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SAUSALITO PLANNING COMMISSION
Wednesday, October 15, 2008
Approved Minutes

Call to Order

Chair Keller called the meeting to order at 6:30 p.m. in the Council Chamber of City Hall, 420 Litho Street, Sausalito.

Present: Chair Bill Keller, Commissioner Joan Cox (arrived at 7:00 p.m.),
Commissioner Eric Stout, Commissioner Stafford Keegin,

Absent: Vice Chair Stan Bair

Staff: Community Development Director Jeremy Graves, Contract Planner Lisa Newman, Contract Planner Brian Stanke, City Attorney Mary Wagner

Chair Keller moved and Commissioner Keegin seconded a motion to consider Items 3 and 4 before Items 1 and 2. The motion passed 3-0.

Approval of Agenda

Chair Keller moved and Commissioner Stout seconded a motion to approve the agenda as modified. The motion passed 3-0.

Approval of Minutes

None.

Public Comments

None.

Public Hearings

3. **DR/EA 08-017, Design Review Permit, Gibbs, 42-44 Cazneau Avenue.** Design Review Permit and Encroachment Agreement to demolish the main residence at 42-44 Cazneau Avenue (APN 065-101-15) and construct a new single-family residence and garage, and remodel the existing cottage.
4. **DR/NC 08-013, Design Review Permit, Nonconformity Permit, Preston, 47 Miller Avenue.** Design Review Permit and Nonconformity Permit to demolish part of the basement to expand the garage and lower living area, expand an existing deck, and add an exterior staircase at 47 Miller Avenue (APN 065-121-12). The project site is on the landmark list as a noteworthy property.

Chair Keller moved and Commissioner Keegin seconded a motion to continue the public hearings for Item 3 and Item 4 to the meeting of October 29, 2008. The motion passed 3-0.

- 1 **1. DR/VA/TR 06-039, Design Review Permit, Variance, Tree Removal Permit,**
2 **Leana Investments, Ltd., 4 Bulkley Avenue.** Design Review Permit,
3 Variance, and Tree Removal Permit for construction of a new detached single-
4 family residence at 4 Bulkley Avenue (APN 065-171-22). The new three-story
5 residence would have 4,657 square feet of floor area and a height of
6 approximately 25 feet, 9 inches. The project requires Planning Commission
7 approval of a Variance for parking since the project would maintain the
8 existing one-car off-street parking space with one on-street parking space.
9 The project is also subject to additional Heightened Review Findings. The
10 demolition of an existing residence on the property is also proposed.

11
12 The public hearing was opened. Contract Planner Lisa Newman presented the Staff
13 Report.

14
15 Commission question to staff:

- 16 • The Commission will not be voting on the Encroachment Agreement at this
17 meeting, because it has not been fully noticed. Will the Commission be voting
18 on anything at this meeting, or will everything be voted on at the next meeting?
19 *Staff responded the Commission could take action on the Variance, Design*
20 *Review Permit, Tree Removal Permit, and the Mitigated Negative Declaration*
21 *at this meeting, or continue any or all of them. However, action on the Mitigated*
22 *Negative Declaration has to be taken prior to action on any of the other items.*

23
24
25 Presentation was made by Chris Raker, the applicant.

26
27 **Commissioner Cox arrived at the meeting.**

28
29 Commission questions and comments to Mr. Raker and Scott Stevens, Miller Pacific
30 Engineering Group:

- 31 • What is the square footage of the bedrooms? *Mr. Raker responded they are*
32 *250 square feet.*
- 33 • Could the City be made a beneficiary of the easement so that it cannot be
34 abandoned by mutual consent between the granter of the easement and the
35 beneficiary? *Mr. Raker responded that is a possibility. He spoke to a land use*
36 *attorney, but they have not explored that option enough to give a direct answer.*
37 *No one wants to build in that easement, so it is unlikely anyone would object,*
38 *and he believes it would be good protection for everyone.*
- 39 • What is the amount of soil you would be taking out of the hillside? *Mr. Raker*
40 *responded 900 cubic yards. They have spoken with the City Engineer and he is*
41 *comfortable with that amount.*
- 42 • Are you removing the soil piecemeal or all at once? *Mr. Raker responded it*
43 *would be up to the contractor, as it will be difficult to do. The contractor has*
44 *proposed bringing in a crane truck that would work off the level of the carport.*
- 45 • What will you do to support the hillside while that soil is being removed? *Mr.*
46 *Stevens responded they will do a top-down excavation with six-foot maximum*
47 *cuts, and will install horizontal tiebacks and the shotcrete walls to reinforce and*
48 *stabilize that zone before moving on to the next cut.*
- 49
50

- 1 • Because the hillside is inconsistent it is difficult to know what you are dealing
2 with. Did you take borings from various examples of the soil? *Mr. Stevens*
3 *responded yes, since the last meeting they have done a design level*
4 *investigation. Four new borings were done varying in depth from 10-35 feet.*
5 *They did a video logging of each hole to look at the rock structure with depth*
6 *and had an engineering geologist review it as part of the geotechnical report.*
- 7 • The peer review of the geotechnical report seemed concerned that certain
8 issues had not been addressed, but that you intend for them to be addressed
9 at the staff level as prerequisites to construction. *Mr. Stevens responded there*
10 *were only a few comments on the peer review, one of them having to do with*
11 *documentation on an existing wall. The other comments had to do with offsite*
12 *issues that they can look at as part of the next step in the evaluation.*
- 13 • What type of structural or engineering research have you done on the current
14 parking structure? *Mr. Raker responded they have had a contractor look at it,*
15 *but have not had a structural engineering analysis done. They know they will*
16 *have to reinforce the top slab.*
- 17 • The Commission would not feel comfortable without a structural engineering
18 report on the integrity of the current structure in light of what is proposed to be
19 done down the hill. *Mr. Raker responded normally that is the kind of thing they*
20 *would do in work drawings or when the construction phase starts in order to be*
21 *sure they have the loads in place when the contractor is on board.*
- 22 • In light of the fact that this project requires Heightened Design Review and has
23 a Mitigated Negative Declaration, the Commission could request a structural
24 engineering report in advance. *Mr. Raker responded they have a structural*
25 *engineer on board and would have no objection to that.*
- 26 • It is possible to build a two-car carport or garage and not ask for an
27 Encroachment Permit by moving the hilllevator down one level and
28 reconfiguring the stairway on the outside by cantilevering it off the backside of
29 the current structure. It is not necessary to have a 20-foot wide garage when
30 two vehicles can be parked in a 15-foot wide garage. The Commission would
31 prefer the applicant go in that direction and requests that this option be
32 explored. *Mr. Raker responded he did not agree and would resist that option.*
33 *The normal standards for a two-car garage are around 24 feet. Vehicles could*
34 *be pulled into a 15-foot wide garage, but they would not be able to open the*
35 *doors very well.*
- 36 • The mustard color chosen in the renderings is very dark and will not blend into
37 the hillside well.
- 38
- 39

40 The public comment period was opened.

41 Wilma Follette, 1 Harrison Avenue, indicated the following:

- 42 • She is pleased to hear talk of the carport, because her main concern is not
43 having more cars on the street.
- 44 • The public pedestrian walkway should be opened so people can use it. Many
45 people who come by there think it is a private walkway.
- 46
- 47
- 48

49 James Keagy, 16 Bulkley Avenue, indicated the following:

- 50 • This project will be positive for the community.

- He is concerned about easy pedestrian access along Bulkley Avenue and cars that protrude out onto Bulkley. He endorses the idea of cars staying in the carports and not on the public right-of-way.
- Engineering is the most important aspect of this project due to the sensitivity of the hillside. Extra care needs to be taken when removing the soil with monitoring throughout the process.

Peg Copple, 606 Locust Road, indicated the following:

- It is important to stabilize the hillside and the house as soon as possible to protect the two properties below on Bridgeway.

Commission comments:

- The size of the house is not a problem because the design is well thought out, but the color is not dark enough.

Commission question to Mr. Raker:

- Your exterior materials are very similar to 6 Bulkley. Did you give any thought to using other exterior materials besides plaster, such as wood siding or shingles? *Mr. Raker responded the pop-outs are wood and the lintels are pre-cast concrete. They have no objection to darkening the color.*

Conditions of Approval:

- The exterior materials shall be a darker color.
- A 2-car carport shall be constructed.
- An engineering study shall be conducted regarding hill stability before and during excavation, and the stability of the carport to hold the crane.
- Construction shall be limited to 8:00 am -5:00 pm weekdays to limit noise.

Chair Keller moved and Commissioner Cox seconded a motion to continue the public hearing for 4 Bulkley Avenue to the meeting of November 5, 2008. The motion passed 4-0.

Commissioner Keegin indicated he would recuse himself from Item 2 as he lives within 500 feet of the subject property.

Chair Keller indicated that as there will be only three members of the Commission present, three positive votes for are needed for approval.

- 2. DR 08-010, Design Review Permit, Stare, 117 San Carlos Avenue.** Design Review Permit for a 651 square foot two-story addition, including an unenclosed stairway, to an existing single-family house and legal second unit at 117 San Carlos Avenue (APN 065-122-03). The addition creates 331 square feet of new building coverage, increasing total site coverage to 32-percent. The project is subject to Heightened Review Findings.

Chair Keller indicated he had met with the applicant and the neighbor at both their properties.

1 **Commissioner Cox indicated she had spoken with the applicant, but was not able**
2 **to visit the subject property.**

3
4 **Commissioner Stout indicated he had met with the applicant and reviewed the**
5 **subject property and story poles.**

6
7 The public hearing was opened. Contract Planner Brian Stanke presented the Staff
8 Report.

9
10 Presentation was made by Michael Rex, the applicant.

11
12 The public comment period was opened.

13
14 Robba Benjamin, 121 San Carlos Avenue, indicated the following:

- 15 • She is pleased with the efforts made by Ms. Stare and her team recently to
16 mitigate some of her concerns.
- 17 • For her it is all about the hedge and protecting the hedge, because the hedge
18 is the only privacy barrier between the two properties. If the hedge were not
19 there, both residences would look directly into each other's living spaces.
- 20 • The only remaining issue is if the hedge dies following construction, because of
21 the increase of deep shade or anything happening in construction, what are the
22 assurances Ms. Stare or future owners of the property will replace the hedge?
23 It has been suggested a bond be taken out to ensure hedge replacement funds
24 would be available in the event of a default. She would agree to pay half the
25 cost of that bond.

26
27
28 Peter Sealy, 135 San Carlos Avenue, indicated the following:

- 29 • He lives two houses north of the subject property and the shared driveway
30 between 117 and 121 San Carlos abuts his property.
- 31 • He supports the project, but asks two considerations:
 - 32 ○ Construction be limited to 8:00 am – 5:00 pm on weekdays.
 - 33 ○ Offsite parking be provided for construction vehicles due to the abundant
34 construction already on Miller Avenue.

35
36 Commission question to Mr. Rex:

- 37 • Who would select the landscape architect, arborist, et cetera, in the event the
38 privacy hedge dies? *Mr. Rex responded both parties, because the hedge will*
39 *be planted on 121 San Carlos, but paid for by 117 San Carlos.*

40
41 Commission question to Ms. Benjamin:

- 42 • Have you reviewed the new conditions put forth by the applicant and architect,
43 and do they address most of your concerns, with the exception of a joint
44 bond? *Ms. Benjamin responded she reviewed the new conditions, as did her*
45 *horticultural expert and landscape architect, and they do address most of her*
46 *concerns.*
- 47 • Do you mind that the third story bathroom, laundry room, and bedrooms are
48 not clearstory or obscure glass? *Ms. Benjamin responded if the hedge*
49 *remains in place and is healthy, that is not a problem for her.*

1
2 The public comment period was closed.
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4 **Chair Keller moved and Commissioner Cox seconded a motion to approve a**
5 **Design Review Permit for 117 San Carlos Avenue subject to the amended**
6 **Conditions of Approval. The motion passed 3-0.**
7

8 **Old Business**

9 None.
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11 **New Business**

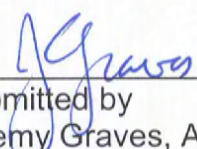
12 None.
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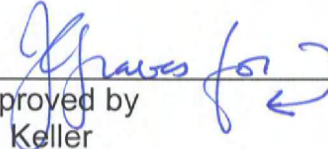
14 **Staff Communications**

- 15 • There will be a joint meeting of the City Council and Planning Commission on
16 October 25, 2008 at 9:00pm.
17

18 **Adjournment**

19 The meeting was adjourned at 9:58 p.m.
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23 _____
24 Submitted by
25 Jeremy Graves, AICP
26 Community Development Director
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23 _____
24 Approved by
25 Bill Keller
26 Chair
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