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SAUSALITO PLANNING COMMISSION
Wednesday, July 5, 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
Assistant Planner David Chursenoff, Associate Planner Katie Faulkner,
Associate Planner Milan Nevajda, City Attorney Mary Wagner

Approval of Agenda

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

Communications

- Staff: Community Development Director Castro reviewed:
 - Scheduled Planning Commission, City Council, and General Plan Advisory Committee meetings in July 2017.
 - Where interested parties could find information regarding the General Plan update at SausalitoGeneralPlan.org.
- Commission: None.

Public Comments On Items Not on the Agenda

None.

Approval of Minutes

June 28, 2017

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

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

1 **Public Hearings**

2
3 **Declarations of Planning Commissioner Public Contacts**

4
5 **Commissioner Werner disclosed with regard to Item 4 that he visited the neighbor**
6 **at 24 Filbert Avenue to view the story poles, but did not discuss the project.**

7
8 **Commissioner Kellman disclosed with regard to Item 4 that she spoke to the**
9 **neighbor at 24 Filbert Avenue before she was informed that she would be**
10 **required to recuse herself from participating in the public hearing for 608 Locust**
11 **Street.**

12
13 **Chair Cleveland-Knowles disclosed with regard to Item 4 that she visited the**
14 **neighbors at 24 Filbert Avenue and 610 Locust Street.**

15
16 **Commissioner Nichols disclosed with regard to Item 2 that she spoke with the**
17 **neighbor at 207 West Street, but did not discuss the merits of the project; and**
18 **with regard to Item 4 that she spoke with the neighbors at 610 Locust Street and**
19 **34 Locust Street.**

20
21 **1. 2 CRECIENTA DRIVE / DR 16-314 / APN 064-252-11**

22 Staff: David Chursenoff

23
24 **DESCRIPTION:** Heckman Architects, on behalf of property owner Familia De
25 Frijoles, LLC, is requesting a Design Review Permit for the demolition of an
26 existing 1,310 square foot, two-level, single-family residence and construction of
27 a new 4,261 square foot, two-level, single-family residence at 2 Crecienta Drive.
28 Landscaping improvements, including terraced retaining walls, are proposed
29 throughout the site. The project includes a new attached 420 square foot, two-car
30 garage and re-roof of an existing detached 689 square foot, two-car garage. This
31 project is continued from the June 14, 2017 Planning Commission meeting. The
32 applicant is requesting a continuance of this project to the July 17, 2017 meeting.

33
34 **RECOMMENDATION:** Continue project to July 17, 2017.

35
36
37 The public hearing was opened.

38
39 Assistant Planner Chursenoff provided a PowerPoint presentation.

40
41 **Commissioner Werner moved to continue the public hearing for 2 Crecienta Drive**
42 **to the meeting of July 17, 2017.**

43
44 The public testimony period was opened.

45
46 **Public Comments**

47 None.

48
49 The public testimony period was closed.

1 **Commissioners Nichols and Kellman simultaneously seconded the motion.**

2
3 **The motion passed 5-0.**

4
5 The public hearing was closed.

6
7 **2. 209 WEST STREET / DR 16-200 / APN 065-231-18**
8 Staff: David Chursenoff

9
10 **DESCRIPTION:** Alejandra Gutzeit, on behalf of property owners Debra and John
11 Burton, is requesting approval of a Design Review Permit to demolish an existing
12 1,570 square foot duplex and detached two-car carport and to construct a 1,785
13 square foot duplex and detached two-car garage at 209 West Street. This project
14 is continued from the June 14, 2017 Planning Commission meeting.

15
16 **RECOMMENDATION:** Approval, subject to conditions.

17
18 The public hearing was opened.

19
20 Assistant Planner Chursenoff provided a PowerPoint presentation.

21
22 The public testimony period was opened.

23
24 The applicant, Alejandra Gutzeit of John Malick & Associates, provided a presentation.

25
26 Planning Commission questions to the applicant followed.

27
28 **Public Comments**

29 Dzivi Barth
30 Loren Eskenazi

31
32 The applicant made rebuttal comments.

33
34 Planning Commission questions to the applicant followed.

35
36 Planning Commission questions to staff followed.

37
38 The public testimony period was closed.

39
40 Planning Commission comments followed.

41
42 Planning Commission questions to staff followed.

43
44 The public testimony period was reopened.

45
46 Planning Commission comments and questions to the applicant followed.

47
48 The public testimony period was closed.

1 **Commissioner Werner moved and Commissioner Cleveland-Knowles seconded a**
2 **motion to continue the public hearing for 209 West Street to a date uncertain. The**
3 **motion passed 5-0.**

4
5 The public hearing was closed.

6
7 **3. 152 EDWARDS AVENUE / DR 16-400 / APN 065-293-01**

8 Staff: Milan Nevajda
9

10 **DESCRIPTION:** Property owners Nancy Wolf and Douglas Street are requesting
11 a Design Review Permit, subject to Heightened Design Review, to demolish an
12 existing residence and construct a new single-family residence at 152 Edwards
13 Avenue. The proposed dwelling will be 1,623 square feet, located within
14 substantially the same footprint as the existing structure; with an overall structural
15 height increase of 2'-6". The project will create two on-site parking spaces to
16 correct a current nonconforming parking condition.
17

18 **RECOMMENDATION:** Approval, subject to conditions.
19

20 The public hearing was opened.

21
22 Associate Planner Nevajda provided a PowerPoint presentation.
23

24 The public testimony period was opened.

25
26 The applicant/owner, Douglas Street, provided a presentation.
27

28 **Public Comments**

29 None.
30

31 The public testimony period was closed.
32

33
34 Planning Commission comments followed.
35

36 **Commissioner Werner moved and Commissioner Kellman seconded a motion to**
37 **approve a Design Review Permit for 152 Edwards Avenue.**

38
39 Planning Commission comments followed.
40

41 **The motion passed 5-0.**

42
43 The public hearing was closed.
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1 **4. 608 LOCUST STREET / DR 17-061 / APN 064-211-33**

2 Staff: Katie Faulkner

3
4 **DESCRIPTION:** McCoy Architecture, on behalf of property owner Nancy Eaton,
5 is requesting approval of a Design Review Permit for a 1,303 square foot addition
6 to one duplex unit, the modification of exterior stairs, and other associated utility
7 improvements. A Tree Removal Permit is requested for the removal of two
8 protected trees.
9

10 **RECOMMENDATION:** Approval, subject to conditions.

11
12 The public hearing was opened.

13
14 **Chair Cleveland-Knowles indicated that Commissioner Kellman would recuse**
15 **herself from participating in the public hearing for 608 Locust Street, because she**
16 **lives within 500 feet of the subject property.**
17

18 Associate Planner Faulkner provided a PowerPoint presentation.

19
20 Planning Commission questions to staff followed.

21
22 The public testimony period was opened.

23
24 The applicant, John McCoy of McCoy Architecture, provided a PowerPoint presentation.

25
26 Planning Commission questions to the applicant followed.

27
28 The owner, Nancy Eaton, provided a presentation.

29
30 **Public Comments**

31 Matt Lavine
32 JoAnn Goldschmidt
33 Michael Rex
34 David Hanson
35 Carolyn Petersen
36 John Boldes
37 Janell Kellman
38

39
40 The applicant made rebuttal comments.

41
42 The public testimony period was closed.

43
44 Planning Commission questions to staff followed.

45
46 Planning Commission comments followed.
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1 Vice Chair Pierce moved and Commissioner Nichols seconded a motion to
2 continue the public hearing for 608 Locust Street to a date uncertain. The motion
3 passed 4-0.
4

5 The public hearing was closed.
6

7 **Old Business**

8 None.
9

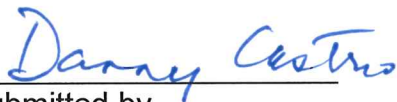
10 **New Business**

11 None.
12

13 **Adjournment**

14
15 Vice Chair Pierce moved and Commissioner Nichols seconded a motion to
16 adjourn the meeting. The motion passed 4-0.
17

18 The meeting was adjourned at 9:44 p.m.
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22 Submitted by
23 Danny Castro
24 Community Development Director
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Approved by
Susan Cleveland-Knowles
Chair