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SAUSALITO PLANNING COMMISSION
Wednesday, February 21, 2018
Approved Action Minutes¹

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: None.

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

Approval of Agenda

Vice Chair Nichols moved and Commissioner Graef seconded a motion to approve the agenda. The motion passed 5-0.

Communications

- Staff: Community Development Director Castro:
 - Judith Bang-Kolb, Sparrow Creek Montessori School, president filed an appeal of the Planning Commission's decision to deny the appeal and uphold the zoning administrator's decision to deny a Minor Use Permit for the service of wine and beer; an appeal hearing will be held before the City Council at a time to be determined.
 - Commissioner Bill Werner will be leaving the Planning Commission after serving for 11 years.
 - On February 13, 2018 the City Council appointed Laurie Fried to the Planning Commission, to begin at the March 7, 2018 meeting.
- Commission: Commission members thanked Commissioner Werner for his service on the Planning Commission.

Public Comments On Items Not on the Agenda

Mike Monsef

Approval of Minutes

February 7, 2018

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

¹ A video recording of this meeting is available at: www.sausalito.gov.

1 **New Business**

2
3 **Public Hearings**

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

6
7 **Commissioner Werner disclosed that he returned to Piazza Trading Company at**
8 **819 Bridgeway earlier that day and spoke with Doug Kang, and had a phone**
9 **conversation with Carmen Diaz that afternoon and did not discuss the merits of**
10 **the project, but did discuss the events around it.**

11
12 **Commissioner Kellman disclosed that she reviewed the video and minutes of the**
13 **December 20, 2017 Planning Commission meeting regarding Fish and Chips. She**
14 **also visited the subject property, as well as 819 and 801 Bridgeway, but did not**
15 **speak with anyone.**

16
17 **Vice Chair Nichols disclosed that she spoke with the applicant and was updated**
18 **that they were doing their outreach, but they did not discuss the merits of the**
19 **project.**

20
21 **Commissioner Graef disclosed that he had had no contact with any of the**
22 **involved parties, but he did visit the site and reviewed the video from the**
23 **December 20, 2017 Planning Commission meeting.**

24
25 **Chair Pierce disclosed that he had met with the applicant's architect, John**
26 **McCoy, since the last Planning Commission meeting on December 20, 2017, but**
27 **they did not discuss the merits of the project.**

28
29
30 **1. FISH AND CHIPS / 813-817 BRIDGEWAY (DR-TRP 17-092)**
31 **CONTINUED ITEM FROM DECEMBER 20, 2017**

32 Staff: Katie Faulkner

33
34 **DESCRIPTION:** McCoy Architecture, on behalf of property owner Michael
35 Lappert, is requesting a Design Review Permit for a second story addition to an
36 existing one-story commercial building and approval of a Tree Removal Permit to
37 remove two protected trees located at 813-817 Bridgeway (Fish and Chips). The
38 second story addition includes accessible restrooms, an elevator, storage, and a
39 restaurant office. The second level addition would increase the height of the
40 existing structure from 9'-0" to 23'-1" and increase the floor area of the existing
41 structure from 941 square feet to 2,505 square feet.

42
43 **RECOMMENDATION:** Approval, subject to conditions.

44
45 The public hearing was opened.

46
47 Associate Planner Faulker provided a PowerPoint presentation.

48
49 Planning Commission questions to staff followed.

1 The public testimony period was opened.

2
3 The applicant, John McCoy of McCoy Architecture, provided a presentation.

4
5 Planning Commission questions to the applicant followed.

6
7 Planning Commission questions to staff followed.

8
9 **Public Comments:**

10 William Bigelow

11 Mike Monsef

12 Ron Haney (phonetic)

13 Michael Lappert

14
15 The public testimony period was closed.

16
17 Planning Commission comments followed.

18
19 The public testimony period was reopened.

20
21 Planning Commission questions of the applicant followed.

22
23 Planning Commission questions to staff followed.

24
25 **Vice Chair Nichols moved and Commissioner Graef seconded a motion to**
26 **continue the public hearing for 813-817 Bridgeway to the meeting of March 7,**
27 **2018. The motion passed 5-0.**

28
29 The public hearing was closed.

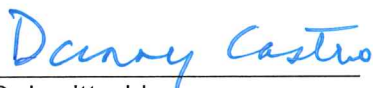
30
31 **Old Business**

32 None.

33
34 **Adjournment**

35
36 **Commissioner Kellman moved and Vice Chair Nichols seconded a motion to**
37 **adjourn the meeting. The motion passed 5-0.**

38
39 The meeting was adjourned at 8:51 p.m.

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42 

43
44 Submitted by
45 Danny Castro
46 Community Development Director

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48 

49
50 Approved by
Morgan Pierce
Chair