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SAUSALITO PLANNING COMMISSION
Wednesday, October 19, 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, Vice-Chair Morgan Pierce,
Commissioner Joan Cox, Commissioner Vicki Nichols,
Commissioner Bill Werner

Absent: None.

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

Approval of Agenda

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

Approval of Minutes

October 5, 2016

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

Public Comments On Items Not on the Agenda

None.

Declarations of Planning Commissioner Public Contacts

Vice Chair Pierce disclosed that he visited the project sites of all agenda items, but spoke with no one.

Commissioner Cox disclosed that she visited the project sites of all agenda items, and spoke with neighbors of 4 Lower Crescent and of 211 West Street.

Commissioner Nichols disclosed that she visited the project sites of all agenda items, and spoke with a neighbor at 4 Lower Crescent but did not discuss the merits of the project.

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

1 **Commissioner Werner disclosed that he visited the project sites of all agenda**
2 **items, but spoke with no one.**

3
4 **Chair Cleveland-Knowles disclosed that she visited the project sites of all agenda**
5 **items, but spoke with no one.**

6
7 **Public Hearings**

8
9 **1. KARSEN RESIDENCE | 44 WOLFBACK RIDGE ROAD**
10 **DR 15-083 | CONTINUED ITEM FROM JULY 20, 2016**
11 Staff: Calvin Chan

12
13 **DESCRIPTION:** Walker & Moody Architects, on behalf of property owners Jeffry
14 and Beth Karsen, is requesting approval of Design Review Permit to construct a
15 3,785 square foot, two-level, single-family residence with an attached two-stall
16 parking garage at 44 Wolfback Ridge Road.

17
18 On August 19, 2016, in coordination with the project applicant and property
19 owners, the National Park Service (NPS) informed the City of the possibility for
20 transfer of ownership of the subject property to the Federal Government. On
21 September 8, 2016 the applicant submitted a request to continue the public
22 hearing to a date uncertain.

23
24 **RECOMMENDATION:** Continue the public hearing for the 44 Wolfback Ridge
25 project (DR 15-083) to a date certain.

26
27
28 The public hearing was opened.

29 Associate Planner Chan provided a presentation.

30
31 The public testimony period was opened.

32
33 **Public Comments:**

34 None.

35
36 The public testimony period was closed.

37
38 Planning Commission comments followed.

39
40 **Commissioner Cox moved and Commissioner Werner seconded a motion to**
41 **continue the public hearing for 44 Wolfback Ridge Road to a date uncertain. The**
42 **motion passed 5-0.**

43
44
45 The public hearing was closed.

1 **2. 4 LOWER CRESCENT | FENCE IN R.O.W. | EA 16-146**

2 Staff: Milan Nevajda

3
4 **DESCRIPTION:** Henry Sohn, property owner for 4 Lower Crescent Avenue, is
5 requesting that the Planning Commission recommend that the City Council
6 approve an Encroachment Agreement to construct a 5-foot high fence within the
7 right-of-way of Lower Crescent Avenue along the frontage of 4 Lower Crescent
8 Avenue.

9
10 **RECOMMENDATION:** Recommend that the City Council approve the
11 Encroachment Agreement.

12
13 The public hearing was opened.

14
15 Project Planner Nevajda provided a PowerPoint presentation.

16
17 Planning Commission questions to staff followed.

18
19 The public testimony period was opened.

20
21 The applicant, Jay Behr, and owner, Gina Han, provided a presentation.

22
23 Planning Commission questions to the applicant followed.

24
25 **Public Comments**

26 Matt Brady**

27 Kathryn Keller

28 Bill Keller

29
30 Planning Commission questions to speakers marked with ** followed.

31
32 Applicant rebuttal comments followed.

33
34 The public testimony period was closed.

35
36 Planning Commission comments followed.

37
38
39 **Commissioner Cox moved and Commissioner Nichols seconded a motion to**
40 **recommend City Council denial of an Encroachment Agreement for 4 Lower**
41 **Crescent Avenue.**

42
43 **Commissioner Cox amended the motion to include denial of the Design Review**
44 **Permit.**

45
46 **The seconder of the motion accepted the amendment to the motion.**

47
48 **The motion passed 5-0.**

1 Planning Commission questions to staff followed.

2
3 **Commissioner Cox moved to rescind approval of her prior motion, and have her**
4 **original motion stand with its second by Commissioner Nichols.**

5
6 **The seconder of the motion accepted reversion to the original motion.**

7
8 **The motion passed 5-0.**

9
10 The public hearing was closed.

11
12 **3. ENGELBRECHT-AVITTAL RESIDENCE | 211 WEST STREET**
13 **DR-ADU 15-228 | CONTINUED ITEM FROM SEPTEMBER 21, 2016**

14 Staff: Joshua Montemayor

15
16 **DESCRIPTION:** Daren Iguchi, architect, on behalf if property owners Steve
17 Engelbrecht and Anna Avittal, is requesting a Design Review Permit, subject to
18 Heightened Design Review, for the demolition of an existing 827 square foot
19 single-family residence, and construction of a new 1,971 square foot three-level,
20 single-family residence, and a 572 square foot detached three-car garage at 211
21 West Street (APN 065-231-17). The project also requests an Accessory Dwelling
22 Unit Permit to construct a 285 square foot accessory dwelling unit above the
23 detached garage.

24
25 **RECOMMENDATION:** Approval.

26
27 The public hearing was opened.

28
29 Assistant Planner Montemayor provided a PowerPoint presentation.

30
31 Planning Commission questions to staff followed.

32
33 The public testimony period was opened.

34
35 The applicant, James Barker of John Lum Architecture, and owner, Steve Engelbrecht,
36 provided a presentation.

37
38 Planning Commission questions to the applicant followed.

39
40 **Public Comments:**

41 Susan Antonelli

42
43 The public testimony period was closed.

44
45 Applicant rebuttal comments followed.

46
47 Planning Commission questions to the applicant followed.

1 Planning Commission comments followed.

2
3 The public testimony period was opened.

4
5 Planning Commission questions to the applicant followed.

6
7 The public testimony period was closed.

8
9 **Commissioner Werner moved and Commissioner Cox seconded a motion to**
10 **continue the public hearing for 211 West Street to a date uncertain. The motion**
11 **passed 5-0.**

12
13 The public hearing was closed.

14
15 **4. TAZI DESIGN | 2660 BRIDGEWAY BOULEVARD |**
16 **MODIFICATIONS TO DR 15-083**

17 Staff: Calvin Chan

18
19 **DESCRIPTION:** Fani Hansen, architect on behalf of property owner Hicham
20 Tazi, is requesting a modification to an approved Design Review Permit (DR 14-
21 295) for the property at 2660 Bridgeway Boulevard (APN 063-140-20). The
22 modifications include construction of a live “green” wall along the north and south
23 elevation, additional windows along north elevation, and addition of 335 square
24 feet of mezzanine space for warehouse staging/storage area, increasing the total
25 floor area to 2,863 square feet.

26
27
28 The public hearing was opened.

29
30 Associate Planner Montemayor provided a PowerPoint presentation.

31
32 Planning Commission questions to staff followed.

33
34 The public testimony period was opened.

35
36 The applicant, Fani Hansen of Danadijjeva Hansen Architects, Inc., provided a
37 presentation.

38
39 Planning Commission questions to the applicant followed.

40
41 **Public Comments:**

42 None.

43
44 The public testimony period was closed.

45
46 Planning Commission comments followed.

1 **Commissioner Werner moved and Vice Chair Pierce seconded a motion to**
2 **approve modification to an approved Design Review Permit for 2660 Bridgeway**
3 **Boulevard. The motion passed 4-1 (Cox-no).**
4

5 The public hearing was closed.
6

7 **Old Business**

8 None.
9

10 **New Business**

11 None.
12

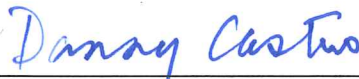
13 **Communications**

- 14 • Commission: Commissioner Cox requested that staff look at the fence on the
15 property neighboring 4 Lower Crescent Avenue, as well as any other fences in
16 the area, and take appropriate action if any were built in the public right-of-way
17 without the required permits.
18
- 19 • Staff: Community Development Director Castro reviewed agenda items for the
20 Commission's upcoming November 2, 2016 meeting.
21

22 **Adjournment**

23
24
25 **Commissioner Werner moved and Vice Chair Pierce seconded a motion to**
26 **adjourn the meeting. The motion passed 5-0.**
27

28 The meeting was adjourned at 8:59 p.m.
29

30 

31
32 Submitted by
33 Danny Castro
34 Community Development Director
35

30 

31
32 Approved by
33 Susan Cleveland-Knowles
34 Chair
35