

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42  
43  
44  
45  
46  
47  
48  
49  
50

**SAUSALITO PLANNING COMMISSION**  
**Wednesday, June 26, 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 Kristina Feller, Commissioner Richard Graef,  
Commissioner Morgan Pierce

Absent: None.

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

**2. APPROVAL OF AGENDA**

**Vice Chair Kellman 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**

None.

**4. PUBLIC HEARING**

**Declarations regarding Planning Commission Public Contacts**

**Vice Chair Kellman disclosed with respect to Item 4.A. that she had run into the neighbor from 31 Central Avenue at a local market where they chatted briefly but not about the project.**

**Commissioner Feller disclosed with respect to Item 4.A. that she had visited the neighbor at 31 Central Avenue but did not discuss the project.**

**A. 27 CENTRAL AVENUE (PROJECT ID 2018-00379)**

**SUMMARY:** Meike Stefani, property owner, requests approval of a retroactive Design Review Permit for the expansion of a second floor deck at 27 Central Avenue. The project has been determined to be exempt from further

---

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

1 environmental review under Section 15301 of the California Environmental  
2 Quality Act (CEQA).

3  
4 **RECOMMENDATION:** Recommendation pending as late mail. Due to staff  
5 receiving the revised plans six days after they were due to staff for analysis and  
6 during the week of staff report production, staff will provide a supplemental  
7 memorandum to the Planning Commission with a recommendation on this  
8 project as late mail for the Commission prior to the June 26, 2019 hearing.  
9

10 The public hearing was opened.

11  
12 Senior Planner Weintraub provided a PowerPoint presentation.

13  
14 Planning Commission questions to staff followed.

15  
16 The public testimony period was opened.

17  
18 Applicant/Property owner Meike Stefani provided a PowerPoint presentation.

19  
20 Planning Commission questions to the property owner followed.

21  
22 Planning Commission questions to staff followed.

23  
24 Architect Peter Greenwood provided a presentation.

25  
26 **Public Comments:**

27 None.

28  
29 The public testimony period was closed.

30  
31 Planning Commission comments followed.

32  
33 The public testimony period was reopened.

34  
35 Planning Commission questions to the applicant/property owner followed.

36  
37  
38 **Commissioner Pierce moved to approve a retroactive Design Review Permit for**  
39 **27 Central Avenue, subject to the following condition of approval:**

- 40 • **Plans shall be revised and submitted to provide an additional cut of the**  
41 **deck from the existing post located 5 feet, 7 inches from the edge of the**  
42 **home to the existing post, which is shown as an existing 4x6 on the second**  
43 **floor plan, and located 10 feet, 1.25 inches from the edge of the second**  
44 **floor to the south, and associated cuts to the roof of the deck to move the**  
45 **angle and align with the additional cut of the deck below, as required by**  
46 **this condition.**  
47  
48  
49  
50



1 Chair Nichols requested the motion be amended to specify that the Planning  
2 Commission is referring to and basing the motion on plans stamped June 18,  
3 2019.  
4

5 The Maker of the Motion accepted the amendment to the motion.  
6

7 Vice Chair Kellman requested that Commissioner Pierce annotate a set of plans,  
8 which the applicant would initial to make it part of the public record.  
9

10 Chair Nichols indicated for the record that the applicant had approached the dais  
11 and was witnessing Commissioner Pierce physically making the line adjustment  
12 on a set of plans, and that Senior Planner Weintraub and applicant's architect  
13 Peter Greenwood had also approached the dais to witness Commissioner Pierce  
14 annotate the plans. The applicant initialed the annotated plans.  
15

16 Vice Chair Kellman seconded the motion.  
17

18 The motion passed 5-0.  
19

20 The public hearing was closed.  
21

#### 22 B. 416 NAPA STREET (PROJECT ID 2019-00152) 23

24 **DESCRIPTION:** The Planning Commission will consider an appeal of a  
25 Community Development Department decision to approve an Accessory  
26 Dwelling Unit (ADU) Permit at 416 Napa Street. This appeal is exempt from  
27 the California Environmental Quality Act (CEQA) pursuant to CEQA  
28 Guidelines Sections 15301 and 15061(b)(3).  
29

30 **RECOMMENDATION:** Deny the appeal and uphold the Community  
31 Development Department's determination of the approval of the ADU Permit  
32 for 416 Napa Street (see Attachment 1 for draft Resolution of Appeal Denial).  
33

34 The public hearing was opened.  
35

36 Senior Planner Weintraub provided a PowerPoint presentation.  
37

38 Planning Commission questions to staff followed.  
39

40 The public testimony period was opened.  
41

42 The appellant, Anonymous, provided a presentation.  
43

44 Planning Commission questions to the appellant followed.  
45

46 The applicant, Michael Rex of Michael Rex Architects, provided a PowerPoint  
47 presentation.  
48  
49  
50

1 Appellant rebuttal comments followed.

2  
3 Applicant rebuttal comments followed.

4  
5 **Public Comments**

6 None.

7  
8 The public testimony period was closed.

9  
10 Planning Commission comments followed.

11  
12 Planning Commission questions to staff followed.

13  
14 **Commissioner Feller moved and Commissioner Pierce seconded a motion to**  
15 **deny the appeal and uphold the Community Development Department's**  
16 **determination of the approval of the ADU Permit for 416 Napa Street. The motion**  
17 **passed 5-0.**

18  
19 The public hearing was closed.

20  
21 **5. NEW BUSINESS**

22  
23 **A. General Plan Community Goals**

24  
25 Planning Commission comments followed.

26  
27 Planning Commission questions to staff followed.

28  
29 **6. COMMUNICATIONS**

- 30  
31
  - Staff: None.
  - Commission: Vice Chair Kellman said the appeal fee of \$1,500 for the ADU in  
32 the 416 Napa Street item does not seem fair, as there are other City fees that  
33 are quite low, and this feels like it is trying to dissuade people from filing an  
34 appeal.

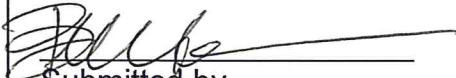
35  
36  
37 Planning Commission questions to staff followed.

38  
39 Planning Commission comments followed.

1           **7. ADJOURNMENT**

2  
3           **Vice Chair Kellman moved and Commissioner Pierce seconded a motion to**  
4           **adjourn the meeting. The motion passed 5-0.**

5  
6           The meeting was adjourned at 8:43 p.m.

7  
8  
9  
10          

11          Submitted by  
12          Lilly Whalen  
13          Community Development Director

14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42  
43  
44  
45  
46  
47  
48  
49  
50  
  


Approved by  
Vicki Nichols  
Chair