

SAUSALITO PLANNING COMMISSION
Wednesday, February 24, 2021
Approved Action Minutes

1. CALL TO ORDER

Chair Feller called the meeting to order at 6:30 p.m.

Planning Commission:

Present: Chair Kristina Feller, Vice Chair Richard Graef,
Commissioner Jeffery Luxenberg, Commissioner Morgan Pierce,
Commissioner Nastassya Saad

Absent: None.

Staff: Community Development Director Lilly Whalen
Mike Janusek, Assistant Planner
Contract Senior Planner Brad Evanson
City Attorney Mary Wagner

A. Public Participation Guide for Zoom Meetings

Community Development Director Whalen stated that the meeting was being held pursuant to Section 3 of Executive Order N-29-20 issued by Governor Newsom on March 17, 2020; all members had joined the meeting telephonically through Zoom; and the meeting was being broadcast live on the City of Sausalito website.

2. APPROVAL OF AGENDA

Commissioner Pierce moved and Commissioner Saad seconded a motion to approve the Planning Commission agenda as presented. The motion passed 5-0.

3. PUBLIC HEARING

Declarations regarding Planning Commission Public Contacts

Chair Feller disclosed with respect to Item 3.A, 181 Spencer Avenue, that she drove by the site twice and hiked by the site once to look at the story poles.

Chair Feller disclosed with respect to Item 3.B., 99 Wolfback Ridge Lot 5, that she visited the site on four occasions:

- **Friday, January 22nd at 4pm. Reported a downed story pole to staff.**
- **Tuesday, February 2nd at 4pm. Site visit with three property owners from 51 and 61 Wolfback Ridge and 3 Canto Gal, who were accompanied by Elizabeth Brekhus who represents 51 Wolfback Ridge and Len Rifkind who represents 1 Canto Gal. The project was discussed but they did not enter into any debate or discussion regarding the merits of the project other than a few questions of clarification.**

- **Tuesday, February 9th at 9:30am. Site visit to Lot 4 with Benjamin Graves, who represents the owner of Lot 4. Mr. Graves expressed his support for the project and walked her around the site. They did not enter into any discussion regarding the merits of the project.**
- **Saturday, February 20th at 11:30am. Site visit with Scott Couture, architect for the applicant. Mr. Couture walked the site with her and pointed out a few changes that had been made, but they did not enter into any discussion regarding the merits of the project.**

Commissioner Pierce disclosed with respect to Item 3.A, 181 Spencer Avenue, that he drove by the site and spoke with no one.

Commissioner Pierce disclosed with respect to Item 3.B., 99 Wolfback Ridge Lot 5, that on February 2nd at 4pm he met with Elizabeth Brekhus, Len Rifkind, Michael Rex, and Bruce McMillan. They toured the subject site and their properties and expressed views but he offered no opinion on the merits of the project.

Commissioner Luxenberg disclosed with respect to Item 3.A., 181 Spencer Avenue, that he hiked up to the site on two occasions but did not speak with anyone.

Commissioner Luxenberg disclosed with respect to Item 3.B, 99 Wolfback Ridge Lot 5, that on January 30th he:

- **Visited the site with the architect representing the applicant to view the story poles.**
- **Visited 51 Wolfback Ridge Road with the abutter's attorney and the architect to view the story poles.**
- **Visited 1 Canto Gal with the abutters and their attorney to view the story poles.**
- **Traversed Lot 4 to Lot 5 but did not meet with the owner of Lot 4.**
- **Looked at the project from Lots 7, 8, 9 and 10 and 1 Rosebowl Drive but did not meet with anyone.**

Commissioner Saad disclosed with respect to Item 3.A., 181 Spencer Avenue, that she had visited the site on foot the previous weekend.

Commissioner Saad disclosed with respect to Item 3.B., 99 Wolfback Ridge Lot 5, that on February 23rd she visited the site to view the story poles but did not meet with anyone.

Vice Chair Graef disclosed with respect to Item 3.A., 181 Spencer Avenue, that he had driven by the site but met with no one.

Vice Chair Graef disclosed with respect to Item 3.B., 99 Wolfback Ridge Lot 5, that he had met briefly with Elizabeth Brekhus at 51 Wolfback Ridge to see the view from the deck.

Commissioner Luxenberg stated with respect to Item 3.B, 99 Wolfback Ridge Lot 5, that he had reviewed the video recordings for the two previous hearings before he was a Commissioner as well as the materials for those meetings and this current meeting so that he is prepared to participate in the public hearing.

Commissioner Saad stated with respect to Item 3.B, 99 Wolfback Ridge Lot 5, that she did not watch the video recordings of the previous two hearings before she was a commissioner in their entirety but reviewed all the material for those meetings and for this current meeting and she is prepared to participate in this hearing.

A. 181 SPENCER AVENUE – DESIGN REVIEW PERMIT WITH HEIGHTENED DESIGN REVIEW, ENCROACHMENT AGREEMENT, NONCONFORMITY PERMIT, TREE REMOVAL PERMIT – PROJECT ID: 2021-00193 – APN: 065-182-20

SUMMARY: Design Review Permit with Heightened Design Review for the proposed reconfigured upper-story deck and enclosure of an existing carport to provide an attached two-car garage and 376 square feet of additional storage area for the residence at 181 Spencer Avenue; a Nonconformity Permit to shift the existing legal-nonconforming height within 15 feet of the front property line, shift the existing legal-nonconforming building coverage of the residence and garage structure, and eliminate the side yard setback encroachment of the deck; a Tree Removal Permit to remove a 10-inch Diameter at Breast Height (DBH) bay laurel tree; and an Encroachment Agreement for an approximately 1.5-foot retaining wall replacement, driveway regrading to reduce the slope, and driveway widening to accommodate a new car turntable at the project site.

STAFF RECOMMENDATION: Staff recommends the Planning Commission approve the Design Review Permit with Heightened Design Review, Nonconformity Permit, and Tree Removal Permit. Staff also supports a recommendation to the City Council for approval of an Encroachment Agreement.

The public hearing was opened.

Assistant Planner Janusek provided a PowerPoint presentation.

Planning Commission questions to staff followed.

The public testimony period was opened.

The applicant, architect Marty Zwick of Zwick Architects, provided a presentation.

Planning Commission questions to the applicant followed.

Public Comments:

None.

The public testimony period was closed.

Planning Commission questions to staff followed.

Planning Commission comments followed.

The public testimony period was reopened.

Planning Commission questions to the applicant followed.

Planning Commission comments followed.

The public testimony period was closed.

Commissioner Pierce moved and Vice Chair Graef seconded a motion to continue the public hearing for 181 Spencer Avenue to a date uncertain. The motion passed 5-0.

The public hearing was closed.

**B. 99 WOLFBACK RIDGE ROAD AKA LOT 5 OF WOLFBACK ESTATES –
DESIGN REVIEW PERMIT – PROJECT ID: 2018-00276 – APNS: 200-310-
07, 200-310-13**

SUMMARY: A request for a Design Review Permit to construct new single-family residence at Lot 5 of Wolfback Estates. The proposed project includes an approximately 5,165 square foot residence and 1,425 square foot subterranean garage. This item is continued from October 21, 2020.

STAFF RECOMMENDATION: Approve the draft resolution approving a Design Review Permit to construct a new single-family residence at Lot 5 of Wolfback Estates, subject to conditions.

The public hearing was opened.

Contract Senior Planner Brad Evanson provided a PowerPoint presentation.

Planning Commission questions to staff followed.

The public testimony period was opened.

The applicant, architect Scott Couture of Couture Architecture, provided a PowerPoint presentation.

Planning Commission questions to the applicant followed.

Planning Commission questions to staff followed.

Public Comments:

Jeffrey Keith
Lauren Bowen
Lynn Augstein
Elizabeth Brekhus
Michael Rex
Len Rifkind
Paolo Crescini
Bruce McMillan
Linda Fairchild
Alan Patterson
Liz Gerhart
Matthew Naythons
Riley Hurd

The public testimony period was closed.

Planning Commission comments followed.

Planning Commission questions of staff followed.

The public testimony period was reopened.

Planning Commission questions to the applicant followed.

Planning Commission questions to staff followed.

Planning Commission comments followed.

The public testimony period was closed.

Commissioner Pierce moved and Commissioner Saad seconded a motion to continue the public hearing for 99 Wolfback Ridge Road Lot 5 to a date certain of April 21, 2021. The motion passed 5-0.

The public hearing was closed.

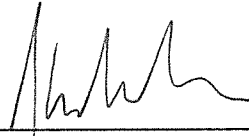
4. ADJOURNMENT

The Commission agreed by consensus to adjourn the meeting.

The meeting was adjourned at 1:49 a.m on February 25, 2021.



Submitted by
Lilly Whalen
Community Development Director



Approved by
Kristina Feller
Chair