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SAUSALITO PLANNING COMMISSION
Wednesday, October 3, 2018
Approved Action Minutes¹

1. 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.

Planning Commission:

Present: Chair Morgan Pierce, Vice Chair Vicki Nichols,
Commissioner Laurie Fried, Commissioner Richard Graef

Absent: Commissioner Janelle Kellman

Staff: Interim Community Development Director Lilly Whalen,
Senior Planner Calvin Chan, Associate Planner Katie Faulkner,
City Attorney Mary Wagner

2. APPROVAL OF AGENDA

Vice Chair Nichols moved and Commissioner Fried seconded a motion to reverse the order of the items and hear Item 2 before Item 1, and to approve the Planning Commission agenda, as amended. The motion passed 4-0.

3. PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

None.

4. APPROVAL OF MINUTES

September 5, 2018

Vice Chair Nichols moved and Commissioner Graef seconded a motion to approve the draft minutes, as presented. The motion passed 4-0.

5. PUBLIC HEARING

Declarations regarding Planning Commission Public Contacts

Vice Chair Nichols disclosed with respect to Item 5.B. that she met with Mr. Carlson, the owner of 308 Third Street, at his residence to inspect his view claim; and with respect to Item 5.A that she walked the site of the theater, but did not speak with anyone.

Vice Chair Nichols declared that she lives within 300 feet of the Marin Theater project at 101 Caledonia Street. She consulted with the FPPC in October 2016,

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

1 who reviewed her circumstances and gave her a letter and confirmed that she
2 does not have a conflict of interest, so she will hear and weigh the project and
3 vote on it.
4

5 **B. 308 THIRD STREET / 309 SECOND STREET VIEW CLAIM**

6 Staff: Katie Faulkner
7

8 The public hearing was opened.
9

10 Associate Planner Faulkner provided a PowerPoint presentation.
11

12 Planning Commission questions to staff followed.
13

14 The public testimony period was opened.
15

16 Planning Commission questions to staff followed.
17

18 **Public Comments:**

19 Jonathan Leon
20

21 The public testimony period was closed.
22

23 **Vice Chair Nichols moved and Commissioner Graef seconded a motion to**
24 **continue the public hearing for 308 Third Street/309 Second Street View Claim to**
25 **a date uncertain to allow staff time to further investigate with an arborist the**
26 **remedies for dealing with the subject tree. The motion passed 4-0.**
27

28 The public hearing was closed.
29

30 **A. 101 CALEDONIA STREET / MARIN THEATER**

31 Staff: Calvin Chan
32

33 **SUMMARY:** The following planning entitlements are requested:
34 modification to approved Design Review Permit for exterior renovations,
35 renewal of Conditional Use Permit for establishment of a second-level
36 office within two years and a theater and restaurant within four years,
37 renewal of Sign Permit for business identification signage and theater
38 marquee, and renewal of Encroachment Agreement for an awning and
39 exterior building materials. The Planning Commission will reconsider this
40 project, previously approved in 2016 and 2017, to evaluate a current
41 request for bifurcation of the overall project into two construction and
42 implementation phases. The project has been determined to be exempt
43 from further environmental review under Sections 15301 and 15303 of the
44 California Environmental Quality Act (CEQA).
45

46 **RECOMMENDATION:** Approval, subject to conditions.
47

48 The public hearing was opened.
49
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1 Senior Planner Chan provided a PowerPoint presentation.

2
3 Planning Commission questions to staff followed.

4
5 The public testimony period was opened.

6
7 Applicant/architect Zac Rockett of Ro | Rockett Design provided a PowerPoint
8 presentation.

9
10 Planning Commission questions to the applicant followed.

11
12 Planning Commission questions to staff followed.

13
14 **Public Comments:**

15 Shana Stein

16 Dennis Webb

17
18 The public testimony period was closed.

19
20 Applicant rebuttal comments followed.

21
22 Planning Commission questions to the applicant followed.

23
24 Planning Commission comments followed.

25
26 Planning Commission questions to staff followed.

27
28
29 **Commissioner Graef moved and Commissioner Fried seconded a motion to**
30 **approve the modification to an approved Design Review Permit for 101 Caledonia**
31 **Street, as presented.**

32
33 **The motion passed 3-1 with Vice Chair Nichols dissenting.**

34
35 **Vice Chair Nichols cited page 41 of the Commissioners' information packet, the**
36 **project narrative provided by the project architect dated 9/19/18, with staff's**
37 **recommendation of timeframes, and page 40 of the packet where the applicant**
38 **states they need 9-12 months to find a tenant, saying she finds the request for 4**
39 **years of total time excessive and could not vote for it.**

40
41 The public hearing was closed.

1 **6. COMMUNICATIONS**

- 2 • Staff: Interim Community Development Director Whalen:
- 3 ○ City Council's 10/9/18 meeting agenda: Discussions on short-term
- 4 rentals in Sausalito, and marijuana, Update on the General Plan
- 5 Update, including a discussion of the Marinship area.
- 6 ○ City Council 10/30/18 meeting agenda: Update on the machine shop
- 7 from the VA, Update on the waterside and landside ferry
- 8 improvements.
- 9 • Staff: Senior Planner Calvin Chan:
- 10 ○ Update on the Historic Preservation Committee: Historic Preservation
- 11 Regulations Update was adopted and is now in effect. Next HPC
- 12 meeting is 10/11/18. The HPC has also begun review of a Draft
- 13 Sausalito citywide Historic Context Statement.
- 14 ○ Staff has been working with California Preservation Foundation to
- 15 create a webinar series or set of courses to support ongoing education
- 16 for the Commission and staff.
- 17 • Commission: None.
- 18
- 19

20 **7. ADJOURNMENT OF HISTORIC LANDMARKS BOARD**

21

22 **Vice Chair Nichols moved and Commissioner Graef seconded a motion to**

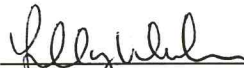
23 **adjourn the meeting. The motion passed 4-0.**

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25 The meeting was adjourned at 8:36 p.m.

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29 _____

30 Submitted by

31 Lilly Whalen

32 Interim Community Development Director

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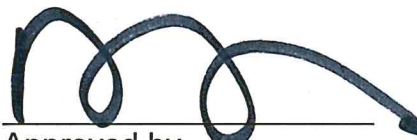
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Approved by

Morgan Pierce

Chair