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**SAUSALITO PLANNING COMMISSION**  
**Wednesday, September 7, 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, Commissioner Morgan Pierce

**Absent:** None.

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

**Appointment of New Chair and Vice-Chair**

**Commissioner Cox moved and Commissioner Pierce seconded a motion to nominate Vice-Chair Cleveland-Knowles as the new Planning Commission Chair. The motion passed 5-0.**

**Commissioner Nichols moved and Vice-Chair Cleveland-Knowles seconded a motion to nominate Commissioner Pierce as the new Planning Commission Vice-Chair. The motion passed 5-0.**

**Approval of Agenda**

**Commissioner Werner moved and Commissioner Nichols seconded a motion to approve the agenda. The motion passed 5-0.**

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

None.

**Approval of Minutes**

July 20, 2016

**Commissioner Werner moved and Commissioner Nichols seconded a motion to approve the draft minutes, as presented. The motion passed 5-0.**

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

1 **Declarations of Planning Commissioner Public Contacts**

2  
3 **Commissioner Cox disclosed that with respect to Item 1 she visited the property**  
4 **and spoke with a neighbor; with respect to Item 2 she financially contributed to**  
5 **Open Space Sausalito, but with the City Attorney has determined that she does**  
6 **not have a conflict of interest in considering the item; and with respect to Item 3**  
7 **she visited the property and spoke with a neighbor and the tenant.**

8  
9 **Commissioner Werner disclosed that with respect to Item 1 he visited the**  
10 **property but did not speak with anyone; with respect to Item 2 he visited the site;**  
11 **and with respect to Item 3 he visited the property twice but did not speak to**  
12 **anyone.**

13  
14 **Vice-Chair Pierce disclosed that with respect to Item 1 he met with the applicant**  
15 **and contractor; and with respect to Item 2 he visited the property.**

16  
17 **Chair Cleveland-Knowles disclosed that with respect to Item 1 she visited the**  
18 **property and met with the owner; and with respect to Item 3 she met with the**  
19 **project sponsor.**

20  
21 **Commissioner Nichols disclosed that with respect to Item 1 she visited the**  
22 **property and met with the architect.**

23  
24 **Public Hearings**

25  
26  
27 **1. 112 MARION AVENUE / DR-EA 16-012**

28 Taylor Yang Inc. (Applicant)

29 Darshan Brach (Owner)

30 Staff: Joshua Montemayor

31  
32 **DESCRIPTION:** Approval of a Design Review Permit to allow a 946 square foot  
33 addition to the existing 1,329 square foot single-family residence, and seeking a  
34 recommendation for City Council approval of an Encroachment Agreement for a  
35 154 square foot addition to the existing car deck to accommodate an additional  
36 parking space located in the public right-of-way. The project will expand the  
37 existing residence at the front and rear of the residence for the addition of a  
38 master suite, two bedrooms, bathroom, and laundry room. Continued from June  
39 22, 2016.

40  
41 **RECOMMENDATION:** Approve the attached Draft Resolution.

42  
43 The public hearing was opened.

44  
45 Assistant Planner Montemayor provided a PowerPoint presentation.

46  
47 Planning Commission questions for staff followed.

48  
49 The public testimony period was opened.  
50

1 The applicant, Karin Taylor of Taylor Yang Inc., provided a PowerPoint presentation.

2  
3 The owner, Darshan Brach, provided a presentation.

4  
5 Planning Commission questions for the applicant followed.

6  
7 **Public Comments:**

8 Kelley Galini

9 Deana Maggard \*\*

10 Jorge Lee

11 G. Daniel Bowling

12 Kim Stoddard

13  
14 Planning Commission questions for those speakers marked with \*\* followed.

15  
16 The owner made rebuttal comments.

17  
18 Planning Commission questions for the owner followed.

19  
20 Planning Commission questions for staff followed.

21  
22 The public testimony period was closed.

23  
24 Planning Commission comments followed.

25  
26 **Commissioner Werner moved and Commissioner Cox seconded a motion to**  
27 **approve a Design Review Permit and Encroachment Agreement for 112 Marion**  
28 **Avenue. The motion passed 5-0.**

29  
30 The public hearing was closed.

31  
32  
33 **2. CONVEYANCE OF BUTTE STREET PROPERTY FOR CONSERVATION**  
34 **PURPOSES**

35 City of Sausalito and Open Space Sausalito (Owner/Applicant)

36 Staff: Mary Wagner

37  
38 **DESCRIPTION:** Approve a Resolution finding that the proposed conveyance of  
39 the Butte Street Property for conservation purposes is in conformance with the  
40 General Plan.

41  
42 **RECOMMENDATION:** Approve the attached Draft Resolution.

43  
44 The public hearing was opened.

45  
46 City Attorney Wagner provided a PowerPoint presentation.

47  
48 Planning Commission questions for staff followed.

1 The public testimony period was opened.

2  
3 **Public Comments**

4 Leon Huntting

5 Bill Long

6  
7 The public testimony period was closed.

8  
9 Planning Commission comments followed.

10  
11 **Commissioner Cox moved and Commissioner Werner seconded a motion to**  
12 **approve Sausalito Planning Commission Resolution 2016-XX, Conveyance of**  
13 **Butte Street Property for Conservation Purposes, and find that it is in**  
14 **conformance with the General Plan.**

15  
16 Commission questions for staff followed.

17  
18 **The motion passed 5-0.**

19  
20 The public hearing was closed.

21  
22 **Communications (heard out of order)**

- 23
- 24 • Staff: Community Development Director Castro polled the commissioners as to
  - 25 the size plans they would like to receive in their information packets.
  - 26 • Commission: None.

27  
28 **Chair Cleveland-Knowles indicated that Vice-Chair Pierce would be recused from**  
29 **participating in the public hearing for Item 3 due to the location of his residence.**

30  
31 **3. 220 CURREY LANE / DR-EACH-TRP 15-162**

32 Jazz Builders, Inc. (Applicant)

33 Robert and Josephine Moretto 2011 Living Trust (Owner)

34 Staff: Calvin Chan

35  
36 **DESCRIPTION:** Jazz Builders, Inc., on behalf of the Robert and Josephine  
37 Moretto 2011 Living Trust, requests approval of: a Design Review Permit to  
38 construct a 3,907 square-foot, two-level, single-family residence with attached  
39 two-car garage and associated improvements at 220 Currey Lane; a Tree  
40 Removal Permit for the removal of seven trees; and a recommendation of City  
41 Council approval of an Encroachment Agreement for a driveway, walkways,  
42 retaining walls, on-grade stairs, and landscaping improvements in the public  
43 right-of-way. The project entails demolition of the existing approximately 1,032  
44 square-foot, two-level, residential structures on the property. The project is  
45 subject to Heightened Design Review.

46  
47 **RECOMMENDTION:** Approve the attached Draft Resolution.

48  
49 The public hearing was opened.

1 Associate Planner Chan provided a PowerPoint presentation.

2  
3 Planning Commission questions for staff followed.

4  
5 The public testimony period was opened.

6  
7 The applicant, Bruce Burman of Jazz Builders, Inc. provided a PowerPoint presentation.

8  
9 Planning Commission questions for the applicant followed.

10  
11 **Public Comments:**

12 Benjamin Graves \*\*

13 Tom Delebo

14 Martin Terplan

15 Stratos Davios \*\*

16 Christopher Keefe

17 Marie De Marsh

18  
19 Planning Commission questions for those speakers marked with \*\* followed.

20  
21 The applicant, Scott Stephens of Miller Pacific Engineering Group, made rebuttal  
22 comments.

23  
24 Planning Commission questions for the applicant followed.

25  
26 The public testimony period was closed.

27  
28 Planning Commission comments followed.

29  
30  
31 **Commissioner Cox moved and Commissioner Werner seconded a motion to**  
32 **continue the public hearing for 220 Currey Lane to a date uncertain.**

33  
34 **The motion passed 4-0.**

35  
36 The public hearing was closed.

37  
38 **Old Business**

39 None.

40  
41 **New Business**

42 None.

43  
44 **Adjournment**

45  
46 **Commissioner Cox moved and Commissioner Werner seconded a motion to**  
47 **adjourn the meeting.**

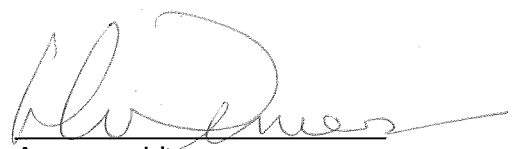
48  
49 **The motion passed 4-0.**

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The meeting was adjourned at 9:28 p.m.



Submitted by  
Danny Castro  
Community Development Director



Approved by  
Susan Cleveland-Knowles  
Chair