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**SAUSALITO PLANNING COMMISSION**  
**Wednesday, September 17, 2014**  
**Approved Action Minutes<sup>1</sup>**

**Call to Order**

**Chair Cox called the meeting to order at 6:40 p.m. in the Council Chambers of City Hall, 420 Litho Street, Sausalito.**

**Present:** Chair Joan Cox, Vice-Chair Bill Werner, Commissioner Susan Cleveland-Knowles, Commissioner Stafford Keegin, Commissioner Vicki Nichols.

**Absent:** None.

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

**Approval of Agenda**

**Commissioner Nichols moved and Commissioner Cleveland-Knowles seconded a motion to hear Items 3 and 4 (regarding Woodrow Retaining Wall / 9 Edwards Avenue) before Items 1 and 2 (Valhalla / 201 Bridgeway), and to approve the modified agenda.**

**The motion passed 5-0.**

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

None.

**Approval of Minutes**

September 3, 2014

**Commissioner Cleveland-Knowles moved and Commissioner Nichols seconded a motion to approve the action minutes, as amended.**

**The motion passed 5-0.**

**Public Hearings**

**Declarations of Planning Commissioner Public Contacts**

**Commissioner Cleveland-Knowles disclosed she had met with the applicant and toured his property, and toured the neighboring property, but did not have**

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<sup>1</sup> A video recording of the discussion for Items 3 and 4 (Woodrow Retaining Wall) and Item 5 (Austin Residence) at this meeting is available at: <http://www.ci.sausalito.ca.us/>. An audio recording of the entire meeting, including Items 1 and 2 (Valhalla / 201 Bridgeway) is available at: <http://ci.sausalito.ca.us/index.aspx?page=17&recordid=5448>.

1 **contact with that property owner, regarding the Woodrow Retaining Wall**  
2 **(Items 3 and 4).**

3  
4 **Vice-Chair Werner disclosed he had met with the applicant and toured his**  
5 **property, and toured the neighboring property, but did not have contact with**  
6 **that property owner, regarding the Woodrow Retaining Wall (Items 3 and 4).**

7  
8 **Commissioner Nichols disclosed she had toured the property, but did not**  
9 **meet with the property owner, regarding the Woodrow Retaining Wall (Items 3**  
10 **and 4).**

11  
12 **Commissioner Keegin disclosed that four years earlier he had toured the**  
13 **property and met with the property owner regarding the Woodrow Retaining**  
14 **Wall (Items 3 and 4).**

15  
16 **Commissioner Cleveland-Knowles indicated she was absent from the July 2, 2014**  
17 **and July 16, 2014 hearings regarding Woodrow Retaining Wall (Items 3 and 4),**  
18 **and she had reviewed the videos and materials associated with the project.**

19  
20  
21 **Commissioner Keegin indicated he would recuse himself from the Woodrow**  
22 **Retaining Wall (Items 3 and 4) since he was absent from the July 2, 2014 hearing**  
23 **on the project and had not reviewed the videos associated with the project.**

24  
25 **Commissioner Keegin indicated he would also recuse himself from Items 1 and 2**  
26 **(Valhalla / 201 Bridgeway) because he has a potential conflict with the project.**  
27 **Commissioner Keegin left the meeting.**

28  
29 **3. WOODROW RETAINING WALL / 9 EDWARDS AVENUE -**  
30 **ENVIRONMENTAL REVIEW (DR/VA/TRP 04-038)**  
31 **Philip Woodrow (Applicant/Owner)**

32  
33 **DESCRIPTION:** The final Woodrow Retaining Wall Initial Environmental  
34 Study/Mitigated Negative Declaration has been prepared in accordance with the  
35 California Environmental Quality Act. This document analyzes the potential  
36 impacts caused by the project and identifies measures to mitigate these  
37 impacts.

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 Peter Kleinbrodt, the applicant's attorney, made a presentation.

48  
49 Planning Commission questions for Mr. Kleinbrodt followed.  
50

1 **Public Comments:**

2 John Sharp, attorney representing Ann Watson property owner of 1 Edwards Avenue,  
3 made a presentation.

4  
5 Mr. Kleinbrodt made rebuttal comments.

6  
7 The public testimony period was closed.

8  
9 Planning Commission comments followed.

10  
11 **Vice-Chair Werner moved and Commissioner Nichols seconded a motion to**  
12 **approve the final Initial Environmental Study/Mitigated Negative Declaration and**  
13 **Mitigation Monitoring and Reporting Program for the project.**

14  
15 **The motion passed 4-0.**

16  
17 The public hearing was closed.

18  
19  
20 **4. WOODROW RETAINING WALL / 9 EDWARDS AVENUE - DESIGN REVIEW**  
21 **PERMIT, VARIANCES, AND TREE REMOVAL PERMIT (DR/VA/TRP 04-038)**  
22 **Philip Woodrow (Applicant/Owner)**

23  
24 **DESCRIPTION:** Retroactive discretionary permits at 9 Edwards Avenue (APN  
25 065-302-74):

- 26 1. Design Review Permit to allow a 10 foot high stucco wall covered with  
27 vegetation, as well as a patio and an approximately 42 inch safety railing.  
28 2. Variances to allow a 10-foot high retaining wall with an approximately 42 inch  
29 safety railing and an elevated patio to be located within a side yard setback.  
30 3. Tree Removal Permit to allow the removal of a California Bay Laurel, a  
31 Protected Tree.

32  
33 The public hearing was opened.

34  
35 **Commissioner Cleveland-Knowles indicated she had missed the July 2, 2014 and**  
36 **July 16, 2014 hearings regarding Item 4, and she had reviewed the videos and**  
37 **materials associated with the project.**

38  
39 Assistant Planner Chan provided a PowerPoint presentation on the project.

40  
41 Planning Commission comments followed.

42  
43 Planning Commission questions for staff followed.

44  
45 The public testimony period was opened.

46  
47 Peter Kleinbrodt, the applicant's attorney, made a presentation.

48  
49 Planning Commission questions for Mr. Kleinbrodt followed.

1 Planning Commission questions for staff followed.

2  
3 **Chair Cox indicated that because there were only four members of the Planning**  
4 **Commission present, a vote of at least three would be required in order to take**  
5 **action of the item.**

6  
7 **Public Comments:**

8 John Sharp, attorney representing Ann Watson property owner of 1 Edwards Avenue,  
9 made a presentation.

10  
11 Michael Hicks, structural engineer representing Ann Watson, made a presentation.

12  
13 Planning Commission questions for Mr. Hicks followed.

14  
15 Mr. Kleinbrodt made rebuttal comments.

16  
17 Planning Commission questions for Ann Watson followed.

18  
19 Planning Commission questions for staff followed.

20  
21 The public testimony period was closed.

22  
23 Planning Commission comments followed.

24  
25 **Commissioner Cleveland-Knowles moved and Vice-Chair Werner seconded a**  
26 **motion to approve a Design Review Permit, Variances, and a Tree Removal Permit**  
27 **for the retaining wall at 9 Edwards Avenue, subject to the following amended**  
28 **Findings and Condition of Approval:**

- 29  
30
  - **Findings 1B and 1F– replace “hanging and climbing vines” with**
  - 31 **“bamboo.”**
  - 32 **• Condition of Approval 3 – replace “hanging and climbing vines” with**
  - 33 **“bamboo.”**

34  
35 **The motion passed 3-1 (Cox – No).**

36  
37 The public hearing was closed.

38  
39 **Vice-Chair Werner indicated he would recuse himself from participating in the**  
40 **hearings for Items 1 and 2 (Valhalla / 201 Bridgeway) because he lives within 500**  
41 **feet of the subject property. Vice-Chair Werner left the meeting.**

42  
43 **Chair Cox moved and Commissioner Nichols seconded a motion to hear Item 5**  
44 **(Austin Residence / 40 Marie Street) before Items 1 and 2 (Valhalla / 201**  
45 **Bridgeway).**

46  
47 **The motion passed 3-0.**

1 **5. AUSTIN RESIDENCE / 40 MARIE STREET - DESIGN REVIEW PERMIT (DR**  
2 **14-126)**

3 **John McCoy (Applicant)**

4 **Mary and Mattson Austin (Owners)**

5  
6 **DESCRIPTION:** Design Review Permit to construct: 573 square foot basement  
7 living space, 750 square foot basement deck, 623 square foot first floor deck over  
8 new basement living space, and 173 square foot kitchen addition to the existing  
9 single-family dwelling  
10

11 **RECOMMENDATION:** Approval, subject to conditions.  
12

13 The public hearing was opened.  
14

15 The public testimony period was opened.  
16

17 The applicant, John McCoy, made a presentation.  
18

19 Planning Commission comments followed.  
20

21 Staff comments followed.  
22

23 **Public Comments:**

24 None.  
25

26 The public testimony period was closed.  
27

28  
29 **Commissioner Nichols moved and Commissioner Cleveland-Knowles seconded a**  
30 **motion to continue the public hearing for 40 Marie Street to the meeting of**  
31 **October 1, 2014.**  
32

33 **The motion passed 3-0.**  
34

35 **1. VALHALLA RESIDENTIAL CONDOMINIUMS / 201 BRIDGEWAY & 206**  
36 **SECOND STREET - ENVIRONMENTAL REVIEW (GPA/ZOA/PD/TM/DR/CC/EA**  
37 **13-150)**

38 **Alex Kashef, DDS, MD (Applicant/Owner)**  
39

40 **DESCRIPTION:** The Supplement to the Final Draft Valhalla Residential  
41 Condominiums Initial Environmental Study/Mitigated Negative Declaration  
42 (IES/MND) analyzes the potential environmental impacts of the proposed  
43 modification of the existing commercial building at 201 Bridgeway into seven  
44 residential condominiums and the modification of the existing single family  
45 residence at 206 Second Street (APNs 065-242-06 and -17), as well as recent  
46 project revisions including reconstruction of the Main Street boardwalk at a lower  
47 elevation than required by the City's floodplain regulations, retention of the  
48 Bridgeway boardwalk at a lower elevation than required by the City's floodplain  
49 regulations, and a bus pullout along the project site's Second Street frontage.  
50

1 The public hearing was opened.  
2  
3 Steve Noack of PlaceWorks provided a PowerPoint presentation on the project.  
4  
5 Planning Commission questions for Mr. Noack followed.  
6  
7 The public testimony period was opened.  
8  
9 The applicant's architect, Michael Rex, made a presentation.  
10  
11 Planning Commission questions for Mr. Rex followed.  
12  
13 Planning Commission questions for staff followed.  
14  
15 The applicant, Alex Kashef, made a presentation.  
16  
17 Mr. Rex made a presentation.  
18  
19 Planning Commission questions for Mr. Rex followed.  
20  
21 Planning Commission questions for staff followed.  
22  
23 Planning Commission questions for Mr. Rex and Mr. Kashef followed.  
24  
25 Planning Commission questions for staff followed.  
26  
27  
28 **Public Comments:**  
29 Mike Monsef  
30  
31 Mr. Rex made rebuttal comments.  
32  
33 Planning Commission questions for Mr. Rex and Mr. Kashef followed.  
34  
35 The public testimony period was closed.  
36  
37 Planning Commission comments followed.  
38  
39 Staff comments followed.  
40  
41 **Commissioner Cleveland-Knowles moved and Commissioner Nichols seconded a**  
42 **motion to approve the Final Initial Environmental Study/Mitigated Negative**  
43 **Declaration for 201 Bridgeway & 206 Second Street, subject to the following**  
44 **amendment:**  
45     • **To Impact HYDRO-1b, as submitted to the Commission in a memo dated**  
46     **September 17, 2014 from Michael Rex, project architect.**  
47     • **Revisions to the archeological cultural resources as stated by**  
48     **Commissioner Nichols and further refined by staff and Chair Cox.**  
49  
50

- **Mitigation Measure CULT-2 shall be revised to indicate that the mitigation measure applies to each discovery of cultural resources.**

**The motion passed 3-0.**

The public hearing was closed.

**2. VALHALLA RESIDENTIAL CONDOMINIUMS / 201 BRIDGEWAY & 206 SECOND STREET - STREET ENTITLEMENTS (GPA/ZOAPD/TM/DR/CC/EA 13-150)  
Alex Kashef, DDS, MD (Applicant/Owner)**

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

The public hearing was opened.

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

Planning Commission questions for Mr. Noack followed.

Planning Commission questions for staff followed.

The public testimony period was opened.

The applicant's architect, Michael Rex, made a presentation.

Planning Commission questions for Mr. Rex and Applicant Alex Kashef followed.

**Public Comments:**

David Thomas, property owner at 208 Second Street.

Planning Commission questions for Mr. Thomas followed.

**Public Comments (continued):**

Geoff Butler, representing David Thomas and Bonnie Johnson.

Planning Commission questions for Mr. Butler followed.

**Public Comments (continued):**

David Thomas

Chris Skelton, attorney representing Linda Jenkinson, property owner of 207 Bridgeway.

Planning Commission questions for staff followed.

**Public Comments (continued)**

1 Phillip Nichol森, attorney representing Linda Jenkinson, property owner of 207  
2 Bridgeway.

3  
4 Mr. Rex made rebuttal comments.

5  
6 The public testimony period was closed.

7  
8 Planning Commission questions for staff followed.

9  
10 The public testimony period was reopened.

11  
12 Planning Commission questions for Mr. Rex followed.

13  
14 Planning Commission questions for staff followed.

15  
16 The public testimony period was closed.

17  
18 Planning Commission comments followed.

19  
20 Staff comments followed.

21  
22 **Commissioner Nichols moved and Commissioner Cleveland-Knowles seconded a**  
23 **Design Review Permit, Condominium Conversion Permit, and Tentative**  
24 **Subdivision Map to develop seven residential condominiums at 201 Bridgeway,**  
25 **and to create a separate parcel for the existing single-family residence at 206**  
26 **Second Street, with a recommendation to the City Council for approval of a**  
27 **General Plan Amendment, Zoning Map Amendment, Planned Development**  
28 **Permit, Flood Plain Variance, and Encroachment Permit, subject to the following**  
29 **revisions enunciated by Chair Cox and Commissioner Cleveland-Knowles:**

- 30
- 31 • The findings are amended to acknowledge that the on-site parking is for
  - 32 residents; not residents and guests;
  - 33 • The maximum allowed Floor Area Ratio (FAR) for the Single Family
  - 34 Residential site at 206 Second Street is 0.80.
  - 35 • Condition 23.c shall be revised as noted in the September 17, 2014 letter
  - 36 from project architect Michael Rex.
  - 37 • Condition 48 shall be revised as noted in the September 17, 2014 letter
  - 38 from project architect Michael Rex.
  - 39 • The restrictions requested by neighboring property owners regarding
  - 40 landscaping restrictions (i.e., maintenance of roof deck landscaping,
  - 41 maintenance of on-site trees), fence height exceptions, hedge height
  - 42 exceptions shall be either incorporated into the project's homeowner
  - 43 associations CC&Rs (if appropriate) or into the project's conditions of
  - 44 approval.
  - 45

46  
47 **The motion passed 3-0.**

48  
49 The public hearing was closed.



1 **Old Business**

2 None.

3  
4 **New Business**

5 None.

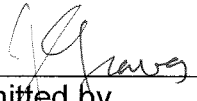
6  
7 **Communications**

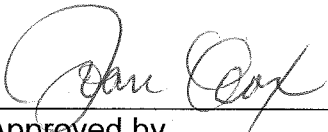
- 8 • Staff: None.  
9 • Commission: None.

10  
11 **Adjournment**

12  
13 **Commissioner Cleveland-Knowles moved and Commissioner Nichols seconded a**  
14 **motion to adjourn the meeting.**

15  
16 The meeting was adjourned at 12:40 a.m.

17  
18  
19   
20 \_\_\_\_\_  
21 Submitted by  
22 Jeremy Graves, AICP  
23 Community Development Director

18  
19   
20 \_\_\_\_\_  
21 Approved by  
22 Joan Cox  
23 Chair

24  
25 I:\CDD\Plan Comm\Minutes\2014\09-17-Approved.doc