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**SAUSALITO PLANNING COMMISSION**  
**Wednesday, June 28, 2017**  
**Approved Action Minutes<sup>1</sup>**

**Call to Order**

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

**Present:** Vice-Chair Morgan Pierce, Commissioner Janelle Kellman,  
Commissioner Vicki Nichols, Commissioner Bill Werner

**Absent:** Chair Susan Cleveland-Knowles

**Staff:** Community Development Director Danny Castro  
Project Planner Justin Shiu, Senior Planner Calvin Chan,  
Assistant Planner David Chursenoff, City Attorney Mary Wagner

**Approval of Agenda**

**Commissioner Werner 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**

June 14, 2017

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

**Public Hearings**

**Declarations of Planning Commissioner Public Contacts**

**Commissioner Kellman disclosed with respect to Item 3 that she met with the applicant.**

**1. SAUSALITO ENTRY MARKER / BRIDGEWAY AND EBBTIDE AVENUE / SP 17-186)**

Staff: Justin Shiu

**DESCRIPTION:** Michael Rex, on behalf of Sausalito Beautiful, Sausalito Lions Club, and the Rotary Club of Sausalito, is requesting approval of a Sign Permit to

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

1 construct a new entry marker and relocate the existing Lions Club and Rotary  
2 Club sign at the corner of Bridgeway and Ebbtide Avenue.

3  
4 **RECOMMENDATION:** Approval, subject to conditions.

5  
6 The public hearing was opened.

7  
8 Community Development Director Castro provided a PowerPoint presentation.

9  
10 Planning Commission questions to staff followed.

11  
12 The public testimony period was opened.

13  
14 The applicant, Michael Rex of Michael Rex Architecture, provided a presentation.

15  
16 Planning Commission questions to the applicant followed.

17  
18 **Public Comments:**

19 Shelby Van Meter

20  
21 The public testimony period was closed.

22  
23 Planning Commission comments followed.

24  
25 The public testimony period was reopened.

26  
27 Planning Commission questions to the applicant followed.

28  
29 The public testimony period was closed.

30  
31  
32 **Commissioner Kellman moved and Commissioner Nichols seconded a motion to**  
33 **continue the public hearing for the Sausalito Entry Marker to a date uncertain.**

34  
35 Planning Commission comments followed.

36  
37 **The motion passed 4-0. (Cleveland-Knowles absent)**

38  
39 The public hearing was closed.

40  
41 **2. MORRISON RESIDENCE / 217 WOODWARD AVENUE / DR 17-147**

42 Staff: David Chursenoff

43  
44 **DESCRIPTION:** McCoy Architecture, on behalf of property owner Barbara  
45 Morrison, is requesting approval of a modification to a Design Review Permit (DR  
46 91-88) to remove a Condition of Approval that restricts the lower floor of the 217  
47 Woodward unit from being used as a separate residential unit. The intent of this  
48 request is to allow for the creation of an accessory dwelling unit.

49  
50 **RECOMMENDATION:** Approval.

1 The public hearing was opened.

2  
3 Assistant Planner Chursenoff provided a PowerPoint presentation.

4  
5 Planning Commission questions to staff followed.

6  
7 The public testimony period was opened.

8  
9 The applicant, John McCoy of McCoy Architecture, Inc. provided a presentation.

10  
11 Planning Commission questions to the applicant followed.

12  
13 **Public Comments**

14 None.

15  
16 The public testimony period was closed.

17  
18 Planning Commission comments followed.

19  
20 **Commissioner Nichols moved and Commissioner Werner seconded a motion to**  
21 **approve a Design Review Permit for 217 Woodward Avenue. The motion passed**  
22 **4-0. (Cleveland-Knowles absent)**  
23

24  
25 The public hearing was closed.

26  
27 **Communications**

- 28
- 29 • Staff: Community Development Director Castro reviewed future Planning  
30 Commission meeting dates; the General Plan Advisory Committee will meet on  
31 July 18, 2017 with a topic of economic development and tourism.
  - 32 • Commission: Commissioner Nichols asked to review language regarding  
33 approval of the wayfaring project to see if it should return to the Planning  
34 Commission.

35 **Vice Chair Pierce indicated that he would recuse himself from participating in the**  
36 **public hearing for 220 Currey Lane, because he lives within 500 feet of the subject**  
37 **property.**  
38

39 **3. NEW SINGLE-FAMILY RESIDENCE / 220 CURREY LANE /**  
40 **DR-EACH-TRP 15-162**

41 Staff: Calvin Chan  
42

43 **DESCRIPTION:** Jazz Builders, Inc., on behalf of the Robert and Josephine  
44 Moretto 2011 Living Trust, requests approval of the following items: Design  
45 Review Permit to construct a 3,969 square foot, three-level, single-family  
46 residence with attached two-car garage and associated improvements at 220  
47 Currey Lane; Tree Removal Permit for the removal of 10 protected trees; and  
48 Encroachment Agreement recommendation to the City Council for driveway,  
49 walkways, retaining walls, on-grade stairs, and landscaping improvements in the  
50

1 public right-of-way. The project entails demolition of the existing 1,032 square  
2 foot, two-level, residential structure on the property.

3  
4 **RECOMMENDATION:** Approval, subject to conditions.

5  
6 The public hearing was opened.

7  
8 Senior Planner Chan provided a PowerPoint presentation.

9  
10 Planning Commission questions to staff followed.

11  
12 The public testimony period was opened.

13  
14 **Commissioner Werner indicated that because there were only three**  
15 **commissioners any approval or denial on the part of the Planning Commission**  
16 **was required to be unanimous.**

17  
18 The applicant, Bruce Burman of Jazz Builders, Inc., provided a presentation.

19  
20 Planning Commission questions to the applicants, Bruce Burman and Kim Feldman,  
21 followed.

22  
23 **Public Comments**

24 Mari DeMarsh

25 Tom Delebo

26  
27 Applicant rebuttal comments followed.

28  
29 The public testimony period was closed.

30  
31 Planning Commission comments followed.

32  
33  
34 **Commissioner Kellman moved and Commissioner Nichols seconded a motion to**  
35 **continue the public hearing for 220 Currey Lane to the meeting of September 6,**  
36 **2017. The motion passed 3-0. (Peirce repused; Cleveland-Knowles absent)**

37  
38 The public hearing was closed.

39  
40 **Old Business**

41 None.

42  
43 **New Business**

44 None.

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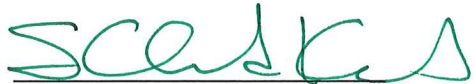
**Adjournment**

**Commissioner Nichols moved and Commissioner Kellman seconded a motion to adjourn the meeting. The motion passed 3-0. (Pierce absent; Cleveland-Knowles absent)**

The meeting was adjourned at 9:00 p.m.



Submitted by  
Danny Castro  
Community Development Director



Approved by  
Susan Cleveland-Knowles  
Chair