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SAUSALITO PLANNING COMMISSION
Wednesday, May 11, 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 (via telephone), Commissioner Vicki Nichols, Commissioner Morgan Pierce

Absent: None.

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

Approval of Agenda

Commissioner Nichols 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

March 29, 2016

March 30, 2016

April 27, 2016

Commissioner Cleveland-Knowles moved and Commissioner Nichols seconded a motion to continue Approval of Minutes for March 29, 2016 to the meeting of May 25, 2016. The motion passed 5-0.

Commissioner Pierce moved and Commissioner Cleveland-Knowles seconded a motion to approve the draft minutes of March 30, 2016, as presented. The motion passed 5-0.

Commissioner Cleveland-Knowles moved and Commissioner Pierce seconded a motion to approve the draft minutes of April 27, 2016, as amended. The motion passed 5-0.

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

1 **Public Hearings**

2
3 **Declarations of Planning Commissioner Public Contacts Regarding Item 1**

4
5 Vice Chair Cleveland-Knowles disclosed that she had met with all the neighbors, and
6 with the project representative at the site. She reviewed two possible conflicts of interest
7 and found no conflict.

8
9 Chair Werner disclosed that he visited the project site, but did not speak to anyone. He
10 also visited with one of the neighbors.

11
12 Commissioner Nichols disclosed that she had visited the project site and walked to
13 neighboring properties, but did not speak to anyone.

14
15 Commissioner Cox disclosed that she had driven by the project site and did not speak
16 to anyone.

17
18
19 **1. NEW SINGLE-FAMILY RESIDENCE—168 SANTA ROSA AVENUE (DR 15-355)**

20 Ray Cassidy (Applicant)
21 Martin Coyne (Property Owner)
22 Staff: Milan Nevajda

23
24 **DESCRIPTION:** A request for a Design Review Permit to construct a 2,901
25 square foot three-level, single-family dwelling on an undeveloped parcel with a
26 418 square foot attached garage, and 403 square foot second-level patio at 168
27 Santa Rosa Avenue. Landscape improvements are proposed throughout the site.
28 The project includes a request for a Tree Removal Permit to remove 10 protected
29 trees and 2 undesirable trees located in the proposed construction area, to be
30 replaced by 11 new trees on-site.

31
32 **RECOMMENDATION:** Approval, subject to conditions.

33
34 The public hearing was opened.

35
36 Project Planner Nevajda provided a PowerPoint presentation.

37
38 Planning Commission questions for staff followed.

39
40 The public testimony period was opened.

41
42 The applicants, Jared Polsky and Ray Cassidy provided a presentation.

43
44 **Public Comments:**

45 Jill Guinn

46
47 Planning Commission questions for Ms. Guinn followed.

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Public Comments (continued):

Michael Rex
James Sparkman

Planning Commission questions for Mr. Sparkman followed.

Public Comments (continued):

Mark Werner
Jeff Bernstein
Alex DiChiara
Roland Stocke
Mary DeMund

Planning Commission questions for Ms. DeMund followed.

Public Comments (continued):

Tom DeMund

Planning Commission questions for Mr. DeMund followed.

Public Comments (continued):

Tal Zamir

Planning Commission questions for Mr. Bernstein followed.

The applicant, Mr. Cassidy, provided rebuttal comments.

Planning Commission questions for project architects Brad Hubbell and Jared Polsky followed.

The public testimony period was closed.

Planning Commission comments followed.

Commissioner Cox moved and Commissioner Cleveland-Knowles seconded a motion to continue the public hearing for 168 Santa Rosa Avenue to a date uncertain, with the following recommendation:

- **The applicant should conduct further neighborhood outreach.**

The motion passed 5-0.

The public hearing was closed.

Declarations of Planning Commissioner Public Contacts Regarding Item 2
None.

1 **2. 1050 BRIDGEWAY (CUP 16-043)**

2 Michael Rex Architects (Applicant)
3 Nessebar Holdings I, LLC (Property Owner)
4 Staff: Calvin Chan
5

6 **DESCRIPTION:** A request for a Conditional Use Permit for the conversion of a
7 previous commercial service use (“Marinscope”) to office use and reduction of
8 five required on-site parking spaces for an existing commercial building at 1050
9 Bridgeway.
10

11 **RECOMMENDATION:** Approval, subject to conditions.
12

13 The public hearing was opened.
14

15 Associate Planner Chan provided a PowerPoint presentation.
16

17 Planning Commission questions for staff followed.
18

19 The public testimony period was opened.
20

21 The applicant, Michael Rex, provided a presentation.
22

23 Planning Commission questions for Mr. Rex followed.
24

25 Planning Commission questions for staff followed.
26

27 **Public Comments**

28 None.
29

30 The public testimony period was closed.
31

32 Planning Commission comments followed.
33

34 Planning Commission questions for staff followed.
35

36
37 **Commissioner Cleveland-Knowles moved to approve a Conditional Use Permit
38 for 1050 Bridgeway, subject to the following additional Conditions of Approval:**

- 39 • The property owner and tenants shall use best efforts on transportation
40 demand management provisions, including the ones suggested by staff.
41 • The change of use findings shall be met.
42

43 **Chair Werner requested the motion be amended to modify the first Condition of
44 Approval to reflect that the property owner shall purchase parking permits for 12
45 spaces rather than five.**
46

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

49 **Commissioner Pierce seconded the motion.**
50

1 **The motion passed 4-1. (Cox- no).**

2
3 The public hearing was closed.

4
5 **Declarations of Planning Commissioner Public Contacts Regarding Item 3**
6 None.

7
8 **3. NEW SINGLE-FAMILY RESIDENCE / 2 CRECIENTA DRIVE (DR 15-319)**

9 Michael Heckmann (Applicant)

10 Familia De Frijoles, LLC and National Housing Group, LLC

11 Staff: Joshua Montemayor

12
13 **DESCRIPTION:** A request for a Design Review Permit to demolish an existing
14 1,310 square foot, two-level, single-family dwelling and to construct a new 3,903
15 square foot, two-level single-family dwelling at 2 Crecienta Drive. The project
16 includes a new attached 420 square foot, two-car garage and re-roof of an
17 existing detached 689 square foot, two-car garage.

18
19 **RECOMMENDATION:** Continue the project for additional information.

20
21 The public hearing was opened.

22
23 The public testimony period was opened.

24
25 The property owner, Hector Krauss, made comments.

26
27 **Chair Werner moved and Commissioner Cox seconded a motion to continue the**
28 **public hearing for 2 Crecienta Drive to the May 25, 2016 meeting.**

29
30 Planning Commission comments followed.

31
32 **The motion passed 5-0.**

33
34 The public hearing was closed.

35
36
37 **Old Business**

38 None.

39
40 **New Business**

41 None.

42
43 **Communications**

- 44
- 45 • Commission: Commissioner Nichols requested a staff update on Valhalla at the
46 next Planning Commission meeting.
 - 47 • Staff: None.
- 48
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1 **Adjournment**

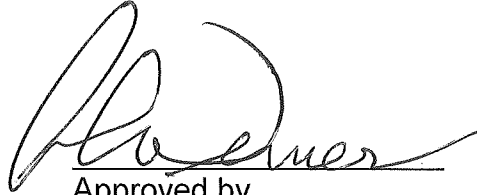
2
3 **Chair Werner moved and Commissioner Pierce seconded a motion to adjourn the**
4 **meeting.**

5
6 **The motion passed 5-0.**

7
8 The meeting was adjourned at 9:50 p.m.

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12 Submitted by
13 Danny Castro
14 Community Development Director

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20 Approved by
21 Bill Werner
22 Chair

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