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SAUSALITO PLANNING COMMISSION
Wednesday, February 8, 2017
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 Janelle Kellman, Commissioner Vicki Nichols,
Commissioner Bill Werner

Absent: None.

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

Approval of Agenda

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

Public Comments On Items Not on the Agenda

Approval of Minutes

January 18, 2017

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

Declarations of Planning Commissioner Public Contacts regarding Item 1

Commissioner Nichols disclosed that she spoke to the grantor briefly.

PUBLIC HEARINGS

1. BUTTE STREET PROPERTY OPEN SPACE | (ZOA/GP 17-025)

Staff: Milan Nevajda

DESCRIPTION: The City of Sausalito is seeking amendments to the General Plan Land Use designation and Zoning District designation for the "Butte Street Property" (APN 064-231-01) located in the vicinity of Butte Street and Lower Anchorage Road. The request is to amend the General Plan Land Use Designation from Medium-Density Residential land use to Open Space, and to amend the Zoning District designation from R-2-5 (two-family residential) to Open

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

1 Space. The General Plan and Zoning Ordinance amendments are requested in
2 order to implement City Council Resolution 5600 (09/07/2016), which established
3 an Open Space Conveyance Agreement with Conservation Easement at the
4 Butte Street Property between the City and Open Space Sausalito for the
5 purposes of preserving the Butte Street Property for open space and
6 conservation in perpetuity.
7

8 **RECOMMENDATION:** Recommend that City Council approves the General Plan
9 Land Use and Zoning District Designations for the Butte Street Property.
10

11 The public hearing was opened.
12

13 Project Planner Nevajda provided a PowerPoint presentation.
14

15 Planning Commission questions to staff followed.
16

17 The public testimony period was opened.
18

19 **Public Comments:**

20 Leon Huntting

21 Bill Long
22

23 The public testimony period was closed.
24

25 Planning Commission comments followed.
26

27
28 **Commissioner Werner moved and Commissioner Nichols seconded a motion to**
29 **recommend City Council approval of the General Plan Land Use and Zoning**
30 **District Designations for the Butte Street Property.**
31

32 Planning Commission comments followed.
33

34 **The motion passed 4-0 with Chair Cleveland-Knowles abstaining.**
35

36 The public hearing was closed.
37

38 **2. BURTON RESIDENCE | 209 WEST STREET (DR 16-200)**

39 Staff: Joshua Montemayor
40

41 **DESCRIPTION:** Alejandra Gutzeit, on behalf of property owners Debra and John
42 Burton, is requesting approval of a Design Review Permit, subject to Heightened
43 Design Review findings, to remodel an existing 1,605 square foot, two-family
44 dwelling structure. The proposed remodel would add 260 square feet to the
45 upper unit and increase the height of the building to 31 feet and 11 inches.
46

47 **RECOMMENDATION:** Approval, subject to conditions.
48

49 The public hearing was opened.
50

1 **Community Development Director Castro indicated that the applicant had**
2 **requested the public hearing for 209 West Street be continued to a date uncertain.**

3
4 The public testimony period was opened.

5
6 **Public Comments**

7 Unidentified female

8
9 The public testimony period was closed.

10
11 **Commissioner Werner moved and Vice Chair Pierce seconded a motion to**
12 **continue the public hearing for 209 West Street to a date uncertain. The motion**
13 **passed 5-0.**

14
15 The public hearing was closed.

16
17 **STUDY SESSION**

18
19
20 **3. STUDY OF BANKS/FINANCIAL SERVICES, RETAIL USES IN THE**
21 **COMMERCIAL RESIDENTIAL (CR) ZONE**

22 Staff: Danny Castro

23
24 **DESCRIPTION:** The City Council adopted an interim urgency ordinance
25 imposing a moratorium on the issuance of occupancy use permits for “banks and
26 financial services, retail” uses in the CR zone. The City Council has directed the
27 Planning Commission to study the impacts of “banks and financial services,
28 retail” uses in the CR zone, specifically if “banks and financial services, retail”
29 uses should be removed as a permitted use, determine if the definition of “banks
30 and financial services, retail” should be modified, determine if a Minor Use Permit
31 or Conditional Use Permit should be required for such uses in the CR zone,
32 consider a zoning ordinance amendment, or any other recommendations.

33
34 **RECOMMENDATION:** Conduct a study session.

35
36 The study session was opened.

37
38 Community Development Director Castro provided a PowerPoint presentation.

39
40 Planning Commission questions to staff followed.

41
42 The public testimony period was opened.

43
44 **Public Comments**

45 Pat Zuch

46
47 The public testimony period was closed.

48
49 Planning Commission comments followed.

1 Planning Commission questions to staff followed.

2
3 The study session was closed.

4
5 **New Business**

6 None.

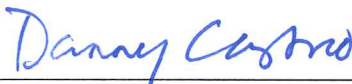
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8 **Communications**

- 9
- 10 • Commission: None.
 - 11 • Staff: Community Development Director Castro:
 - 12 ○ Reviewed the agenda of the Planning Commission's upcoming February
 - 13 22, 2017 joint meeting with the Historic Landmarks Board, and the agenda
 - 14 for the City Council's upcoming February 14, 2017 meeting.
 - 15 ○ Updated the Commission on the Holub Residence (446/448 Sausalito
 - 16 Blvd & 77 Crescent Avenue) project appeal.

17
18 **Adjournment**

19
20 **Commissioner Werner moved and Vice Chair Pierce seconded a motion to**
21 **adjourn the meeting. The motion passed 5-0.**

22
23 The meeting was adjourned at 8:11 p.m.

24
25 

26 _____
27 Submitted by
28 Danny Castro
29 Community Development Director

24
25 

26 _____
27 Approved by
28 Susan Cleveland-Knowles
29 Chair