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SAUSALITO PLANNING COMMISSION
Monday, July 17, 2017
Approved Action Minutes¹

Call to Order

Chair Cleveland-Knowles called the special 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,
Senior Planner Calvin Chan, Assistant Planner David Chursenoff,
Associate Planner Katie Faulkner, Business Manager Joshua
Montemayor, Contract Planner Milan Nevajda, City Attorney Mary Wagner

Approval of Agenda

Vice Chair Pierce moved and Commissioner Nichols seconded a motion to hear Items 4 and 6 before Item 3, and to approve the amended agenda. The motion passed 5-0.

Communications

- Staff: Community Development Director Castro reviewed the Planning Commission's upcoming meeting schedule.
- Commission: None.

Public Comments On Items Not on the Agenda

None.

Approval of Minutes

July 5, 2017

Commissioner Werner moved and Commissioner Kellman 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 **Commissioner Nichols disclosed with respect to Item 3 that she conducted a site**
6 **visit and had a brief conversation with the tenant.**

7
8 **Chair Cleveland-Knowles disclosed with respect to Item 5 that she received an**
9 **email from the project sponsor asking if she had questions.**

10
11 **Commissioner Werner indicated that he would recuse himself from participating**
12 **in the public hearing for Item 3, The Valhalla, because his residence is within 500**
13 **feet of the subject site.**

14
15 **Commissioner Werner indicated that he would recuse himself from participating**
16 **in the public hearing for Item 5, Praca De Cascais, for personal and professional**
17 **reasons.**

18
19 **Commissioner Kellman indicated that she would recuse herself from participating**
20 **in the public hearing for Item 2, 33 Wray Avenue, because her residence is within**
21 **500 feet of the subject site.**

22
23
24 **1. 2 CRECIENTA DRIVE / DR 16-314**

25 Staff: David Chursenoff

26
27 **DESCRIPTION:** Heckman Architects, on behalf of property owners Familia De
28 Frijoles, LLC, is requesting a Design Review Permit for demolition of an existing
29 1,310 square foot, two-level, single-family residence and construction of a new
30 4,261 square foot, two-level, single-family residence at 2 Crecienta Drive.
31 Landscaping improvements, including terraced retaining walls, are proposed
32 throughout the site. The project includes a newly attached 420 square foot, two-
33 car garage and re-roof of an existing detached 689 square foot, two-car garage.
34 This project is being continued from the July 5, 2017 Planning Commission
35 meeting.
36

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

38
39 The public hearing was opened.

40
41 Assistant Planner Chursenoff provided a presentation.

42
43 The public testimony period was opened.

44
45 **Public Comments:**

46 None.

47
48 The public testimony period was closed.
49
50

1 Planning Commission comments followed.

2
3 **The Resolution of Approval for a Design Review Permit for 2 Crecienta Drive was**
4 **approved 3-2 (No – Nichols, Kellman)**
5

6 The public hearing was closed.
7

8 **2. CLAYTON RESIDENCE / 33 WRAY AVENUE / DR-EA-CUP-TRP 16-266**
9 Staff: Milan Nevajda
10

11 **DESCRIPTION:** Klop Architecture, on behalf of the property owners Chris and
12 Julie Clayton, is requesting a Heightened Design Review Permit to demolish the
13 existing residence and construct a single-family residence at 33 Wray Avenue.
14 The proposed home is 3,055 square feet and features landscaping throughout
15 the lot with a surface deck around the structure. The application includes an
16 Encroachment Agreement to redesign an existing driveway, retaining wall, and
17 install an at-grade entry-stair within the public right-of-way. The application
18 includes a Conditional Use Permit request for tandem parking, and Tree
19 Removal Permit to remove a protected pittosporum tree located partially in the
20 right-of-way. Three 36"-box ginkgo biloba replacement trees are proposed in the
21 rear yard.
22

23 **RECOMMENDATION:** Approval, subject to conditions.
24

25 The public hearing was opened.
26

27 **Commissioner Kellman recused herself and left the meeting.**
28

29 Contract Planner Nevajda provided a PowerPoint presentation.
30

31 Planning Commission questions to staff followed.
32

33 The public testimony period was opened.
34

35 The applicant, and owners Chris and Julie Clayton, provided a presentation.
36

37 Planning Commission questions to the applicant and owner followed.
38

39 Planning Commission questions to staff followed.
40

41 **Public Comments**

42 Monica Finnegan

43 Mike Kelley
44

45 Staff comments followed.
46

47 Planning Commission questions to staff followed.
48

49 Planning Commission questions to the applicant followed.
50

1
2 Applicant rebuttal comments followed.

3
4 The public testimony period was closed.

5
6 Planning Commission comments followed.

7
8 **Vice Chair Pierce moved and Commissioner Werner seconded a motion to**
9 **continue the public hearing for 33 Wray Avenue to the meeting of September 6,**
10 **2017. The motion passed 4-0.**

11
12 The public hearing was closed.

13
14 **Commissioner Kellman returned to the meeting.**

15
16 **4. MAAS RESIDENCE / 130 CURREY AVENUE / DR 16-176**

17 Staff: Katie Faulkner

18
19 **DESCRIPTION:** Architect David Kessler, on behalf of property owner Dr. Corey
20 Maas, is requesting a Design Review Permit, subject to Heightened Design
21 Review, for a renovation and a 946 square foot addition to the existing 3,071
22 square foot, two-story single-family residence at 130 Currey Avenue. The project
23 will include an expansion of the front entry, a new upper floor closet attached to
24 the master bedroom, a new lower floor bedroom, a new lower floor bathroom, a
25 new lower floor laundry room and the repair and reconfiguration of any entry
26 deck.

27
28 **RECOMMENDATION:** Approval, subject to conditions.

29
30 The public hearing was opened.

31
32 Associate Planner Faulker provided a PowerPoint presentation.

33
34 Planning Commission questions to staff followed.

35
36 The public testimony period was opened.

37
38 The property owner/applicant, Dr. Corey Maas, provided a presentation.

39
40 Planning Commission questions to the applicant followed.

41
42 **Public Comments**

43 Amy Wilson

44
45 The public testimony period was closed.

46
47 Planning Commission comments followed.

1 **Chair Cleveland-Knowles moved and Commissioner Kellman seconded a motion**
2 **to continue the public hearing for 130 Currey Avenue to the meeting of**
3 **September 20, 2017. The motion passed 5-0.**
4

5 The public hearing was closed.
6

7 **6. 300 LOCUST STREET / CUP 17-172**

8 Staff: Danny Castro / Calvin Chan
9

10 **DESCRIPTION:** Flatiron West, Inc., on behalf of Marin Trust, requests approval
11 of a Conditional Use Permit (CUP) to allow a temporary off-site construction
12 office and staging area at the northeast corner of Bridgeway and Locust Street
13 (300 Locust Street). The request for a CUP is intended to support the
14 construction staging requirements of the Sausalito-Marín City Sanitary District's
15 Treatment and Wet Weather Flow Upgrade Project.
16

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

19 The public hearing was opened.
20

21 Community Development Director Castro provided a PowerPoint presentation.
22

23 Planning Commission questions to the staff followed.
24

25 The public testimony period was opened.
26

27 The applicant, Flatiron West, provided a presentation.
28

29 Planning Commission questions to the applicant followed.
30

31 **Public Comments**

32 Mike Monsef
33

34 The public testimony period was closed.
35

36 Planning Commission comments followed.
37

38 **Chair Cleveland-Knowles moved and Vice Chair Pierce seconded a motion to**
39 **approve a Conditional Use Permit for 300 Locust Street, subject to the following**
40 **additional condition of approval:**
41

- 42 • **The site shall be returned to its prior condition or better.**
43

44 **The motion passed 5-0.**
45

46 The public hearing was closed.
47

48 **Commissioner Werner recused himself and left the meeting.**
49
50

1 **3. THE VALHALLA – 201 BRIDGEWAY AND SECOND STREET / DR-CUP-EA-**
2 **TM 16-401**

3 Staff: Danny Castro / Calvin Chan
4

5 **DESCRIPTION:** Studio 300A Architecture, on behalf of Dr. Alexander Kashef, is
6 proposing a project that includes renovation of the original Valhalla structure and
7 changes to the building site (201 Bridgeway) to create a total of two residential
8 units on the property (7,901 square feet total floor area). The project requests
9 approval of the following actions by the City:

- 10 • Design Review Permit, for demolition, renovation, and restoration of the
11 portions of the existing Valhalla structure/site for the creation of two
12 residential units and associated site improvements. The project is subject
13 to Heightened Design Review.
- 14 • Conditional Use Permit to locate one required parking space for a unit at
15 201 Bridgeway off-site at 206 Bridgeway.
- 16 • Encroachment Agreement for private improvements within the public right-
17 of-ways.
- 18 • Tentative Subdivision Map to create a separate parcel for the existing
19 single-family residence at 206 Second Street.
- 20 • Environmental Review Addendum to the Initial Environmental
21 Study/Mitigated Negative Declaration for the previously approved seven
22 residential condominium units project.
23

24 **RECOMMENDATION:** Approval, subject to conditions.
25

26 The public hearing was opened.
27

28 Community Development Director Castro provided a PowerPoint presentation.
29

30 The public testimony period was opened.
31

32 The applicant, Dr. Alexander Kashef, and architect Berry Peterson of Studio 300A,
33 provided a presentation.
34

35 Planning Commission questions to the applicant followed.
36

37 **Public Comments**

38 Geoffrey Butler

39 Jeff Whisennand

40 Michael Rex

41 Riley Herd

42 Inge Krohn

43 Amy Wilson

44 Mike Monsef

45 Bonnie MacGregor

46 Robert Harrison
47

48
49 The applicant made rebuttal comments.
50

1 The public testimony period was closed.

2
3 Planning Commission comments followed.

4
5 **Chair Cleveland-Knowles moved and Commissioner Nichols seconded a motion**
6 **to approve a Design Review Permit, a Conditional Use Permit, an Encroachment**
7 **Agreement, and a Tentative Subdivision Map for 201 Bridgeway and 206 Second**
8 **Street, subject to the following additional condition of approval:**

- 9 • **The applicant shall work with the Community Development Director to**
10 **reduce the size and mass of the gate on Second Street.**

11
12 **The motion passed 4-0.**

13
14 The public hearing was closed.

15
16 **5. PRACA DE CASCAIS / 700 BLOCK OF BRIDGEWAY (PUBLIC PLAZA) / CIP-**
17 **DR 17-219**

18 Staff: Joshua Montemayor

19
20 **DESCRIPTION:** Sausalito Sister Cities, Inc., on behalf of the City of Sausalito,
21 requests a Design Review to allow a Capital Improvement Project to improve an
22 existing public plaza located in front of Bank of America (750 Bridgeway) and
23 south of the downtown restrooms. The project is a Sausalito-Cascais
24 (pronounced "Kush-kiesh") Sister City Calçadas (pronounced "cal-sadas"),
25 Portuguese pavement, to be installed at the existing plaza. The project consists
26 of artisanal stone paving arranged in a compass rose design and colored
27 concrete, approximately 40-feet in diameter.

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

30
31 The public hearing was opened.

32
33 Joshua Montemayor, City of Sausalito Business Manager; Cheryl Popp of Sausalito
34 Sister Cities; and architect Stanford Hughes provided a PowerPoint presentation.

35
36 Planning Commission questions to Mr. Hughes and Ms. Popp followed.

37
38 The public testimony period was opened.

39
40 **Public Comments**

41 Bonnie MacGregor

42 Shelby Van Meter

43 Mike Monsef

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45
46 The public testimony period was closed.

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48 Planning Commission comments followed.

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Planning Commission questions to staff followed.

Vice Chair Pierce moved and Commissioner Kellman seconded a motion to approve a Design Review to allow a Capital Improvement Project for the 700 Block of Bridgeway (Public Plaza). The motion passed 4-0.

The public hearing was closed.

Old Business

None.

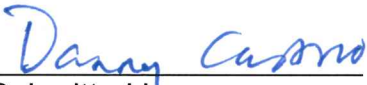
New Business

None.

Adjournment

The Planning Commission voted unanimously to adjourn the meeting.

The meeting was adjourned at 10:32 p.m.



Submitted by
Danny Castro
Community Development Director



Approved by
Susan Cleveland-Knowles
Chair