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**SAUSALITO PLANNING COMMISSION**  
**Thursday, December 15, 2016**  
**Approved Action Minutes<sup>1</sup>**

**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 Janelle Kellman, Commissioner Vicki Nichols,  
Commissioner Bill Werner

**Absent:** None.

**Staff:** Community Development Director Danny Castro  
Project Planner Jayni Allsep, Project Planner Milan Nevajda,  
Associate Planner Calvin Chan, City Attorney Mary Wagner

**Approval of Agenda**

**Chair Cleveland-Knowles moved and Vice Chair Pierce seconded a motion to hear New Business: Approval of the 2017 Planning Commission Meeting Calendar before Public Hearings, to hear Item 4 after Item 1, and to approve the agenda as amended. The motion passed 5-0.**

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

None.

**Approval of Minutes**

November 16, 2016

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

**New Business**

**2017 Planning Commission Meeting Calendar**

Staff: Danny Castro

Community Development Director Castro provided a presentation.

Planning Commission questions for staff followed.

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

1 Commissioner Werner moved and Vice Chair Pierce seconded a motion to cancel  
2 the January 4, 2017 Planning Commission meeting and reschedule the meeting  
3 for January 18, 2017. The motion passed 5-0.  
4

#### 5 **Declarations of Planning Commissioner Public Contacts**

6

7 Commissioner Nichols disclosed that with respect to Item 4 she met with the  
8 adjacent neighbors and viewed the story poles for the previous project.  
9

10 Commissioner Kellman disclosed that with respect to Item 5 she met with the  
11 applicant.  
12

13 Vice Chair Pierce disclosed that with respect to Items 1-5 he visited the project  
14 sites but spoke to no one.  
15

16 Commissioner Werner disclosed that with respect to Items 1-5 he visited the  
17 project sites but spoke to no one. With respect to Item 4 he had previously  
18 spoken with the Van Meters.  
19

#### 20 **Public Hearings**

21

22  
23 **1. HOLUB RESIDENCE | 446/448 SAUSALITO BLVD. & 77 CRESCENT AVE.**  
24 **DR-CCP-PM-EA-TRP 15-234 | CONTINUED ITEM FROM NOVEMBER 16,**  
25 **2016**

26 Staff: Calvin Chan  
27

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

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

44 **RECOMMENDATION:** Approve Resolution to deny project.  
45

46 The public hearing was opened.  
47

48 Associate Planner Chan provided a presentation.  
49  
50

1 **Commissioner Kellman indicated that she would recuse herself from participating**  
2 **in the public hearing for 446/448 Sausalito Boulevard and 77 Crescent Avenue.**

3  
4 The public testimony period was opened.

5  
6 The applicant/owner, David Holub, provided a presentation.

7  
8 Planning Commission comments followed.

9  
10 Planning Commission questions to staff followed.

11  
12 **Public Comments:**

13 None.

14  
15 The public testimony period was closed.

16  
17 **Commissioner Werner moved and Vice Chair Pierce seconded a motion to**  
18 **approve Resolution of Denial 2016-23. The motion passed 3-1 (Nichols–No.**  
19 **Kellman–Abstain).**

20  
21 The public hearing was closed.

22  
23  
24 **4. WECHSLER RESIDENCE | 1 CLOUD VIEW CIRCLE | NP 16-099**  
25 **CONTINUED ITEM FROM NOVEMBER 16, 2016**

26 Staff: Milan Nevajda

27  
28 **DESCRIPTION:** Michael Rex of Michael Rex Architects, on behalf of the property  
29 owners Jennifer and Michael Wechsler, is requesting a Nonconformity Permit to  
30 construct additions totaling 196 square feet to the single-family residence at 1  
31 Cloud View Circle (APN 065-153-07). The project involves shifting the location of  
32 nonconforming lot coverage on the property with no net increase to lot coverage.  
33 The project entails bringing the nonconforming amount of impervious surface  
34 area on the lot into conformity with current development standards, and reducing  
35 the extent of a structural projection into the southern side yard of the property.

36  
37 **RECOMMENDATION:** Approval, subject to conditions.

38  
39 The public hearing was opened.

40  
41 Project Planner Nevajda provided a PowerPoint presentation.

42  
43 The public testimony period was opened.

44  
45 The applicant, Michael Rex of Michael Rex Architects, provided a presentation.

46  
47 **Public Comments**

48 Peter Van Meter



1 The public testimony period was closed.

2  
3 Planning Commission comments followed.

4  
5 **Commissioner Werner moved and Commissioner Nichols seconded a motion to**  
6 **approve a Nonconformity Permit for 1 Cloud View Circle. The motion passed 5-0.**  
7

8 The public hearing was closed.

9  
10 **2. 676-686 BRIDGEWAY | DR-CUP-SP-EA 16-145**  
11 **CONTINUED ITEM FROM NOVEMBER 16, 2016**

12 Staff: Calvin Chan

13  
14 **DESCRIPTION:** McCoy Architecture, on behalf of Only in Sausalito, LLC,  
15 requests approval of the following items concerning the structure located at 676-  
16 686 Bridgeway within the Downtown Historic District:

- 17 • Design Review Permit for exterior modifications to a structure located
- 18 within the Downtown Historic District;
- 19 • Conditional Use Permit for establishment of an apparel store and a candy
- 20 store/desserts shop categorized as “visitor serving stores”;
- 21 • Sign Permit for business identification signage; and
- 22 • Encroachment Agreement for business identification blade signage, three
- 23 upper-level bay windows, and entry awning.
- 24
- 25

26 **RECOMMENDATION:** Continue to a date certain.

27  
28 The public hearing was opened.

29  
30 The public testimony period was opened.

31  
32 The applicant did not make comments.

33  
34 **Public Comments:**

35 None.

36  
37 The public testimony period was closed.

38  
39 Planning Commission comments followed.

40  
41 **Commissioner Werner moved and Vice Chair Pierce seconded a motion to**  
42 **continue the public hearing for 676-686 Bridgeway to the January 18, 2017 joint**  
43 **Planning Commission/Historic Landmarks Board meeting.**  
44

45 **The motion passed 4-0 (Kellman–Abstain)**

46  
47 The public hearing was closed.

1 **3. BRIDGEWAY COMMONS RESIDENTIAL CONDOMINIUMS | 1755**  
2 **BRIDGEWAY (INCLUDES PROPERTY/BUILDINGS WITH ADDRESSES:**  
3 **1745/1751/1757 BRIDGEWAY AND 160 FILBERT AVENUE) |**  
4 **DR-TM-TRP-EA 14-021**

5 Staff: Jayni Allsep  
6

7 **DESCRIPTION:** The project proposes redevelopment of two parcels zoned R-3  
8 (Multiple Family Residential) with 16 residential condominiums. All existing  
9 buildings and structures on the property would be demolished and replaced with  
10 two multi-level buildings containing the 16 condominium units (one three-  
11 bedroom and 15 two-bedroom units) and 32 on-site parking spaces contained  
12 within a parking garage. Vehicular access to the development would be provided  
13 via a 24-foot wide driveway on Bridgeway that would provide right-turn ingress  
14 and right-turn egress to and from the parking area. Driveway, sidewalk and  
15 landscaping improvements are proposed within the public right-of-way along  
16 Bridgeway. Landscaping and public sidewalk improvements are also proposed  
17 along Filbert Avenue; however, access is proposed from Bridgeway only. The  
18 project requires approval of the following discretionary actions by the City:

- 19 • **Environmental Review:** The Bridgeway Commons Condominiums Initial  
20 Study/Mitigated Negative Declaration (IS/MND), prepared in accordance  
21 with the California Environmental Quality Act. This document analyzes the  
22 potential impacts caused by the project and identifies various measures to  
23 mitigate those impacts.
- 24 • **Vesting Tentative Subdivision Map:** To create a condominium map for 16  
25 residential condominiums.
- 26 • **Design Review Permit:** For demolition of existing residential buildings, and  
27 construction of two new buildings and other improvements for new  
28 condominium development.
- 29 • **Tree Removal Permit:** To permit the removal of “protected” trees on the  
30 property, as defined in the City’s Tree and View Ordinance.
- 31 • **Encroachment Agreement:** For private improvements with the public right-  
32 of-way.
- 33
- 34

35 **RECOMMENDATION:** Receive Staff presentation of Initial Study/Mitigated  
36 Negative Declaration (IS/MND) and receive public comments.  
37

38 The public hearing was opened.  
39

40 Project Planner Allsep provided a PowerPoint presentation.  
41

42 Planning Commission questions to staff followed.  
43

44 The public testimony period was opened.  
45

46 The applicant/architect, Miles Berger, provided a presentation.  
47

48 Planning Commission questions to the applicant followed.  
49  
50



1 **Public Comments:**

2 John Fraser  
3 Diane Johnson  
4 Francois Varnay  
5 Tristan Yates  
6 Natalie Yates  
7 Linda Hynes  
8 Mark Madison  
9 Pricilla McKenny  
10 Andrea Roy  
11 Ed Ayres

12  
13 The public testimony period was closed.

14  
15 Planning Commission comments followed.

16  
17 Planning Commission questions to staff followed.

18  
19 The public hearing was closed.

20  
21 **5. MIXED-USE REMODEL | 18-22 VARDA LANDING | NP16-052**

22 Staff: Milan Nevajda

23  
24 **DESCRIPTION:** Daniel Ruark Architecture, on behalf of property owner Teresa  
25 Chaffee, is requesting approval of a Nonconformity Permit to complete interior  
26 and exterior improvements involving structural alterations to a nonconforming,  
27 three-story, mixed-use building at 18-22 Varda Landing Road (APN 065-153-07).  
28 The property is located within the Industrial Zoning District in the Marinship  
29 Specific Plan area and contains legal, non-conforming residential uses. The  
30 improvements include interior remodeling, exterior façade material changes,  
31 upgrading and installing new windows and doors affecting all elevations, and  
32 expanding rooftop decks on the south elevation. The mixed-use structure  
33 contains a commercial ground-floor use with two residential units on upper  
34 stories; land-based residential uses are nonconforming uses within the Industrial  
35 Zoning District.  
36

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

39  
40 The public hearing was opened.

41  
42 Project planner Nevajda provided a PowerPoint presentation.

43  
44 Planning Commission questions to staff followed.

45  
46 The public testimony period was opened.

47  
48 The applicant, Timothy Baker, provided a presentation.  
49  
50

1 Planning Commission questions to the applicant followed.

2  
3 Planning Commission questions to staff followed.

4  
5 **Public Comments:**

6 None.

7  
8 The public testimony period was closed.

9  
10 Planning Commission comments followed.

11  
12 Planning Commission questions to staff followed.

13  
14 **Commissioner Werner moved and Vice Chair Pierce seconded a motion to**  
15 **approve a Nonconformity Permit for 18-22 Varda Landing. The motion passed 4-1**  
16 **(No—Nichols).**

17  
18 The public hearing was closed.

19  
20 **Old Business**

21 None.

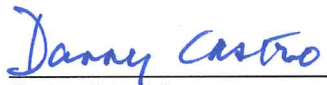
22  
23 **Communications**


- 24 • Commission: Chair Cleveland-Knowles encouraged the Commissioners to
- 25 provide questions of code interpretation or possible inconsistencies to staff
- 26 ahead of the hearings when possible.
- 27 • Staff: None.

28  
29 **Adjournment**

30  
31  
32 **Commissioner Werner moved and Vice Chair Pierce seconded a motion to**  
33 **adjourn the meeting. The motion passed 5-0.**

34  
35 The meeting was adjourned at 9:25 p.m.

36  
37   
38 \_\_\_\_\_  
39 Submitted by  
40 Danny Castro  
41 Community Development Director

42  
43   
44 \_\_\_\_\_  
45 Approved by  
46 Susan Cleveland-Knowles  
47 Chair

48  
49  
50