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SAUSALITO PLANNING COMMISSION
Wednesday, March 25, 2015
Approved Action Minutes¹

Call to Order

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

Absent: None.

Historic Landmarks Board:

Chair John McCoy, Board Member Ben Brown,
Board Member Aldo Mercado, Board Member Shasha Richardson

Absent: Secretary Natascha Fraser

Staff: Community Development Director Danny Castro
Administrative Analyst Lilly Schinsing, Assistant Planner Calvin Chan,
Contract Planner Jayni Allsep, Contract Planner Steve Flint,
Contract Planner Nancy Kaufman,
City Attorney Mary Wagner

Approval of Agenda

Vice-Chair Werner moved and Commissioner Cleveland-Knowles seconded a motion to approve the agenda. The motion passed 5-0.

Board Member Brown moved and Board Member Mercado seconded a motion to approve the agenda. The motion passed 4-0.

Public Comments On Items Not on the Agenda

Approval of Minutes

February 4, 2015

Commissioner Cleveland-Knowles moved and Commissioner Nichols seconded a motion to approve the minutes of February 4, 2015. 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**

4
5 **Commissioner Cleveland-Knowles disclosed she visited the site and spoke with a**
6 **next-door neighbor regarding the 67 Marie Street project (Item 4).**

7
8 **Vice-Chair Werner disclosed that he worked for the same firm as the owner of 67**
9 **Marie Street for eight years between 1968-1976 (Item 4).**

10
11 **1. DESIGN REVIEW PERMIT/ CONDITIONAL USE PERMIT AMENDMENT – 99**
12 **HECHT AVENUE (Amendment to DR/CUP 11-373).**

13 AT&T (Applicant)
14 State of California (Owner)
15 Staff: Schinsing
16

17 **DESCRIPTION:** AT&T, on behalf of property owner, the State of California, is
18 requesting approval of amendments to an existing Design Review Permit and
19 Conditional Use Permit for replacement of existing antenna and installation of
20 new radio equipment.
21

22 **RECOMMENDATION:** Continue to April 29, 2015, at the request of the applicant.
23

24 The public hearing was opened.

25
26 Community Development Director Castro provided a presentation on the project.

27
28 The public testimony period was opened.

29
30 **Public Comments:**

31 None.
32

33 The public testimony period was closed.
34

35
36 **Commissioner Cleveland-Knowles moved and Vice-Chair Werner seconded a**
37 **motion to continue the public hearing for 99 Hecht Avenue to the meeting of April**
38 **29, 2015. The motion passed 5-0.**

39
40 The public hearing was closed.
41

42 **2. MONSEF RESIDENCE – 60 RODEO AVENUE (DR/EA 14-103)**

43 Mike Monsef (Applicant/Owner)
44 Staff: Chan
45

46 **DESCRIPTION:** Mike Monsef is requesting approval of a Design Review Permit
47 to construct an approximately 2,600 square foot single-family residence at 60
48 Rodeo Avenue and recommendation for City Council approval of an
49 Encroachment Agreement for the exist parking deck and steps located in the
50 public right-of-way.

1
2 **RECOMMENDATION:** Continue to April 29, 2015, at the request of the applicant.

3
4 The public hearing was opened.

5
6 Assistant Planner Chan provided a presentation on the project.

7
8 The public testimony period was opened.

9
10 **Public Comments:**

11 None.

12
13 The public testimony period was closed.

14
15 **Commissioner Cleveland-Knowles moved and Vice-Chair Werner seconded a**
16 **motion to continue the public hearing for 60 Rodeo Avenue to the meeting of**
17 **April 29, 2015. The motion passed 5-0.**

18
19 The public hearing was closed.

20
21 **3. HEAVENLY COUTURE – 749 BRIDEGWAY (CUP/SP 14-316)**

22 Justin Ha (Applicant/CEO)

23 Ken Nadjibi (Owner)

24 Staff: Chan

25
26 **DESCRIPTION:** Justin Ha is requesting approval of a Conditional Use Permit to
27 establish a formula retail clothing store at 749 Bridgeway and approval of a Sign
28 Permit for new business identification signage within the Downtown Historic
29 Overlay Zoning District.

30
31 **RECOMMENDATION:** Approval, subject to conditions.

32
33 The public hearing was opened.

34
35 Assistant Planner Chan provided a PowerPoint presentation on the project.

36
37 HLB and Planning Commission questions for staff followed.

38
39 The public testimony period was opened.

40
41 The applicant, Justin Ha, provided a presentation on the project.

42
43 Planning Commission questions for the applicant followed.

44
45 **Public Comments:**

46 Tom Gangitano

47 Wayne Kaleck

48 Ken Nadjibi

1 The applicant made rebuttal comments.

2
3 The public testimony period was closed.

4
5 Planning Commission questions to staff followed.

6
7 Planning Commission comments followed.

8
9 **Commissioner Cleveland-Knowles moved and Vice-Chair Werner seconded a**
10 **motion to approve a Conditional Use Permit for 749 Bridgeway. The motion**
11 **passed 3-2 (No - Cox, Nichols).**
12

13 HLB and Planning Commission comments followed.

14
15 **Board Member Brown moved and Board Member Richardson seconded a motion**
16 **to approve Option B for the signage for 749 Bridgeway, subject to the following**
17 **additional Condition of Approval:**

- 18 • **The 1887 sign shall be left intact and in place.**
19

20 **The motion passed 4-0.**
21

22
23 **Commissioner Pierce moved and Commissioner Nichols seconded a motion to**
24 **direct staff to return with a Resolution of Denial of the application for a Sign**
25 **Permit for 749 Bridgeway, based on the inability to make Finding 4.**

26
27 Planning Commission comments followed.

28
29 **Chair Cox requested the motion be amended to add Finding 8.**

30
31 **The maker of the motion accepted the amendment to the motion.**
32

33 **The maker of the motion amended the motion to continue the public hearing for a**
34 **Sign Permit for 749 Bridgeway to the meeting of April 29, 2015.**
35

36 **The seconder of the motion accepted the amended motion.**
37

38 **The motion passed 5-0.**
39

40 The public hearing was closed.
41

42 **HLB Board Member Brown moved and Board Member Richardson seconded a**
43 **motion to adjourn the joint meeting of the HLB and Planning Commission.**
44

45 **The motion passed 4-0.**
46

47 The public hearing was closed.
48
49
50

1 **4. BYLES RESIDENCE – 67 MARIE STREET (DR/ADU/CUP/EA 14-240)**

2 Jennifer Weiss Architecture (Applicant/Architect)

3 Carrie Byles (Owner)

4 Staff: Allsep

5
6 **DESCRIPTION:** Jennifer Weiss Architecture, on behalf of owner Carrie Byles, is
7 requesting approval of a Design Review Permit to allow a two-story addition on
8 the north side of the existing single-family home, an Accessory Dwelling Unit
9 (ADU) Permit for ground level ADU, a Conditional Use Permit to allow exceptions
10 to the ADU regulations, and recommendation for City Council approval of an
11 Encroachment Agreement to allow a portion of the off-street tandem parking
12 space for the ADU to be located within the existing driveway at 67 Marie Street, a
13 portion of which is in the public right-of-way.
14

15 **RECOMMENDATION:** Approval, subject to conditions.
16

17 The public hearing was opened.
18

19 Contract Planner Allsep provided a PowerPoint presentation on the project.
20

21 Planning Commission questions for staff followed.
22

23 The public testimony period was opened.
24

25 The owner, Carrie Byles, and architect, Jennifer Weiss, provided a presentation.
26

27 Planning Commission questions for the applicant followed.
28

29 Planning Commission questions for staff followed.
30

31 **Public Comments:**

32 Eckart Noack

33 Ray Gergus
34

35 Planning Commission questions for Mr. Gergus followed.
36
37

38 **Public Comments (continued):**

39 John Christiansen

40 Andy Draper

41 Wendy Richards
42

43 The public testimony period was closed.
44

45 Planning Commission comments followed.
46
47
48
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1 Vice-Chair Werner moved and Commissioner Cleveland-Knowles seconded a
2 motion to approve a Design Review Permit, Accessory Dwelling Unit Permit, and
3 a Conditional Use Permit; and recommendation for City Council approval of an
4 Encroachment Agreement with designation of the alternate plan for 67 Marie
5 Street.

6
7 The motion passed 5-0.

8
9 The public hearing was closed.

10
11 **New Business**

12 None.

13
14 **Old Business**

15 None.

16
17 **Communications**

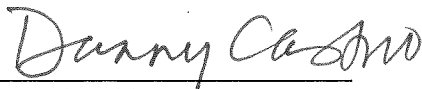
- 18
- 19 • Staff: Community Development Director Castro reviewed items on the Planning
20 Commission's upcoming meeting agenda.
 - 21 • Commission: Commissioner Nichols requested staff supply a tally of ADU
22 applications. Chair Cox requested that Planning Commissioners approach staff
23 with questions about code violations rather than speak directly to property
24 owners.

25
26 **Adjournment**

27
28 Vice-Chair Werner moved and Commissioner Nichols seconded a motion to
29 adjourn the meeting.

30
31 The motion passed 5-0.

32
33 The meeting was adjourned at 9:33 p.m.

34
35 

36
37 Submitted by
38 Danny Castro
39 Community Development Director

40
41 

42
43 Approved by
44 Joan Cox
45 Chair

46
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