# SAUSALITO PLANNING COMMISSION Wednesday, April 16, 2014 Approved Action Minutes<sup>1</sup>

#### Call to Order

Vice-Chair Werner called the meeting to order at 6:37 p.m. in the Council Chambers of City Hall, 420 Litho Street, Sausalito.

Present: Chair Joan Cox (during Items 2, 3 and 5), Vice-Chair Bill Werner,

Commissioner Susan Cleveland-Knowles, Commissioner Stafford Keegin,

Commissioner Vicki Nichols.

Absent: Chair Joan Cox (during Items 1 and 4.)

Staff: Community Development Director Jeremy Graves

Contract Planner Bill Card, Contract Planner Rafael Miranda,

City Attorney Mary Wagner

### **Approval of Agenda**

Commissioner Cleveland-Knowles moved and Commissioner Keegin seconded a motion to hear Item 4 (McLaughlin Cottages) after Item 1 and to approve the agenda, as amended. The motion passed 4-0.

**Public Comments On Items Not on the Agenda** None.

# **Approval of Minutes**

March 26, 2014

Commissioner Nichols moved and Commissioner Cleveland-Knowles seconded a motion to approve the action minutes. The motion passed 4-0 (Cox – Absent).

### **Public Hearings**

### **Declarations of Planning Commissioner Public Contacts**

Commissioner Cleveland Knowles indicated that Stafford Keegin had contacted her and informed her that Palmira Investments, the applicant for the project at 274 Glen Drive, was a one-person company.

Vice-Chair Werner indicated he had received the same information from Stafford Keegin.

1. DR/TRP 13-273, Design Review Permit, Tree Removal Permit, McCurdy, 19 Toyon. Design Review Permit and Tree Removal Permit for the remodel of an existing single-family residence into a two-story single-family residence.

<sup>&</sup>lt;sup>1</sup> A video recording of this meeting is available at: <a href="http://www.ci.sausalito.ca.us/">http://www.ci.sausalito.ca.us/</a>.

The public hearing was opened.

Contract Planner Miranda indicated staff recommended the public hearing for 19 Toyon be continued to a date uncertain to allow Historic Landmarks Board review of the project.

Commissioner Cleveland-Knowles moved and Commissioner Nichols seconded a motion to continue the public hearing for 19 Toyon to a date uncertain.

The motion passed 4-0(Cox - Absent).

The public hearing was closed.

4. DR/VA/TRP 06-069, Design Review Permit, Variance, Tree Removal Permit, McLaughlin, 919, 921, 923 Bridgeway. Time Extension for a previously approved Design Review, Variance and Tree Removal Permit for the demolition of an existing duplex and the new construction of three detached residences.

The public hearing was opened.

Contract Planner Miranda provided a PowerPoint presentation on the project.

Planning Commission questions for staff followed.

The public testimony period was opened.

The applicant, Jim Malott, project architect, made a presentation.

Planning Commission questions for Mr. Malott followed.

Planning Commission questions for staff followed.

#### **Public Comments:**

Proponents: Caroline Pritchard

Opponents: None.

The public testimony period was closed.

Planning Commission comments followed.

Commissioner Cleveland-Knowles moved and Commissioner Nichols seconded a motion to grant a 12-month Time Extension for the previously-approved Design Review, Variance and Tree Removal Permit for the project at 919, 921, 923 Bridgeway.

The motion passed 4-0(Cox - Absent).

The public hearing was closed.

Chair Cox arrived at the meeting.

2. DR/TRP 13-175, Design Review, Tree Removal Permit, Palmira Investments, 274 Glen Avenue. A Design Review Permit and Tree Removal Permit to demolish an existing duplex, remove two protected trees, and construct a single-family dwelling located at 274 Glen Avenue (APN 065-102-14).

The public hearing was opened.

Commissioner Keegin recused himself from the hearing and left the room.

Contract Planner Card provided a PowerPoint presentation on the project.

Planning Commission questions for staff followed.

The public testimony period was opened.

The applicants, Linda Hothem and Douglas Childs, made a presentation.

#### **Public Comments:**

Proponents:

Roger Taylor

Opponents:

Lois Pryor

John Anderson

Jola Anderson

The applicant, Linda Hothem, made rebuttal comments.

Commission questions to staff followed.

The public testimony period was closed.

Planning Commission comments followed.

Vice-Chair Werner moved and Commissioner Cleveland-Knowles seconded a motion to approve a Design Review Permit and a Tree Removal Permit for 274 Glen Avenue, subject to the following amended Condition of Approval:

A replacement tree shall not be required since the parcel size is under the minimum lot size and the tree to be replaced is in poor health.

The motion passed 4-0 (Keegin – Recused).

The public hearing was closed.

**4. GPA/ZOA/PD/TM/DR/CC/EA 13-150**, **Kashef**, **201 Bridgeway & 206 Second Street**. Review of the *Valhalla Residential Condominiums Initial Environmental Study/Mitigated Negative Declaration (IES/MND)* which analyzes the potential environmental impacts of the project's proposed modification of the existing commercial building at 201 Bridgeway into seven residential condominiums and modifications of the existing single family residence at 206 Second Street (APNs 065-242-06 and –17).

Commissioner Keegin returned to the meeting. Commissioner Werner recused himself from the hearing and left the room since he lives within 500 feet of the subject property.

The public hearing was opened.

Community Development Director Graves introduced the City's environmental consultants, Steve Noack and Ricky Caperton of PlaceWorks, who provided a PowerPoint presentation on the project.

Planning Commission questions for staff and Messrs. Noack and Caperton followed.

Planning Commission questions for Michael Rex, project architect, followed.

#### **Public Comments:**

Tara Newtson (phonetic)
Michael Rex
Holiday Whisennan
Charlotte Mastrangelo
David Thomas
Bob Mitchell

The public testimony period was closed.

Planning Commission questions for staff followed.

Planning Commission comments followed.

Public comments will be accepted at the Commission's April 30, 2014 meeting.

#### **Old Business**

 Prioritized Project List – FY 2014-15. Suggestions for FY 2014-15 Prioritized Project List.

Community Development Director Graves provided a presentation.

Planning Commission questions for staff followed.

Public Comments: Jeff Jacob

Planning Commission questions to staff followed.

The public testimony period was closed.

Planning Commission comments followed.

Commissioner Nichols moved and Commissioner Keegin seconded a motion to approve the ranking for the FY 2014-15 Prioritized Project List, as presented, for transmittal to the City Council.

The motion passed 4-0 (Werner – Absent).

#### **New Business**

None.

#### **Communications**

- Staff: Community Development Director Graves reviewed items on the upcoming meeting agendas of the City Council and Planning Commission.
- · Commission: None.

# Adjournment

Commissioner Cleveland-Knowles moved and Commissioner Nichols seconded a motion to adjourn the meeting.

The motion passed 4-0 (Werner – Absent).

The meeting was adjourned at 9:01 p.m.

Submitted by

Jeremy Graves, AICP

Community Development Director

Approved by Joan Cox

Chair

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