

**SAUSALITO PLANNING COMMISSION**  
**Wednesday, October 21, 2020**  
**Approved Action Minutes<sup>1</sup>**

**1. CALL TO ORDER**

**Chair Kellman 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 Janelle Kellman, Vice Chair Kristina Feller,  
Commissioner Richard Graef, Commissioner Vicki Nichols,  
Commissioner Morgan Pierce

Absent: None.

Staff: Community Development Director Lilly Whalen  
Ian Connolly, Assistant Planner  
Alaina Lipp, Assistant Planner  
Contract Senior Planner Brad Evanson  
City Attorney Mary Wagner

**A. Public Participation Guide for Zoom Meetings**

**City Attorney Wagner 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 Nichols 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. APPROVAL OF PLANNING COMMISSION MINUTES**

**A. Draft Minutes from September 30, 2020 and October 7, 2020**

**Commissioner Nichols moved and Commissioner Graef seconded a motion to approve the draft minutes of September 30, 2020 as presented and October 7, 2020 as amended. The motion passed 5-0.**

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

## 5. PUBLIC HEARING

### Declarations regarding Planning Commission Public Contacts

Commissioner Nichols disclosed with respect to Item 5.A, 99 Wolfback, that she had met with the applicant architect at the site, and she had also met with counsel representing 51 Wolfback.

Chair Kellman disclosed with respect to Item 5.A, 99 Wolfback, that she had visited the site twice but spoke to no one. She also responded to Scott Couture's email inviting her to the site to inform him that she had already visited the premises.

#### **A. 99 WOLFBACK AKA LOT 5 OF WOLFBACK ESTATES / DESIGN REVIEW PERMIT / PROJECT ID: 2019-00342 / 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 7, 2020.

**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 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:**

Bruce McMillan  
Elizabeth Brekhus  
Benjamin Graves  
Leonard Rifkind  
Linda Fairchild  
Laura Bowen

Michael Rex  
Riley Hurd

The public testimony period was closed.

Planning Commission comments followed.

Planning Commission questions to staff followed.

**Commissioner Graef moved and Commissioner Feller seconded a motion to continue the public hearing for 99 Wolfback Estates, Lot 5 to a date uncertain. The motion passed 5-0.**

The public hearing was closed.

**B. BRIDGEWAY AT COLOMA STREET – BACKUP GENERATOR  
LANDSCAPE PLAN, SAUSALITO-MARIN SANITARY DISTRICT COLOMA  
PUMP STATION IMPROVEMENTS PROJECT (PROJECT ID: 2019-00084)**

**SUMMARY:** A Design Review Permit, Encroachment Agreement, Conditional Use Permit, and Tree Removal Permit were approved to construct the Sausalito-Marín City Sanitary District (SMCSD) Coloma Pump Station improvements. The final landscape plan for beautification of the public right-of-way and screening of the emergency backup generator were incomplete and subject to further negotiations between the applicant, the Whiskey Springs HOA and residents, and Sausalito Beautiful.

**RECOMMENDATION:** Approve the draft resolution approving the final landscape plan for the improvement project.

The public hearing was opened.

Assistant Planner Lipp provided a PowerPoint presentation.

Planning Commission questions to staff followed.

The public testimony period was opened.

The applicant, Kevin Rahman, District Engineer of SMCSD, provided a PowerPoint presentation.

Planning Commission questions to the applicant followed.

Planning Commission questions to staff followed.

**Public Comments:**

Meg  
Susan Sun  
Michael  
Lorna Newland

The public testimony period was closed.

Planning Commission comments followed.

**Commissioner Nichols moved and Commissioner Pierce seconded a motion to approve the joint project of the SMCS D and the City of Sausalito for the landscape portion of the replacement of the pumps at the Bridgeway station, subject to the following additional Condition of Approval:**

- Five year monitoring of the cedar trees upon completion of construction.

**The motion passed 5-0.**

The public hearing was closed.


**6. COMMUNICATIONS**

- Staff: None.
- Commission: None.

**7. ADJOURNMENT**

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

The meeting was adjourned at 11:09 p.m.

  
Submitted by  
Lilly Whalen  
Community Development Director

  
Approved by  
Janelle Kellman  
Chair