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SAUSALITO PLANNING COMMISSION
Wednesday, September 5, 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 Laurie Fried, Commissioner Richard Graef, Commissioner Janelle Kellman

Absent: None.

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

2. APPROVAL OF AGENDA

Vice Chair Nichols moved and Commissioner Kellman seconded a motion to approve the Planning Commission agenda, as presented. The motion passed 5-0.

3. PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

None.

4. APPROVAL OF MINUTES

A. July 25, 2018

Vice Chair Nichols moved and Commissioner Kellman seconded a motion to approve the draft minutes, as presented. The motion passed 4-0, with Commissioner Fried abstaining.

5. CONSENT CALENDAR

A. Praca De Cascais / 700 Bridgeway (Public Plaza)

Staff: Joshua Montemayor, Business Manager

DESCRIPTION: Modification to Condition of Approval Language in Resolution 2018-09

RECOMMENDATION: Staff recommends the Planning Commission approve the revised Conditional of Approval No. 1 as stated above and in

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

1 the Draft Resolution (Attachment 1), which clarifies the direction of how
2 the Cardinal Points are facing.

3
4 Planning Commission comments followed.

5
6 **B. 501-503 Bridgeway**

7 Staff: Calvin Chan, Senior Planner

8
9 **SUMMARY:** A Request for a Tree Removal Permit to remove one protected
10 tree (date palm) at the front yard of 501-503 Bridgeway. The proposed tree
11 removal is for the creation of two on-site parking spaces. This public hearing
12 item is continued from July 25, 2018.

13
14 **RECOMMENDATION:** Continue the public hearing to a date uncertain.

15
16 The public testimony period was opened.

17
18 **Public Comment**

19 None.

20
21 The public testimony period was closed.

22
23 **Commissioner Kellman moved and Commissioner Fried seconded a motion to**
24 **approve the Consent Calendar, as presented. The motion carried 5-0.**

25
26 **DECLARATIONS REGARDING PLANNING COMMISSION PUBLIC CONTACTS**
27 **WITH RESPECT TO ITEM 6.A, 416 NAPA STREET**

28
29 **Commissioner Fried disclosed that she had visited 416 Napa Street earlier that**
30 **day, and visited 420 Napa Street the day before.**

31
32 **Vice Chair Nichols disclosed that she had spoken with the owners of 416 and 420**
33 **Napa Street, and also spoke with City staff with respect to zoning.**

34
35 **Commissioner Graef disclosed that he had visited 416 Napa Street and met with**
36 **the owner and architect.**

37
38 **Commissioner Kellman disclosed that she had visited 416 Napa Street and met**
39 **with the owner, and also visited 420 Napa Street and met with the owner and**
40 **project team.**

41
42 **Chair Pierce disclosed that he had visited 416 Napa Street, and had met with the**
43 **owner and architect of 420 Napa Street the day earlier.**

1 **6. PUBLIC HEARING**

2
3 **A. 416 NAPA STREET**

4 Staff: Calvin Chan, Senior Planner

5
6 **SUMMARY:** An application has been filed requesting City approval of the
7 following:

- 8 • Design Review Permit to remodel and construct a two-story western
9 addition, an addition to the north (rear), and a covered deck to the
10 south (front), for the existing single-family residence at 416 Napa
11 Street, along with associated site improvements.
12 • Encroachment Agreement for parking pad and driveway, utilities, walls,
13 landscaping, and stairs located in the public right-of-way.
14 • The project has been determined to be exempt from further
15 environmental review under Section 15303 of the California
16 Environmental Quality Act (CEQA).
17

18 **RECOMMENDATION:** Conduct public hearing and provide direction to
19 staff and project team regarding next steps.
20

21
22 The public hearing was opened.

23
24 Senior Planner Chan provided a PowerPoint presentation.

25
26 Planning Commission questions to staff followed.
27

28 The public testimony period was opened.

29
30 The applicant/architect, Michael Rex of Michael Rex Architecture, and owner Matt
31 Smith, provided a presentation.
32

33 Planning Commission questions to the applicant followed.
34

35 Planning Commission questions to staff followed.
36

37 **Public Comments**

38 Mark Rushford
39 Don Russo
40 Naohiro Haitani
41 Anonymous
42 Tony Joseph
43 Meike Stefani
44

45 The applicant provided rebuttal comments.

46
47 Planning Commission questions to the applicant followed.
48

49 The public testimony period was closed.
50

1 Planning Commission comments followed.

2
3 The public testimony period was opened.

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5 Planning Commission questions to the applicant followed.

6
7 Planning Commission comments followed.

8
9 **Commissioner Fried moved and Commissioner Kellman seconded a motion to**
10 **continue the public hearing for 416 Napa Street to a date uncertain. The motion**
11 **passed 5-0.**

12
13 The public hearing was closed.

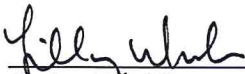
14
15 **7. COMMUNICATIONS**

- 16
- 17 • Staff: None.
 - 18 • Commission: Commissioner Kellman:
 - 19 ○ Issues at the GPAC meetings are heating up, and it would be good to
 - 20 have other planning commissioners there;
 - 21 ○ Project phasing would be interesting to look at with respect to
 - 22 permitting, streamlining, and time frame;
 - 23 ○ Daylighting of underground streams is one of many aspects that are
 - 24 important to the Planning Commission's decisions, but of which the
 - 25 Commission is not aware.
- 26

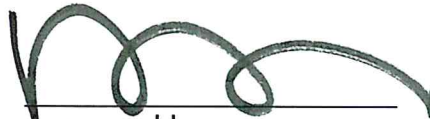
27 **8. ADJOURNMENT**

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29 **Commissioner Kellman moved and Vice Chair Nichols seconded a motion to**
30 **adjourn the meeting. The motion passed 5-0.**

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32 The meeting was adjourned at 8:27 p.m.

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37 Submitted by
38 Lilly Whalen
39 Interim Community Development Director

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Approved by
Morgan Pierce
Chair