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SAUSALITO PLANNING COMMISSION
Wednesday, January 6, 2016
Approved Action Minutes¹

Call to Order – Joint Meeting with Historic Landmarks Board

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

Planning Commission:

Present: Vice-Chair Susan Cleveland-Knowles, Commissioner Joan Cox,
Commissioner Vicki Nichols, Commissioner Morgan Pierce

Absent: Chair Bill Werner

Historic Landmarks Board:

Present: Chair John McCoy, Board Member Ben Brown,
Board Member Shasha Richardson

Absent: Board Member Aldo Mercado, Board Member Nyna LeBaron

Staff: Community Development Director Danny Castro, Assistant Planner
Rebecca Walters, Assistant Planner Joshua Montemayor,
City Attorney Mary Wagner

Approval of Agenda

Board Member Brown moved and Board Member Richardson seconded a motion to approve the agenda. The motion passed 3-0.

Commissioner Cox moved and Commissioner Nichols seconded a motion to approve the agenda. The motion passed 4-0.

Public Comments On Items Not on This Agenda

None.

Approval of Minutes

October 28, 2015 and November 4, 2015

Commissioner Nichols moved and Commissioner Pierce seconded a motion to approve the draft minutes for October 28, 2015 and November 4, 2015, as presented. The motion passed 4-0.

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

1 **Declarations of Historic Landmarks Board and Planning Commission Public**
2 **Contacts regarding Item 1**

3
4 **Board Member Brown disclosed he had met with Michael Rex and Mrs. Levin and**
5 **toured the property and took photographs, which he sent to other members of the**
6 **Historic Landmarks Board.**

7
8 **Board Member Richardson’s comments were inaudible.**

9
10 **Chair McCoy’s comments were inaudible.**

11
12 **Commissioner Nichols disclosed that she had met with the owner and Michael**
13 **Rex at the property the previous day.**

14
15 **Commissioner Pierce disclosed he had met with the owner and Michael Rex at**
16 **the property in late December 2015.**

17
18 **Vice Chair Cleveland-Knowles disclosed she had met with the owner and Michael**
19 **Rex at the property in December 2015.**

20
21 **Public Hearings**

22
23 **1. TANGLEWOOD / 168 HARRISON AVENUE (DR-EACH-ADU 15-191)**

24 Michael Rex Architects (Applicant)
25 Staff: Calvin Chan / Danny Castro

26
27
28 **DESCRIPTION:** Michael Rex Architects, on behalf of property owners Asriel and
29 Carmela Levin, is requesting approval of the following for 168 Harrison Avenue
30 (“Tanglewood”), a property listed on the Local Historic Register: 1) a Design
31 Review Permit for remodel/addition of the existing 3,015 square foot residence
32 (two-level with basement level) to a proposed 5,095 square foot residence,
33 demolition of a 368 square foot one-car garage for construction of a new 924
34 square foot three-car garage, construction of a new pool, spas, patios, 120
35 square foot greenhouse, and landscaping; 2) an Encroachment Agreement for
36 replacement/widening of the driveway along Harrison Avenue, existing planting
37 area/fencing along Harrison Avenue, and existing planting area/fencing/steps
38 along Bulkley Avenue; and 3) an Accessory Dwelling Unit Permit to replace an
39 existing 180 square foot accessory building with a new 536 square foot
40 accessory dwelling unit located lower on the site, northeast of the residence.

41
42 **RECOMMENDATION:** Approval, subject to conditions.

43
44 The public hearing was opened.

45
46 Community Development Director Castro provided a PowerPoint presentation.

47
48 Planning Commission questions for staff followed.

1 Planning Commission comments followed.

2
3 The public testimony period was opened.

4
5 The applicant, Michael Rex of Michael Rex Architects, and Mark Holbrook, preservation
6 architect, provided a presentation.

7
8 Planning Commission questions for Mr. Holbrook and Mr. Rex followed.

9
10 The owner, Carmela Levin, provided a presentation.

11
12 Historic Landmarks Board and Planning Commission questions for Mr. Holbrook and
13 Mr. Rex followed.

14
15 **Public Comments:**

16 None.

17
18 The public testimony period was closed.

19
20 Planning Commission questions for staff followed.

21
22 Historic Landmarks Board comments followed.

23
24 Planning Commission comments followed.

25
26
27 **Board Member Brown moved and Board Member Richardson seconded a motion**
28 **to approve a Design Review Permit and Accessory Dwelling Unit Permit, subject**
29 **to additional Conditions of Approval:**

- 30
- 31 • One garage parking space shall be designated for the ADU in the event a
 - 32 renter occupies the property.
 - 33 • The northeast corner of the ADU shall be rotated 1 foot.
 - 34 • Asphalt shingles shall be used instead of solar panels.
 - 35 • A planting plan shall be brought before the Planning Commission and
 - 36 Historic Landmarks Board prior to the issuance of the building permits.

37
38 **The motion passed 3-0.**

39
40 **Commissioner Pierce moved and Commissioner Nichols seconded a motion to**
41 **recommend to the City Council the approval of an Encroachment Agreement and**
42 **to also approve a Design Review Permit and Accessory Dwelling Unit Permit,**
43 **subject to additional Conditions of Approval:**

- 44
- 45 • One garage parking space shall be designated for the ADU in the event a
 - 46 renter occupies the property.
 - 47 • The northeast corner of the ADU shall be rotated 1 foot.
 - 48 • Asphalt shingles shall be used instead of solar panels.
 - 49 • A planting plan shall be brought before the Planning Commission and
 - 50 Historic Landmarks Board prior to the issuance of the building permits.

- **An Encroachment Agreement shall allow a three-car garage in order to accommodate the ADU.**

The motion passed 4-0.

The public hearing was closed.

Board Member Brown moved and Chair McCoy seconded a motion to adjourn the Historic Landmarks Board meeting.

The motion passed 3-0.

Declarations of Planning Commissioner Public Contacts regarding Item 2.
None.

2. SAUSALITO TOWERS / 5-65 RODEO AVENUE (DR-CUP 14-329)

Peter Rose, Peter Rose Custom Homes (Applicant)

Staff: Joshua Montemayor

DESCRIPTION: Peter Rose Custom Homes, on behalf of property owner Sausalito Investments, is requesting approval of a Design Review Permit to construct a 2,149 square foot, two-level building adjacent to the existing swimming pool area for a Manager's unit and fitness center for the Sausalito Towers apartments located at 5-65 Rodeo Avenue. In order to construct the additional apartment unit (Manager's unit), the applicant is also requesting a modification to Conditional Use Permit No. 194 to increase the number of authorized apartment units from 90 to 91.

RECOMMENDATION: Deny the Design Review Permit and modification to CUP No. 194, or, continue to allow the applicant to consider project design revisions.

The public hearing was opened.

Assistant Planner Joshua Montemayor provided a PowerPoint presentation.

Planning Commission questions for staff followed.

The public testimony period was opened.

The applicant, Peter Rose of Peter Rose Custom Homes, provided a presentation.

Planning Commission questions for Mr. Rose followed.

Planning Commission questions for staff followed.

Public Comments

Dan Keg (phonetic)

The public testimony period was closed.

1
2 Planning Commission comments followed.

3
4 The public testimony period was reopened.

5
6 Planning Commission questions for Mr. Rose followed.

7
8 The public testimony period was closed.

9
10 **Commissioner Cox moved and Commissioner Nichols seconded a motion to**
11 **deny a Design Review Permit and Conditional Use Permit modification for 5-65**
12 **Rodeo Avenue.**

13
14 **The motion passed 4-0.**

15
16 The public hearing was closed.

17
18 **Declarations of Planning Commissioner Public Contacts regarding Item 3.**

19
20 **Vice Chair Cleveland-Knowles disclosed that she is a social acquaintance of the**
21 **Weinsheimers, but they have not discussed the project.**

22
23
24 **3. 36 MARIE STREET (DR-CUP 15-249)**

25 Daniel Strening, Strening Architects (Applicant)
26 Staff: Rebecca Walters

27
28 **DESCRIPTION:** Daniel J. Strening, Strening Architects, on behalf of Eve and
29 Kurt Weinsheimer, is requesting a Design Review Permit for a 607 square foot
30 addition at 36 Marie Street (APN 064-193-01) to include a 405 square foot
31 master bedroom and bath which will replace the existing lower level deck; and a
32 202 square feet addition to the living and seating rooms on the main level. The
33 request also includes a new 492 square foot deck on the main level over the
34 added lower level living space, a new 118 square foot deck on the lower level,
35 and additional interior modifications.

36
37 **RECOMMENDATION:** Approval, subject to conditions.

38
39 The public hearing was opened.

40
41 Assistant Planner Rebecca Walters provided a PowerPoint presentation.

42
43 Planning Commission questions for staff followed.

44
45 The public testimony period was opened.

46
47 The applicant, Daniel Strening, Strening Architects, provided a presentation.

48
49 Planning Commission questions for the applicant followed.

1 **Public Comments**

2 None.

3
4 The public testimony period was closed.

5
6 Planning Commission comments followed.

7
8 **Commissioner Nichols moved and Commissioner Pierce seconded a motion to**
9 **approve a Design Review Permit for 36 Marie Street.**

10
11 Commission questions for staff followed.

12
13 **The motion passed 4-0.**

14
15 The public hearing was closed.

16
17 **New Business**

18
19 **2016 PLANNING COMMISSION MEETING CALENDAR**

20 Staff: Danny Castro

21
22 **Commissioner Nichols moved and Commissioner Pierce seconded a motion to**
23 **approve the proposed 2016 Planning Commission Meeting Calendar, as**
24 **amended.**

25
26
27 **The motion passed 4-0.**

28
29 **Old Business**

30 None.

31
32 **Communications**

- 33
- 34 • Commission: Commissioner Nichols commented that Sausalito has made progress in its housing commitments and asked staff for an update.
 - 35 • Staff: Community Development Director Castro explained the reasoning behind the cancelation of the Commission's December 23, 2015 meeting, and reviewed the City Council's 1/12/16 and 1/27/16 meeting agendas.
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39 **Adjournment**

40
41 **Commissioner Cox moved and Commissioner Pierce seconded a motion to**
42 **adjourn the meeting.**

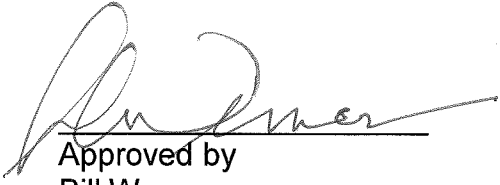
43
44 **The motion passed 4-0.**

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The meeting was adjourned at 9:29 p.m.



Submitted by
Danny Castro
Community Development Director



Approved by
Bill Werner
Chair

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