

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, January 20, 2016
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, Commissioner Vicki Nichols, Commissioner Morgan Pierce

Absent: None.

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

Approval of Agenda

Commissioner Cox moved and Vice Chair Cleveland-Knowles seconded a motion to approve the agenda. The motion passed 5-0.

Public Comments On Items Not on the Agenda

None.

Approval of Minutes

January 6, 2016

Vice Chair Cleveland-Knowles moved and Commissioner Pierce 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 Cox disclosed that she had received correspondence from members of the public, the appellant, and the applicant; had conversations with members of the public; and that she had visited the property to view the story poles.

Vice Chair Cleveland-Knowles disclosed that she had visited the property twice, first to meet with the appellant and the applicant, then later to look at the story poles.

Commissioner Pierce disclosed that he had received emails from the applicant and the appellant and had visited the property to view the story poles.

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

1 **Chair Werner disclosed that he had received emails from the applicant and the**
2 **appellant, had met with both the appellant and the applicant, and had visited the**
3 **property to view the story poles.**

4
5 **Commissioner Nichols disclosed that she had received emails from the applicant**
6 **and the appellant.**

7
8 **Public Hearings**

9
10 **1. FOTSCH RESIDENCE / 2 ALEXANDER AVENUE (ADR-VA 13-310)**

11 Mid-Cal Construction, Inc. (Applicant)
12 Edward Fotsch (Property Owner)
13 Janeane Moody and Cherie Sinclair (Appellant)
14 Staff: Chan

15
16 **DESCRIPTION:** Appeal of a Zoning Administrator decision approving an
17 Administrative Design Review Permit and a Variance to allow for the construction
18 of a 946 square-foot residential pier and deck/boat lift that would extend into the
19 San Francisco Bay at 2 Alexander Avenue.

20
21 **RECOMMENDATION:** Deny the appeal and adopt the Draft Resolution which
22 upholds the Zoning Administrator approval of the Administrative Design Review
23 Permit and Variance.
24

25
26 The public hearing was opened.

27
28 Associate Planner Chan provided a PowerPoint presentation.

29
30 Planning Commission questions for staff followed.

31
32 The public testimony period was opened.

33
34 The appellant, Christopher Skelton on behalf of Janeane Moody and Cherie Sinclair,
35 provided a PowerPoint presentation.

36
37 The applicant, Dr. Fotsch and his attorney representative Bill Ziegler, provided a
38 PowerPoint presentation.

39
40 Planning Commission questions for the applicant followed.

41
42 **Public Comments:**

43 Anne Watson
44 Dale Dillard
45 Justin Miller

46
47 Planning Commission questions for Mr. Miller followed.
48
49
50

1 **Public Comments (continued):**

2 Forest Baskettt

3
4 Planning Commission questions for the appellant followed.

5
6 Planning Commission questions for the applicant followed.

7
8 Planning Commission questions for staff followed.

9
10 The appellant, Christopher Skelton, provided a presentation.

11
12 The applicant, Dr. Fotsch and his attorney representative, Bill Ziegler, provided a
13 presentation.

14
15 The public testimony period was closed.

16
17 Planning Commission comments followed.

18
19 Planning Commission questions for staff followed.

20
21 **Commissioner Cox moved and Commissioner Pierce seconded a motion to**
22 **approve a resolution upholding the decision of the Zoning Administrator to**
23 **approve an Administrative Design Review Permit and a Variance for 2 Alexander**
24 **Avenue, subject to the additional Conditions of Approval:**

- 25 • **The platform shall never be used for boat storage.**
- 26 • **The pier shall be lowered to the extent possible within the FEMA**
- 27 **requirements existing at the time the building permit is pulled.**

28
29 Staff's comments followed.

30
31 **The motion passed 4-1 (No – Nichols).**

32
33 The public hearing was closed.

34
35 **New Business**

36 None.

37
38 **Old Business**

39 None.

40
41 **Communications**

- 42 • Commission: Vice Chair Cleveland-Knowles said Sausalito Currents should have
43 descriptions of Planning Commission matters, as it does the City's other public
44 bodies. She asked staff to heavily discourage "document dumps" of reading
45 material at the last minute before meetings. Community Development Director
46 responded that descriptions of Planning Commission matters are included in the
47 Sausalito Currents.

- 1 • Staff: Community Development Director Castro reviewed items on the City
2 Council and Planning Commission's upcoming meeting agendas. The mayor has
3 appointed a blue ribbon committee to investigate the closure of the Cinemark
4 Theatre and keeping an entertainment venue at that location.
5

6 **Adjournment**
7


8 **Commissioner Cox moved and Commissioner Nichols seconded a motion to**
9 **adjourn the meeting.**
10

11 **The motion passed 5-0.**
12

13 The meeting was adjourned at 9:01 p.m.
14

15
16
17 
18

19 Submitted by
20 Danny Castro
21 Community Development Director
22

16
17 
18

19 Approved by
20 Bill Werner
21 Chair
22

23
24
25 I:\CDD\PLAN COMMMINUTES\2016\1-20-16 APPROVED MINUTES.DOC
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