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**SAUSALITO PLANNING COMMISSION**  
**Wednesday, February 7, 2018**  
**Approved Action Minutes<sup>1</sup>**

**Call to Order**

**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 Morgan Pierce, Vice Chair Vicki Nichols, Commissioner Richard Graef, Commissioner Janelle Kellman, Commissioner Bill Werner

Absent: Commissioner Richard Graef (absent for agenda approval)

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

**Approval of Agenda**

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

**Communications**

- Staff: Community Development Director Castro reviewed the agenda for the upcoming February 13, 2017 City Council meeting; and announced a joint Planning Commission/City Council meeting regarding the General Plan Update to be held in March 2017, date to be determined.
- Commission: Chair Pierce announced new Commissioner Richard Graef had joined the Planning Commission.

**Commissioner Graef joined the meeting.**

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

None.

**Approval of Minutes**

January 17, 2017

**Vice Chair Nichols moved and Commissioner Werner seconded a motion to approve the draft minutes, as amended. The motion passed 5-0.**

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<sup>1</sup> A video recording of this meeting is available at: [www.sausalito.gov](http://www.sausalito.gov).

1 **New Business**

2  
3 **Public Hearings**

4  
5 **Declarations of Planning Commissioner Public Contact**

6  
7 **Commissioner Werner disclosed with respect to Item 2 that he reviewed the video**  
8 **of the Zoning Administrator’s meeting, visited the site, and spoke with the owner.**

9  
10 **Vice Chair Nichols disclosed with respect to Item 2 that she had visited the site,**  
11 **but had no contact with anyone.**

12  
13 **Commissioner Kellman disclosed with respect to Item 2 that she had visited the**  
14 **site, but had no contact with anyone.**

15  
16 **Commissioner Graef disclosed with respect to Item 2 that he had visited the site.**

17  
18 **Chair Pierce disclosed with respect to Item 2 that he had visited the site and**  
19 **reviewed the video of the Zoning Administrator’s meeting.**

20  
21  
22 **1. THE GATEKEEPER SCULPTURE / 19 TOYON LANE**

23 Staff: Katie Faulkner

24  
25 **DESCRIPTION:** The Sierra Crew, LLC / Charles Chi, owner of 19 Toyon Lane,  
26 had previously requested approval of a Design Review Permit to allow the  
27 installation of a metal sculpture and the construction of a retaining wall in the  
28 front yard of 19 Toyon Lane, but withdrew the application on January 30, 2018.

29  
30 **RECOMMENDATION:** No action – application withdrawn.

31  
32 The public hearing was opened.

33  
34 **Chair Pierce announced that the application for Item 1 had been withdrawn.**

35  
36 The public hearing was closed.

37  
38 **2. CALIFORNIA CAVIAR COMPANY / 1403 BRIDGEWAY (302 CALEDONIA**  
39 **STREET, SUITE 5) / APPEAL OF ZONING ADMINISTRATOR DECISION**

40 Staff: Calvin Chan

41  
42 **DESCRIPTION:** Appeal of a Zoning Administrator decision approving a Minor  
43 Use Permit to allow for the serving of beer and wine at the California Caviar  
44 Company tasting room located at 1403 Bridgeway (302 Caledonia Street, Suite  
45 5).

46  
47 **RECOMMENDATION:** Deny the appeal and uphold the Zoning Administrator’s  
48 decision.

1 The public hearing was opened.  
2  
3 Senior Planner Chan provided a PowerPoint presentation.  
4  
5 Planning Commission questions to staff followed.  
6  
7 The public testimony period was opened.  
8  
9 The Appellant, Richard Van Duzer of Farella Braun & Martel LLP, provided a  
10 presentation.  
11  
12 Planning Commission questions to the Appellant followed.  
13  
14 Planning Commission questions to staff followed.  
15  
16 The Appellant, Mary Casey, presented a presentation.  
17  
18 The Applicant/Owner, Deborah Keane of California Caviar Company, and Applicant  
19 Rick Warren, provided a presentation.  
20

21 **Public Comments**

22 Julia Arno  
23 Kayla Kahn  
24 Gilbert Purcell  
25 Roxanne Sheridan  
26 Bonnie MacGregor  
27 Kathryn Strietmann  
28 Frank Alizaga, Jr.  
29 Ian Albrach  
30 Rachel Masoun  
31 Melissa DeLong  
32 Marcos Topolos  
33 Erik Zellhart  
34 Jennifer Kehoe  
35 Lorna Newlin  
36 Lucinda Eubanks  
37 Nevena Bailey  
38 Camilla Brown  
39 Christine Scarpino  
40 Robert Woodrum  
41 David Archer  
42

43  
44 The Appellant, Richard Van Duzer, provided rebuttal comments.  
45  
46 The Applicants, Deborah Keane and Rick Warren, provided rebuttal comments.  
47  
48 The public testimony period was closed.  
49  
50



1 Planning Commission comments followed.

2  
3 Planning Commission questions to staff followed.

4  
5 The public testimony period was reopened.

6  
7 Planning Commission questions to the applicant followed.

8  
9 **Commissioner Werner moved and Commissioner Kellman seconded a motion to**  
10 **deny the appeal and uphold the Zoning Administrator's decision to approve a**  
11 **Minor Use Permit for 1403 Bridgeway (302 Caledonia Street, Suite 5), subject to**  
12 **the following amendment to the conditions of approval.**

- 13 • **Condition of Approval 5 shall be modified to clarify that the Community**  
14 **Development Director can only modify the permit approval following the**  
15 **procedures of the Zoning Ordinance, which would require a zoning**  
16 **administrator hearing. New language shall say, "Can consider**  
17 **modifications subject to the applicable provisions of the Sausalito**  
18 **Municipal Code."**

19  
20  
21 **The motion passed 5-0.**

22 The public hearing was closed.

23  
24 **Old Business**

25 None.

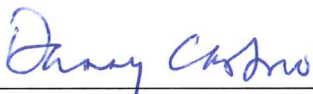
26  
27 **New Business**

28 None.

29  
30 **Adjournment**

31  
32  
33 **Commissioner Kellman moved and Commissioner Graef seconded a motion to**  
34 **adjourn the meeting. The motion passed 5-0.**

35  
36 The meeting was adjourned at 7:33 p.m.

37  
38  
39 

40  
41 Submitted by  
42 Danny Castro  
43 Community Development Director

44  
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46 

47  
48 Approved by  
49 Morgan Pierce  
50 Chair