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**SAUSALITO PLANNING COMMISSION**  
**Wednesday, October 1, 2014**  
**Approved Action Minutes<sup>1</sup>**

**Call to Order**

**Commissioner Cleveland-Knowles called the meeting to order at 6:30 p.m. in the Council Chambers of City Hall, 420 Litho Street, Sausalito.**

Present: Commissioner Susan Cleveland-Knowles, Commissioner Stafford Keegin, Commissioner Vicki Nichols.

Absent: Chair Joan Cox, Vice-Chair Bill Werner

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

**Approval of Agenda**

**Commissioner Nichols moved and Commissioner Keegin seconded a motion to approve the agenda.**

**The motion passed 3-0.**

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

Alex Kashef indicated the following:

- He thanked the Planning Commission and staff for their time and hard work on the Valhalla project and said the project is better due to everyone's efforts.

**Approval of Minutes**

None.

**Public Hearings**

**Declarations of Planning Commissioner Public Contacts**

None.

**1. AUSTIN RESIDENCE / 40 MARIE STREET – DESIGN REVIEW PERMIT (DR 14-126)**

**John McCoy (Applicant)                      Mary and Mattson Austin (Owners)**

**DESCRIPTION:** Design Review Permit to construct: 573 square foot basement living space, 750 square foot basement deck, 623 square foot first floor deck, and 173 square foot kitchen addition to the existing single-family dwelling.

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

1 The public hearing was opened.

2  
3 Assistant Planner Chan provided a PowerPoint presentation on the project.

4  
5 The public testimony period was opened.

6  
7 The applicant, John McCoy of McCoy Architecture, provided a PowerPoint presentation.

8  
9 Planning Commission questions for the applicant followed.

10  
11 **Public Comments:**

12 None.

13  
14 The public testimony period was closed.

15  
16 Planning Commission comments followed.

17  
18 **Commissioner Keegin moved and Commissioner Nichols seconded a motion to**  
19 **approve a Design Review Permit for 40 Marie Street.**

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

22  
23 The public hearing was closed.

24  
25  
26 **2. REMODEL AND ADDITION / 38 WOODWARD AVENUE – DESIGN REVIEW**  
27 **PERMIT, TREE REMOVAL PERMIT, AND ENCROACHMENT AGREEMENT**  
28 **(DR-TRP-EA 14-196)**

29 **John McCoy (Applicant)**

30 **Woodward Investments (Owner)**

31  
32 **DESCRIPTION:** Design Review Permit for remodel and addition to an existing  
33 single-family residence at 38 Woodward Avenue (APN 064-201-13). The project  
34 would add 1,391 square feet of floor area and 1,115 square feet of deck area. A Tree  
35 Removal Permit to allow the removal of one Coast live oak (a Protected Tree) and an  
36 Encroachment Agreement for replacement of an existing car deck within the public  
37 right-of-way.

38  
39 The public hearing was opened.

40  
41 Contract Planner Allsep provided a PowerPoint presentation.

42  
43 The public testimony period was opened.

44  
45 The applicant, John McCoy of McCoy Architecture, provided a PowerPoint presentation.

46  
47 The applicant indicated they wished to withdraw the Tree Removal Permit.

48  
49 Contract Planner Allsep continued the PowerPoint presentation.

1 Planning Commission questions for staff followed.

2  
3 Planning Commission questions for the applicant followed.

4  
5 **Commissioner Cleveland-Knowles indicated that because there were only three**  
6 **members of the Commission present a unanimous vote would be needed in order**  
7 **to take action on the item.**

8  
9 **Public Comments:**

10 Michelle Yelen

11  
12 Planning Commission questions for Ms. Yelen followed.

13  
14 **Public Comments (continued):**

15 Ray Gergus

16  
17 The applicant made rebuttal comments.

18  
19 The public testimony period was closed.

20  
21 Planning Commission questions for the applicant followed.

22  
23 The public testimony period was closed.

24  
25 Planning Commission comments followed.

26  
27  
28 **Commissioner Keegin moved and Commissioner Nichols seconded a motion to**  
29 **continue the public hearing for 38 Woodward Avenue to the meeting of October**  
30 **15, 2014 with direction to the applicant and staff to research the sizes of other**  
31 **homes in the vicinity of the project.**

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

34  
35 The public hearing was closed.

36  
37 **Old Business**

38 None.

39  
40 **New Business**

41 None.

42  
43 **Communications**

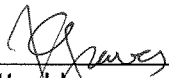
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- Staff: City Attorney Wagner reviewed items on the agendas of the City Council's upcoming meetings on October 7<sup>th</sup> and October 21<sup>st</sup>. Community Development Director Graves reviewed items on the Planning Commission's upcoming meeting agenda.
  - Commission: None.


1 **Adjournment**

2  
3 **Commissioner Keegin moved and Commissioner Nichols seconded a motion to**  
4 **adjourn the meeting.**

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

7  
8 The meeting was adjourned at 7:52 p.m.

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12 \_\_\_\_\_  
13 Submitted by  
14 Jeremy Graves, AICP  
15 Community Development Director

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17 \_\_\_\_\_  
18 Approved by  
19 Joan Cox  
20 Chair

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