

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50

SAUSALITO PLANNING COMMISSION
Wednesday, October 28, 2015
Approved Action Minutes¹

Call to Order

Chair Werner called the meeting to order at 6:30 p.m. in the Council Chambers of City Hall, 420 Litho Street, Sausalito.

Present: Chair Bill Werner, Vice-Chair Susan Cleveland-Knowles, Commissioner Joan Cox (Telephonic), Commissioner Vicki Nichols, Commissioner Morgan Pierce

Absent: None.

Staff: Community Development Director Danny Castro, Associate Planner Calvin Chan, Assistant Planner Rebecca Walters, City Attorney Mary Wagner

Approval of Agenda

Commissioner Nichols moved and Commissioner Pierce seconded a motion to approve the agenda. The motion passed 5-0.

Public Comments On Items Not on the Agenda

None.

Approval of Minutes

October 14, 2015

Commissioner Pierce moved and Vice-Chair Cleveland-Knowles seconded a motion to approve the draft minutes, as amended. The motion passed 5-0.

Declarations of Planning Commissioner Public Contacts regarding Item 1.

Commissioner Nichols disclosed that she met with the adjacent neighbor on October 27th, and toured the site.

Commissioner Pierce disclosed that he had visited the site.

Chair Werner disclosed that he met with the adjacent neighbor and toured the site.

Commissioner Cox disclosed that she had visited the site two months previously, and has corresponded with several residents regarding the project.

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

1 **Public Hearings**

2
3 **1. KARSEN RESIDENCE / 44 WOLFBACK RIDGE ROAD (DR 15-083)**

4 Walker & Moody Architects (Applicant)

5 Jeffry and Beth Karsen(Owner)

6 Staff: Calvin Chan

7
8 **DESCRIPTION:** A Design Review Permit is requested to construct a 3,785
9 square foot, two-level, single-family residence with attached two-stall parking
10 garage at 44 Wolfback Ridge Road.

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

13
14 The public hearing was opened.

15
16 Associate Planner Chan provided a presentation on the project.

17
18 The public testimony period was opened.

19
20 The applicant, Chris Skelton, provided a presentation.

21
22 **Public Comments:**

23 Michael Rex

24 Janelle Kellman

25 Esta Swig

26 Andy Draper

27 Bruce McMillan

28 Matthew Naythons

29
30 The public testimony period was closed.

31
32
33 **Commissioner Nichols moved and Commissioner Cleveland-Knowles seconded a**
34 **motion to continue the public hearing for 44 Wolfback Ridge Road to a date**
35 **uncertain. The motion passed 5-0.**

36
37 The public hearing was closed.

38
39 **Declarations of Planning Commissioner Public Contacts regarding Item 2.**

40 None.

41
42 **2. TAZI DESIGNS / 2660 Bridgeway (DR 14-295)**

43 Hicham Tazi (Owner/Applicant)

44 Staff: Rebecca Walters

1 **DESCRIPTION:** A Design Review Permit is requested to allow: 2,364 square feet
2 of wholesale trade, 216 square feet of accessory office, 120 square feet of light
3 manufacturing, an increase in the height of the northerly portion of the existing
4 commercial structure from 10 to 19.5 feet above grade, new windows, dark gray
5 stucco exterior, wall design modifications and new landscaping that will displace
6 four standard sized parking spaces on the Bridgeway side of the building. The
7 proposed use utilizes the floor area of the existing building at 2660 Bridgeway.
8

9 The public hearing was opened.

10
11 Assistant Planner Walters provided a PowerPoint presentation on the project.
12

13 Planning Commission questions for staff followed.
14

15 The public testimony period was opened.
16

17 The applicant, Hicham Tazi, provided a presentation.
18

19 Planning Commission questions for the applicant followed.
20

21 **Public Comments**

22 None.
23

24 The public testimony period was closed.
25

26 Planning Commission comments followed.
27

28 **Commissioner Nichols moved and Commissioner Cleveland-Knowles seconded a**
29 **motion to approve Design Review Permit DR-14-295 for 2660 Bridgeway.**
30

31 Planning Commission comments followed.
32

33 **The motion passed 3-2 (No - Werner and Cox).**
34

35 The public hearing was closed.
36
37

38 **Old Business**

39 None.
40

41 **New Business**

42 None.
43

44 **Communications**

- 45 • Commission: Commissioners reviewed their availability for meetings in
46 November and December.
 - 47 • Staff: Community Development Director Castro reviewed items on the
48 Commission and Council's upcoming meeting agendas.
49
- 50

1 **Adjournment**

2
3 **Commissioner Nichols moved and Vice Chair Cleveland-Knowles seconded a**
4 **motion to adjourn the meeting. The motion passed 5-0.**
5

6 The meeting was adjourned at 8:01 p.m.
7
8
9

10 _____
11 Submitted by
12 Danny Castro
13 Community Development Director
14

10 _____
11 Approved by
12 Bill Werner
13 Chair
14

15 I:\CDD\Plan Comm\Minutes\2015\10-28-Draft doc
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50