

SAUSALITO PLANNING COMMISSION
Wednesday, June 18, 2014
Approved Summary Minutes¹

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.

Absent: None.

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

Approval of Agenda

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

Public Comments On Items Not on the Agenda

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- Read a rebuttal into the record with respect to the Planning Commission's June 4, 2014 denial of an appeal of an administrative decision by the Community Development Director to deny an Occupational Use Permit for 707 Bridgeway.

Approval of Minutes – None

Historic Landmarks Board Chair Pierce called the meeting to order at 6:36 p.m.

Present: Chair Morgan Pierce, Secretary John McCoy, Committee Member Bernard Feeney, Committee Member Natascha Fraser.

Absent: None.

Public Hearings

Declarations of Planning Commissioner Public Contacts – None

- 1. DR/SP 13-197, Design Review Permit, Sign Permit, Way-Finding Sign Program, City of Sausalito.** Design Review Permit and Sign Permit for the installation of six way-finding signs located within the public right-of-way at the following locations:
Bridgeway/Princess Street

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

Ferry Landing
Bridgeway/Johnson Street
Bridgeway/Ensign Street/San Carlos Avenue/Caledonia Street
Ice House – Bridgeway/Bay Street
Dunphy Park – Bridgeway/Napa Street

The public hearing was opened.

Contract Planner Card provided a PowerPoint presentation on the project.

Planning Commission and HLB questions for staff followed:

The public testimony period was opened.

The applicant made a presentation.

Planning Commission questions for the applicant followed.

Public Comments:

None.

The public testimony period was closed.

Planning Commission and HLB comments followed.

Planning Commission questions for staff followed.

HLB Committee Member McCoy moved and Committee Member Feeney seconded a motion to approve a Design Review Permit and Sign Permit with Option 2 for citywide locations in Sausalito, subject to the following amended and additional Conditions of Approval:

- **Language that the Public Works Director is charged with locating the signs so they are not a distraction to drivers shall be incorporated into the Conditions of Approval.**
- **Finding 2 under Design Review, which makes reference to the downtown Historic Overlay Zoning District, shall be corrected to show there are only one or two of the signs in the Historic District.**
- **The findings shall be corrected so they comport with the Zoning Ordinance and are internally consistent.**
- **An individual from the Planning Commission and HLB shall review the findings to ensure direction from the Planning Commission and HLB is accurately portrayed, with Chair Cox appointed from the Planning Commission and Committee Member McCoy appointed from the HLB.**
- **The pilot program shall return in 2 years for review with a report from staff the on success or failure of the program.**

The motion passed 3-1 (No – Fraser).

1 Commissioner Nichols moved and Commissioner Cleveland-Knowles seconded a
2 motion to approve a Design Review Permit and Sign Permit with Option 2 for
3 citywide locations in Sausalito, subject to the following amended and additional
4 Conditions of Approval:

- 5 • Language that the Public Works Director is charged with locating the
6 signs so they are not a distraction to drivers shall be incorporated into
7 the Conditions of Approval.
- 8 • Finding 2 under Design Review, which makes reference to the downtown
9 Historic Overlay Zoning District, shall be corrected to show there are only
10 one or two of the signs in the Historic District.
- 11 • The findings shall be corrected so they comport with the Zoning
12 Ordinance and are internally consistent.
- 13 • An individual from the Planning Commission and HLB shall review the
14 findings to ensure direction from the Planning Commission and HLB is
15 accurately portrayed, with Chair Cox appointed from the Planning
16 Commission and Committee McCoy appointed from the HLB.
- 17 • The pilot program shall return in 2 years for review with a report from
18 staff on the success or failure of the program.

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21 The motion passed 3-2 (No – Keegin and Werner.)

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23 The public hearing was closed.

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25 HLB Committee Member Feeney moved and Committee Member McCoy seconded
26 a motion to adjourn the HLB meeting.

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28 The motion passed 4-0.

- 29
30 2. ZOA/SPA 14-007, Housing Element Implementation Programs, City of
31 Sausalito, Citywide. Amendment of the Zoning Ordinance to allow transitional
32 and supportive housing (e.g., for the individuals affected by substance abuse,
33 domestic violence) to be regulated as a residential use and single room
34 occupancy units to be regulated as a commercial use within the City.

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36 The public hearing was opened.

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38 Community Development Director Graves indicated that staff recommended the
39 Commission continue the public hearing for Housing Element Implementation
40 Programs be continued to the meeting of July 2, 2014.

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42 Commissioner Cleveland-Knowles moved and Commissioner Keegin seconded a
43 motion to continue the public hearing for Housing Element Implementation
44 Programs to the meeting of July 2, 2014.

45 The motion passed 5-0.

46
47 The public hearing was closed.

1 **3. DR/TRP 13-273, Design Review Permit, Tree Removal Permit, 19 Toyon**
2 **Partners, 19 Toyon Lane.** Design Review Permit and Tree Removal Permit for a
3 two-story addition on an existing single-family residence. Public hearing
4 continued from June 4, 2014 meeting.
5

6 The public hearing was opened.
7

8 Contract Planner Miranda provided a PowerPoint presentation on the project.
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10 Planning Commission questions for staff followed.
11

12 The public testimony period was opened.
13

14 The applicant, Bruce Burman of Jazz Builders, Inc., made a presentation.
15

16 Planning Commission questions for Mr. Burman followed.
17

18 **Public Comments:**

19 Tom Daniels

20 David Benjamin

21 Rebels Caden (phonetic)
22

23 The applicant made rebuttal comments.
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25 Planning Commission questions for Mr. Burman followed.
26

27 The public testimony period was closed.
28

29 Planning Commission comments followed.
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31 The public testimony period was reopened.
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33 Planning Commission questions for Mr. Burman followed.
34

35 The public testimony period was closed.
36

37 **Commissioner Nichols moved and Commissioner Keegin seconded a motion to**
38 **continue the public hearing for 19 Toyon Lane to a date uncertain.**
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40 **The motion passed 5-0.**
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42 The public hearing was closed.
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1 **4. DR/VA 04-038, Design Review Permit, Variance, Woodrow, 9 Edwards**
2 **Avenue.** The *Woodrow Retaining Wall Initial Environmental Study/Mitigated*
3 *Negative Declaration (IES/MND)*. The *IES/MND* analyzes the potential
4 environmental impacts of an after-the-fact Design Review Permit and two
5 Variances for a 10-foot high retaining wall and patio constructed without permits
6 in the side yard setback and an after-the-fact Tree Removal Permit at 9 Edwards
7 Avenue (APN 065-302-74). The *IES/MND* was released for public review on June
8 11, 2014. The public comment period is scheduled to conclude at the July 2,
9 2014 Planning Commission meeting.

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11 The public hearing was opened.

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13 Assistant Planner Chan provided a PowerPoint presentation on the project.

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15 Planning Commission questions for staff followed.

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17 City Consultant Nick Pappani of Raney Planning & Management presented a
18 presentation on the project.

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20 Planning Commission questions for Mr. Pappani followed.

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22 Planning Commission questions for staff followed.

23
24 The public testimony period was opened.

25
26 The applicant, Philip Woodrow, made a presentation.

27
28 **Public Comments:**

29 John Sharp

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31 The public testimony period was closed.

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33 **Commissioner Nichols moved and Commissioner Keegin seconded a motion to**
34 **continue acceptance of public comment on the *IES/MND* for 9 Edwards Avenue to**
35 **the meeting of July 2, 2014.**

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37 **The motion passed 5-0.**

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39 The public hearing was closed.

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

The public hearing was opened.

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

Commissioner Keegin indicated he would recuse himself on the basis of a conflict of interest.

Steve Noack of PlaceWorks provided a presentation on the project.

Planning Commission questions for Mr. Noack followed.

The public testimony period was opened.

Public Comments:

Michael Rex

The public testimony period was closed.

Planning Commission comments followed.

Planning Commission comments to staff followed.

Commissioner Cleveland-Knowles moved and Commissioner Nichols seconded a motion to continue the public hearing for 201 Bridgeway and 206 Second Street to the meeting of July 2, 2014.

The motion passed 3-0.

The public hearing was closed.

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

The public hearing was opened.

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

1 Planning Commission questions to Mr. Noble followed.

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3 The public testimony period was opened.

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5 The applicant, Michael Rex, provided a PowerPoint presentation.

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7 Planning Commission questions for Mr. Rex followed.

8
9 **Public Comments:**

10
11 Alex Kashef
12 Michael Bankes (phonetic)
13 Jann Johnson
14 Chris Skelton
15 David Thomas
16 Charlotte Mastrangelo
17

18 The public testimony period was closed.

19
20 Planning Commission comments followed.

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22 Planning Commission questions for staff followed.

23
24 Staff comments followed.

25
26 The public testimony period was reopened.

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28 The applicant, Alex Kashef, made comments.

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30 The public testimony period was closed.

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32 Planning Commission questions to staff followed.

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34 The public hearing was closed.

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36 **Commissioner Cleveland-Knowles moved and Commissioner Nichols seconded a**
37 **motion to continue the public hearing for 201 Broadway and 206 Second Street to**
38 **the meeting of July 2, 2014.**
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40 **The motion passed 3-0.**

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42 The public hearing was closed.

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44 **Old Business**

45 None.

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47 **New Business**

48 None.
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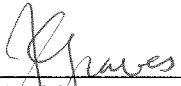
1 **Communications**

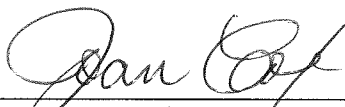
- 2 • Staff: City Attorney Mary Wagner reviewed items on the City Council's upcoming
3 meeting agenda.
4 • Commission: None.
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6 **Adjournment**

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8 **Commissioner Cleveland-Knowles moved and Commissioner Nichols seconded a**
9 **motion to adjourn the meeting.**
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11 The meeting was adjourned at 11:20 p.m.
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15 _____
16 Submitted by
17 Jeremy Graves, AICP
18 Community Development Director
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22 _____
23 Approved by
24 Joan Cox
25 Chair
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