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SAUSALITO PLANNING COMMISSION
Wednesday, September 20, 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.

Planning Commission:

Present: Chair Susan Cleveland-Knowles, Vice-Chair Morgan Pierce,
Commissioner Vicki Nichols,

Absent: Commissioner Janelle Kellman, Commissioner Bill Werner

Historic Landmarks Board:

Present: Board Member David Neuman, Board Member Nastassya Saad,
Board Member Melinda Sesto

Absent: Chair Ben Brown,

Staff: Community Development Director Danny Castro,
Senior Planner Calvin Chan, Assistant Planner David Chursenoff,
Associate Planner Katie Faulkner, City Attorney Mary Wagner

Rotation of Chair and Vice Chair

Chair Cleveland-Knowles indicated that the Planning Commission would continue Rotation of Chair and Vice Chair until all five members of the Commission are present.

Approval of Agenda

HLB Board Member Neuman moved and Board Member Sesto seconded a motion to approve the agenda. The motion passed 3-0.

Commissioner Nichols moved and Vice Chair Pierce seconded a motion to approve the agenda. The motion passed 3-0.

Communications

- Staff: Community Development Director Castro reviewed agendas for the upcoming: City Council meeting on 9/26/17, the continued Ferry Landing hearing; General Plan Advisory Committee stakeholder meeting on economic development on 9/21/17; and the General Plan Advisory Committee general meeting on 10/3/17.
- Commission: None.

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

1 **Public Comments On Items Not on the Agenda**

2 None.

3
4 **Approval of Minutes**

5 September 6, 2017

6
7 **Commissioner Nichols moved and Vice Chair Pierce seconded a motion to**
8 **approve the draft minutes, as presented. The motion passed 3-0.**

9
10 **Public Hearings**

11
12 **1. CASA MADRONA HOTEL & SPA / 777 & 801 BRIDGEWAY /**
13 **DR-SP-EA 17-161**

14 Staff: Calvin Chan

15
16 **DESCRIPTION:** Weir/Andrewson Associates, Inc., on behalf of Casa Madrona
17 Hotel & Spa, LLC, requests approval of the following items concerning the
18 structures located at 777 and 801 Bridgeway within the Downtown Historic
19 District:

- 20
21
 - Design Review Permit for exterior modifications including painting,
22 landscaping, sidewalk paving, signage, and updating fixtures to the Casa
23 Madrona Hotel & Spa structures.
 - Sign Permit for business identification signage; and
 - Encroachment Agreement for entry awning, landscaped planters, and
26 balcony guardrails.

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

29
30 The public hearing was opened.

31
32 Senior Planner Chan provided a PowerPoint presentation.

33
34 Planning Commission questions to staff followed.

35
36 Planning Commission questions to the HLB followed.

37
38 HLB questions to staff followed.

39
40 The public testimony period was opened.

41
42 The applicant, Albert DeLima of Weir/Andrewson Associates, Inc., provided a
43 PowerPoint presentation.

44
45 HLB questions to the applicant followed.

46
47 Planning Commission questions to the applicant followed.

48
49 Planning Commission questions to staff followed.

1 **Public Comments:**

2 Amy Aveudberg

3
4 The public testimony period was closed.

5
6 HLB comments followed.

7
8 The public testimony period was reopened.

9
10 HLB questions to the applicant followed.

11
12 The public testimony period was closed.

13
14 HLB comments followed.

15
16 Planning Commission comments followed.

17
18 Planning Commission questions to staff followed.

19
20 **HLB Board Member Sesto moved and Board Member Neuman seconded a motion**
21 **to approve a Design Review Permit and a Sign Permit for 777 & 801 Bridgeway,**
22 **subject to the following:**

- 23
- 24 • **A subcommittee of one HLB member and one Planning Commission**
25 **member shall be formed to address the color differentiation between the**
26 **two buildings and the color of the smokestacks.**

27
28 **HLB Member Saad requested the motion to be amended to keep the signage.**

29
30 **The maker of the motion did not accept the requested amendment to the motion.**

31
32 **The HLB motion passed 3-0.**

33
34 **Commissioner Nichols moved and Vice Chair Pierce seconded a motion to**
35 **approve a Design Review Permit, a Sign Permit, and an Encroachment Agreement**
36 **for 777 & 801 Bridgeway, subject to the following:**

- 37
- 38 • **A subcommittee of one HLB member and one Planning Commission**
39 **member shall be formed to address the color differentiation between the**
40 **two buildings and the color of the smokestacks.**

41
42 **The motion passed 3-0.**

43
44 **The Historic Landmarks Board selected Board Member Neuman as the member of**
45 **subcommittee.**

46
47 **The Planning Commission selected Commissioner Nichols as the member of the**
48 **subcommittee.**

49
50 The public hearing was closed.

1 **Historic Landmarks Board Member Sesto moved and Board Member Neuman**
2 **seconded a motion to adjourn the HLB portion of the meeting. The motion passed**
3 **3-0.**
4

5 **2. SOUTHVIEW PARK IMPROVEMENTS / CORNER OF NORTH STREET AND**
6 **FOURTH STREET / DR 17-150**

7 Staff: David Chursenoff
8

9 **DESCRIPTION:** The City of Sausalito requests approval of a Design Review
10 Permit for improvements to Southview Park that include a new playground,
11 installing new and repairing existing retaining walls, resurfacing the tennis court,
12 tree removal, new landscaping, and upgrading various site amenities.
13

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

16 The public hearing was opened.
17

18 Assistant Planner Chursenoff provided a PowerPoint presentation.
19

20 Planning Commission questions to staff followed.
21

22 The public testimony period was opened.
23

24 The applicant, Bill Hynes of SWA Group, provided a PowerPoint presentation.
25

26 Planning Commission questions to the applicant followed.
27

28 **Public Comments**

29 Teri Lang
30

31 The public testimony period was closed.
32

33 Planning Commission comments followed.
34

35
36 **Vice Chair Pierce moved and Chair Cleveland-Knowles seconded a motion to**
37 **approve a Design Review Permit for Southview Park at the Corner of North and**
38 **Fourth Streets, subject to the following.**

- 39
 - **The monkey bar plan shall be revised.**
40

41 Staff comments followed.
42

43 Planning Commission questions to staff followed.
44

45 **The motion passed 3-0.**
46

47 The public hearing was closed.
48
49
50

1 **3. ENGELBRECHT-AVITTAL RESIDENCE / 211 WEST STREET / DR 15-228**
2 **CONTINUED ITEM FROM OCTOBER 19, 2016**

3 Staff: David Chursenoff

4
5 **DESCRIPTION:** Daren Iguchi, architect, on behalf of property owners Steven
6 Engelbrecht and Anna Avittal, is requesting approval of a Design Review Permit,
7 subject to Heightened Design Review, for the demolition of an existing 827
8 square foot, ferry service residence; construction of a new 1,912 square foot,
9 three-level, single-family residence; and construction of a new 493 square foot,
10 detached two-car garage.

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

13
14 The public hearing was opened.

15
16 Assistant Planner Chursenoff provided a PowerPoint presentation.

17
18 Planning Commission questions to staff followed.

19
20 The public testimony period was opened.

21
22 The applicant, owner Steven Engelbrecht, and designer James Barker provided a
23 presentation.

24
25 Planning Commission questions to the applicant followed.

26
27 Planning Commission questions to staff followed.

28
29 **Public Comments**

30 Teri Lang

31
32 The public testimony period was closed.

33
34 Planning Commission comments followed.

35
36 **Vice Chair Pierce moved and Commissioner Nichols seconded a motion to**
37 **approve a Design Review Permit for 211 West Street. The motion passed 3-0.**

38
39 The public hearing was closed.

40
41
42 **4. MAAS RESIDENCE / 130 CURREY AVENUE / DR 16-176**
43 **CONTINUED ITEM FROM JULY 17, 2017**

44 Staff: Katie Faulkner

45
46 **DESCRIPTION:** Architect David Kessler, on behalf of property owner Dr. Corey
47 Maas, is requesting a Design Review Permit, subject to Heightened Design
48 Review, for a renovation and a 946 square foot addition to the existing 3,071
49 square foot, two-story, single-family residence at 130 Currey Avenue. The project
50 will include an expansion of the front entry, a new upper floor closet attached to

1 the master bedroom, a new lower floor bedroom, a new lower floor bathroom,
2 and a lower floor laundry room.

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

5
6 The public hearing was opened.

7
8 Associate Planner Faulkner provided a PowerPoint presentation.

9
10 Planning Commission comments followed.

11
12 The public testimony period was opened.

13
14 The applicant, owner Corey Maas, provided a presentation.

15
16 **Public Comments**

17 None.

18
19 The public testimony period was closed.

20
21 Planning Commission comments followed.

22
23 **Chair Cleveland-Knowles moved and Vice Chair Pierce seconded a motion to**
24 **approve a Design Review Permit for 130 Currey Avenue. The motion passed 3-0.**

25
26 The public hearing was closed.

27
28 **5. FIREHOUSE COFFEES & TEAS / 317 JOHNSON STREET / SP 17-135**

29 Staff: David Chursenoff

30
31 **DESCRIPTION:** Dana Ansari, owner of Firehouse Coffees & Teas, is requesting
32 a Sign Permit for two wall signs and two window signs.

33
34 **RECOMMENDATION:** Approval, subject to conditions.

35
36 The public hearing was opened.

37
38 **Chair Cleveland-Knowles indicated that the applicant had requested the public**
39 **hearing for 317 Johnson Street be continued to October 4, 2017.**

40
41 **Vice Chair Pierce moved and Chair Cleveland-Knowles seconded a motion to**
42 **continue the public hearing for 317 Johnson Street to the meeting of October 4,**
43 **2017. The motion passed 3-0.**

44
45 The public hearing was closed.

46
47 **Old Business**

48 None.

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New Business

None.

Adjournment

Commissioner Nichols moved and Vice Chair Pierce seconded a motion to adjourn the meeting. The motion passed 3-0.

The meeting was adjourned at 8:58 p.m.

DCastro

Submitted by
Danny Castro
Community Development Director

SCleveland-K

Approved by
Susan Cleveland-Knowles
Chair