 201 Bridgeway & 206 Second Street.**  
50 **Amendment of General Plan Land Use Map, Amendment of Zoning Map,**

1 Planned Development Permit, Tentative Map, Design Review Permit,  
2 Condominium Conversion Permit, and Encroachment Agreement for the  
3 proposed modification of the existing commercial building at 201 Bridgeway into  
4 seven residential condominiums and the modification of the existing single-family  
5 residence at 206 Second Street (APNs 065-242-06 and -17.)  
6

7 The public hearing was opened.  
8

9 The public testimony period was opened.  
10

11 The applicant did not make a presentation.  
12

13 **Public Comments:**

14 Linda Jenkinson

15 Mike Monsef

16 Jann Johnson

17 Alex Kashef

18 Michael Lankus (phonetic)  
19

20 The public testimony period was closed.  
21

22 The public hearing was closed.  
23

24 **Old Business**

25 None.  
26

27 **New Business**

28 None.  
29

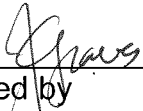
30 **Communications**

- 31
- 32 • Staff: Community Development Director Graves reviewed items on the Planning  
33 Commission and City Council upcoming meeting agendas.
  - 34 • Commission: Commissioner Nichols gave updates on the Historical Regulations  
35 Committee.

36 **Adjournment**  
37

38 **Commissioner Nichols moved and Chair Cox seconded a motion to adjourn the**  
39 **meeting.**  
40

41 The meeting was adjourned at 8:27 p.m.  
42

43  
44   
45 \_\_\_\_\_  
46 Submitted by  
47 Jeremy Graves, AICP  
48 Community Development Director

43  
44   
45 \_\_\_\_\_  
46 Approved by  
47 Joan Cox  
48 Chair

49 I:\CDD\Plan Comm\Minutes\2014\06-04-Approved.doc  
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