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SAUSALITO PLANNING COMMISSION
Wednesday, July 16, 2014
Approved Action Minutes¹

Call to Order

Chair Cox called the meeting to order at 6:36 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, Administrative Analyst Lilly Schinsing,
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

July 2, 2014

Vice-Chair Werner moved and Commissioner Nichols seconded a motion to approve the action minutes, as amended. The motion passed 3-0.

Historic Landmarks Board Chair Pierce called the meeting to order at 6:38 p.m.

Present: Chair Morgan Pierce, Secretary John McCoy,

Committee Member Bernard Feeney.

Absent: Committee Member Natascha Fraser

Public Hearings

Declarations of Planning Commissioner Public Contacts

Chair Cox disclosed she had received correspondence regarding the Casa Madrona project (Item 1) which she forwarded to staff and has been made available for the public at this meeting.

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

1 **1. DR/VAR 10-377, Design Review Permit, Variance, CMSC Ventures, LLC, 801**
2 **Bridgeway.** Amendment of a previously-approved Design Review Permit for: an
3 after-the-fact demolition of an accessory outbuilding; an after-the-fact relocation
4 of heat pump units with associated screening to a location north of the Casa
5 Madrona Mansion; and installation of A/C condensing units for
6 Cottages/Outbuildings. An after-the-fact Variance for changed height
7 measurement of the William Barrett Mansion – Villa Madrona structure at 801
8 Bridgeway (APN 065-063-46).
9

10 The public hearing was opened.

11
12 Assistant Planner Chan provided a PowerPoint presentation on the project and noted
13 that a revised Condition of Approval 1 was distributed for the project.
14

15 The applicant, architect Scott Maas, provided a presentation on the project.
16

17 HLB and Planning Commission questions for Mr. Maas followed.
18

19 Planning Commission questions for staff followed.
20

21 The public testimony period was opened.
22

23 **Public Comments:**

24 Sandra Gamble

25 Robert Mitchell
26

27
28 Planning Commission questions for Mr. Mitchell and Mr. Maas followed.
29

30 The public testimony period was closed.
31

32 HLB questions for Mr. Maas followed.
33

34 HLB and Planning Commission comments followed.
35

36 **HLB Chair Pierce moved and Secretary McCoy seconded a motion to approve a**
37 **Design Review Permit Amendment for 801 Bridgeway, subject to the following**
38 **amended and additional Conditions of Approval:**

- 39 • **Condition 5b shall be amended to require that the screen be 24” inches**
40 **higher than the equipment both for the heat bump and the air**
41 **conditioning condensers. The landscape plan shall be updated to show**
42 **this feature as well as locations of mechanical units and additional**
43 **landscaping.**
- 44 • **A condition shall be added that at a minimum, the applicant shall provide**
45 **sound attenuation features (e.g., sound blankets) on all mechanical**
46 **equipment.**
- 47 • **The revised Condition 1 shall be used with wording to require written**
48 **notification to adjacent property owners and residents in advance of the**
49 **field test of the noise monitoring.**
50

1
2 **The motion passed 3-0.**

3
4 **Vice-Chair Werner moved and Commissioner Nichols seconded a motion to**
5 **approve a Design Review Permit Amendment for 801 Bridgeway, subject to the**
6 **HLB’s amended and additional Conditions of Approval.**

7
8 **The motion passed 3-0.**

9
10 **Vice-Chair Werner moved and Commissioner Nichols seconded a motion to**
11 **approve an after-the-fact Variance for the building height 801 Bridgeway.**

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

14
15 The public hearing was closed.

16
17 **HLB Committee Member Feeney moved and Secretary McCoy seconded a motion**
18 **to adjourn the HLB meeting at 7:40 p.m.**

19
20 **The motion passed 3-0.**

21
22 **2. Environmental Review, Woodrow, 9 Edwards Avenue.** *The Woodrow*
23 *Retaining Wall Initial Environmental Study/Mitigated Negative Declaration,*
24 *prepared in accordance with the California Environmental Quality Act. This*
25 *document analyzes the potential impacts caused by the project and identifies*
26 *various measures to mitigate these impacts*

27
28
29 **Chair Cox reminded the hearing since the Planning Commission had only three**
30 **members present, any action taken on the item would require a vote of 3-0.**

31
32 The continued public hearing was opened.

33
34 Assistant Planner Chan provided a presentation.

35
36 The public testimony period was opened.

37
38 The applicant, Philip Woodrow, provided a presentation on the project.

39
40 **Public Comments:**

41 John Sharp
42 Ann Watson

43
44 The public testimony period was closed.

45
46 Planning Commission comments followed on the IES/MND.

- 47
48
 - Page 7 under Site Location: Where it says, “This project site is composed
- 49 of...” replace the word “composed” with “comprised.”
- 50

- 1 • Page 7 at the bottom: Makes reference to removal of protected tree, but there
2 are not mitigation measures concerning that tree removal, there or elsewhere.
3
- 4 • Page 17: It says, “The impact to the quality of the site and its surroundings is
5 less than significant,” even though the 10’ concrete retaining wall modified the
6 visual character of the site and surroundings. Staff should reconsider that
7 statement, because the neighbor is now facing a 10’ wall and not the 6’ wall
8 initially approved, and also because the report acknowledges that the wall
9 appears larger and more massive when viewed from 1 Edwards.
10
- 11 • Page 25: It says, “Although implementation of the proposed improvements
12 would result in emissions of air pollutants.” It needs to be clarified that it refers
13 to pollutants emitted during construction, or if not during construction, it needs
14 to clarify what it does refer to.
15
- 16 • Page 29 at the top: Makes reference to removal of a protected tree, “Required
17 Planning Commission approval of retroactive Tree Permit,” however, there is
18 no mitigation measure concerning a replacement tree. If no mitigation
19 measure is proposed due to the fact that the root ball of the tree that was
20 removed has deteriorated and the tree was dying, it should be stated.
21
- 22 • The Planning Commission has been given a number of conflicting engineering
23 reports. Not all of those reports are now summarized in the Geology and Soils
24 section. All of the reports need to be briefly summarized with some attempt at
25 reconciliation of the reports. The current report summarizes several of the
26 reports and goes into mitigation measures without a Staff conclusion that this is
27 the appropriate approach and these mitigation measures are adequate.
28
- 29 • Page 33 and 34: It says, “Kleinfelder concluded that Karp’s retrofit calculations
30 assume that the wall is fully restrained at the top of the bedrock. Colluvial
31 deposits are subject to creep and can be prone to failure (landsliding),
32 particularly on steep slopes when saturated.” It is confusing and unclear
33 whether it had been concluded that the wall was fully restrained at the top of
34 the bedrock.
35
- 36 • Page 34: It says, “The City of Sausalito Public Works Director and City
37 Engineer concur with Karp’s finding that chert bedrock is located beneath the
38 retaining wall.” However, in his report Karp said, “If the chert is stable,” leading
39 to the question of how will the chert be addressed if upon hand boring it is
40 found that it is not as stable as the initial borings supposed? There is no
41 mention of what further mitigation measures would be taken if the chert is
42 found to be unstable.
43
- 44 • The environmental document needs to address the possibility that the Planning
45 Commission will deny the application for a 10’ wall and instead approve a 6’
46 wall, as initially submitted. It needs to be ensured that the document addresses
47 both possible scenarios.
48
49
50

- Page 33 at the top: Discusses a Factor of Safety of 1.5 as required by the California Building Code. The environmental document states the as-built wall provides a Factor of Safety of 1.3, while another engineering report states the as-built wall provides a factor of safety of 1.62. The document should address that allegation and conclude that it is 1.3, or whatever it is, and that it has to be 1.5 to ensure the document is comprehensive.
- Page 44: References increasing impervious surface area to 69%. Confirmation that that is within code needs to be provided, perhaps just a sentence.
- Page 49: Discusses, “Minimal increase of noise levels from construction activities on the project site.” It is assumed that is because page 39 says, “The construction operations would be limited to hand tool equipment,” but if that is not the case it is questionable whether excavation into bedrock results in a minimal increase of noise levels. The environmental document needs to be clear and accurate about what the possible construction impacts would be.

Vice-Chair Werner moved and Commissioner Nichols seconded a motion to continue the public hearing on the Environmental Review for the retaining wall at 9 Edwards Avenue to the meeting on July 30, 2014.

The motion passed 3-0.

3. DR/VA/TRP 04-038, Design Review Permit, Variance, Tree Removal Permit, Woodrow, 9 Edwards Avenue. Retroactive discretionary permits at 9 Edwards (APN 065-302-74):

- Design Review Permit. To allow a ten-foot high stucco wall covered with vegetation, as well as a patio and an approximately 42-inch safety railing.
- Variances. To allow a ten-foot high retaining wall with an approximately 42-inch safety railing and an elevated patio to be located within a side yard setback.
- Tree Removal Permit. To allow the removal of a California Bay Laurel, a protected tree.

Assistant Planner Chan provided a presentation on the project.

The public testimony period was opened.

Public Comments

John Sharp
Michael Hicks
Ann Watson

The public testimony period was closed.

Planning Commission questions to staff followed.

1 **Commissioner Nichols moved and Vice-Chair Werner seconded a motion to**
2 **continue the public hearing on the entitlements for the retaining wall at 9**
3 **Edwards Avenue to the meeting of July 30, 2014.**

4
5 **The motion passed 3-0.**

6
7 The public hearing was closed.

8
9 **4. UP/DR 98-107, Conditional Use Permit, Design Review Permit, City of**
10 **Sausalito, 300 Spencer Avenue.** An amendment of a Conditional Use Permit
11 and Design Review Permit for the replacement of three existing panel antennas
12 with three new panel antennas and associated coaxial cables on the lattice tower
13 structure at the Spencer Fire Station (Fire Station No. 2) at 300 Spencer Avenue
14 (APN 065-181-44).
15

16 The public hearing was opened.

17
18 Administrative Analyst Schinsing provided a presentation on the project.

19
20 Planning Commission questions for staff followed.

21
22 The applicant, Allen Fink of On Air LLC for Verizon Wireless, provided a presentation on
23 the project.
24

25
26 Planning Commission questions for Mr. Fink followed.

27
28 **Public Comments:**

29 None.

30
31 The public testimony period was closed.

32
33 **Vice-Chair Werner moved and Commissioner Nichols seconded a motion to**
34 **approve a Conditional Use Permit and Design Review Permit for the**
35 **telecommunication project at 300 Spencer Avenue.**

36
37 **The motion passed 3-0.**

38
39 The public hearing was closed.

40
41 **5. DR/TRP 13-273, Design Review Permit, Tree Removal Permit, 19 Toyon**
42 **Partners, LLC, 19 Toyon Lane.** Design Review Permit and Tree Removal
43 Permit for a two-story addition on the existing single-family residence at 19
44 Toyon Lane (APN 064-232-05).
45

46 The public hearing was opened.

47
48 Contract Planner Miranda provided a PowerPoint presentation on the project.

49
50 The public testimony period was opened.

1
2 The applicant, Bruce Burman of Jazz Builders, Inc., provided a PowerPoint presentation
3 on the project.
4

5 Planning Commission questions for staff followed.
6

7 **Public Comments:**

8 Tom Daniels
9 Will Revlock
10

11 The public testimony period was closed.
12

13 Planning Commission comments followed.
14

15 **Vice-Chair Werner moved and Commissioner Nichols seconded a motion to**
16 **approve a Design Review Permit and Tree Removal Permit for 19 Toyon Lane.**
17

18 **The motion passed 3-0.**
19

20 The public testimony period was closed.
21

22 **Old Business**

23 None.
24

25 **New Business**

26 None.
27

28 **Communications**


- 29
- 30 • Staff: Community Development Director Graves reviewed items on the
31 Commission's upcoming meeting agenda and the City Council's actions at its
32 July 15, 2014 meeting.
33

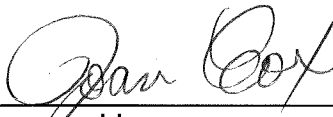
34 **Vice-Chair Werner moved and Commissioner Nichols seconded a motion to**
35 **adjourn the meeting.**
36

37 **The motion passed 3-0.**
38

39 **Adjournment**

40 The meeting was adjourned at 9:50 p.m.
41
42

43
44 
45 _____
46 Submitted by
47 Jeremy Graves, AICP
48 Community Development Director
49

50

_____ Approved by
Joan Cox
Chair

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