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SAUSALITO PLANNING COMMISSION
Wednesday, June 14, 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 Justin Shiu, Assistant Planner David Chursenoff,
City Attorney Mary Wagner

Approval of Agenda

Community Development Director Castro proposed hearing the Communications segment of the meeting after Public Comment.

Commissioner Werner moved and Commissioner Nichols seconded a motion to approve the agenda, as amended. The motion passed 5-0.

Public Comments On Items Not on the Agenda

None.

Communications

- Staff: Community Development Director Castro stated that the General Plan Advisory Committee would meet on June 20, 2017 at 2:00pm.
- Commission: Chair Cleveland-Knowles commented regarding an article in the Marin Independent Journal regarding a new school use in the Marinscope building and asked staff for an update.

Approval of Minutes

May 31, 2017

Vice Chair Pierce moved and Commissioner Nichols seconded a motion to approve the draft minutes, as presented. 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 **Chair Cleveland-Knowles disclosed with respect to Item 2 that she walked by the**
6 **property, but spoke to no one.**

7
8 **Commissioner Werner disclosed that he visited the sites for Items 1, 2, and 3 and**
9 **received a telephone call from Buddy DeBruyn with respect to Item 3.**

10
11 **Vice Chair Pierce disclosed that he visited the sites for Items 1, 2, and 3, but**
12 **spoke to no one.**

13
14 **Commissioner Nichols disclosed that she visited the sites for Item 1, 2, and 3, but**
15 **spoke to no one.**

16
17 **1. CITY OF SAUSALITO/ TURNEY GANGWAY**

18 Staff: Justin Shiu

19
20 **DESCRIPTION:** The City of Sausalito is requesting approval of a Design Review
21 Permit to replace the existing 3-foot by 300-foot gangway with a 4-foot by 80-foot
22 gangway and pedestrian ramp, relocate the floating dock at the end of the
23 proposed gangway, install a new hinged launch ramp, and relocate timber piles
24 at the public access boat launch at the foot of Turney Street.

25
26 **RECOMMENDATION:** Approve, subject to conditions.

27
28
29 The public hearing was opened.

30
31 **Commissioner Nichols disclosed that she resides within the 500-foot boundary of**
32 **the project, but the state Fair Political Practices Commission had determined that**
33 **there is no financial conflict and she is able to consider the project.**

34
35 Project Planner Shiu provided a PowerPoint presentation.

36
37 Planning Commission questions to staff followed.

38
39 The public testimony period was opened.

40
41 **Public Comments:**

42 None.

43
44 The public testimony period was closed.

45
46 **Commissioner Werner moved and Commissioner Nichols seconded a motion to**
47 **approve a Design Review Permit for the Turney Street Gangway. The motion**
48 **passed 5-0.**

1 The public hearing was closed.

2
3 **2. BURTON RESIDENCE / 209 WEST STREET**

4 Staff: David Chursenoff

5
6 **DESCRIPTION:** Alejandra Gutzeit, on behalf of property owners Debra and John
7 Burton, is requesting approval of a Design Review Permit to demolish an existing
8 1,570 square foot duplex and detached two-car carport and to construct a
9 proposed 1,735 square foot duplex and detached two-car garage at 209 West
10 Street (APN 065-231-018).

11
12 **RECOMMENDATION:** Approve, subject to conditions.

13
14 The public hearing was opened.

15
16 Assistant Planner Chursenoff provided a PowerPoint presentation.

17
18 The public testimony period was opened.

19
20 The applicant, Alejandra Gutzeit of John Malick & Associates, provided a PowerPoint
21 presentation.

22
23 Planning Commission questions to the applicant followed.

24
25 **Public Comments**

26 Bartly Dzivi

27 Lorian Ezcanazzi (phonetic)

28
29 Applicant rebuttal comments followed.

30
31 Planning Commission questions to the applicant followed.

32
33 The public testimony period was closed.

34
35 Planning Commission comments followed.

36
37
38 **Commissioner Werner moved to approve a Design Review Permit for 209 West
39 Street, subject to the following additional condition of approval:**

- 40 • **The slope of the two roofs of the garage shall be reduced to match the
41 slope of the primary roof of the residence behind it.**

42
43 Planning Commission comments followed.

44
45 **Vice Chair Pierce moved and Commissioner Nichols seconded a motion to
46 continue the public hearing for 209 West Street to a date uncertain.**

47
48 **Commissioner Werner withdrew his motion.**

1 The public testimony period was reopened.

2
3 Planning Commission questions to the applicant followed.

4
5 The public testimony period was closed.

6
7 **The motion passed 5-0.**

8
9 The public hearing was closed.

10
11 **3. RESIDENCE – 2 CRECIENTA DRIVE / CONTINUED ITEM FROM**
12 **MARCH 22, 2017**

13 Staff: David Chursenoff

14
15 **DESCRIPTION:** Heckmann Architects, on behalf of property owners Familia De
16 Frijoles, LLC is requesting a Design Review Permit for the demolition of an
17 existing 1,310 square foot, two-level, single-family residence and construction of
18 a new 4,261 square foot, two-level, single-family residence at 2 Crecienta Drive
19 (APN 064-252-11). Landscaping improvement, including terraced retaining walls,
20 are proposed throughout the site. The project includes a newly attached 420
21 square foot, two-car garage and re-roof of an existing detached 689 square foot,
22 two-car garage.

23
24 **RECOMMENDATION:** None.

25
26 The public hearing was opened.

27
28 Assistant Planner Chursenoff provided a PowerPoint presentation.

29
30 Planning Commission questions to staff followed.

31
32 The public testimony period was opened.

33
34 The applicants, property owner Ryan Burk of Familia De Frijoles, architect Michael
35 Heckmann of Heckmann architects, and landscape architect Eva Hoagland provided a
36 PowerPoint presentation.

37
38 Planning Commission questions to the applicant followed.

39
40 **Public Comments**

41 Laura Shinrevloch (phonetic)

42
43 Applicant comments followed.

44
45 Planning Commission questions to the applicant followed.

46
47 The public testimony period was closed.

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Planning Commission comments followed.

Commissioner Werner moved and Commissioner Cleveland-Knowles seconded a motion to approve a Design Review Permit for 2 Crecienta Drive and to direct staff to prepare a resolution for approval.

Planning Commission comments followed.

The motion passed 4-1 (No - Kellman).

Chair Cleveland-Knowles stated the vote would be rescinded and the Planning Commission would vote again.

The motion passed 3-2 (No – Kellman and Nichols).

The public hearing was closed.

Old Business

None.


New Business


None.

Adjournment

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

The meeting was adjourned at 9:19 p.m.


Submitted by
Danny Castro
Community Development Director


Approved by
Susan Cleveland-Knowles
Chair

