SAUSALITO PLANNING COMMISSION
Wednesday, April 20, 2022
Final Action Minutes[1]

1. CALL TO ORDER

Chair Feller called the meeting to order at 6:30 p.m.
Planning Commission:
Present: Chair Kristina Feller, Vice Chair Richard Graef, Commissioner Andrew Junius, Commissioner Jeffery Luxenberg, Commissioner Nastassya Saad
Absent: None.
Staff: Dan Hortert, Interim Community Development Director
Adam East, Assistant Planner
Cecilia Jaroslawsky, Contract Planner
Mary Wagner, City Attorney
Sergio Rudin, Attorney

Interim Community Development Director Hortert reported that the meeting was being held pursuant to Government code section 54953(e), and in light of the declared state of emergency, the Regular meeting of the Planning Commission on April 20, 2022 will be conducted telephonically through Zoom and broadcast live on the City's Website.

2. APPROVAL OF AGENDA

Chair Feller requested Item 6.B., 209 West Street, be heard before Item 6.A., 110 Fourth Street.

Vice Chair Junius moved and Commissioner Saad seconded a motion to approve the Planning Commission agenda as amended. The motion passed 5-0.

3. PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

A. General Written Public Comment

Public Comments:
None.

4. COMMUNICATIONS

A. Communications

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

- Staff:
  - City Attorney Wagner:
    - Introduced attorney Sergio Rudin who will be attending Planning Commission meetings going forward.
- Subcommittees:
  - Objective Design Standards / Vice Chair Junius:
    - Staffing issues have slowed them down, but he will contact Bob Brown before the next Planning Commission meeting to check on what's happening with consultants Opticos.
  - SB 9 Working Group / Commissioner Junius and Commissioner Luxenberg
    - At the last Planning Commission meeting Chair Feller appointed Commissioner Junius and Commissioner Luxenberg to the SB 9 Working Group.
    - The working group is making great progress and will have a redline to review with the Commission and public at the May 4th Planning Commission meeting.
    - Questions have been sent to the City Attorney's office with the hope of having answers by the end of the week and a plan to finalize the information by the May 4th Planning Commission meeting.
  - Housing Element / Commissioner Saad
    - HEAC's last meeting was held on March 28th where it reviewed 75 sites presented by the consultant and voted to continue reviewing and analyzing a few sites, but they were not yes votes for final site selection.
    - Continued public comments are encouraged.
    - The next HEAC meeting will be held April 25th.
    - The Town Hall has moved to May 9th.

Public Comments:
None.

5. APPROVAL OF PLANNING COMMISSION MINUTES

B. Draft Minutes – April 6, 2022

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

6. PUBLIC HEARING[2]

Declarations regarding Planning Commission Public Contacts

[2] All Adopted Resolutions of the Planning Commission can be found on the City's website: https://www.sausalito.gov/city-government/boards-and-commissions/planning-commission/document-archives/-folder-3195.

Commissioner Luxenberg disclosed pursuant to Section 18702.2, Materiality Standards, that his residence is located greater than 500 feet but less than 1,000 feet from the subject sites at 110 Fourth Street and 209 West Street, but neither of the projects would affect his property's development potential, income producing potential, the highest and best use of his property, and given the location of his property up the hill and on a side street it would not change the character of his property by substantially altering traffic levels, intensity of use, parking, view, privacy, noise levels, or air quality, and would not affect the market value of his property, thus any decisions regarding these projects are not material. Commissioner Luxenberg further disclosed with respect to Item 6.A., 110 Fourth Street, that he had viewed the site from abutting properties but had no contact with those abutters at any time. With respect to Item 6.D., 430 Bee Street, he disclosed that he had briefly met the property owner when visiting the site, but did not have ex parte communications.

Commissioner Saad disclosed with respect to Item 6.D., 430 Bee Street, that she lives within 500 feet of the subject site and will recuse herself from participating in the public hearing.

B. 209 WEST STREET / CHANGES TO AN APPROVED PROJECT AND A DESIGN REVIEW PERMIT WITH HEIGHTENED DESIGN REVIEW / PROJECT ID: 2021-00241 / APN: 065-231-18 (CECILIA JAROSLAWSKY, CONTRACT PLANNER)

SUMMARY: Changes to the approved project and Design Review Permit with Heightened Design Review to allow for the modification to the previously approved design and size of the detached garage to allow for the construction of a four-car garage.

STAFF RECOMMENDATION: Adopt a Resolution approving the project.

The public hearing was opened.

Contract Planner Jaroslawsky provided a PowerPoint presentation.

Planning Commission questions to staff followed.

The public testimony period was opened.

The applicant, Debra Burton, provided a presentation.

Planning Commission questions to the applicant followed.

Public Comments:
None.

The public testimony period was closed.

Planning Commission comments followed.

Commissioner Luxenberg moved and Vice Chair Junius seconded a motion to adopt a resolution approving the application for 209 West Street. The motion passed 5-0.

The public hearing was closed.

A. 110 FOURTH STREET / DESIGN REVIEW PERMIT AND LOT LINE ADJUSTMENT/ PROJECT ID: 2020-0006 / APN: 065-264-12 and 065-264-23 (CECILIA JAROSLAWSKY, CONTRACT PLANNER)

SUMMARY: Design Review Permit to allow the renovation and expansion of the existing 1,431 square foot single-family residence, the renovation of the existing carport, and the construction of a new 1,795 square foot single-family dwelling unit at the rear of the subject property and a Lot Line Adjustment to merge two lots to create one 6,050 square foot parcel.

STAFF RECOMMENDATION: Adopt a Resolution approving the project.

The public hearing was opened.

Contract Planner Jaroslawsky provided a PowerPoint presentation.

Planning Commission questions to staff followed.

The public testimony period was opened.

The applicants, Timothy Remple and Liz Miranda, provided a PowerPoint presentation.

Planning Commission questions to the applicant followed.

Public Comments:
Nicolas Dufort
Patrick Murphy

Applicant rebuttal comments followed.

The public testimony period was closed.

Planning Commission comments followed.

Planning Commission questions to staff followed.

Planning Commission comments followed.

Chair Feller appointed Commissioner Graef and Commissioner Luxenberg to the Planning Commission working group to review final elevation drawings of the study façade.

Vice Chair Junius moved to approve changes to an approved project and a Design Review Permit with Heightened Design Review for 209 West Street, subject to the following amended and additional conditions of approval:

- Condition 3: Insert new Condition 3, "Final elevation drawings shall be submitted and reviewed by a Planning Commission working group and CDD to ensure that the study and carport façade has requisite detailing and design to ensure a non-homogenous mass. The working group will look at material samples as part of that review."
- Condition 4: Change date to April 12. Insert, "as modified for the 4/20 hearing" at the end of the sentence.
- Condition 5: Add "all landscaping must be kept trimmed below the window sill for the study windows at all times."
- Condition 6: Replace with, "A building permit will not be issued until the existing fig tree located within the front yard and its stump is totally removed."
- Condition 7: Change language to, "Prior to the issuance of the occupancy permit, all landscaping shall be installed per submitted plans with the exception of the plant material located adjacent to 411 Main Street, which shall be installed prior to the start of construction and protected throughout construction."
- Condition 16: Change language to, "Applicant shall submit a tree protection program for all onsite trees and trees on abutting properties adjacent to the property line by a licensed arborist, to be reviewed by CDD staff with the plans submitted for a building permit. The building permit shall not be issued until the tree protection program has been approved by CDD."
- Condition 45: Insert Southern Marin Fire Standard Conditions as conditions of approval.

Planning Commission comments followed.

Staff comments followed.

The public testimony period was reopened.

Applicant comments followed.

Planning Commission questions to the applicant followed.

The public testimony period was closed.

Commissioner Graef seconded the motion.

The motion passed 4/1 with Commissioner Saad dissenting.

The public hearing was closed.

C. 11 BONITA STREET / DESIGN REVIEW PERMIT / PROJECT ID: 2020-00075 / APN: 065-083-03 (CECILIA JAROSLAWSKY, CONTRACT PLANNER)

SUMMARY: Design Review Permit to add 360 square feet onto the rear of an existing single-family structure and enclose a 25 square foot front porch.

STAFF RECOMMENDATION: Adopt a Resolution approving the project.

The public hearing was opened.

Contract Jaroslawsky provided a PowerPoint presentation.

Planning Commission questions to staff followed.

The public testimony period was opened.

The applicant, Todd Osborn, provided a PowerPoint presentation.

Planning Commission questions to the applicant followed.

Public Comments:
None.

Applicant comments followed.

The public testimony period was closed.

Planning Commission comments followed.

Commissioner Saad moved and Commissioner Luxenberg seconded a motion to approve a Design Review Permit for 11Bonita Street, subject to the following amendment:

- **Fix Advisory Note 8.**

The motion passed 5-0.

The public hearing was closed.

D. 430 BEE STREET / DESIGN REVIEW PERMIT / PROJECT ID: 202-00036 / APN: 064-162-09 (ADAM EAST, ASSISTANT PLANNER)

SUMMARY: Design Review Permit at 430 Bee Street to allow the remodel of the kitchen, living room, bedroom, and bathroom at the upper level and to construct a new addition at the rear to enclose a new staircase down to the lower level. The project includes a new 147 square foot waterproof deck with a new living space below and would convert 560 square feet of lower

level garage and storage area into habitable space with two bedrooms, sitting room, and bathroom.

STAFF RECOMMENDATION: Adopt a Resolution approving the project.

The public hearing was opened.

Commissioner Saad announced that she would recuse herself from participating in the public hearing for 430 Bee Street, as her residence is within 500 feet of the subject site.

Assistant Planner East provided a PowerPoint presentation.

Planning Commission questions to staff followed.

The public testimony period was opened.

The applicant, architect Stewart Summers of SKS Architects, and property owner, Tyler Stewart, provided a presentation.

Public Comments:
None.

The public testimony period was closed.

Planning Commission comments followed.

Vice Chair Junius moved and Commissioner Luxenberg seconded a motion to approve a Design Review Permit for 430 Bee Street. The motion passed 4-0 with Commissioner Saad recused.

The public hearing was closed.

Commissioner Saad returned to the meeting.

7. BUSINESS

A. Planning Commission Considerations for Fiscal Year 2022-2023

Interim Community Development Director Hortert provided a presentation.

Planning Commission comments followed.

Public Comments:
None.

8. FUTURE ADGENDA ITEMS

A. Future Agenda Items

Interim Community Development Director Hortert provided a presentation.

May 4, 2022:

- Senate Bill 9
- Ferry Landing Project
- 253 Glen Drive
- 177 Cazneau Drive
- 201 Bridgeway

May 18, 2022:

- 52-62 Varda Landing
- 2015 Bridgeway

Other Projects to Be Scheduled:

- 7074 Liberty Ship Way

Planning Commission comments followed.

Public Comments:
None.

9. ADJOURNMENT

Commissioner Luxenberg moved and Commissioner Saad seconded a motion to adjourn the meeting. The motion passed 5-0.

The meeting was adjourned at 10:20 p.m.

For

Submitted by
Dan Hortert
Interim Community Development Director

Approved by
Kristina Feller
Chair