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SAUSALITO PLANNING COMMISSION
Wednesday, March 13, 2019
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: Vice Chair Vicki Nichols, Vice Chair Janelle Kellman,
Commissioner Richard Graef, Commissioner Morgan Pierce

Absent: None.

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

2. APPROVAL OF AGENDA

Commissioner Pierce moved and Commissioner Graef seconded a motion to approve the Planning Commission agenda, as presented. The motion passed 4-0.

3. PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

None.

4. APPROVAL OF PLANNING COMMISSION MINUTES

A. Draft Minutes from February 27, 2019

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

DECLARATIONS REGARDING PLANNING COMMISSION PUBLIC CONTACTS

Commissioner Pierce disclosed with respect to Item 5.A. that he had visited the Appellants and their attorney at 51 Wolfback Ridge.

Commissioner Kellman disclosed with respect to Item 5.A. that she had visited the Appellants and their attorney at 51 Wolfback Ridge.

Commissioner Graef disclosed with respect to Item 5.A that he had visited both sites in question, "99 Wolfback Ridge Road," and 51 Wolfback Ridge.

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

1 Vice Chair Nichols disclosed with respect to Item 5.A. that she had visited the
2 Appellants and their attorney at 51 Wolfback Ridge and visited all sites that were
3 discussed but did not discuss the merits of the appeal.
4

5 **5. PUBLIC HEARING**
6

7 **A. LOT 5 OF WOLFBACK ESTATES ("99 WOLFBACK RIDGE ROAD")**
8 **(Project ID 2018-00276)**
9

10 **SUMMARY:** The Planning Commission will consider an appeal of a
11 Community Development Department determination of the front property line
12 at Lot 5 of Wolfback Estates ("99 Wolfback Ridge Road"). The determination
13 for property lines is Statutorily Exempt from further environmental review
14 under Section 15268 (Ministerial Projects) of the California Environmental
15 Quality Act (CEQA).
16

17 **RECOMMENDATION:** Deny the appeal and uphold the Community
18 Development Department's determination of the front property line at Lot 5 of
19 Wolfback Estates ("99 Wolfback Ridge Road.".)
20

21 The public hearing was opened.
22

23 Senior Planner Chan provided a PowerPoint presentation.
24

25 Planning Commission questions to staff followed.
26

27 The public testimony period was opened.
28

29 The Appellants, Michael Rex of Michael Rex Architects, and Elizabeth Brekhus of
30 Brekhus Law Partners, provided a PowerPoint presentation.
31

32 Planning Commission questions to staff followed.
33

34 Planning Commission questions to the Appellants followed.
35

36 The Applicants, Scott Couture of Couture Architecture, and Riley Hurd of Ragghianti
37 Freitas LLC, provided a PowerPoint presentation.
38

39 Planning Commission questions to the Applicants followed.
40

41 **Public Comments:**
42

43 Benjamin Graves
44 Leonard Rifkind
45 Bruce McMillan
46 Esta Swig
47 Elizabeth Gerhardt
48 Chris Patterson
49
50

1 Appellant Elizabeth Brekhuis provided rebuttal comments.

2
3 Applicant Riley Hurd provided rebuttal comments.

4
5 The public testimony period was closed.

6
7 Planning Commission comments followed.

8
9 **Vice Chair Kellman moved and Commissioner Graef seconded a motion to direct**
10 **staff to return with a Resolution upholding the appeal with the findings, as stated.**
11 **The motion passed 3-1 with Commissioner Pierce dissenting.**
12

13 The public hearing was closed.

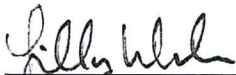
14
15 **6. COMMUNICATIONS**

- 16
- 17 • Staff:
 - 18 ○ Community Development Director Whalen reviewed appeals the City
 - 19 Council will take up at their hearing on March 26, 2019. The Planning
 - 20 Commission's March 20, 2019 meeting has been canceled.
 - 21 ○ City Attorney Wagner indicated that on March 12, 2019 the City
 - 22 Council took action to continue the emergency declaration put in place
 - 23 after the February 14, 2019 landslide, and said it would remain in effect
 - 24 until cleanup is completed.
 - 25 • Commission: None.
- 26

27 **7. ADJOURNMENT**

28
29 **Vice Chair Kellman moved and Commissioner Pierce seconded a motion to**
30 **adjourn the meeting. The motion passed 4-0.**

31
32 The meeting was adjourned at 8:29 p.m.

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37 _____
38 Submitted by
39 Lilly Whalen
40 Community Development Director

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36 

37 _____
38 Approved by
39 Vicki Nichols
40 Chair