

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50

SAUSALITO PLANNING COMMISSION
Wednesday, September 21, 2016
Approved Action Minutes¹

Call to Order

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

Present: Chair Susan Cleveland-Knowles, Commissioner Joan Cox,
Commissioner Vicki Nichols, Commissioner Bill Werner

Absent: Vice-Chair 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 Commissioner Nichols seconded a motion to approve the agenda. The motion passed 4-0.

Public Comments On Items Not on the Agenda

None.

Approval of Minutes

September 7, 2016

Commissioner Nichols moved and Commissioner Werner seconded a motion to approve the draft minutes, as presented. The motion passed 4-0.

Declarations of Planning Commissioner Public Contacts

None.

Public Hearings

**1. ENGELBRECHT-AVITTAL RESIDENCE / 211 WEST STREET
DR-ADU 15-228 / CONTINUED ITEM FROM JULY 20, 2016**

Daren Iguchi (Applicant)

Steven Engelbrecht and Anna Avittal (Owners)

Staff: Joshua Montemayor

DESCRIPTION: Daren Iguchi, architect, on behalf of property owners Steven Engelbrecht and Anna Avittal, is requesting approval of a Design Review Permit, subject to Heightened Design Review, for the demolition of an existing 827

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

1 square foot, single-family residence and construction of a new 1,971 square foot,
2 three-level, single-family residence and a 572 square foot, detached three-car
3 garage at 211 West Street. The Design Review Permit request includes an
4 Accessory Dwelling Unit Permit request for a 296 square foot accessory dwelling
5 unit above the detached garage.
6

7 **RECOMMENDATION:** Continue the public hearing to October 19, 2016.
8

9 The public hearing was opened.
10

11 Assistant Planner Montemayor provided a PowerPoint presentation.
12

13 The public testimony period was opened.
14

15 **Public Comments:**

16 None.
17

18 The public testimony period was closed.
19

20 **Commissioner Cox moved and Commissioner Nichols seconded a motion to**
21 **continue the public hearing for 211 West Street to the meeting of October 19,**
22 **2016. The motion passed 4-0.**
23

24 The public hearing was closed.
25

26
27 **2. HOLUB RESIDENCE / 446/448 SAUSALITO BOULEVARD AND 77**
28 **CRESCENT AVENUE / DR-CCP-PM-EA-TRP 15-234 /**
29 **CONTINUED ITEM FROM JUNE 22, 2016**

30 McCoy Architecture, Inc. (Applicant)

31 David Holub (Owner)

32 Staff: Calvin Chan
33

34 **DESCRIPTION:** McCoy Architecture, Inc., on behalf of property owner David
35 Holub, requests approval of the following items concerning a single parcel
36 property located at 446/448 Sausalito Boulevard and 77 Crescent Avenue:

- 37 • Design Review Permit, subject to Heighted Design Review, for substantial
38 demolition and remodel of the existing two-unit residential dwelling
39 (446/448 Sausalito Blvd.) and construction of a new single-family
40 residential dwelling (77 Crescent Avenue.);
- 41 • Tree Removal Permit for removal of three protected trees and six heritage
42 trees;
- 43 • Parcel Map and Condominium Conversion Permit to convert the property
44 into a three-unit condominium covenant; and
- 45 • Encroachment Agreement for improvements in the public right-of-ways
46 fronting 446/448 Sausalito Boulevard and 77 Crescent Avenue: an
47 existing parking deck, parallel public parking space, unit access stairs,
48 landscaping, driveway, and retaining walls.
49
50

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

2
3 The public hearing was opened.

4
5 Associate Planner Chan provided a PowerPoint presentation.

6
7 Planning Commission questions to staff followed.

8
9 The public testimony period was opened.

10
11 The applicant, John McCoy of McCoy Architecture, Inc., provided a presentation.

12
13 Planning Commission questions to the applicant and owner followed.

14
15 Stephen Fraser, attorney for the applicant, continued the presentation.

16
17 Planning Commission questions to staff followed.

18
19 **Public Comments:**

20 Aaron Kim**

21 Taylor Jordan**

22 Eckart Noack

23
24
25 Planning Commission questions to those speakers marked with ** followed.

26
27 Planning Commission questions to staff followed.

28
29 Applicant rebuttal comments followed.

30
31 Planning Commission questions to the applicant and owner followed.

32
33 The public testimony period was closed.

34
35 Planning Commission comments followed.

36
37 The public testimony period was reopened.

38
39 Planning Commission questions to the applicant and owner followed.

40
41 Planning Commission questions to staff followed.

42
43 The public testimony period was closed.

44
45 **Commissioner Cox moved and Commissioner Nichols seconded a motion to**
46 **continue the public hearing for 446/448 Sausalito Boulevard and 77 Crescent**
47 **Avenue to the meeting of November 16, 2016. The motion passed 4-0.**

48
49 The public hearing was closed.

1 **3. 817 BRIDGEWAY / FISH & CHIPS /**
2 **AMEND EXISTING CONDITIONAL USE PERMIT / CUP 13-107**

3 Michael Lappert (Applicant/Owner)
4 Staff: Joshua Montemayor
5

6 **DESCRIPTION:** Applicant and property owner Michael Lappert requests
7 modification of an existing Conditional Use Permit (CUP) to allow on-sales of
8 beer, wines, and distilled spirits, and to modify a condition of approval of the CUP
9 to allow the service of alcohol from 11:00 a.m. to 11:30 p.m. on regular business
10 days, and from 11:00 a.m. to 1:00 a.m. during select holidays and weekends.
11

12 **RECOMMENDATION:** Approval, subject to conditions.
13

14 The public hearing was opened.
15

16 Assistant Planner Montemayor provided a PowerPoint presentation.
17

18 Planning Commission questions to staff followed.
19

20 The public testimony period was opened.
21

22 The applicant/owner, Michael Lappert, provided a presentation.
23

24 Planning Commission questions to the applicant/owner followed.
25

26 **Public Comments:**

27 William Bigelow
28

29 The public testimony period was closed.
30

31 Planning Commission questions to staff followed.
32

33 Planning Commission comments followed.
34

35
36 **Commissioner Werner moved and Commissioner Cox seconded a motion to**
37 **approve a CUP modification for 817 Bridgeway, subject to the following:**

- 38 • **Language shall be added to state closing hour of 11:00 p.m. on Fridays,**
39 **Saturdays, and holidays.**
40

41 **The motion passed 4-0.**
42

43 The public hearing was closed.
44

45 **New Business**

46 None.
47

48 **Old Business**

49 None.
50

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50

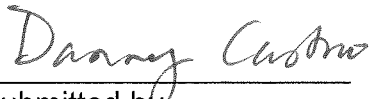
Communications

- Commission: Chair Cleveland-Knowles requested that staff supply the Commission with an advance calendar for upcoming hearings.
- Staff: Community Development Director Castro reviewed agenda items for the October 5, 2016 Planning Commission meeting, and the September 27, 2016 City Council meeting.

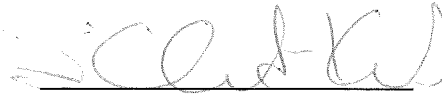
Adjournment

Commissioner Cox moved and Commissioner Werner seconded a motion to adjourn the meeting. The motion passed 4-0.

The meeting was adjourned at 9:08 p.m.



Submitted by
Danny Castro
Community Development Director



Approved by
Susan Cleveland-Knowles
Chair