

1 **SAUSALITO PLANNING COMMISSION**
2 **Wednesday, September 3, 2014**
3 **Approved Summary Minutes¹**
4
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6

7 **Call to Order**
8

9 **Vice-Chair Werner called the meeting to order at 6:38 p.m. in the Council**
10 **Chambers of City Hall, 420 Litho Street, Sausalito.**

11 Present: Chair Joan Cox (Arrived following Approval of Agenda), Vice-Chair Bill
12 Werner, Commissioner Susan Cleveland-Knowles, Commissioner Stafford
13 Keegin, Commissioner Vicki Nichols.

14 Absent: None

15 Staff: Community Development Director Jeremy Graves
16 Assistant Planner Calvin Chan, City Attorney Mary Wagner
17

18 **Approval of Agenda**
19

20 **Vice-Chair Werner moved and Commissioner Cleveland-Knowles seconded a**
21 **motion to hear Item 3 (Stephenson Residence) before Item 2 (Vanderlinden**
22 **Residence). The motion passed 4-0.**
23

24 **Chair Cox arrived.**
25

26 **Vice-Chair Werner moved and Commissioner Cleveland-Knowles seconded a**
27 **motion to hear Staff Communications following Item 3 (Stephenson Residence),**
28 **and to approve the amended agenda. The motion passed 5-0.**
29

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

31 None.
32

33 **Approval of Minutes**

34 July 30, 2014
35

36 **Commissioner Cleveland-Knowles moved and Commissioner Nichols seconded a**
37 **motion to approve the action minutes, as amended. The motion passed 5-0.**
38
39

40 **Public Hearings**
41

42 **Declarations of Planning Commissioner Public Contacts**
43

44 **Commissioner Cleveland-Knowles disclosed that she had met with the**
45 **applicant's architect, the appellant, and a neighbor, Jennie Wasser, regarding the**
46 **Vanderlinden Residence (Item 2). She also disclosed that she had telephone**
47 **contact with attorney Barbara Herzig regarding the Rushford Condominiums**
48

49 ¹ A video recording of this meeting is available at: <http://www.ci.sausalito.ca.us/>.
50

1 (Item 1).
2

3 Commissioner Nichols disclosed that she had met with the applicant's architect,
4 the appellant, and a neighbor, Jennie Wasser, regarding the Vanderlinden
5 Residence (Item 2).
6

7 Commissioner Keegin disclosed that he had met with the applicant's architect,
8 the appellant, and a neighbor, Jennie Wasser, regarding the Vanderlinden
9 Residence (Item 2).
10

11 Chair Cox disclosed that she had visited the applicant's home in his absence, and
12 met with the appellant, and a neighbor, Jennie Wasser, regarding the
13 Vanderlinden Residence (Item 2).
14

15 1. RUSHFORD CONDOMINIUMS / 420 & 422 NAPA STREET and 114 FILBERT
16 AVENUE (TM/CCP 13-139)
17 Mark Rushford (Applicant)
18 Mark Rushford, Donald Russo, Margaret Johnson, Naohiro Haitani (Owners)
19

20 **DESCRIPTION:** A Tentative Parcel Map and Condominium Conversion Permit to
21 convert three single-family residences on a single parcel into three condominiums
22 with a common area parcel at 420 & 422 Napa Street and 114 Filbert Avenue (APN
23 064-151-19).
24

25 The public hearing was opened.
26

27 Community Development Director Graves provided a PowerPoint presentation on the
28 project.
29

30 Planning Commission questions for staff followed.
31

32 The public testimony period was opened.
33

34 Planning Commission questions for Mark Rushford (the applicant), Barbara Herzig (the
35 applicant's attorney), and the owner of 114 Filbert Avenue (name not given) followed.
36
37

38 Planning Commission questions for staff followed.
39

40 Planning Commission questions for the owner of 114 Filbert Avenue followed.
41

42 **Public Comments:**

43 None.
44

45 The public testimony period was closed.
46

47 **Vice-Chair Werner moved and Commissioner Keegin seconded a motion to**
48 **approve a Tentative Parcel Map and Condominium Conversion Permit for 420 &**
49 **422 Napa Street and 114 Filbert Avenue, subject to amending the findings for**
50 **approval of the condominium conversion permit to reflect the data for 2013.**

1
2 **The motion passed 5-0.**

3
4 The public hearing was closed.

5
6 **3. STEPHENSON RESIDENCE / 403 BONITA STREET (DR 13-303)**

7 **David Spurgeon, Architect (Applicant)**

8 **Susan Stephenson (Owner)**

9
10 **DESCRIPTION:** A Design Review Permit with Heightened Design Review
11 findings to allow the addition of 546 square feet of upper floor living area, the
12 relocation of an existing roof deck, enlargement of an existing below-grade
13 parking garage, and related improvements.
14

15 The public hearing was opened.

16
17 Assistant Planner Chan provided a PowerPoint presentation on the project.

18
19 Planning Commission questions for staff followed.

20
21 The public testimony period was opened.

22
23 The applicant, Susan Stephenson, provided a presentation.

24
25 Planning Commission questions for Ms. Stephenson followed.
26

27 **Public Comments:**

28 None.
29

30 The public testimony period was closed.

31
32 Planning Commission questions for Ms. Stephenson followed.
33

34
35 Planning Commission comments followed.
36

37 **Vice-Chair Werner moved and Commissioner Cleveland-Knowles seconded a**
38 **motion to approve a Design Review Permit for 403 Bonita Street with the Design**
39 **Permit Review findings and the Heightened Design Permit Review findings to be**
40 **added by staff.**

41
42 **The motion passed 5-0.**

43
44 The public hearing was closed.

45
46 **Chair Cox moved and Commissioner Keegin seconded a motion to hear Staff**
47 **Communications before continuing with Item 2.**

48
49 **The motion passed 5-0.**
50

1 **Communications**

- 2 • Staff: Community Development Director Graves reviewed items on the Planning
3 Commission meeting agendas. Discussion ensued whether the September 17,
4 2014 Commission meeting should be rescheduled. Staff was directed to contact
5 the parties interested in the project at 9 Edwards Avenue. The meeting would
6 continue to be held on September 17, 2014 unless staff provided notification to
7 all involved parties of a revised meeting date.
8

9 **2. VANDERLINDEN RESIDENCE / 206 THIRD STREET (DR/TRP 13-122)**
10 **Michael Heacock Architects Inc (Applicant)**
11 **Frits and Letty Vanderlinden (Owners)**
12

13 **DESCRIPTION:** A Design Review Permit and Tree Removal Permit to demolish
14 the existing two-story single family residence and construct a new two-story
15 single family residence on property located at 206 Third Street (APN 065-238-
16 47). Remanded to the Planning Commission by the City Council.
17

18 **Vice-Chair Werner recused himself from participating in the hearing for Item 2**
19 **(Vanderlinden Residence) and Items 4 and 5 (Valhalla Residential Condominiums)**
20 **since he lives within 500 feet of the project sites.**
21

22 The public hearing was opened.

23 Assistant Planner Chan 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 applicants, Riley Hurd and Michael Heacock, provided a presentation.
30

31 Planning Commission questions for Mr. Heacock followed.
32

33 Planning Commission questions for staff followed.
34

35 The appellant, Amy Wilson, provided a presentation.
36

37 **Public Comments:**

38 Mordechai Winter

39 Jennie Wasser

40 Chris Gronbeck

41 Roger Brindle

42 Margaret Brindle

43 Gina Amador

44 Jerry Taylor

45 Charlotte Mastrangelo

46 Noel Norton
47
48
49
50

1 The applicant, Mr. Hurd, made rebuttal comments.

2
3 Planning Commission questions for Mr. Heacock followed.

4
5 The appellant, Michael Rex, made rebuttal comments.

6
7 Planning Commission questions for Ms. Wilson followed.

8
9 Planning Commission questions for Mr. Heacock followed.

10
11 The public testimony period was closed.

12
13 Planning Commission comments followed.

14
15 **Commissioner Cleveland-Knowles moved and Commissioner Keegin seconded a**
16 **motion that the Commission concurs with Findings 4 and 9 in support of the**
17 **project, as provided in the draft resolution.**

18
19 **The motion passed 3-1 (Nichols – No).**

20
21 **Commissioner Cleveland-Knowles moved and Commissioner Nichols seconded a**
22 **motion that that the Commission does not concur with Finding 2 in support of the**
23 **project, as provided in the draft resolution.**

24
25 **The motion passed 4-0.**

26
27 **Commissioner Nichols moved and Chair Cox seconded a motion that the**
28 **Commission does not concur with Finding 3 in support of the project, as**
29 **provided in the draft resolution.**

30
31 **The motion passed 3-1 (Cleveland-Knowles – No).**

32
33 The public hearing was closed.

34
35
36 **Commissioner Keegin recused himself from participating in the hearings for**
37 **Items 4 and 5 since he has a conflict of interest.**

38
39 **4. VALHALLA RESIDENTIAL CONDOMINIUMS/201 BRIDGEWAY & 206**
40 **SECOND STREET ENVIRONMENTAL REVIEW (GPA/ZOA/PD/TM/DR/CC/EA**
41 **13-150)**

42 **Alex Kashef, DDS, MD (Applicant/Owner)**

43
44 DESCRIPTION: The Supplement to the Final Draft Valhalla Residential
45 Condominiums Initial Environmental Study/Mitigated Negative Declaration
46 (IES/MND) analyzes the potential environmental impacts of the proposed
47 modification of the existing commercial building at 201 Bridgeway into seven
48 residential condominiums and the modification of the existing single family
49 residence at 206 Second Street (APNs 065-242-06 and -17), as well as recent
50 project revisions including reconstruction of the Main Street boardwalk at a lower

1 elevation than required by the City's floodplain regulations, retention of the
2 Bridgeway boardwalk at a lower elevation than required by the City's floodplain
3 regulations, and a bus pullout along the project site's Second Street frontage.
4

5 The public hearing was opened.
6

7 Ben Noble of PlaceWorks provided a PowerPoint presentation on the project.
8

9 The public testimony period was opened.
10

11 The applicant, Michael Rex, provided a presentation:

- 12 • On page 2-4 of the document, under Impact HYDRO-1, Mitigation Measure
13 HYDRO-1b, it says, "As part of the variance request to allow the Main Street
14 Boardwalk, accessible ramp, and Bridgeway Boardwalk to remain at their
15 existing elevations." They propose to rebuild the Main Street Boardwalk, level it
16 out and get the hump out of it, so it won't be rebuilt at the existing elevation.
17
- 18 • On page 3-14 of the document, under Bridgeway Boardwalk Improvements,
19 where it says, "In addition, strengthening of the structural connections on the
20 Bridgeway Boardwalk would be completed," they are not proposing any
21 structural upgrade to the structural connections.
22
- 23 • Other minor corrections will be contained in a letter to be submitted before
24 September 10th.

25 Planning Commission questions for Mr. Rex followed:

- 26 • Are there improvements to the Bridgeway Boardwalk contemplated in
27 conjunction with the improvements to the Main Street Boardwalk? *Mr. Rex*
28 *responded yes, removing the stairs to the former banquet hall and restoring the*
29 *guardrail, and replacing the decking so it meets ADA.*
30

31 The applicant, Alex Kashef, provided a presentation:

- 32 • The studies that were conducted were not minor; models were made and
33 studies were run. The cost has been about \$20,000 for engineering fees.
34

35 Planning Commission comments followed:

- 36 • The document did an adequate and accurate job of describing changes to the
37 project.
38
- 39 • With respect to the air quality analysis, the assertions in the document seem to
40 be conclusive; such as the conclusion that increases in construction activities
41 are minor. There needs to be a reference to the actual amount of construction
42 and the fact that it is 1% of the total overall construction. Because those
43 aspects of CEQA are usually quantitative, there should be some reference to
44 supporting documentation.
45
- 46 • It should be clarified as to what plans and policies need to be revised.
47
- 48 • Exhibit L regarding the wave analysis was an excellent and clear report and
49 supports the major reason that this supplement was done.
50
- It should be clarified as to how the bus pullout would make visibility worse; it
would seem if the bus were pulled in, visibility would be better.

1 **Public Comments:**

2 Robert Mitchell, 201 Valley Street, indicated the following:

- 3
- 4 • With respect to bus pullouts, an unsigned letter was sent to Charlotte
 - 5 Mastrangelo, and provided to the Planning Commission, makes various claims
 - 6 about the bus stops in Sausalito, both southbound and northbound. In
 - 7 reviewing the claims he believes they are generally incorrect.

8 Charlotte Mastrangelo, 105 Third Street, indicated the following:

- 9
- 10 • She is very happy the bus pullout is under consideration.
 - 11 • The plans for the trash enclosure to be in the setback are irresponsible,
 - 12 because there is plenty of room to have it within the property and not the City
 - 13 setback.

14 The public testimony period was closed.

15 Planning Commission comments followed:

- 16
- 17 • On Page 2-2, under Environmental Factors Potentially Affected, the factors are
 - 18 broader than those identified and this environmental document addresses
 - 19 these areas. At a minimum, the boxes for Aesthetics, Land Use & Planning,
 - 20 and for Transportation & Traffic should be ticked off, because these issues
 - 21 have been considered in either this supplemental report or in the initial report,
 - 22 and indeed, mitigation measures have been suggested, particularly with
 - 23 respect to Transportation & Traffic.

24 Staff comments followed:

- 25
- 26 • A mitigation measure is something that is imposed on the project. In this case,
 - 27 the applicant is volunteering to provide the bus pullout and hence it is not a
 - 28 mitigation measure. A proposed mitigation measure is like a condition of
 - 29 approval; it can be imposed or taken away by the decision-makers. As soon as
 - 30 the applicant incorporated the bus pullout into the project it cannot be
 - 31 withdrawn. It is to the City's advantage for the applicant to voluntarily provide
 - 32 the bus pullout.

33 Planning Commission comments followed:

- 34
- 35 • With the perspective that the Commission is considering a project completely
 - 36 revised from the time it was initially considered, and that the supplemental
 - 37 environmental document is based solely on the fully revised project, this
 - 38 approach is more comfortable.
 - 39 • The bus pullout issue is not fully resolved and the full and final resolution of
 - 40 that issue remains a condition of approval.

41

42 **Commissioner Cleveland-Knowles moved and Commissioner Nichols seconded a**

43 **motion to continue the public hearing on the environmental review of the Valhalla**

44 **Residential Condominiums at 201 Bridgeway and 206 Second Street to the**

45 **meeting of September 17, 2014.**

46

47 **The motion passed 3-0.**

48 The public hearing was closed.

49

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2 **5. VALHALLA RESIDENTIAL CONDOMINIUMS/201 BRIDGEWAY & 206**
3 **SECOND STREET ENTITLEMENTS (GPA/ZOA/PD/TM/DR/CC/EA 13-150)**

4 **Staff: Noble (PlaceWorks)**

5 **Alex Kashef, DDS, MD (Applicant/Owner)**
6

7 **DESCRIPTION:** Amendment of General Plan Land Use Map, Amendment of
8 Zoning Map, Planned Development Permit, Tentative Map, Design Review
9 Permit, Condominium Conversion Permit, Encroachment Agreement and
10 Floodplain Variance for the proposed modification of the existing commercial
11 building at 201 Bridgeway into seven residential condominiums and the
12 modification of the existing single family residence at 206 Second Street (APNs
13 065-242-06 and -17).
14

15 **RECOMMENDATION:** Review the revised project materials, provide direction on
16 any appropriate modifications, and continue the public hearing to the Planning
17 Commission meeting on September 17, 2014.
18

19 The public hearing was opened.
20

21 **Commissioner Cleveland-Knowles moved and Commissioner Nichols seconded a**
22 **motion to continue the public hearing on the entitlements for 201 Bridgeway and**
23 **206 Second Street to the meeting of September 17, 2014.**
24

25 **The motion passed 3-0.**
26

27 **Commissioner Cleveland-Knowles excused herself from the meeting.**
28

29 Ben Noble of PlaceWorks provided a PowerPoint presentation on the project.
30

31 Planning Commission questions for staff followed.
32

33 The public testimony period was opened.
34

35 The applicant, Michael Rex, provided a presentation.
36

37 Planning Commission questions for staff followed.
38

39 The applicant's attorney, Bill Zeigler, provided a presentation.
40

41 Planning Commission questions for staff followed.
42

43 **Public Comments:**

44 Jann Johnson

45 Phillip Nichol森

46 Jeff Butler

47 David Thomas

48 Michael Rex

49 Robert Mitchell

50 Mike Monsef

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The public testimony period was closed.

Planning Commission comments followed.

Planning Commission questions for staff followed.

Old Business

None.

New Business

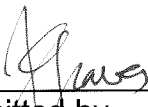
None.

Communications (continued)

- Commission: None.

Adjournment

The meeting was adjourned at 11:15 p.m.



Submitted by
Jeremy Graves, AICP
Community Development Director



Approved by
Joan Cox
Chair

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