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SAUSALITO PLANNING COMMISSION
Wednesday, April 27, 2016
Approved Action Minutes¹

Call to Order – Joint Meeting with Historic Landmarks Board

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

Planning Commission:

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

Absent: None.

Historic Landmarks Board:

Present: Chair John McCoy, Board Member Nyna LeBaron, Board Member Aldo Mercado, Board Member Shasha Richardson

Absent: Board Member Ben Brown

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

Approval of Agenda

Commissioner Nichols moved and Commissioner Cleveland-Knowles seconded a motion to approve the agenda, as presented. The motion passed 5-0.

Board Member Mercado moved and Board Member Richardson seconded a motion to approve the agenda, as presented. The motion passed 4-0.

Public Comments On Items Not on the Agenda

None.

Declarations of Planning Commissioner and HLB Board Member Public Contacts regarding Item 1

Commissioner Nichols disclosed that she had spoken with the applicant.

Commissioner Cox disclosed that she had spoken with the applicant.

Public Hearings

1. ICE HOUSE PLAZA / 780 Bridgeway (DR 15-340)

Applicant: Sausalito Historical Society / Sausalito Foundation

Staff: Calvin Chan

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

1 **DESCRIPTION:** A request for a Design Review Permit to allow landscape and
2 hardscape enhancements to the Ice House Plaza, the City-owned plaza/public
3 space adjacent to the Ice House, a Local Historic Register structure, located at
4 the corner of Bridgeway and Bay Street.
5

6 The public hearing was opened.
7

8 Associate Planner Chan provided a PowerPoint presentation.
9

10 Planning Commission questions for staff followed.
11

12 The public testimony period was opened.
13

14 The applicants, Jerry Taylor of the Sausalito Historical Society, Bill Hines of SWA, and
15 Dana Whitson of Sausalito Historical Society, provided a presentation.
16

17 Planning Commission questions for Mr. Hines, Mr. Taylor and Ms. Whitson followed.
18

19 **Public Comments:**

20 Michael Rex
21

22 The applicant, Jerry Taylor of the Sausalito Historical Society, made comments.
23

24 The public testimony period was closed.
25

26 Historic Landmarks Board and Planning Commission comments followed.
27

28 Planning Commission questions for staff followed.
29

30 **Commissioner Pierce moved and Commissioner Nichols seconded a motion to
31 approve a Design Review Permit for 780 Bridgeway, subject to additional
32 Conditions of Approval:**
33

- 34 • **Finding 2 shall be edited to identify Item B.**
- 35 • **During permitting a thorough ADA survey shall be conducted. Any changes**
36 **that rise above the threshold of zoning administrator approval shall come**
37 **back to the Planning Commission for review and approval.**
- 38 • **Tree trimming and maintenance of the existing Canary pines shall be done**
39 **to maintain the health of the trees and safety/security for residents and**
40 **visitors.**
41

42 **Commissioner Cleveland-Knowles requested the motion be amended to include a**
43 **condition of approval requiring an informational memo or short presentation shall**
44 **be given to the Planning Commission regarding any design changes resulting**
45 **from the ADA analysis.**
46

47 **The maker of the motion accepted the amendment to the motion.**
48

49 **The seconder of the motion accepted the amendment to the motion.**
50

1 Planning Commission comments followed.

2
3 **Commissioner Cox requested the motion be amended to include a Condition of**
4 **Approval that the Planning Commission shall designate two members to work**
5 **with staff to provide further detail regarding reasons for the findings.**
6

7 **The maker of the motion accepted the amendment to the motion.**
8

9 **The seconder of the motion accepted the amendment to the motion.**
10

11 **Board Member Richardson moved and Board Member Mercado seconded a**
12 **motion to make a motion identical to the current Planning Commission motion.**
13 **The motion passed 4-0.**
14

15 **The Planning Commission motion passed 4-1.**
16

17 **Board Member Mercado moved and Board Member Richardson seconded a**
18 **motion to adjourn the Historic Landmarks Board portion of the meeting. The**
19 **motion passed 4-0.**
20

21 The public hearing was closed.
22

23 **Chair Werner stated that Item 3 would be heard before Item 2 on the agenda.**
24

25 **3. NEW SINGLE-FAMILY RESIDENCE / 2 CRECIENTA DRIVE (DR 15-319)**

26 Applicant: Michael Heckmann

27 Staff: Joshua Montemayor
28

29
30 **DESCRIPTION:** A request for a Design Review Permit for the demolition of an
31 existing 1,310 square foot, two-level, single-family dwelling and rebuild with a
32 new 3,903 square foot, two-level, single-family dwelling at 2 Crecienta Drive. The
33 project includes a newly attached 420 square foot, two-car garage and re-roof of
34 an existing detached 689 square foot, two-car garage.
35

36 **RECOMMENDATION:** Continue the public hearing to May 11, 2016, at the
37 request of the applicant.
38

39 The public hearing was opened.

40 The public testimony period was opened.
41

42 The applicant, Michael Heckmann, provided comments.
43

44
45 **Chair Werner moved and Commissioner Cox seconded a motion to continue the**
46 **public hearing for 2 Crecienta Drive to the meeting of May 11, 2016. The motion**
47 **passed 5-0.**
48

49 The public hearing was closed.

50 **Declarations of Planning Commissioner Public Contact regarding Item 2**

1 **Commissioner Cox disclosed that she had visited the site and met with the**
2 **applicant and architect following the first meeting.**

3
4 **Chair Werner disclosed that he had visited the site and met with the applicant.**

5
6 **2. TANGLEWOOD / 168 HARRISON AVENUE (DR 15-191)**

7 Applicant: Michael Rex Architects

8 Staff: Calvin Chan
9

10 **DESCRIPTION:** On January 6, 2016 the Planning Commission and Historic
11 Landmarks Board approved the requested entitlements, subject to conditions.
12 Condition of Approval 1 requires submission of the landscape inventory and
13 other related landscape documents as referenced in the project's Landscape
14 Status Report for review by the Planning Commission.
15

16 **RECOMMENDATION:** Review the landscape inventory and other related
17 landscape documents as referenced in the project's Landscape Status Report
18 and provide direction regarding the project's landscape plan. Staff recommends
19 that the project's landscape plans remain as previously approved by the Planning
20 Commission and Historic Landmarks Board on January 6, 2016.
21

22 The public hearing was opened.
23

24 Associate Planner Chan provided a PowerPoint presentation.
25

26 Planning Commission questions for staff followed.
27

28 The public testimony period was opened.
29

30 The applicants, Michael Rex, architect, and Mark Hulbert, preservation architect,
31 provided a presentation.
32

33 **Public Comments**

34 None.
35

36 The public testimony period was closed.
37

38 Planning Commission comments followed.
39

40 **Commissioner Cox moved and Commissioner Nichols seconded a motion to**
41 **approve a resolution to allow landscape improvement plans for 168 Harrison**
42 **Avenue to remain as previously approved by the Planning Commission and**
43 **Historic Landmarks Board on January 6, 2016. The motion passed 5-0.**
44
45

46 The public hearing was closed.
47

48 **New Business**

49 None.
50

1 **Old Business**

2 None.

3
4 **Communications**

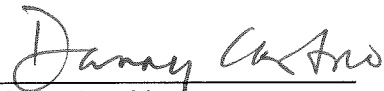
- 5 • Staff:
- 6 ○ Community Development Director Castro reviewed the agenda for the
 - 7 Commission's upcoming May 11, 2016 meeting.
 - 8 ○ The City Council will consider revisions to the Emergency Overlay Zone at
 - 9 their May 3, 2016 meeting.
 - 10 ○ The City Council denied the appeal for the 2 Alexander Avenue pier
 - 11 project and upheld the Planning Commission's decision to approve it.
- 12 • Commission: None.

13
14 **Adjournment**

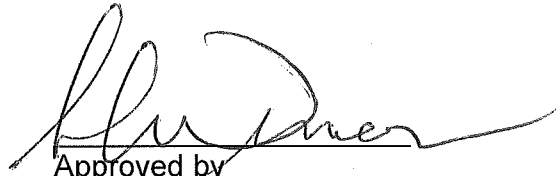
15
16 **Commissioner Nichols moved and Commissioner Cox seconded a motion to**

17 **adjourn the meeting. The motion passed 5-0.**

18
19 The meeting was adjourned at 9:03 p.m.

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23 

24 Submitted by
25 Danny Castro
26 Community Development Director

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24 

25 Approved by
26 Bill Werner
27 Chair

28
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