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**SAUSALITO PLANNING COMMISSION**  
**Wednesday, February 22, 2017**  
**Approved Action Minutes<sup>1</sup>**

**Call to Order – Joint Meeting with Historic Landmarks Board**

**Vice-Chair Cleveland Pierce called the joint meeting to order at 6:30 p.m. in the Council Chambers of City Hall, 420 Litho Street, Sausalito.**

**Planning Commission:**

**Present:** Vice-Chair Morgan Pierce, Commissioner Janelle Kellman,  
Commissioner Vicki Nichols, Commissioner Bill Werner

**Absent:** Chair Susan Cleveland-Knowles

**Staff:** Community Development Director Danny Castro  
Associate Planner Calvin Chan, City Attorney Mary Wagner

**Historic Landmarks Board:**

**Present:** Chair Ben Brown, Vice-Chair Nina LeBaron,  
Board Member David Neuman, Board Member Melinda Sesto

**Absent:** None

**Approval of Agenda**

**Chair Brown moved and Vice-Chair LeBaron seconded a motion to approve the agenda. The motion passed 4-0.**

**Commissioner Nichols moved and Commissioner Werner seconded a motion to approve the agenda. The motion passed 4-0.**

**Public Comments On Items Not on the Agenda**

None.

**Approval of Minutes**

February 8, 2017

**Commissioner Nichols moved and Commissioner Werner seconded a motion to approve the draft minutes, as amended. The motion passed 4-0.**

**Declarations of Historic Landmarks Board Public Contacts regarding Items and 2**

None.

**Declarations of Planning Commissioner Public Contacts regarding Items 1 and 2**

**Commissioner Nichols disclosed with respect to Item 1 that she had briefly spoken to the applicant's architect via telephone.**

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<sup>1</sup> A video recording of this meeting is available at: <http://www.ci.sausalito.ca.us/>.

1 Commissioner Nichols disclosed with respect to Item 2 that she had spoken to  
2 the applicants.  
3

4 Commissioner Kellman indicated with respect to Items 1 and 2 that although she  
5 had not attended the items' two prior hearings, per City ordinance she had  
6 reviewed the prior material and would vote on both items.  
7

## 8 Public Hearings 9

### 10 1. ONLY IN SAUSALITO / 676-686 BRIDGEWAY (DR-CUP-SP-EA 16-145)

11 Staff: Calvin Chan  
12

13 **DESCRIPTION:** McCoy Architecture, on behalf of Only in Sausalito, LLC,  
14 requests approval of the following items concerning the structure located at 676-  
15 686 Bridgeway within the Downtown Historic District:  
16

- 17 • Design Review Permit for exterior modifications to a structure located  
18 within the Downtown Historic District;
- 19 • Conditional Use Permit for establishment of an apparel store and a candy  
20 store/desserts shop categorized as "visitor serving stores";
- 21 • Sign Permit for business identification signage;
- 22 • Variance to exceed the maximum lot coverage; and
- 23 • Encroachment Agreement for business identification blade signage, five  
24 upper-level bay windows, and entry awning.  
25

26 **RECOMMENDATION:** Approval, subject to conditions.  
27

28 The public hearing was opened.  
29

30 Associate Planner Chan provided a PowerPoint presentation.  
31

32 The public testimony period was opened.  
33

34 The applicant, John McCoy of McCoy Architecture, provided a PowerPoint presentation.  
35

36 Planning Commission questions to the applicant followed.  
37

38 Historic Landmarks Board questions to the applicant followed.  
39

### 40 Public Comments:

41 Roberta Maloy  
42

43 The public testimony period was closed.  
44

45 The applicant provided closing comments.  
46

47 Historic Landmarks Board comments followed.  
48

49 Planning Commission comments followed.  
50

1 **Chair Brown moved and Board Member Sesto seconded a motion to approve a**  
2 **Design Review Permit and Sign Permit for 676-686 Bridgeway. The motion passed**  
3 **4-0.**

4  
5 **Commissioner Werner moved to approve a Design Review Permit and Sign**  
6 **Permit for 676-686 Bridgeway.**

7  
8 Historic Landmarks Board questions to the applicant followed.

9  
10 Planning Commission questions to the applicant followed.

11  
12 **Commissioner Nichols moved and Commissioner Kellman seconded a motion to**  
13 **approve a Design Review Permit and Sign Permit for 676-686 Bridgeway, subject**  
14 **to additional condition of approval:**

- 15 • **Upon construction of the windows two Historic Landmarks Board members**  
16 **shall review the colors with staff and discuss the final colors.**

17  
18 **Commissioner Werner withdrew his motion.**

19  
20 HLB questions to staff followed.

21  
22 **The motion passed 4-0.**

23  
24 **Commissioner Werner moved and Commissioner Nichols seconded a motion to**  
25 **approve a Conditional Use Permit, a Variance, and a recommendation for City**  
26 **Council approval of an Encroachment Agreement for 676-686 Bridgeway. The**  
27 **motion passed 4-0.**

28  
29 The public hearing was closed.

30  
31  
32 **2. ICE HOUSE PLAZA PHASE II / 780 Bridgeway (DR 15-340)**

33 Staff: Calvin Chan

34  
35 **DESCRIPTION:** The Sausalito Historical Society/Sausalito Foundation requests  
36 approval of a Design Review Permit to allow the incorporation of interpretive  
37 elements to the approved plaza/public space enhancement project surrounding  
38 the Ice House located at the corner of Bridgeway and Bay Street – 780  
39 Bridgeway.

40  
41 **RECOMMENDATION:** Approval, subject to conditions.

42  
43 The public hearing was opened.

44  
45 Associate Planner Chan provided a PowerPoint presentation.

46  
47 Historic Landmarks Board questions to staff followed.

48  
49 Planning Commission questions to staff followed.

1 The public testimony period was opened.

2  
3 The applicant, Jerry Taylor of Sausalito Historical Society, and Ayaka Matthews of SWA  
4 Group, provided a presentation.

5  
6 HLB questions for the applicants followed.

7  
8 Planning Commission questions to the applicant followed.

9  
10 **Public Comments**

11 Nancy Osborn

12 Annette Rose

13 Amy Svendberg

14 Roberta Maloy

15  
16 The public testimony period was closed.

17  
18 Historic Landmarks Board questions to staff and the applicant followed.

19  
20 Historic Landmarks Board comments followed.

21  
22 Planning Commission comments followed.

23  
24 Planning Commission questions to the applicants and staff followed.

25  
26  
27 **Chair Brown moved to approve a Design Review Permit for 780 Bridgeway,**  
28 **subject to additional conditions of approval.**

- 29
- 30 • **The Public Works Department shall be directed to work with the applicant**  
31 **in siting waste containers onsite, and**
  - 32 • **The City Council shall confirm its direction with respect to the ownership of**  
33 **the Phil Frank statue.**

34 Planning Commission comments followed.

35  
36 Planning Commission questions to staff followed.

37  
38 Historic Landmarks Board comments followed.

39  
40 **Board Member Sesto moved and Chair Brown seconded a motion to approve**  
41 **interpretive elements, history timeline, donor panel, and signage; and to defer the**  
42 **ownership and inclusion of the Phil Frank statue to the decision of the City**  
43 **Council; and if approved, subject to all conditions of approval from the previous**  
44 **meeting.**

45  
46 **Board Member Sesto amended her motion to eliminate reference to the Phil Frank**  
47 **statue.**

48  
49 **Chair Brown seconded the amended motion.**

1 The motion passed 3-1 (No-Neuman).  
2

3 Commissioner Kellman moved and Commissioner Nichols seconded a motion to  
4 adopt and approve the Historic Landmarks Board motion. The motion passed 3-1  
5 (No-Werner).  
6

7 The public hearing was closed.  
8

9 Chair Brown moved and Board Member Sesto seconded a motion to adjourn the  
10 Historic Landmarks Board portion of the joint meeting. The motion passed 4-0.  
11

### 12 New Business

13 None.  
14

### 15 Communications

- 16 • Commission:
  - 17 ○ Commissioner Kellman requested the Planning Department compile a
  - 18 report with respect to recent mudslides in Sausalito.
  - 19 ○ Commissioner Nichols stated the City needs a public art policy.
  - 20 Commissioner Werner agreed.
  - 21
- 22 • Staff: Community Development Director Castro:
  - 23 ○ Reviewed the agenda of the City Council's upcoming February 28<sup>th</sup>
  - 24 meeting.
  - 25 ○ Updated the Commission on the 33 Filbert project.
  - 26

### 27 Adjournment

28  
29 Commissioner Nichols moved and Commissioner Kellman seconded a motion to  
30 adjourn the meeting. The motion passed 4-0.  
31

32 The meeting was adjourned at 9:14 p.m.  
33

34   
35 \_\_\_\_\_

36 Submitted by  
37 Danny Castro  
38 Community Development Director  
39

34   
35 \_\_\_\_\_

36 Approved by  
37 Susan Cleveland-Knowles  
38 Chair  
39