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**SAUSALITO PLANNING COMMISSION**  
**Wednesday, July 2, 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 Vicki Nichols.  
Absent: Commissioner Susan Cleveland-Knowles, Commissioner Stafford Keegin  
Staff: Community Development Director Jeremy Graves,  
Assistant Planner Calvin Chan, 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 3-0.**

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

None.

**Approval of Minutes**

May 21, 2014      May 28, 2014      June 4, 2014

**Commissioner Nichols moved and Vice Chair Werner seconded a motion to approve the action minutes of May 21, 2014. The motion passed 3-0.**

**Vice-Chair Werner moved and Commissioner Nichols seconded a motion to approve the action minutes of May 28, 2014. The motion passed 3-0.**

**Commissioner Nichols moved and Vice Chair Werner seconded a motion to approve the action minutes of June 4, 2014. The motion passed 3-0.**

**Public Hearings**

**Declarations of Planning Commissioner Public Contacts**

None.

1. **ZOA/SPA 14-007, Zoning Ordinance Amendment, City of Sausalito, Citywide.** Amendment of the Zoning Ordinance to allow transitional and supportive housing (e.g. individuals affected by substance abuse, domestic violence) to be regulated as a residential use and single room occupancy units to be regulated as a commercial use within the City.

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

1  
2 The public hearing was opened.

3  
4 **Community Development Director Graves indicated staff recommendation was to**  
5 **continue the public hearing for the Housing Element Implementation Programs to**  
6 **a special meeting on July 9, 2014.**

7  
8 **Vice-Chair Werner moved and Commissioner Nichols seconded a motion to**  
9 **continue the public hearing for the Housing Element Implementation Programs to**  
10 **a special meeting on July 9, 2014.**

11  
12 **The motion passed 3-0.**

13  
14 The public hearing was closed.

- 15  
16 **2. DR/LLA 12-295, Design Review Permit, Lot Line Adjustment, Cazneau LLC,**  
17 **92/94 Cazneau Avenue.** Design Review Permit and Lot Line Adjustment to  
18 convert an existing carport into a garage and change the roof from a flat roof to a  
19 pitched roof at 92/94 Cazneau Avenue (APN 065-101-32).  
20

21  
22 The public hearing was opened.

23  
24 **Community Development Director Graves indicated that the applicant had**  
25 **requested the public hearing for 92/94 Cazneau Avenue be continued to the**  
26 **meeting of July 30, 2014.**

27  
28 **Vice-Chair Werner moved and Commissioner Nichols seconded a motion to**  
29 **continue the public hearing for 92/94 Cazneau Avenue to the meeting of July 30,**  
30 **2014.**

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

33  
34 The public hearing was closed.

- 35  
36 **3. DR/VA 04-038, Design Review Permit, Variance, Woodrow, 9 Edwards**  
37 **Avenue.** The *Woodrow Retaining Wall Initial Environmental Study/Mitigated*  
38 *Negative Declaration (IES/MND)*. The *IES/MND* analyzes the potential  
39 environmental impacts of an after-the-fact Design Review Permit and two  
40 Variances for a 10-foot high retaining wall and patio constructed without permits  
41 in the side yard setback and an after-the-fact Tree Removal Permit at 9 Edwards  
42 Avenue (APN 065-302-74). The *IES/MND* was released for public review on June  
43 11, 2014. The public comment period is scheduled to conclude on July 9, 2014.  
44 The Planning Commission will conduct a hearing for potential action on the  
45 *IES/MND* and entitlements on July 16, 2014.  
46

47  
48 The public hearing was opened.

49  
50 Assistant Planner Chan provided a PowerPoint presentation on the project.

1 Planning Commission questions for staff followed.

2  
3 The public testimony period was opened.

4  
5 The applicant attorney, Peter Kleinbrodt, made a presentation.

6  
7 **Public Comments:**

8 John Sharp  
9 Ann Watson

10  
11 The public testimony period was closed.

12  
13 Planning Commission comments followed.

14  
15 The public hearing was closed.

- 16  
17 **4. DR 14-089, Design Review Permit, City of Sausalito, 216 and 224 Bulkley**  
18 **Avenue.** Design Review Permit for installation of two new streetlights within the  
19 Bulkley Avenue right-of-way opposite the properties at 216 and 224 Bulkley  
20 Avenue (APNs 065-063-03 and 065-063-36).  
21

22 The public hearing was opened.

23  
24 Contract Planner Miranda provided a PowerPoint presentation on the project.

25  
26 Planning Commission questions for staff followed.

27  
28 The public testimony period was opened.

29  
30 **Chair Cox indicated that because there were only three Commissioners at the**  
31 **hearing a unanimous vote would be required in order for the Commission to take**  
32 **action on the item.**  
33

34  
35 The applicant, Bob Branz, provided a presentation.

36  
37 **Public Comments:**

38 Jane Bernhardt

39  
40 Director of Public Works Jonathon Goldman provided comments.

41  
42 Mr. Branz made rebuttal comments.

43  
44 The public testimony period was closed.

45  
46 Planning Commission comments followed.

1 Vice-Chair Werner moved and Commissioner Nichols seconded a motion to  
2 approve a Design Review Permit for the street lights at 216 and 224 Bulkley  
3 Avenue, subject to the following additional Condition of Approval:

- 4 • The Department of Public Works, the applicant, and Ms. Bernhardt shall  
5 meet to clarify the effect of the lights on Ms. Bernhardt's property.  
6

7 The motion passed 3-0.  
8

9 The public hearing was closed.  
10

11 **5. GPA/ZOA/PD/TM/DR/CC/EA 13-150, General Plan Land Use Map**  
12 **Amendment, Zoning Map Amendment, Planned Development Permit,**  
13 **Tentative Map, Design Review Permit, Condominium Conversion Permit,**  
14 **Encroachment Agreement, Kashef, 201 Bridgeway & 206 Second Street.** The  
15 *Valhalla Residential Condominiums Initial Environmental Study/Mitigated*  
16 *Negative Declaration (IES/MND)*. The IES/MND analyzes the potential  
17 environmental impacts of the proposed modification of the existing commercial  
18 building at 201 Bridgeway into seven residential condominiums and the  
19 modification of the existing single-family residence at 206 Second Street (APN  
20 065-242-06 and -17).  
21

22 **6. GPA/ZOA/PD/TM/DR/CC/EA 13-150, General Plan Land Use Map**  
23 **Amendment, Zoning Map Amendment, Planned Development Permit,**  
24 **Tentative Map, Design Review Permit, Condominium Conversion Permit,**  
25 **Encroachment Agreement, Kashef, 201 Bridgeway & 206 Second Street.**  
26 Amendment of General Plan Land Use Map, Amendment of Zoning Map,  
27 Planned Development Permit, Tentative Map, Design Review Permit,  
28 Condominium Conversion Permit, and Encroachment Agreement for the  
29 proposed modification of the existing commercial building at 201 Bridgeway into  
30 seven residential condominiums and the modification of the existing single-family  
31 residence at 206 Second Street (APNs 065-242-06 and -17.)  
32

33 The public hearing was opened.  
34

35 **Vice-Chair Werner indicated he would recuse himself because he lives within 500**  
36 **feet of the subject property.**  
37

38 **Chair Cox indicated that because there were only two Commissioners present the**  
39 **Commission could not take action on the Items 5 and 6, however, the**  
40 **Commission would hear the staff presentations, take public comment, and**  
41 **provide feedback.**  
42

43 Steve Noack of PlaceWorks provided a PowerPoint presentation on the project.  
44

45 Planning Commission questions for staff followed.  
46

47 Planning Commission questions for Mr. Noack followed.  
48  
49  
50

1 The public testimony period was opened.

2  
3 The applicant, Michael Rex, provided a PowerPoint presentation on the project.

4  
5 Planning Commission questions for Mr. Rex followed.

6  
7 **Public Comments:**

8 Chris Skelton

9 Phil Nichol森

10 David Thomas

11 Bob Mitchell

12 Charlotte Mastrangelo

13 Diana Kristiani

14  
15 Mr. Rex made rebuttal comments.

16  
17 Planning Commission comments followed.

18  
19 The public hearing was continued to the meeting on July 30, 2014.

20  
21 **New Business**

22 None.

23  
24 **Old Business**


25 None.

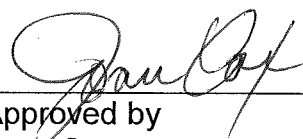
26  
27 **Communications**

- 28
- 29 • Staff: Community Development Director Graves reviewed items on the City
  - 30 Council's upcoming meeting agenda.
  - 31 • Commission: Chair Cox directed staff to investigate a project with respect to a
  - 32 possible noticing issue due to inaccurate story poles.
- 33

34 **Adjournment**

35 The meeting was adjourned at 8:49 p.m.

36  
37   
38 \_\_\_\_\_  
39 Submitted by  
40 Jeremy Graves, AICP  
41 Community Development Director

42  
43   
44 \_\_\_\_\_  
45 Approved by  
46 Joah Cox  
47 Chair

48  
49 I:\CDD\Plan Comm\Minutes\2014\07-02-Approved.doc