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SAUSALITO PLANNING COMMISSION
Wednesday, May 29, 2019
Approved Action Minutes¹

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 Kristina Feller, Commissioner Richard Graef,
Commissioner Morgan Pierce

Absent: None.

Staff: Community Development Director Lilly Whalen,
Contract Planner Matthew Weintraub, Associate Planner Katie Faulkner,
City Attorney Mary Wagner

2. APPROVAL OF AGENDA

Commissioner Pierce moved and Commissioner Feller 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

Public Comment

John DiRe

4. APPROVAL OF PLANNING COMMISSION MINUTES

A. Draft Minutes 5/15/19

Commissioner Pierce moved and Commissioner Feller seconded a motion to approve the draft minutes, as amended. The motion passed 4-1 with Vice Chair Kellman abstaining.

5. PUBLIC HEARING

Declarations regarding Planning Commission Contacts

Vice Chair Kellman indicated with respect to Item 5A, 76 Cazneau Avenue, that she visited the exterior of the site and looked at the story poles. She had not

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

1 attended the prior hearing and had not reviewed the meeting minutes and staff
2 report, so she would engage in the conversation but not vote on the item.
3

4 **A. 76 CAZNEAU AVENUE – GAETANI RESIDENCE (Project ID: 2017-00253)**
5

6 **SUMMARY:** A Design Review Permit and Encroachment Agreement are
7 requested to construct a new 642 square foot detached two-car garage and
8 associated retaining walls at 76 Cazneau Avenue. This project was continued
9 from the May 15, 2019 Planning Commission hearing.
10

11 **RECOMMENDATION:** Approve the draft resolution approving the Design Review
12 Permit and recommending City Council approval of the Encroachment
13 Agreement.
14

15 The public hearing was opened.
16

17 Associate Planner Katie Faulkner provided a PowerPoint presentation.
18

19 Planning Commission questions to staff followed.
20

21 The public testimony period was opened.
22

23 Applicant/Architect Patricia Velho provided a PowerPoint presentation.
24

25 **Public Comments**
26

27 None.
28

29 The public testimony period was closed.
30

31 Planning Commission comments followed.
32

33 Planning Commission questions to staff followed.
34

35 **Commissioner Graef moved and Chair Nichols seconded a motion to approve a**
36 **Design Review Permit and Encroachment Agreement for 76 Cazneau Avenue, as**
37 **amended. The motion passed 4-1 with Vice Chair Kellman abstaining.**
38

39 The public hearing was closed.
40

41 **B. 27 CENTRAL AVENUE (Project ID: 2018-00379)**
42

43 **SUMMARY:** Meike Stefani, property owner, requests approval of a retroactive
44 Design Review Permit for the expansion of a second floor deck at 27 Central
45 Avenue. The project has been determined to be exempt from further
46 environmental review under Section 15301 of the California Environmental
47 Quality Act (CEQA).
48
49
50

1 **RECOMMENDATION:**

- 2 1. Review original scope of work – Change #1 (45 degree cut to deck) and
3 Change #2 (45 degree cut to roof cover) and take one of the following two
4 actions:
5 a. If Findings for a Design Review Permit cannot be made, the
6 Planning Commission may augment and adopt the Resolution of
7 Denial provided in the February 27, 2019 staff report (Attachment
8 2).
9 b. If Findings for a Design Review Permit can be made, provide
10 direction to staff on findings for approval, direct staff to return with a
11 Resolution of Approval (eliminating Changes #3 and #4 from
12 project plans) and continue the hearing.
13 2. Continue the hearing for more information or project modifications.
14

15 The public hearing was opened.

16
17 Contract Planner Matthew Weintraub provided a PowerPoint presentation.

18
19 Planning Commission questions to staff followed.
20

21 The public testimony period was opened.

22
23 The applicant, Meike Stefani, provided a presentation.
24

25 Planning Commission questions to the applicant followed.
26

27 Planning Commission questions to staff followed.
28

29 **Public Comments**

30 Heather Whites
31

32
33 The public testimony period was closed.
34

35 **Commissioner Feller indicated that although she did not attend the item's**
36 **previous hearings, she had reviewed the videos and was up to speed and would**
37 **participate in the public hearing.**
38

39 Planning Commission comments followed.
40

41 Planning Commission questions to staff followed.
42

43 The public testimony period was reopened.
44

45 Planning Commission questions to the applicant followed.
46

47 The public testimony period was closed.
48

49 Planning Commission comments followed.
50

1 The public testimony period was reopened.

2
3 Planning Commission questions to the applicant followed.

4
5 The public testimony period was closed.

6
7 **Commissioner Graef moved and Vice Chair Kellman seconded a motion to**
8 **continue the public hearing for 27 Central Avenue to the June 26, 2019 meeting.**
9 **The motion passed 5-0.**

10
11 The public hearing was closed.

12
13 **6. NEW BUSINESS**

14
15 **A. Planning Commission Engagement with General Plan Process**

16
17 Community Development Director Lilly Whalen provided a presentation.

18
19 Planning Commission questions to staff followed.

20
21 Planning Commission discussion followed.

22
23 **Public Comment**

24 John DiRe

25
26 Planning Commission discussion followed.

27
28 Planning Commission questions to staff followed.

29
30 **7. COMMUNICATIONS**

- 31
32
 - Staff:
 - 33 ○ City Council met 5/28/19; introduced a single-use plastics ban as
 - 34 recommended by the Sustainability Commission.
 - 35 ○ Staff will bring forward the Wireless Ordinance update on 6/11/19.
 - 36 • Commission: None.

37
38 **8. ADJOURNMENT**

39
40 **Vice Chair Kellman moved and Commissioner Pierce seconded a motion to**
41 **adjourn the meeting. The motion passed 5-0.**

42
43 The meeting was adjourned at 8:56 p.m.

44
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46 

47 _____
48 Submitted by
49 Lilly Whalen
50 Community Development Director

45
46 

47 _____
48 Approved by
49 Vicki Nichols
50 Chair