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SAUSALITO PLANNING COMMISSION
Wednesday, March 2, 2011
Approved Minutes

Call to Order

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

Present: Chair Stan Bair, Vice-Chair Stafford Keegin,
Commissioner Joan Cox, Commissioner Richard Graef,
Commissioner Bill Werner

Staff: Community Development Director Jeremy Graves,
Assistant Planner Alison Thornberry-Assef, City Attorney Mary Wagner

Approval of Agenda

Vice-Chair Keegin moved and Commissioner Cox seconded a motion to approve the agenda. The motion passed 5-0.

Approval of Minutes

None.

Public Comments

None.

Public Hearings

- 1. TRP 11-019, Tree Removal Permit, Hales, 640 Sausalito Boulevard.** Tree Removal Permit to remove four protected trees at 640 Sausalito Boulevard (APN 065-163-01). A Nonconformity Permit was approved on April 13, 2005 for the remodel of the existing residence at 640 Sausalito Boulevard.

The public hearing was opened. Assistant Planner Thornberry-Assef presented the Staff Report.

The public comment period was opened. Being none, the public comment period was closed.

Presentation was made by Stan Hales, the applicant.

Commission questions to Ray Moritz, consulting arborist:

- The arborist's report contains trees to be removed, such as Tree 4A, that do not have Protected or Heritage status and are not the subject of this application. Why are they in the arborist's report? *Mr. Moritz responded that when visiting a property he looks at all the trees that might need protection or might be an issue during construction. Tree 4A, a plum tree, is covered with vines and is close to the house, which is why it is mentioned in the report and is suggested to be removed because it is in decline.*

- Is there any way that Tree 4 could be preserved with the construction that is proposed? *Mr. Moritz responded no, it is currently extremely close to the retaining wall and the work to be done within that zone would have too great of an impact on the tree's root system.*
- Would the construction impact on Tree 4 be greater than the impact that already exists with the existing retaining wall? *Mr. Moritz responded the retaining wall limits the root zone of the tree, but construction would be so close it would be impossible to preserve the tree so that it would have good longevity. It would be better to remove the tree and replace it.*

The public hearing was closed.

Commissioner Graef moved and Vice-Chair Keegin seconded a motion to approve a Tree Removal Permit for 640 Sausalito Boulevard. The motion passed 5-0.

Old Business

None.

New Business

None.

Communications

- **Staff**
 - The community workshop held on February 26th regarding the introduction to the Housing Element was well attended with close to 50 attendees. Presentations were given by a facilitator hired by the City and Associate Planner Schinsing, with a Q&A session at the conclusion of the workshop. The next workshop is tentatively scheduled for the coming summer, which will be the second of three planned workshops.
 - The Director of Community Development will present a quarterly report at the next City Council meeting and will provide copies to the Planning Commission.
 - Staff has prepared a draft comment letter on the proposed Environmental Impact Report to be prepared by the City of San Francisco on the America's Cup race. The comment period closes on March 11th with the draft comment letter going to the City Council for feedback at its March 8th meeting.

Adjournment

The meeting was adjourned at 6:48 p.m.



Submitted by
Jeremy Graves, AICP
Community Development Director



Approved by
Stan Bair
Chair

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