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**SAUSALITO PLANNING COMMISSION**  
**Wednesday, April 3, 2019**  
**Approved Action Minutes<sup>1</sup>**

**1. CALL TO ORDER**

**Chair Nichols 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 Vicki Nichols, Vice Chair Janelle Kellman,  
Commissioner Richard Graef

Absent: Commissioner Morgan Pierce

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

**2. APPROVAL OF AGENDA**

**Vice Chair Kellman moved and Commissioner Graef seconded a motion to approve the Planning Commission agenda, as presented. The motion passed 3-0.**

**3. PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA**

None.

**4. APPROVAL OF PLANNING COMMISSION MINUTES**

A. Draft Minutes March 13, 2019

**Vice Chair Kellman moved and Commissioner Graef seconded a motion to approve the draft minutes, as amended. The motion passed 3-0.**

**7. PUBLIC HEARING**

**DECLARATIONS REGARDING PLANNING COMMISSION CONTACT**

**Vice Chair Kellman disclosed with respect to:**

- **Item 5.A., Lots 5 of Wolfback Estates, that prior to the last hearing she had met with the appellant and the appellant's attorney.**
- **Item 5.B., 27 Central Avenue, that she had met previously with both parties at 27 Central.**

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<sup>1</sup> A video recording of this meeting is available at: [www.sausalito.gov](http://www.sausalito.gov).

- Item 5.C., 26 Atwood Avenue, that she had visited the site but did not speak with anyone.
- Item 5.D., 28 Lower Crescent Avenue, that she had visited the site but did not speak with anyone.

Commissioner Graef disclosed with respect to:

- Item 5.B., 27 Central Avenue, that he had visited the site but did not speak with anyone.
- Item 5.C., 26 Atwood Avenue, that he had visited the site but did not speak to anyone.
- Item 5.D., 28 Lower Crescent Avenue, that he had visited the site but did not speak to anyone.

Chair Nichols disclosed with respect to:

- Item 5.A., Lots 5 of Wolfback Estates, that she had previously visited with the appellant's attorney.
- Item 5.B., 27 Central Avenue, that she had visited the site but did not speak with anyone but looked at the mockup for the project.
- Item 5.C., 26 Atwood Avenue, that she had visited the site but did not speak with anyone.
- Item 5.D., 28 Lower Crescent Avenue, that she had visited the site but did not speak with anyone.

#### A. LOT 5 OF WOLFBACK ESTATES (Project ID 2018-00276)

**SUMMARY:** On March 13, the Planning Commission conducted a public hearing to consider an appeal of a Community Development Department determination of the front property line of Lot 5 of Wolfback Estates. The Planning Commission voted 3-1 (AYES: Graef, Nichols, Kellman; NOES: Pierce) to direct City Staff to return on April 3 with a draft Resolution to grant the appeal. One April 3 the Planning Commission will conduct a public hearing to consider the draft Resolution.

**OPTIONS FOR ACTION:** The Planning Commission may adopt the Resolution to grant the appeal, providing direction to City staff to revise as necessary, or, continue the public hearing for additional information/project reconsideration.

The public hearing was opened.

Senior Planner Chan provided a PowerPoint presentation.

Planning Commission questions to staff followed.

The public testimony period was opened.

Applicant Riley Hurd of Ragghianti Freitas LLC provided comments.

1 Planning Commission comments followed.

2  
3 Appellant Elizabeth Brekhus of Brekhus Law Partners provided comments.

4  
5 Planning Commission questions to staff followed.

6  
7 Planning Commission questions to Benjamin Graves and Leonard Rifkind followed.

8  
9 The public testimony period was closed.

10  
11 Planning Commission comments followed.

12  
13 Appellant Elizabeth Brekhus provided a presentation.

14  
15 Applicant Riley Hurd provided a presentation.

16  
17 The public testimony period was opened.

18  
19 **Public Comments**

20 Leonard Rifkind

21 Elizabeth Brekhus

22  
23 The public testimony period was closed.

24  
25 Planning Commission comments followed.

26  
27  
28 **Chair Nichols moved and Vice Chair Kellman seconded a motion to approve the**  
29 **Resolution to uphold the appeal with the addition of expanded language**  
30 **regarding Criterion 1 as the Commission discussed, and language on page 15 of**  
31 **the staff report replacing the word "bisect" with "abut." The motion passed 3-0.**

32  
33 The public hearing was closed.

34  
35 **B. 27 CENTRAL AVENUE (Project ID: 2018-00379)**

36  
37 **SUMMARY:** Meike Stefani, property owner, requests approval of a retroactive  
38 Design Review for the expansion of a second floor deck at 27 Central  
39 Avenue. The project has been determined to be exempt from further  
40 environmental review under Section 15301 of the California Environmental  
41 Quality Act (CEQA).

42  
43 The public hearing was opened.

44  
45 Assistant Planner David Chursenoff provided a PowerPoint presentation.

46  
47 Planning Commission questions to staff followed.

1 The public testimony period was opened.

2  
3 The Applicant/Owner, Meike Stefani, provided a PowerPoint presentation.

4  
5 HLB questions to staff followed.

6  
7 Planning Commission comments followed.

8  
9 **Public Comments:**

10 Heather Whiles

11 Peter Greenwood

12 Leonard Rifkind

13  
14 The public testimony period was closed.

15  
16 Planning Commission comments followed.

17  
18 **Vice Chair Kellman moved and Commissioner Graef seconded a motion continue**  
19 **the public hearing for 27 Central Avenue to the meeting of May 29, 2019. The**  
20 **motion passed 3-0.**

21  
22 The public hearing was closed.

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25 **C. 26 ATWOOD AVENUE (PROJECT ID: 2019-00028)**

26  
27 **SUMMARY:** Nathan Charles, on behalf of property owner Larry Garnick,  
28 requests approval of a Tree Removal Permit to remove on Giant Yucca Tree  
29 (Yucca gigantea) located adjacent to the south (rear) elevation of the  
30 residence at 26 Atwood Avenue. The project has been determined to be  
31 exempt from further environmental review under Section 15304 of the  
32 California Environmental Quality Act (CEQA).

33  
34 The public hearing was opened.

35  
36 Assistant Planner David Chursenoff provided a PowerPoint presentation.

37  
38 The public testimony period was opened.

39  
40 **Public Comments:**

41 None.

42  
43 The public testimony period was closed.

44  
45 Planning Commission comments followed.

46  
47 **Vice Chair Kellman moved and Commissioner Graef seconded a motion to**  
48 **approve a Tree Removal Permit for 26 Atwood Avenue. The motion passed 3-0.**

1 The public hearing was closed.  
2

3 **D. 28 LOWER CRESCENT AVENUE (PROJECT ID: DR/LLA/TRP 17-195)**  
4

5 **SUMMARY:** David Whitfield, on behalf of property owner Loren Eskenazi,  
6 requests approval of a Design Review Permit for a 1,517 square foot addition  
7 to an existing non-conforming triplex and the conversion of a non-conforming  
8 triplex into a duplex, a Tree Removal Permit for the removal of a 14.7-inch  
9 DBH, multi-trunk Coast Live Oak and a Lot Merger for the merging of parcels  
10 065-231-44 and 065-231-45. The project has been determined to be exempt  
11 from further environmental review under Sections 15301, 15304 and 15315 of  
12 the California Environmental Quality Act (CEQA).  
13

14 The public hearing was opened.  
15

16 Assistant Planner David Chursenoff provided a PowerPoint presentation.  
17

18 Planning Commission questions to Staff followed.  
19

20 The public testimony period was opened.  
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22 The applicant/architect, David Whitfield, provided a PowerPoint presentation.  
23

24 Planning Commission questions to the applicant followed.  
25

26 Planning Commission questions to staff followed.  
27

28 **Public Comments:**  
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30 John Burton

31 Debra Burton

32 Jan Schat

33 Loren Eskenazi

34 Leonard Rifkind

35 Elisabeth Yvrot  
36

37 The public testimony period was closed.  
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39 Planning Commission comments followed.  
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41 **Vice Chair Kellman moved and Commissioner Graef seconded a motion to**  
42 **continue the public hearing for 28 Lower Crescent Avenue to a date uncertain.**  
43 **The motion passed 3-0.**  
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45 The public hearing was closed.  
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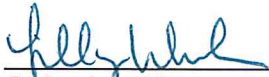
1 **6. COMMUNICATIONS**

- 2 • Staff: Community Development Director Whalen stated the City Council had  
3 recently heard two appeals of Planning Commission decisions:  
4 ○ 416 Napa Street: Council denied the appeal and upheld the Planning  
5 Commission's decision to approve the design review permit. The  
6 applicant and appellant had worked together on a revised design.  
7 ○ 75 Cloudview Road: Council upheld the appeal and overturned the  
8 Planning Commission decision and approved the deck variance. The  
9 applicant and appellant had come to an agreement on the use of the  
10 deck.  
11 • Commission: None.

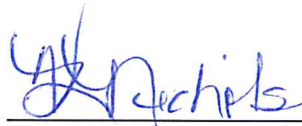
12 **7. ADJOURNMENT**

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15 **Vice Chair Kellman moved and Chair Nichols seconded a motion to adjourn the**  
16 **meeting. The motion passed 3-0.**

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18 The meeting was adjourned at 10:12 p.m.

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24 Submitted by  
25 Lilly Whalen  
26 Community Development Director

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\_\_\_\_\_ Approved by  
Vicki Nichols  
Chair