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SAUSALITO PLANNING COMMISSION
Wednesday, July 6, 2016
Approved Action Minutes¹

Call to Order

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

Present: Commissioner Joan Cox, Commissioner Vicki Nichols,
Commissioner Morgan Pierce

Absent: Chair Bill Werner, Vice-Chair Susan Cleveland-Knowles

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

Acting Chair Cox indicated that because there were only three commissioners present, a 3-0 vote would be necessary in order to take action on any agenda item.

Approval of Agenda

Commissioner Pierce moved and Commissioner Nichols seconded a motion to approve the agenda. The motion passed 3-0.

Public Comments On Items Not on the Agenda

None.

Approval of Minutes

June 22, 2016

Commissioner Pierce moved and Commissioner Nichols seconded a motion to approve the draft minutes, as amended. The motion passed 3-0.

Declarations of Planning Commissioner Public Contacts regarding Item 1

Commissioner Pierce disclosed he had visited the site, and while there also visited the neighbor's property.

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

1 **Public Hearings**

2
3 **1. COYNE RESIDENCE I 168 SANTA ROSA AVENUE I DR-TRP 15-355**

4 Ray Cassidy (Applicant)

5 Martin Coyne (Owner)

6 Staff: Milan Nevajda

7
8 **DESCRIPTION:** Ray Cassidy, on behalf of the property owner Martin Coyne, is
9 requesting a **Design Review Permit** to construct a 2,495 square foot, three-
10 level, single-family dwelling on an undeveloped parcel with a 418 square foot
11 attached garage, and rear rooftop patios of 447 square feet and 158 square feet
12 at 168 Santa Rosa Avenue. Landscape improvements are proposed throughout
13 the site. The applicant is also seeking a **Tree Removal Permit** to remove eight
14 protected trees and two Toyon trees located in the proposed construction area.
15 Fourteen replacement trees are proposed on-site. The Planning Commission will
16 also review the citation fee set by the Enforcement Officer for an alteration
17 without a permit to a protected tree.
18

19 **RECOMMENDATION:** Approval, subject to conditions.
20

21 The public hearing was opened.

22
23 Project Planner Nevajda provided a PowerPoint presentation.

24
25 Planning Commission questions for staff followed.
26

27
28 The public testimony period was opened.

29
30 The applicant, Jared Polsky of Polsky Perlstein Architects provided a presentation.

31
32 Planning Commission questions for the applicant followed.
33

34 **Public Comments:**

35 Roland Stocke

36 Mark Werner, representing Michael Viviani

37 Jill Guinn

38 James Sparkman

39 James Bradanini

40 Michael Rex
41

42 The applicant, Ray Cassidy, made rebuttal comments.

43
44 The public testimony period was closed.

45
46 Planning Commission comments followed.
47

48 The public testimony period was reopened.
49
50

1 Planning Commission questions for the applicant followed.

2
3 The public testimony period was closed.

4
5 Planning Commission questions for staff followed.

6
7 **Commissioner Pierce moved and Commissioner Nichols seconded a motion to**
8 **continue the public hearing for 168 Santa Rosa Avenue to a date uncertain. The**
9 **motion passed 3-0.**

10
11 The public hearing was closed.

12
13 **Declarations of Planning Commissioner Public Contacts regarding Item 2**
14 **None.**

- 15
16 **2. NEW SINGLE-FAMILY RESIDENCE I 2 CRECIENTA DRIVE I DR-TP 15-319**
17 Heckman Architects (Applicant)
18 Familia De Frijoles, LLC and National Housing Group, LLC (Owners)
19 Staff: Joshua Montemayor
20

21
22 **DESCRIPTION:** Heckman Architects, on behalf of property owners Familia De
23 Frijoles, LLC and National Housing Group, LLC, is requesting a **Design Review**
24 **Permit** for the demolition of an existing 1,310 square foot, two-level, single-family
25 dwelling and construction of a new 3,903 square foot, two-level, single-family
26 dwelling at 2 Crecienta Drive. Landscaping improvements, including terraced
27 retaining walls, are proposed throughout the site. The project includes a newly
28 attached 420 square foot, two-car garage and re-roof of an existing detached 689
29 square foot, two-car garage. The applicant also seeks a **Tree Alteration Permit**
30 for maintenance performed on a protected Coast Live Oak tree located at the
31 rear of the parcel.

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

33
34 The public hearing was opened.

35
36 Assistant Planner Montemayor provided a PowerPoint presentation.

37
38 The public testimony period was opened.

39
40 The applicant, Michael Heckman of Heckman Architects, provided a presentation.

41
42 Planning Commission questions for the applicant followed.

43
44 The public testimony period was opened.

45
46 **Public Comments**

47 Marcine Engel

48 Susan Hart

49 Will Revilock

50

1 The applicant made rebuttal comments.

2
3 The public testimony period was closed.

4
5 Planning Commission comments followed.

6
7 The public testimony period was reopened.

8
9 Planning Commission questions for the applicant followed.

10
11 The public testimony period was closed.

12
13 **Commissioner Nichols moved and Commissioner Pierce seconded a motion to**
14 **deny a Design Review Permit and Tree Alteration Permit for 2 Crecienta Drive,**
15 **subject to the following amendment.**

- 16 • **The Planning Commission does not believe the project can meet Condition**
17 **of Approval 40 for the Southern Marin Fire Protection District conditions.**

18
19 **The motion passed 3-0.**

20
21 The public hearing was closed.

22
23 **Declarations of Planning Commissioner Public Contacts regarding Item 3**
24 **None.**

- 25
26
27 **3. BOB KREISEL PHOTOGRAPHY | 510 CALEDONIA STREET | CUP-SP 16-091**
28 Robert Kreisel (Applicant/Owner)
29 Staff: Milan Nevajda

30
31 **DESCRIPTION:** Robert Kreisel, owner of Bob Kreisel Photography, is requesting
32 a **Conditional Use Permit** to establish and operate a photography gallery
33 dealing in original works of art within the Commercial Residential Zoning District
34 at 510 Caledonia Street (Property Owner: Art Scampa). The space will also be
35 used by the applicant as a studio to develop and process photographs. The
36 applicant is also seeking a **Sign Permit** to erect a wall sign above the entrance
37 to the proposed business.

38
39 The public hearing was opened.

40
41 Project Planner Montemayor provided a PowerPoint presentation.

42
43 The public testimony period was opened.

44
45 The applicant, Robert Kreisel of Bob Kreisel Photography, provided a presentation.

46
47 Planning Commission questions for the applicant followed.

48
49 The public testimony period was opened.

1 **Public Comments**

2 Richard Korman
3 Art Scampa
4 Fataneh Scampa
5 Quito Karpinski
6

7 The public testimony period was closed.
8

9 Planning Commission comments followed.
10

11 **Commissioner Pierce moved and Commissioner Nichols seconded a motion to**
12 **approve a Conditional Use Permit and Sign Permit for 510 Caledonia Street. The**
13 **motion passed 3-0.**
14

15 The public hearing was closed.
16

17 **Declarations of Planning Commissioner Public Contacts regarding Item 4**
18 **None.**
19

20 **4. KELLEY RESIDENCE I 316-318 SAUSALITO BOULEVARD I CCP-TM 15-337**

21 Derek Weller (Applicant)
22 David and Susan Kelley and Lauren Kelley (Owners)
23 Staff: Calvin Chan
24

25 **DESCRIPTION:** Derek Weller, on behalf of property owners David and Susan
26 Kelly and Lauren Kelley requests approval of a **Condominium Conversion**
27 **Permit** and a **Tentative Map** to convert the existing two-unit residential duplex
28 into a two-unit condominium covenant located at 316-318 Sausalito Boulevard.
29 The requested condominium conversion does not involve any physical
30 improvements or modifications. The conversion will result only in a change of the
31 form of ownership of the property from tenancy in common ownership to
32 condominium ownership.
33

34 The public hearing was opened.
35

36 Associate Planner Chan provided a PowerPoint presentation.
37

38 Planning Commission questions for staff followed.
39

40 There was no public testimony.
41

42 Planning Commission comments followed.
43
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1 **Commissioner Nichols moved and Commissioner Pierce seconded a motion to**
2 **approve a Condominium Conversion Permit and a Tentative Map for 316-318**
3 **Sausalito Boulevard, subject to the following amended finding and additional**
4 **Condition of Approval:**

- 5 • **Finding 7 shall include the status of previous conversions.**
- 6 • **Condition of Approval 1 shall be revised regarding the sewer lateral, and**
7 **Condition 2 shall be removed.**

8
9 **The motion passed 3-0.**

10
11 The public hearing was closed.

12
13 **Old Business**

14 None.

15
16 **New Business**

17 None.

18
19 **Communications**

- 20 • **Commission:**
 - 21 ○ Commissioner Cox requested that supplemental staff reports include the
 - 22 project particulars and key tables that were in the initial staff reports, so
 - 23 the supplemental staff report is a more standalone document.
 - 24 ○ Commissioner Pierce requested that when the Commission reviews a
 - 25 project more than once, that it be provided with side-by-side slides from
 - 26 the original hearing along with the slides for the new hearing.
 - 27 ○ Commissioner Pierce stated that he would be absent from the July 20,
 - 28 2016 meeting, but could arrange to attend the hearing via telephone.
 - 29 ○ Commissioner Nichols urged everyone to check out the new Robin
 - 30 Sweeny Park.
- 31 • **Staff:**
 - 32 ○ Community Development Director Castro reviewed the agenda for the
 - 33 Planning Commission's July 20, 2016 meeting.
 - 34 ○ Community Development Director Castro reviewed the agenda for the City
 - 35 Council's July 19th meeting.

36
37
38 **Adjournment**

39
40 **Commissioner Pierce moved and Commissioner Nichols seconded a motion to**
41 **adjourn the meeting.**

42
43 **The motion passed 3-0.**

44
45 The meeting was adjourned at 9:59 p.m.

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Danny Castro

Submitted by
Danny Castro
Community Development Director

Bill Werner

Approved by
Bill Werner
Chair

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