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**SAUSALITO PLANNING COMMISSION**  
**Wednesday, July 20, 2016**  
**Approved Action Minutes<sup>1</sup>**

**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, Commissioner Vicki Nichols

**Absent:** Commissioner Morgan Pierce

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

**Approval of Agenda**

**Commissioner Cox moved and Vice Chair Cleveland-Knowles seconded a motion to approve the agenda.**

**The motion passed 4-0.**

**Public Comments On Items Not on the Agenda**

None.

**Approval of Minutes**

July 6, 2016

**Commissioner Nichols moved and Commissioner Cox seconded a motion to approve the draft minutes, as amended.**

**The motion passed 4-0.**

**Declarations of Planning Commissioner Public Contacts**

**Commissioner Nichols disclosed that with respect to Item 3 she had met with the neighbor at 207 West Street and had conversation with the applicant's architect; she had had conversations with the public with respect to Item 2; and met with the owners and applicants and visited the site with respect to Item 4.**

**Commissioner Cox disclosed that with respect to Item 2 she had met with counsel for the applicant and spoke with several members of the public; and that**

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

1 she had visited the sites for both Item 3 and Item 4, but did not speak with  
2 anyone.

3  
4 Vice Chair Cleveland-Knowles disclosed that she had met with the project  
5 representative and attorney and visited the site with respect to Item 2; met with  
6 the project representative and with the adjacent neighbor with respect to Item 3;  
7 and visited the site, but did not speak with anyone, and reviewed the July 6, 2016  
8 hearing with respect to Item 4.

9  
10 Chair Werner disclosed that he had reviewed the staff report and application, and  
11 watched the recording of the hearing, with respect to Item 1; visited the site and  
12 spoke with the applicant's attorney and neighbor with respect to Item 2; visited  
13 the site, looked at story poles, and met with a neighbor with respect to item 3;  
14 and visited the site with respect to Item 4, but saw or spoke with no one.

## 15 Public Hearings

### 16 1. NEW SINGLE FAMILY RESIDENCE / 2 CRECIENTA DRIVE (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 **DESCRIPTION:** Heckman Architects, on behalf of property owners Familia De  
22 Frijoles, LLC and National Housing Group, LLC, is requesting approval of: (1) a  
23 **Design Review Permit** to construct a 3,903 square foot, two-level, single-family  
24 residence with an attached two-car garage at 2 Crecienta Drive; and (2) a **Tree**  
25 **Alteration Permit** for maintenance performed on a protected Coast Live Oak  
26 tree.  
27

28  
29 **RECOMMENDATION:** Adopt draft Resolution which denies the project.

30  
31 The public hearing was opened.

32  
33 Assistant Planner Montemayor provided a PowerPoint presentation.

34  
35 Planning Commission questions for staff followed.

36  
37 The public testimony period was opened.

### 38 **Public Comments:**

39 None.

40  
41 The public testimony period was closed.

42  
43 Planning Commission comments followed.  
44  
45  
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1 **Commissioner Nichols moved and Commissioner Cox seconded a motion to**  
2 **approve Draft Resolution DR-TP 15-319 to deny a Design Review Permit and Tree**  
3 **Alteration Permit for 2 Crecienta Drive.**

4  
5 **The motion passed 4-0.**

6  
7 The public hearing was closed.

8  
9 **2. KARSEN RESIDENCE / 44 WOLFBACK RIDGE ROAD (DR 15-083)**

10 Walker & Moody Architects (Applicant)

11 Jeffry and Beth Karsen (Owners)

12 Staff: Calvin Chan

13  
14 **DESCRIPTION:** Walker & Moody Architects, on behalf of property owners Jeffry  
15 and Beth Karsen, is requesting approval of a **Design Review Permit** to construct  
16 a 3,785 square foot, two-level, single-family residence with an attached two-stall  
17 parking garage at 44 Wolfback Ridge Road.

18  
19 **RECOMMENDATION:** Approval, subject to conditions.

20  
21 The public hearing was opened.

22  
23 Associate Planner Chan provided a PowerPoint presentation.

24  
25 Planning Commission questions for staff followed.

26  
27 The public testimony period was opened.

28  
29 The applicant, attorney Chris Skelton, provided a presentation.

30  
31 Planning Commission questions for the applicant followed.

32  
33 Planning Commission questions for staff followed.

34  
35 The public testimony period was opened.

36  
37 **Public Comments**

38 Brian Aviles\*\*

39 Bruce McMillan

40 Fay Mark

41 Janelle Kellman\*\*

42 Russ Irwin

43 Rob Guarasci

44 Jeff Boehm\*\*

45 William Ziegler

46 Chuck Amital

47 James Smith\*\*

48 Matthew Naythons

1 Planning Commission questions for public speakers marked with \*\* followed.

2  
3 The applicant, attorney Chris Skelton, provided rebuttal comments.

4  
5 Planning Commission questions for staff followed.

6  
7 The public testimony period was closed.

8  
9 Planning Commission comments followed.

10  
11 **Vice Chair Cleveland-Knowles moved and Commissioner Nichols seconded a**  
12 **motion to continue the public hearing for 44 Wolfback Ridge to the meeting of**  
13 **October 19, 2016.**

14  
15 Commission questions for staff followed.

16  
17 **The motion passed 4-0.**

18  
19 The public hearing was closed.

20  
21 **3. ENGELBRECHT-AVITTAL RESIDENCE / 211 WEST STREET (DR-ADU 15-**  
22 **228)**

23 Daren Iguchi (Applicant)

24 Steve Engelbrecht and Anna Avittal (Owners)

25 Staff: Joshua Montemayor

26  
27  
28 **DESCRIPTION:** Daren Iguchi, architect, on behalf of property owners Steve  
29 Engelbrecht and Anna Avittal, is requesting: (1) a **Design Review Permit**,  
30 subject to **Heightened Design Review**, for the demolition of an existing 827  
31 square foot, single-family residence and construction of a new 1,971 square foot,  
32 three-level, single-family residence and 572 square foot, detached, three-car  
33 garage at 211 West Street. The request includes the location of the residence at  
34 a distance of 9.5 feet from a neighboring structure of an adjoining lot; and (2) an  
35 **Accessory Dwelling Unit Permit** for a 296 square foot accessory dwelling unit  
36 above the detached garage.

37  
38 **RECOMMENDATION:** Approval, subject to conditions.

39  
40 The public hearing was opened.

41  
42 Assistant Planner Montemayor provided a PowerPoint presentation.

43  
44 Planning Commission questions for staff followed.

45  
46 The public testimony period was opened.

47  
48 The applicant, architect Daren Iguchi, provided a presentation.

1 Planning Commission questions for the applicant followed.

2  
3 **Public Comments:**

4 Bartly Dzivi

5 Debra Eslava Burton

6 Howard Goldberg

7 Valerie Shore\*\*

8 Margaret Slemmer

9  
10 Planning Commission questions for public speakers marked with \*\* followed.

11  
12 The applicant, architect Daren Iguchi, provided rebuttal comments.

13  
14 The public testimony period was closed.

15  
16 Planning Commission comments followed.

17  
18 **Chair Werner moved and Vice Chair Cleveland-Knowles seconded a motion to**  
19 **continue the public hearing for 211 West Street to the meeting of September 21,**  
20 **2016.**

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

23  
24 The public hearing was closed.

25  
26  
27 **4. MANIES AND GALBREATH RESIDENCE / 12 TOYON COURT (DR-TRP 16-**  
28 **039)**

29 MacCracken Architects (Applicant)

30 Frank Manies and Carolyn Galbreath (Owners)

31 Staff: Joshua Montemayor

32  
33 **DESCRIPTION:** MacCracken Architects, on behalf of property owners Frank  
34 Manies and Carolyn Galbreath, is requesting a **Design Review Permit** to allow a  
35 1,034 square foot addition to the existing 2,293 square foot, single-family  
36 residence, increasing the height from 24'-5" to 27'-9" for the property at 12 Toyon  
37 Court. The project entails substantial demolition, construction of an expanded  
38 second-level addition, creation of a new hammerhead vehicle turnaround, and  
39 other related site improvements. A **Tree Removal Permit** is requested for the  
40 removal of one protected tree.

41  
42 The public hearing was opened.

43  
44 Assistant Planner Montemayor provided a PowerPoint presentation.

45  
46 The public testimony period was opened.

47  
48 The applicant, Daniel Robinson of MacCracken Architects, provided a presentation.

1 Planning Commission questions for the applicant followed.

2  
3 **Public Comments:**

4 None.

5  
6 The public testimony period was closed.

7  
8 Planning Commission comments followed.

9  
10 **Vice Chair Cleveland-Knowles moved and Commissioner Cox seconded a motion**  
11 **to approve a Design Review Permit and a Tree Removal Permit for 12 Toyon**  
12 **Court.**

13  
14 **The motion passed 4-0.**

15  
16 The public hearing was closed.

17  
18 **New Business**

19 None.

20  
21 **Old Business**

22 None.

23  
24 **Communications**

- 25
- 26 • Commission: None.
  - 27 • Staff: Community Development Director Castro reviewed action taken at the July  
28 19, 2016 City Council meeting.
- 29

30 **Adjournment**

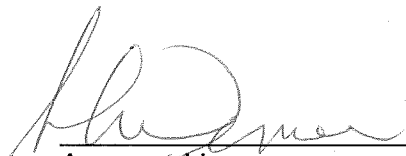
31  
32 **Commissioner Cox moved and Vice Chair Cleveland-Knowles seconded a motion**  
33 **to adjourn the meeting.**

34  
35 **The motion passed 4/0.**

36  
37 The meeting was adjourned at 10:50 p.m.

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42 Submitted by  
43 Danny Castro  
44 Community Development Director

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Approved by  
Bill Werner  
Chair