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SAUSALITO PLANNING COMMISSION
Wednesday, October 17, 2018
Approved Action Minutes¹

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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, Associate Planner Katie Faulkner,
Assistant Planner David Chursenoff, City Attorney Mary Wagner

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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. Approval of Minutes from 10-3-18

Commissioner Graef moved and Commissioner Fried seconded a motion to approve the draft minutes, as amended. The motion passed 4-0, with Commissioner Kellman abstaining.

5. PUBLIC HEARING

Vice Chair Nichols disclosed with respect to Item 5.A., 300 Turney Street, that she lives within 300 feet of the subject site but City staff has determined that she does not have a conflict, and so she will participate in the public hearing for 300 Turney Street.

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

1 **Declarations Regarding Public Contacts**

2
3 **Commissioner Fried disclosed with respect to Item 5.C., 416 Napa Street, that she**
4 **visited the site and met with the neighbor at 420 Napa Street.**

5
6 **Chair Pierce disclosed with respect to Item 5.C., 416 Napa Street, that he met with**
7 **the neighbor at 420 Napa Street.**

8
9 **A. 300 TURNEY STREET (PROJECT ID: 2018:00008)**

10
11 **SUMMARY: Request for a Sign Permit for two new building signs and**
12 **one new awning sign located at 300 Turney Street.**

13
14 The public hearing was opened.

15
16 Associate Planner Katie Faulkner provided a PowerPoint presentation.

17
18 Planning Commission questions to staff.

19
20 The public testimony period was opened.

21
22 The applicant/owner, Tyler Catalana, did not provide a presentation.

23
24 Planning Commission questions to the applicant followed.

25
26 **Public Comments:**

27
28 None.

29
30 The public testimony period was closed.

31
32 **Commissioner Kellman moved and Commissioner Graef seconded a motion to**
33 **approve a Sign Permit for 300 Turney Street. The motion passed 5-0.**

34
35 The public hearing was closed.

36
37 **Commissioner Fried indicted that she would recuse herself from participating in**
38 **the public hearing for 2656 Bridgeway, because she has had prior dealings with**
39 **the owner.**

40
41 **B. 2656 BRIDGEWAY (PROJECT ID: 2018-00148)**

42
43 **SUMMARY: An application has been filed requesting City approval of a**
44 **Sign Permit application to install four wall signs and three window signs**
45 **for the purpose of business and building identification at the Mariner's**
46 **Landing commercial property. This project has been determined to be**
47 **exempt from further environmental review under Section 15301 of the**
48 **California Environmental Quality Act (CEQA).**

1 The public hearing was opened.

2
3 Assistant Planner David Chursenoff provided a PowerPoint presentation.

4
5 Planning Commission questions to staff followed.

6
7 The public testimony period was opened.

8
9 The applicant, Neil Colwell of Well Design, provided a PowerPoint presentation.

10
11 Planning Commission questions to the applicant followed.

12
13 **Public Comments:**

14 Michael Rex

15
16 The public testimony period was closed.

17
18 Applicant rebuttal comments followed.

19
20 Planning Commission comments followed.

21
22 Planning Commission questions to staff followed.

23
24 The public testimony period was reopened.

25
26 Planning Commission questions to the applicant followed.

27
28 The public testimony period was closed.

29
30
31 **Vice Chair Nichols moved and Commissioner Kellman seconded a motion to**
32 **continue the public hearing for 2656 Bridgeway to the meeting of November 7,**
33 **2018. The motion passed 4-0.**

34
35 The public hearing was closed.

36
37 **Commissioner Fried returned to the meeting.**

38
39 **C. 416 NAPA STREET (PROJECT ID: 2018-00198)**

40
41 **SUMMARY: An application has been filed requesting City approval of**
42 **the following:**

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- **Design Review Permit, subject to Heightened Design Review, to remodel and construct a two-story western addition, an addition to the north (rear), and a covered deck to the south (front), for the existing single-family residence at 416 Napa Street, along with associated site improvements.**
 - **Nonconformity Permit to rebuild a single-car garage over the existing parking area.**

- 1 • Encroachment Agreement for garage, driveway, utilities, walls,
2 landscaping, and stairs located in the public right-of-way.
3 **This project has been determined to be exempt from further**
4 **environmental review under Section 15303 of the California**
5 **Environmental Quality Act (CEQA).**

6
7 **RECOMMENDATION: Approval, subject to conditions.**

8
9 The public hearing was opened.

10
11 Senior Planner Calvin Chan provided a PowerPoint presentation.

12
13 Planning Commission questions to staff followed.

14
15 The public testimony period was opened.

16
17 The co-owner, Matt Smith, and architect, Michael Rex, provided a PowerPoint
18 presentation.

19
20 Planning Commission questions to the applicant followed.

21
22 Planning Commission questions to staff followed.

23
24 **Public Comments**

25 Carrie Souza, 518 Bonita Street

26 Mark Rushford, 420 Napa Street

27 Anonymous, 418 Napa Street

28
29 Applicant rebuttal comments followed.

30
31 Planning Commission questions to staff followed.

32
33 Planning Commission questions to the applicant followed.

34
35 The public testimony period was closed.

36
37 Planning Commission comments followed.

38
39 The public testimony period was reopened.

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41 Planning Commission questions to the applicant followed.

42
43 The public testimony period was closed.

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45 Planning Commission comments followed.

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1 Commissioner Graef moved and Commissioner Fried seconded a motion to
2 approve a Design Review Permit, Nonconformity Permit, and Encroachment
3 Agreement for 416 Napa Street, subject to the following additional conditions of
4 approval:

- 5 • Colors shall be more recessive to mitigate the prominence of the trim.
- 6 • The olive trees in front shall be maintained with a height to preserve the
7 neighbor's views.
- 8 • Egg crate baffles shall be utilized for the smaller skylights at the rear of the
9 house to control light pollution.
- 10 • The existing bamboo shall be exchanged for a Podocarpus hedge at a
11 minimum of 12 feet planted height.

12
13
14 The motion failed 2-3, with Chair Pierce, Vice Chair Nichols, and Commissioner
15 Kellman dissenting.

16
17 Vice Chair Nichols moved and Commissioner Kellman seconded a motion to
18 direct staff to return with a resolution to deny a Design Review Permit,
19 Nonconformity Permit, and Encroachment Agreement for 416 Napa Street,
20 because the Commission was unable to make Design Review Permit Finding 7
21 (adequate light and air), Finding 13 (crowding), and Finding 4 (views).

22
23 The maker of the motion retracted the portion of the motion stating the
24 Commission could not make Design Review Permit Finding 4 regarding views,
25 saying the views have been mitigated in the current revision.

26
27 The seconder of the motion accepted the amendment to the motion.

28
29 The motion carried 3-2, with Commissioners Fried and Graef dissenting.

30
31 The public hearing was closed.

32 33 7. COMMUNICATIONS

- 34 • Staff:
 - 35 ○ Interim Community Development Director Whalen:
 - 36 ■ City Council will meet on 10/30/18 and will have an update on
 - 37 the ferry landing landside improvements, discuss revisions to
 - 38 the ADU Ordinance and potentially an inclusionary housing
 - 39 ordinance, short-term rentals in Sausalito, and an appeal of 75
 - 40 Cloudview Road.
 - 41 ■ General Plan Advisory Committee met 10/9/18; discussed the
 - 42 Marinship and decided the Marinship Specific Plan in its current
 - 43 shape should be retired; and there should be an emphasis on
 - 44 support for the working waterfront and sea level rise.
 - 45 ○ Senior Planner Chan:
 - 46 ■ Clarified with respect to the 416 Napa Street project that the
 - 47 anonymous speaker's invitation for commissioners to visit her
 - 48 home did not contain contact information and the writer choose
 - 49
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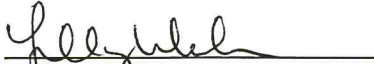
1 to remain anonymous, so he was not able to give her contact
2 information to the Planning Commissioners.

- 3 • Commission:
 - 4 ○ Commissioner Kellman:
 - 5 ■ The General Plan Advisory Committee met 10/16/18; discussed
 - 6 the Marinship.
 - 7 ■ GPAC will have a separate public Saturday workshop regarding
 - 8 the Marinship as a topic for the General Plan, date to be
 - 9 determined.

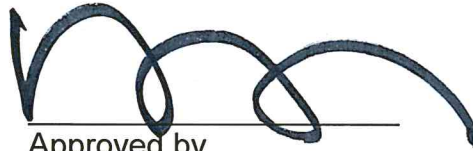
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12 **9. ADJOURNMENT OF PLANNING COMMISSION**

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14 **Chair Pierce moved and Commissioner Kellman seconded a motion to adjourn**
15 **the meeting. The motion passed 5-0.**

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17 The meeting was adjourned at 9:39 p.m.

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22 Submitted by
23 Lilly Whalen
24 Interim Community Development Director

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29 Approved by
30 Morgan Pierce
31 Chair