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SAUSALITO PLANNING COMMISSION
Wednesday, February 17, 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, Commissioner Joan Cox, Commissioner Vicki Nichols, Commissioner Morgan Pierce

Absent: Vice-Chair Susan Cleveland-Knowles

Staff: Community Development Director Danny Castro, Project Planner Milan Nevajda, City Attorney Mary Wagner

Approval of Agenda

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

Public Comments On Items Not on the Agenda

None.

Approval of Minutes

February 3, 2016

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

Declarations of Planning Commissioner Public Contacts regarding Item 1.

None.

Public Hearings

1. BROLLY RESIDENCE / 26 Cazneau Avenue (DR 15-219)

RG-Architecture (Applicant)

Eugene Brolly (Owner)

Staff: Milan Nevajda

DESCRIPTION: A request for a Design Review Permit to demolish an existing 1,521 square foot residence at 26 Cazneau Avenue and build a new 1,700 square foot two-story home with a 316 square foot basement. The proposed residence will total 2,016 square feet (APN 065-112-18). The project includes a two-car garage accessed from an existing laneway off of Cazneau Avenue. The

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

1 applicant is also seeking an Encroachment Agreement to construct a retaining
2 wall within the public right-of-way of Cazneau Avenue.

3
4 **RECOMMENDATION:** Approval, subject to conditions.

5
6 The public hearing was opened.

7
8 Project Planner Milan Nevajda provided a PowerPoint presentation.

9
10 Planning Commission questions for staff followed.

11
12 The public testimony period was opened.

13
14 The applicant, Riyad Ghannam of RG-Architecture provided a PowerPoint presentation.

15
16 Planning Commission questions for the applicant and owner followed.

17
18 **Public Comments:**

19 Mary Draxl

20 John Oppenheimer

21 Monica Towers

22
23 Planning Commission questions for Ms. Towers followed.

24
25 **Public Comments (continued):**

26 Carol Simowitz

27 Barbara Geisler

28
29 Planning Commission questions for staff followed.

30
31 The applicant and owner made rebuttal comments.

32
33 The public testimony period was closed.

34
35 Planning Commission questions for staff followed.

36
37 The public testimony period was opened.

38
39 Planning Commission questions for the applicant followed.

40
41 The public testimony period was closed.

42
43 Planning Commission comments followed.

44
45 **Commissioner Cox moved and Commissioner Pierce seconded a motion to**
46 **approve a Design Review Permit for 26 Cazneau, subject to revisions to the**
47 **Conditions of Approval as outlined by Commissioner Cox. The motion passed 4-**
48 **0.**
49
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1 The public hearing was closed.

2
3 **New Business**

4 None.

5
6 **Old Business**

7 None.

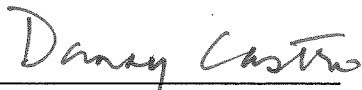
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9 **Communications**

- 10 • Commission: None.
11 • Staff: Community Development Director Castro reviewed the Planning
12 Commission and City Council's next meeting agendas.
13

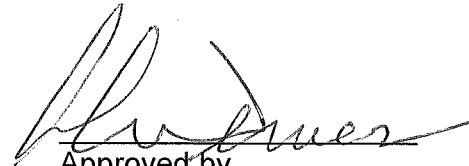
14 **Adjournment**

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16 **Commissioner Cox moved and Commissioner Pierce seconded a motion to**
17 **adjourn the meeting. The motion passed 4-0.**
18

19 The meeting was adjourned at 8:00 p.m.

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24 Submitted by
25 Danny Castro
26 Community Development Director

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24 Approved by
25 Bill Werner
26 Chair

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30 I:\CDD\PLAN COMM\MINUTES\2016\2-17-16 APPROVED MINUTES.DOC