

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42  
43  
44  
45  
46  
47  
48  
49  
50

**SAUSALITO PLANNING COMMISSION**  
**Wednesday, October 4, 2017**  
**Approved Action Minutes<sup>1</sup>**

**Call to Order**

**Vice Chair Pierce 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 (arrived 30 minutes into the meeting),  
Vice-Chair Morgan Pierce, Commissioner Janelle Kellman, Commissioner  
Vicki Nichols, Commissioner Bill Werner

Absent: None.

Staff: Community Development Director Danny Castro,  
Senior Planner Calvin Chan, Assistant Planner David Chursenoff,  
City Attorney Mary Wagner

**Approval of Agenda**

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

**Communications**

- Staff: Community Development Director Castro reviewed meetings and events of the past month, agendas of upcoming meetings, and upcoming rotation of chair and vice chair.
- Commission: None.

**Chair Cleveland-Knowles arrived at the meeting.**

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

John McCoy  
Tim Mead  
Olga Voronina  
Teresa Regsdale  
Jennifer Salyers  
Erin Van Liemt  
Marcia Smith  
Eric Stachowski  
Loren Umbertis

**Approval of Minutes**

September 20, 2017

---

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

1 Commissioner Kellman moved and Vice-Chair Pierce seconded a motion to  
2 approve the draft minutes, as presented. The motion passed 5-0.

3  
4 **Public Hearings**

5  
6 **Declarations of Planning Commissioner Public Contacts**

7  
8 Commissioner Kellman disclosed with respect to Item 2 that she had exchanged  
9 emails with the project architect.

10  
11 Vice Chair Pierce disclosed with respect to Item 2 that he visited the neighboring  
12 home at 405 Main Street.

13  
14 Chair Cleveland-Knowles disclosed with respect to Item 2 that she visited the  
15 neighboring home at 405 Main Street and spoke to the property owners.

16  
17 Commissioner Werner disclosed with respect to Item 2 that he lives within 500  
18 feet and will recuse himself from participating in the public hearing for 121 Third  
19 Street.

20  
21 **1. FIREHOUSE COFFEES & TEAS / 317 JOHNSON STREET / SP 17-135**  
22 **CONTINUED ITEM FROM SEPTEMBER 20, 2017**

23 Staff: David Chursenoff

24  
25 **DESCRIPTION:** Dana Ansari, property owner, is requesting a Sign Permit to  
26 allow two wall and two window business identification signs at the Firehouse  
27 Coffees & Teas shop at 317 Johnson Street.

28  
29 **RECOMMENDATION:** Approval, subject to conditions.

30  
31 The public hearing was opened.

32  
33 Assistant Planner Chursenoff provided a PowerPoint presentation.

34  
35 Planning Commission questions to staff followed.

36  
37 The public testimony period was opened.

38  
39 The owner, Dana Ansari, provided a presentation.

40  
41 **Public Comments:**

42  
43 None.

44  
45 The public testimony period was closed.

46  
47 Planning Commission comments followed.

48  
49 Planning Commission questions to staff followed.  
50

1 Commissioner Kellman moved and Commissioner Werner seconded a motion to  
2 approve a Sign Permit for 317 Johnson Street.

3  
4 The motion passed 5-0.

5  
6 The public hearing was closed.

7  
8 **2. EAGLEEYE WIGGINS RESIDENCE / 121 THIRD STREET / DR 17-020**

9 Staff: Calvin Chan

10  
11 **DESCRIPTION:** McCoy Architecture, on behalf of James Wiggins and Laura  
12 Eagleeye Wiggins, requests approval of a Design Review Permit, subject to  
13 Heightened Design Review, for a second level addition and other associated  
14 interior/exterior improvements to the existing single-family residence at 121 Third  
15 Street. The second level addition would increase the height of the existing  
16 structure from 9'-5" to 21'-8" and increase the floor area of the existing structure  
17 from 1,005 square feet to 1,248 square feet.

18  
19 **RECOMMENDATION:** Continue the public hearing to allow additional  
20 opportunity for review and/or revisions, as necessary.

21  
22 The public hearing was opened.

23  
24 **Chair Cleveland-Knowles indicated that Commissioner Werner would recuse**  
25 **himself from participating in the public hearing for 121 Third Street, because he**  
26 **lives within 500 feet of the subject property.**

27  
28 Senior Planner Chan provided a PowerPoint presentation.

29  
30 The public testimony period was opened.

31  
32 The applicant, John McCoy of McCoy Architecture, and the owner, Laura Eagleeye  
33 Wiggins provided a PowerPoint presentation.

34  
35 Planning Commission questions to the applicant followed.

36  
37 **Public Comments**

38 Len and Elinore Alaria

39 Charlotte Mastrangelo

40 Jennie Wasser

41 John Hefler

42  
43 Applicant rebuttal comments followed.

44  
45 Planning Commission questions to the applicant followed.

46  
47 The public testimony period was closed.

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42  
43  
44  
45  
46  
47  
48  
49  
50

Planning Commission comments followed.

**Commissioner Kellman moved and Vice Chair Pierce seconded a motion to continue the public hearing for 121 Third Street to December 20, 2017. The motion passed 4-0.**

The public hearing was closed.

**Old Business**

None.

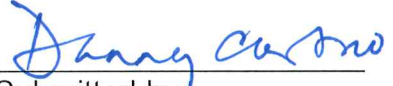
**New Business**

None.

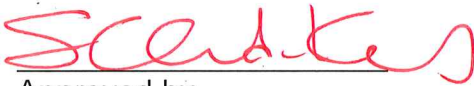
**Adjournment**

**Vice Chair Pierce moved and Chair Cleveland-Knowles seconded a motion to adjourn the meeting. The motion passed 4-0.**

The meeting was adjourned at 8:49 p.m.



Submitted by  
Danny Castro  
Community Development Director



Approved by  
Susan Cleveland-Knowles  
Chair