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**SAUSALITO PLANNING COMMISSION**  
**Wednesday, May 10, 2017**  
**Approved Action Minutes<sup>1</sup>**

**Call to Order**

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

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

**Absent:** None.

**Staff:** Community Development Director Danny Castro  
Project Planner Justin Shiu, Assistant Planner David Chursenoff,  
City Attorney Mary Wagner

**Approval of Agenda**

**Vice-Chair Pierce moved and Commissioner Kellman seconded a motion to approve the agenda. The motion passed 5-0.**

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

None.

**Communications**

- **Commission:** Chair Cleveland-Knowles said the issue of geotechnical reports comes up at many meetings and asked for time during a future meeting to discuss the issue and gain clarity.
- **Staff:** Community Development Director Castro said the Sausalito General Plan update is underway, with a mailer going out to residents with postal addresses.

**Approval of Minutes**

April 26, 2017

**Commissioner Nichols moved and Commissioner Kellman seconded a motion to approve the draft minutes, as presented. The motion passed 4-0 with Vice-Chair Pierce abstaining.**

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

1 **Public Hearings**

2  
3 **Declarations of Planning Commissioner Public Contacts**

4  
5 **Commissioner Werner disclosed with respect to Item 1 that he had spoken to**  
6 **Jacque Ullman regarding the original plan that had been approved by the City**  
7 **Council.**

8  
9 **Commissioner Nichols disclosed with respect to Item 1 that she had been a**  
10 **founding member of the Friends of Dunphy Park, but has not been involved in the**  
11 **development of this plan other than attending workshops and seeing it as the**  
12 **public sees it, so she is able to make an unbiased judgment.**

13  
14 **1. DUNPHY PARK – IMPROVEMENTS TO DUNPHY PARK (DR 17-116)**

15 Staff: Justin Shiu

16  
17 **DESCRIPTION:** The City of Sausalito is requesting approval of a Design Review  
18 Permit for proposed improvements to Dunphy Park to enhance the design and  
19 use of the park. The project includes new landscaping, tree removal and planting  
20 of new trees, a new restroom facility, new picnic areas, new observation decks,  
21 redesign and replacement of the volleyball and bocce ball courts, grading work,  
22 and parking reconfiguration.

23  
24 **RECOMMENDATION:** Approval, subject to conditions.

25  
26  
27 The public hearing was opened.

28  
29 Project Planner Shiu, and Manuela King and Jacob Millard of RHAA Landscape  
30 Architects, provided a PowerPoint presentation.

31  
32 Planning Commission questions to staff followed.

33  
34 The public testimony period was opened.

35  
36 **Public Comments:**

37 Nina LeBaron  
38 Heather Richard  
39 Doreen Gounard  
40 Jacques Ullman

41  
42 Planning Commission questions to staff followed.

43  
44 The public testimony period was closed.

45  
46 Planning Commission comments followed.

1 Vice Chair Pierce moved and Chair Cleveland-Knowles seconded a motion to  
2 approve a Design Review Permit for Dunphy Park, subject to the following:

- 3 • Labeling of the demonstration area shall be changed to the low-water  
4 native species as agreed upon by landscape architects;
- 5 • A dialogue shall be created between BCDC, the City of Sausalito, and the  
6 Audubon Society to determine applicability and proximity of the proposed  
7 observation platforms; and
- 8 • The proposed island shall be labeled as part of a future permit and not  
9 included as part of this project.

10  
11 Planning Commission comments followed.

12  
13 Planning Commission questions to staff followed.

14  
15 **The motion passed 4-1. (No – Werner)**

16  
17 The public hearing was closed.

18  
19  
20 **2. 2901 BRIDGEWAY / SP FOR SHELL STATION SIGNAGE (SP 15-167)**

21 Staff: David Chursenoff

22  
23 **DESCRIPTION:** Foxx Imaging, on behalf of Anabi Oil Corporation, is requesting  
24 a Sign Permit for business identification, directional, fuel price and miscellaneous  
25 information signage at the Shell Service Station on 2901 Bridgeway (APN 063-  
26 151-06). The project includes an internally-illuminated Shell Pecten Logo sign to  
27 replace the Channel Letters that spells out “Shell” on the station’s overhead  
28 canopy; a complete reface of the 6-foot 5-inch monument sign fronting  
29 Bridgeway; modification of the “Enter” and “Exit” Carwash wall signs; refacing  
30 five fuel dispenser valences and installing four new fuel dispenser identification  
31 flags.

32  
33 **RECOMMENDATION:** Approval, subject to conditions.

34  
35 The public hearing was opened.

36  
37 Assistant Planner Chursenoff provided a PowerPoint presentation.

38  
39 The public testimony period was opened.

40  
41 The applicant, Johnny Garcia of Foxx Imaging, provided a presentation.

42  
43 Planning Commission questions to the applicant followed.

44  
45 **Public Comments**

46 None.

47  
48 The public testimony period was closed.

1 Planning Commission comments followed.

2  
3 **Vice-Chair Pierce moved and Commissioner Kellman seconded a motion to**  
4 **approve a Sign Permit for 2901 Bridgeway, subject to the following:**

- 5 • **The V power component shall be eliminated from the cabinet sign; and**
- 6 • **Flags shall be eliminated from the posts.**

7  
8 **The motion passed 5-0.**

9  
10 The public hearing was closed.

11  
12 **3. STUDY OF BANKS/FINANCIAL SERVICES, RETAIL USES IN THE**  
13 **COMMERICAL RESIDENTIAL (CR) ZONE**

14 Staff: David Chursenoff

15  
16 **DESCRIPTION:** The City Council adopted an interim urgency ordinance  
17 imposing a moratorium on the issuance of occupancy use permits for “banks and  
18 financial services, retail” uses in the CR zone. The City Council has directed the  
19 Planning Commission to study the impacts of “banks and financial services,  
20 retail” uses in the CR zone, specifically if “banks and financial service, retail”  
21 uses should be removed as a permitted use, determine if the definition of “banks  
22 and financial services, retail” should be modified, determine if a Minor Use Permit  
23 or Conditional Use Permit should be required for such uses in the CR zone,  
24 consider a zoning ordinance amendment, or any other recommendations. This  
25 study session will evaluate Staff recommendations that have been based on  
26 guidance provided at the previous study session on 2/8/17.

27  
28 **RECOMMENDATION:** Conduct a study session.

29  
30 The public hearing was opened.

31  
32 Assistant Planner Chursenoff provided a PowerPoint presentation.

33  
34 Planning Commission questions to staff followed.

35  
36 Planning Commission comments followed.

37  
38 The public hearing was closed.

39  
40 **New Business**

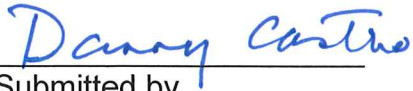
41 None.

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**Adjournment**

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

The meeting was adjourned at 9:20 p.m.



Submitted by  
Danny Castro  
Community Development Director



Approved by  
Susan Cleveland-Knowles  
Chair