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**SAUSALITO PLANNING COMMISSION**  
**Wednesday, November 16, 2016**  
**Approved Action Minutes<sup>1</sup>**

**Call to Order – Joint Meeting with Historic Landmarks Board**

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

**Planning Commission:**

**Present:** Chair Susan Cleveland-Knowles, Vice-Chair Morgan Pierce,  
Commissioner Joan Cox, Commissioner Vicki Nichols,  
Commissioner Bill Werner

**Absent:** None.

**Historic Landmarks Board:**

**Present:** Chair Ben Brown, Vice-Chair Nina LeBaron,  
Board Member Shasha Richardson, Board Member Melinda Sesto

**Absent:** None.

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

**Special Recognition**

**Chair Cleveland-Knowles and members of the Planning Commission, Community Development Director Castro, HBL Chair Brown, and architect Michael Rex recognized Commissioner Cox's service and contribution to the City of Sausalito as a member of the Planning Commission as well as other committees and task forces, and congratulated her on her election to the Sausalito City Council.**

**Approval of Agenda**

**Commissioner Werner moved and Vice-Chair Pierce seconded a motion to hear Item 3 before Item 2, and to approve the agenda as amended. The motion passed 5-0.**

**HLB Chair Brown moved and Vice-Chair LeBaron seconded a motion to hear Item 3 before Item 2, and to approve the agenda as amended. The motion passed 4-0.**

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

None.

**Approval of Minutes**

October 19, 2016

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

1 Commissioner Nichols moved and Commissioner Werner seconded a motion to  
2 approve the draft minutes, as presented. The motion passed 5-0.  
3

4 **Declarations of Historic Landmarks Board Public Contacts regarding Item 1.**  
5 None.  
6

7 **Declarations of Planning Commissioner Public Contacts regarding Item 1.**  
8

9 Commissioner Nichols disclosed that she met with the applicant/owner and  
10 architect and toured the site.  
11

## 12 **Public Hearings**

### 13 **1. 676-686 BRIDGEWAY | DR-CUP-SP-EA 16-145**

14 Staff: Calvin Chan

15  
16  
17 **DESCRIPTION:** McCoy Architecture, on behalf of Only in Sausalito, LLC,  
18 requests approval of the following items concerning the structure located at 676-  
19 686 Bridgeway within the Downtown Historic District:

- 20 • Design Review Permit for exterior modifications to a structure located
- 21 within the Downtown Historic District;
- 22 • Conditional Use Permit for establishment of a apparel store and a candy
- 23 store/desserts shop categorized as "visitor serving stores";
- 24 • Sign Permit for business identification signage; and
- 25 • Encroachment Agreement for business identification blade signage, three
- 26 upper-level bay windows, and entry awning.  
27

28  
29 **RECOMMENDATION:** Approval, subject to conditions.  
30

31 The public hearing was opened.  
32

33 Associate Planner Chan provided a PowerPoint presentation.  
34

35 Planning Commission questions to staff followed.  
36

37 The public testimony period was opened.  
38

39 The applicant, John McCoy of McCoy Architecture, and owner, Taryn Hoppe, provided  
40 a presentation.  
41

42 Planning Commission questions to the owner followed.  
43

44 Historic Landmarks Board questions to the applicant followed.  
45

46 Planning Commission questions to the Historic Landmarks Board followed.  
47

48 Planning Commission questions to staff followed.  
49  
50

1 Planning Commission questions to the applicant followed.

2  
3 **Public Comments:**

4 Tom Gangitano

5  
6 Applicant rebuttal comments followed.

7  
8 The public testimony period was closed.

9  
10 Historic Landmarks Board comments followed.

11  
12 Historic Landmarks Board questions to staff followed.

13  
14 Planning Commission comments followed.

15  
16 **HLB Board Member Richardson moved and Vice-Chair LeBaron seconded a**  
17 **motion to continue the public hearing for 676-686 Bridgeway for additional**  
18 **information and/or revisions:**

- 19 • **Revise the arched treatment for the windows.**
- 20 • **Recessed window and doors.**
- 21 • **Addition of a fourth bay window.**
- 22 • **Matching consistency in the bay treatment in the upper level.**

23  
24  
25 **HLB Chair Brown requested the motion be amended to include the following**  
26 **revision:**

- 27 • **Change the white color to something more neutral.**

28  
29 **The maker of the motion accepted the amendment to the motion.**

30  
31 **The motion passed 4-0.**

32  
33 Planning Commission comments followed.

34  
35 **Commissioner Cox moved to continue the public hearing for 676-686 Bridgeway**  
36 **for revisions as suggested by the Planning Commission.**

37  
38 The public testimony period was re-opened.

39  
40 Applicant comments followed.

41  
42 The public testimony period was closed.

43  
44 **Commissioner Cox amended the motion to continue the public hearing for 676-**  
45 **686 Bridgeway to the meeting of December 15, 2016.**

46  
47 **Commissioner Werner seconded the motion.**

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

1 The public hearing was closed.

2  
3 **HLB Chair Brown moved and Board Member Richardson seconded a motion to**  
4 **adjourn the Historic Landmarks Board portion of the joint meeting. The motion**  
5 **passed 4-0.**

6  
7 **Declarations of Planning Commissioner Public Contacts regarding Item 3.**  
8 None.

9  
10 **3. WECHSLER RESIDENCE | 1 CLOUD VIEW CIRCLE | DR-VA 16-099**  
11 Staff: Milan Nevajda

12  
13 **DESCRIPTION:** Michael Rex of Michael Rex Architects, on behalf of the property  
14 owners Jennifer and Michael Wechsler, is requesting Design Review approval to  
15 construct building additions totaling 417 square feet to the single-family  
16 residence at 1 Cloud View Circle. The applicant is also seeking a Variance  
17 Permit to exceed the maximum allowable building coverage and impervious  
18 surface area. An alternative design is being presented that eliminates the need  
19 for a Variance Permit in response to Commission comments at the October 5,  
20 2016 public hearing on the project. The alternative design includes a floor area  
21 increase of 410 square feet and construction on a second-story with potential  
22 primary view impacts.

23  
24 **RECOMMENDATION:** Continue to date certain.

25  
26  
27 **Commissioner Cox indicated that she would recuse herself from participating in**  
28 **the public hearing for 1 Cloud View Circle due to a potential conflict of interest.**

29  
30 The public hearing was opened.

31  
32 Project Planner Milan Nevajda provided a PowerPoint presentation.

33  
34 The public testimony period was opened.

35  
36 The applicant, Michael Rex, of Michael Rex Architects, provided a presentation.

37  
38 Planning Commission questions to the applicant followed.

39  
40 **Public Comments**

41 Peter Van Meter

42 Connie Latch

43  
44 The public testimony period was closed.

45  
46 **Commissioner Werner moved and Vice-Chair Pierce seconded a motion to**  
47 **continue the public hearing for 1 Cloud View Circle to the meeting of December**  
48 **15, 2016. The motion passed 4-0.**

1 The public hearing was closed.

2  
3 **Commission Cox rejoined the meeting.**

4  
5 **Declarations of Planning Commissioner Public Contacts regarding Item 2.**  
6 None.

7  
8 **2. HOLUB RESIDENCE | 446/448 SAUSALITO BLVD. & 77 CRESCENT**  
9 **AVENUE | DR-CCP-PM-EA-TRP 15-234 | CONTINUED ITEM FROM**  
10 **SEPTEMBER 21, 2016**  
11 Staff: Calvin Chan

12  
13 **DESCRIPTION:** McCoy Architecture, Inc., on behalf of property owner David  
14 Holub, requests approval of the following items concerning a single parcel  
15 property located at 446/448 Sausalito Boulevard and 77 Crescent Avenue:

- 16 • Design review Permit, subject to Heightened Design Review, for substantial  
17 demolition and remodel of the existing two-unit residential dwelling (446/448  
18 Sausalito Blvd.) and construction of a new single-family residential dwelling  
19 (77 Crescent Avenue);
- 20 • Tree Removal Permit for the removal of three protected trees and six heritage  
21 trees;
- 22 • Parcel Map and Condominium Conversion Permit to convert the property into  
23 a three-unit condominium covenant; and
- 24 • Encroachment Agreement for improvements in the public right-of-ways  
25 fronting 446/448 Sausalito Boulevard and 77 Crescent Avenue; an existing  
26 parking deck, parallel public parking space, unit access stairs, landscaping,  
27 driveway, and retaining walls.

28  
29  
30 The public hearing was opened.

31  
32 Chair Cleveland-Knowles' comments followed.

33  
34 Associate Planner Chan provided a PowerPoint presentation.

35  
36 Planning Commission questions to staff followed.

37  
38 The public testimony period was opened.

39  
40 The applicant, John McCoy of McCoy Architecture, provided a presentation.

41  
42 Planning Commission questions to the applicant and landscape architect followed.

43  
44 **Public Comments**

45 None.

46  
47 The public testimony period was closed.

48  
49 Planning Commission comments followed.

1 Commissioner Cox moved and Commissioner Werner seconded a motion to deny  
2 a Design Review Permit, Tree Removal Permit, Parcel Map and Condominium  
3 Conversion Permit, and Encroachment Agreement for 446/448 Sausalito  
4 Boulevard and 77 Crescent Avenue. The motion passed 4-1 (No-Nichols).  
5

6 The public hearing was closed.  
7

8 **New Business**

9 None.  
10

11 **Old Business**

12 None.  
13

14 **Communications**

- 15
- 16 • Commission: Chair Cleveland-Knowles requested that staff reports indicate  
17 whether listed public correspondence is supporting, opposing, or other.
  - 18 • Staff: Community Development Director Castro reviewed the following:
    - 19 ○ Agenda for the Commission's upcoming December 15, 2016 meeting.
    - 20 ○ A General Plan consultant will be hired in January 2017.
    - 21 ○ Chair Cleveland-Knowles has been appointed to a Short-term Rental Task  
22 Force.
    - 23 ○ A Building Permit Review Process Task Force has been formed, with the  
24 recommendation that Vice-Chair Pierce be appointed to it.
- 25

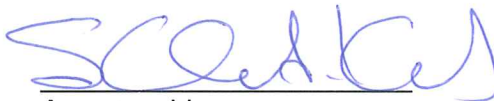
26 **Adjournment**

27  
28 Commissioner Werner moved and Commissioner Cox seconded a motion to  
29 adjourn the meeting. The motion passed 5-0.  
30

31 The meeting was adjourned at 9:55 p.m.  
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34 

35 Submitted by  
36 Danny Castro  
37 Community Development Director  
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Approved by  
Susan Cleveland-Knowles  
Chair