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SAUSALITO PLANNING COMMISSION
Wednesday, February 3, 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,
Project Planner Milan Nevajda, City Attorney Mary Wagner

Approval of Agenda

Commissioner Pierce moved and Commissioner 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 20, 2016

Commissioner Nichols 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.

None.

Public Hearings

1. KIMMELL RESIDENCE / 12 ROSE COURT (DR-EA-CUP-ADU-TRP 15-202)

Michael Rex Associates (Applicant)

Natasha Kimmell (Owner)

Staff: Milan Nevajda

DESCRIPTION: A request for a Design Review Permit to allow a 1,097 square foot addition to an existing 656 square foot residence at 12 Rose Court (APN 065-112-18). The project includes a 720 square foot remodel to expand the existing residence, a 377 square foot accessory dwelling unit in the basement, a

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

1 building height increase from 14 to 16.5 feet, parking reconfiguration, deck
2 replacement, building a fence, grading the site, and adding new landscaping. A
3 Conditional Use Permit is requested for the following: an exception to the
4 requirement to provide 1 parking space for the proposed accessory dwelling unit,
5 and an exception to allow the total floor area to exceed the maximum floor area
6 by ten percent (159 square feet). The request also includes an Encroachment
7 Agreement for the proposed drainage system, and a Tree Removal Permit to
8 remove an apple tree and replace it with a red leaf maple tree.
9

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

12 The public hearing was opened.
13

14 Project Planner Nevajda provided a PowerPoint presentation.
15

16 Planning Commission questions for staff followed.
17

18 The public testimony period was opened.
19

20 The applicant, Michael Rex of Michael Rex Associates, provided a presentation.
21

22 The owner, Natasha Kimmell, provided a presentation.
23

24 Planning Commission questions for Mr. Rex followed.
25

26 **Public Comments:**

27 Mary Casey

28 Tony Garrett

29 Bob Hatfield
30

31 Planning Commission questions for Mr. Hatfield followed.
32

33 **Public Comments (continued):**

34 Wynona Conopat (phonetic)
35

36 Planning Commission questions for Ms. Conopat followed.
37

38 **Public Comments (continued):**

39 Mary Casey for Tony Peckham
40

41 The applicant, Michael Rex, made rebuttal comments.
42

43 Planning Commission questions for Mr. Rex followed.
44

45 The public testimony period was closed.
46

47 Planning Commission questions for staff followed.
48
49
50

1 Planning Commission comments followed.
2

3 **Commissioner Cox moved to approve a Design Review Permit, a Conditional Use**
4 **Permit, a parking exception, recommendation for City Council approval of an**
5 **Encroachment Agreement, and a Tree Removal Permit for 12 Rose Court, subject**
6 **to the additional Conditions of Approval:**

- 7 • **Landscaping or construction that would block the “third parking space” in**
8 **front of the fencing that borders the garden punch-out area shall be**
9 **precluded.**
- 10 • **Within the engineering and grading conditions photos shall be taken prior**
11 **to the commencement of excavation with monitoring points. The**
12 **excavation shall be monitored throughout to ensure that surrounding**
13 **properties do not slip and are not adversely affected.**

14
15 Planning Commission comments followed.
16

17 **Vice Chair Cleveland-Knowles seconded the motion.**

18
19 **The motion passed 4-1 (No—Werner).**
20

21 The public hearing was closed.
22

23 **Old Business**

24 None.
25

26 **New Business**

27 None.
28

29 **Communications**

- 30 • **Staff:**
 - 31 ○ Planning Commissioner’s Academy will be held March 2-4, 2016.
 - 32 ○ Staff is working to confirm dates for joint public Planning Commission and
 - 33 Historic Landmarks Board meetings on the Ferry Landing Project.
 - 34 ○ At their last meeting the City Council established that a working group will
 - 35 be appointed to discuss the short-term rental issue.
 - 36
- 37 • **Commission: None.**
38

39 **Adjournment**

40
41 **Commissioner Cox moved and Commissioner Pierce seconded a motion to**
42 **adjourn the meeting.**
43

44 **The motion passed 5-0.**
45
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1 The meeting was adjourned at 8:38 p.m.

2
3 Danny Castro

4
5 Submitted by
6 Danny Castro
7 Community Development Director

Bill Werner

Approved by
Bill Werner
Chair

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