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SAUSALITO PLANNING COMMISSION
Wednesday, July 25, 2018
Approved Action Minutes¹

1. CALL TO ORDER

Chair Pierce 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 Morgan Pierce, Vice Chair Vicki Nichols, Commissioner Richard Graef, Commissioner Janelle Kellman

Absent: Commissioner Laurie Fried

Staff: Interim Community Development Director Lilly Whalen,
Senior Planner Calvin Chan, Assistant Planner David Chursenoff,
City Attorney Mary Wagner

2. APPROVAL OF AGENDA

Vice Chair Nichols moved and Commissioner Graef seconded a motion to approve the Planning Commission agenda. The motion passed 4-0.

3. COMMUNICATIONS

- Staff: Interim Community Development Director Whalen gave updates on the following:
 - General Plan Update process;
 - Machine Shop site in the Marinship;
 - Ferry Landing project and landside improvements;
 - Bridgeway Commons project;
 - Liberty Ship project;
 - 27 Central Avenue project appeal will be reviewed by the City Council on July 31st;
 - 75 Cloud View Road project appeal will be reviewed by the City Council on October 30th.
- Commission: None.

4. PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

Public Comments

Jonathan Spears

¹ A video recording of this meeting is available at: www.sausalito.gov.

1 **5. APPROVAL OF PLANNING COMMISSION MINUTES**

2
3 **A. June 20, 2018**

4
5 **Commissioner Graef moved and Vice Chair Nichols seconded a motion to**
6 **approve the draft minutes, as amended. The motion passed 3-0 with**
7 **Commissioner Kellman abstaining.**

8
9 **6. NEW BUSINESS**

10 None.

11
12 **7. PUBLIC HEARING**

13
14 **Declarations regarding Planning Commission Public Contacts**

15
16 **Commissioner Graef disclosed with respect to Item 7.D that he spoke to the next-**
17 **door neighbor briefly, but they did not discuss the merits of the project.**

18
19 **A. PRACA DE CASCAIS – 700 BRIDGEWAY**

20 Staff: David Chursenoff

21
22 **DESCRIPTION:** A Design Review Permit for permanent landscaping for a public
23 enhancement project at the Praca De Cascais Plaza. The proposed plans
24 include an assortment of trees, low shrubs and groundcover plants, and accent
25 plants and a low stonewall.

26
27 The public hearing was opened.

28
29 Assistant Planner Chursenoff provided a PowerPoint presentation.

30
31 Planning Commission questions to staff.

32
33 The public testimony period was opened.

34
35 Architect Stanford Hughes and landscape architect Bill Hines provided a PowerPoint
36 presentation.

37
38 Planning Commission questions to the landscape architect followed.

39
40 Planning Commission questions to staff followed.

41
42 **Public Comments:**

43 Mike Monsef

44
45 The public testimony period was closed.

46
47 Planning Commission comments followed.

1 Planning Commission questions to staff followed.

2
3 **The Commission directed staff to return the prior approved resolution to the**
4 **Commission as a Consent Item with modified language with respect to the**
5 **compass rose mosaic to indicate that the cardinal points on the compass face**
6 **out from the center, not in toward the center, as currently described in the**
7 **resolution.**

8
9 **Vice Chair Nichols moved and Commissioner Kellman seconded a motion to**
10 **approve a Design Review Permit for 700 Bridgeway, subject to the following**
11 **additional conditional of approval.**

- 12 • **Any minor modifications to the approved project may be reviewed by the**
13 **Community Development Department and not be required to return to the**
14 **Planning Commission.**

15
16 **The motion passed 4-0.**

17
18 The public hearing was closed.

19
20 **B. 86 SAN CARLOS AVENUE**

21 Staff: David Chursenoff

22
23 **DESCRIPTION:** Ted Horton, on behalf of property owner SASP LLC, requests
24 approval of a Tree Alteration Permit to trim one Beech Tree (*Fagus sylvatica*),
25 one Downy Japanese Maple tree (*Acer japonicum*) and two Black Poplar trees
26 (*Populus nigra*) located at 86 San Carlos Avenue. The project has been
27 determined to be exempt from further environmental review under Section 15301
28 of the California Environmental Quality Act (CEQA).
29

30
31 The public hearing was opened.

32
33 Assistant Planner Chursenoff provided a PowerPoint presentation.

34
35 Planning Commission questions to staff followed.

36
37 The public testimony period was opened.

38
39 The applicant, Ted Horton, provided a presentation.

40
41 Planning Commission questions to the applicant and Hoichi Kurisu, garden designer,
42 followed.

43
44 Planning Commission questions to staff followed.

45
46 **Public Comments**

47 None.

1 The public testimony period was closed.

2
3 **Commissioner Kellman moved and Vice Chair Nichols seconded a motion to**
4 **approve a Tree Alteration Permit for 86 San Carlos Avenue, subject to the**
5 **following amendments:**

- 6 • **It shall be a one-time alteration;**
- 7 • **The timing of the one-time alteration shall be in the optimal time of winter**
8 **when the trees are dormant.**
- 9 • **Typos shall be corrected to make clear that this is a Tree Alteration Permit**
10 **and not a Tree Removal Permit.**

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

13
14 Planning Commission comments followed.

15
16 **C. 501-503 BROADWAY**

17 Staff: Calvin Chan

18
19
20 **DESCRIPTION:** A request for a Tree Removal Permit to remove one protected
21 tree (date palm) at the front yard of 501-503 Bridgeway. The proposed tree
22 removal is for the creation of two on-site parking spaces.

23
24 The public hearing was opened.

25
26 Senior Planner Chan provided a PowerPoint presentation.

27
28 Planning Commission questions to staff followed.

29
30 The public testimony period was opened.

31
32 The applicant/architect, John McCoy of McCoy Architecture, provided a presentation.

33
34 Planning Commission questions to the applicant followed.

35
36 Planning Commission questions to staff followed.

37
38 **Public Comments**

39 Andrea Yalope (phonetic)

40 Mike Monsef

41
42 The applicant/architect, John McCoy of McCoy Architecture, provided rebuttal
43 comments.

44
45 Planning Commission questions to the applicant followed.

46
47 The public testimony period was closed.

1 Planning Commission comments followed.

2
3 Planning Commission questions to staff followed.

4
5 **Commissioner Kellman moved and Commissioner Graef seconded a motion to**
6 **continue the public hearing for 501-503 Bridgeway to the meeting of September 5,**
7 **2018. The motion passed 4-0.**

8
9 The public hearing was closed.

10
11 **D. 416 NAPA STREET**

12 Staff: Calvin Chan

13
14 **DESCRIPTION:** An application has been filed requesting City approval of the
15 following:

- 16 • Design Review Permit, subject to Heightened Design Review, to remodel
17 and construct a two-story western addition, an addition to the north (rear),
18 and a covered deck to the south (front), for the existing single-family
19 residence at 416 Napa Street, along with associated site improvements.
- 20 • Nonconformity Permit to rebuild a single-car garage over the existing
21 parking area to current standards.
- 22 • Encroachment Agreement for garage, driveway, utilities, walls,
23 landscaping, and stairs located in the public right-of-way.

24
25
26 The public hearing was opened.

27
28 Senior Planner Chan provided a PowerPoint presentation.

29
30 Planning Commission questions to staff followed.

31
32 The public testimony period was opened.

33
34 The applicant/architect, Michael Rex of Michael Rex Architecture, and Owner Matt
35 Smith, provided a presentation.

36
37 Planning Commission questions to the applicant followed.

38
39 Planning Commission questions to staff followed.

40
41 **Public Comments**

42 Mark Rushford

43 Jennifer Scanlon

44
45 The public testimony period was closed.

46
47 Planning Commission questions to staff followed.

1 Planning Commission comments followed.

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Commissioner Graef moved to continue the public hearing for 416 Napa Street to a date uncertain.

Vice Chair Nichols requested the motion be amended to include, "to allow staff time to consider whatever the applicant submits, and with the understanding that staff will make every effort to put this item on the agenda for the September 5, 2018 hearing, if possible."

The maker of the motion accepted the amendment to the motion.

Commissioner Kellman seconded the motion.

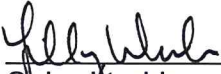
The motion passed 4-0.

The public hearing was closed.

8. ADJOURNMENT OF PLANNING COMMISSION

Vice Chair Nichols moved and Commissioner Kellman seconded a motion to adjourn the meeting. The motion passed 4-0.

The meeting was adjourned at 8:39 p.m.



Submitted by
Lilly Whalen
Interim Community Development Director



Approved by
Morgan Pierce
Chair