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SAUSALITO PLANNING COMMISSION
Wednesday, July 30, 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, Commissioner Susan Cleveland-Knowles,
Commissioner Vicki Nichols.

Absent: Vice-Chair Bill Werner, Commissioner Stafford Keegin

Staff: Community Development Director Jeremy Graves,
Assistant Planner Calvin Chan, Contract Planner Rafael Miranda,
City Attorney Mary Wagner

Approval of Agenda

Commissioner Cleveland-Knowles 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 9, 2014 July 16, 2014

Commissioner Nichols moved and Commissioner Cleveland-Knowles seconded a motion to approve the action minutes for July 9, 2014, as amended. The motion passed 3-0.

Commissioner Cleveland-Knowles moved and Commissioner Nichols seconded a motion to approve the action minutes for July 16, 2014, as amended. The motion passed 3-0.

Public Hearings

Declarations of Planning Commissioner Public Contacts

None.

1. **Woodrow Retaining Wall, 9 Edwards Avenue – Environmental Review, DR/VA/TRP 04-038.** The final *Woodrow Retaining Wall Environmental Study/Mitigated Negative Declaration* has been prepared in accordance with the California Environmental Quality Act. This document analyzes the potential impacts caused by the project and identified measures to mitigate these impacts.

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

1
2 The public hearing was opened.

3
4 **Chair Cox indicated that because there were only three Commission members**
5 **present at the meeting a unanimous vote would be necessary for any action to be**
6 **taken.**

7
8 Assistant Planner Chan provided a PowerPoint presentation on the project.

9
10 Planning Commission questions for staff followed.

11
12 The public testimony period was opened.

13
14 **Public Comments**

15 John Sharp
16 Peter Kleinbrodt

17
18 The public testimony period was closed.

19
20 **Commissioner Nichols moved and Commissioner Cleveland-Knowles seconded a**
21 **motion to continue the public hearing to the meeting of September 17, 2014, as**
22 **requested by the representatives of the applicant and neighbor. The motion**
23 **passed 3-0.**

24
25 The public hearing was closed.

26
27
28 **2. Woodrow Retaining Wall, 9 Edwards Avenue – Design Review Permit,**
29 **Variances, Tree Removal Permit, DR/VA/TRP 04-038. Retroactive permits at 9**
30 **Edwards Avenue (APN 065-302-74):**

- 31 1. Design Review Permit to allow a ten-foot high stucco wall covered with
32 vegetation, as well as a patio and an approximately 42-inch safety railing.
33 2. Variances to allow a ten-foot high retaining wall with an approximately 42-
34 inch safety railing and an elevated patio to be located within a side yard
35 setback.
36 3. Tree Removal Permit to allow the removal of a California Bay Laurel, a
37 Protected Tree.

38
39 The public hearing was opened.

40
41 Assistant Planner Chan provided a PowerPoint presentation on the project.

42
43 Planning Commission questions for Staff followed.

44
45 The public testimony period was opened.

46
47 **Public Comments**

48 John Sharp
49 Peter Kleinbrodt

1 The public testimony period was closed. Chair Cox requested John Sharp and Peter
2 Kleinbrodt to submit their materials and comments on the project to staff by August 30,
3 2014. Messrs. Sharp and Kleinbrodt agreed.
4

5 **Commissioner Cleveland-Knowles moved and Commissioner Nichols seconded a**
6 **motion to continue the public hearing for 9 Edwards Avenue to the meeting of**
7 **September 17, 2014, as requested by the representatives of the applicant and**
8 **neighbor. The motion passed 3-0.**
9

10 The public hearing was closed.
11

12 **3. VALHALLA RESIDENTIAL CONDOMINIUMS/201 BRIDGEWAY & 206**
13 **SECOND STREET (GPA/ZOA/PD/TM/DR/CC/EA 13-150), Kashef, 201**
14 **Bridgeway & 206 Second Street.** The *Valhalla Residential Condominiums Initial*
15 *Environmental Study/Mitigated Negative Declaration (IES/MND)*. The IES/MND
16 analyzes the potential environmental impacts of the proposed modification of the
17 existing commercial building at 201 Bridgeway into seven residential
18 condominiums and the modification of the existing single-family residence at 206
19 Second Street (APNs 065-242-06 and -17).
20

21 The public hearing was opened.
22

23 Ben Noble of PlaceWorks provided a PowerPoint presentation on the project.
24

25 Planning Commission questions for staff followed.
26

27 The public testimony period was opened.
28

29 The applicant, Michael Rex, provided a PowerPoint presentation.
30

31 **Public Comments**

32 Bob Mitchell

33 Charlotte Mastrangelo

34 Alex Kashef
35

36 Mr. Rex provided rebuttal comments.
37

38 Planning Commission questions for Mr. Rex followed.
39

40 Director of Public Works Jonathon Goldman provided comments.
41

42 Planning Commission questions for Mr. Goldman followed.
43

44 **Public Comments (continued)**

45 Diana Kristiani
46

47 The public testimony period was closed.
48

49 Planning Commission comments followed.
50

1
2 **Commissioner Cleveland-Knowles moved and Commissioner Nichols seconded a**
3 **motion to continue the public hearing for 201 Bridgeway & 206 Second Street to**
4 **the meeting of September 3, 2014. The motion passed 3-0.**
5

6 **4. VALHALLA RESIDENTIAL CONDOMINIUMS/201 BRIDGEWAY & 206**
7 **SECOND STREET (GPA/ZOA/PD/TM/DR/CC/EA 13-150), Amendment of**
8 **General Plan Land Use Map, Amendment of Zoning Map, Planned**
9 **Development Permit, Tentative Map, Design Review Permit, Condominium**
10 **Conversion Permit, Encroachment Agreement and Floodplain Variance for**
11 **the proposed modification of the existing commercial building at 201**
12 **Bridgeway into seven residential condominiums and the modification of the**
13 **existing single family residence at 206 Second Street (APNs 065-242-06 and -**
14 **17).**
15

16 The public hearing was opened.
17

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

20 Planning Commission questions for Mr. Noble and staff followed.
21

22 The public testimony period was opened.
23

24 The applicant, Michael Rex, provided a PowerPoint presentation.
25

26 Planning Commission questions for Mr. Rex followed.
27

28 **Public Comments**

29 David Thomas

30 Bob Mitchell

31 Phil Nichol森

32 Mike Monsef
33

34 Planning Commission comments followed.
35

36 Chair Cox requested David Thomas and Phil Nichol森 to submit a list of their
37 requested Zoning Ordinance exemptions for the project. Messrs. Thomas and
38 Nichol森 agreed.
39

40 **Commissioner Nichols moved and Commissioner Cleveland-Knowles seconded a**
41 **motion to continue the public hearing for 201 Bridgeway & 206 Second Street to**
42 **the meeting of September 3, 2014. The motion passed 3-0.**
43
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45 **5. MCREYNOLDS RESIDENCE / 92-94 CAZNEAU AVENUE (DR/LLA 12-295)**
46 Design Review Permit to convert an existing carport into a garage and change
47 the roof from a flat roof to a pitched roof at 92-94 Cazneau Avenue. Lot Line
48 Adjustment to adjust the lot line between the properties at 88-90 Cazneau
49 Avenue (APNs 065-101-39 and 065-101-40) and 92-94 Cazneau Avenue (APN
50 065-101-32). [Continued from July 2, 2014 Planning Commission meeting.]

1 The public hearing was opened.

2
3 Contract Miranda provided a PowerPoint presentation on the project.

4
5 Planning Commission questions for staff followed.

6
7 The public testimony period was opened.

8
9 The applicant, Tom McReynolds, provided a presentation.

10
11 **Public Comments**

12 None.

13
14 The public testimony period was closed.

15
16 Planning Commission questions for staff followed.

17
18 **Commissioner Cleveland-Knowles moved and Commissioner Nichols seconded a**
19 **motion to approve a Design Review Permit and Lot Line Adjustment for 92-94**
20 **Cazneau Avenue. The motion passed 3-0.**

21
22 **New Business**

23 None.

24
25 **Old Business**

26 None.

27
28 **Communications**

- 29
30
 - Staff: Community Development Director Graves reviewed items on the Planning Commission's and City Council's upcoming meeting agendas and reviewed the City Council's actions on July 22, 2014.
 - Commission: None.

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35 **Adjournment**

36
37 **Commissioner Cleveland-Knowles moved and Commissioner Nichols seconded a**
38 **motion to adjourn the meeting. The motion passed 3-0.**

39
40 The meeting was adjourned at 9:06 p.m.

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45 Submitted by
46 Jeremy Graves, AICP
47 Community Development Director

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