SAUSALITO PLANNING COMMISSION
Wednesday, January 26, 2022
Final Action Minutes

1. CALL TO ORDER

Chair Feller called the meeting to order at 6:34 p.m.
Planning Commission:
Present: Chair Kristina Feller, Vice Chair Richard Graef, Commissioner Andrew Junius, Commissioner Jeffery Luxenberg, Commissioner Nastassya Saad
Absent: None.
Staff: Heidi Scoble, Interim Community Development Director
Rozalynn Thompson, Principle Planner
Alaina Lipp, Assistant Planner
Cecilia Jaroslawsky, Contract Planner
Mary Wagner, City Attorney

Interim Community Development Director Scoble stated that the meeting was being held pursuant to Section 3 of Executive Order N-29-20 and issued by Governor Newsom on March 17, 2020 and Executive Order N-08-21 issued by the Governor on June 11, 2021; all members had joined the meeting telephonically through Zoom; and the meeting was being broadcast live on the City of Sausalito website.

2. APPROVAL OF AGENDA

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

3. COMMUNICATIONS

A. Communications

- Staff:
  - Interim Community Development Director Scoble:
    - Platt tree update: Staff will provide the Planning Commission with a status update next week.
    - North Street Stairs: The project is almost completed, with code-compliant railings being installed shortly.
    - Tree Replacement Fee: The City Council will identify and consider a tree replacement fee to facilitate future tree removals at its February 15th meeting.
    - Sloughing of Hillsides: Public Works is monitoring hillside sloughing, pursuing a geological hazard study for Sausalito, and

        - Sloughing of Hillsides: Public Works is monitoring hillside sloughing, pursuing a geological hazard study for Sausalito, and will provide presentations to the Planning Commission if requested.
        - SB9 update: On January 24th the City Council adopted an interim policy and timeline to move forward with regulations related to SB9. A staff report on proposed SB9 regulations will be presented to the Planning Commission at its March 16th meeting.
        - Interim Director Scoble's duties in the Planning Department will conclude on Friday, January 28th.
    - City Attorney Mary Wagner:
        - Under the provisions of the Municipal Code for Tree Removal Permits, in order to grant a Tree Removal Permit the Planning Commission must make a finding that either the tree will be replaced by a desirable tree or the Commission waives that requirement. At its February 15th meeting the City Council will consider amending the ordinance to add language to that provision to say the commission could also require payment of an in lieu fee that would go into a tree fund to provide trees to other sites in the City.
    - Principle Planner Rozalynn Thompson
        - Valhalla Restaurant project update: The City surveyor is reviewing a parcel map provided by the applicant. If the parcel map satisfies the City requirements it will come before the City Council. On January 7th the applicant requested from BCDC an extension of their permit to construct beach ramp access, which the Department of Public Works has supported. Staff will discuss with the applicant extension of construction time limits and coordinate across departments regarding construction of the bus turnout along Second Street.
- Commission: None.
- Subcommittees:
    - Commissioner Junius / Objective Standards Committee
        - On January 25th the City Council approved funds necessary to bring Opticose in to work with the Committee and customize the toolkit for Sausalito's use.
        - OSC will closely monitor lawsuits brought against the City and County of San Francisco with respect to two large housing projects that were denied.
        - OSC's next meeting will be held on January 27th.
    - Commissioner Saad / Housing Element Advisory Committee
        - HEAC met on January 24th and focused on criteria for potential proposed RHNA sites.
        - HEAC has reviewed citywide surveys to be sent out.
        - A HEAC town hall, the first of four, is scheduled for February 10th to go consider site suitability.
        - HEAC's next meeting will be held on February 28th.

- A virtual HEAC binder with helpful information for the public with background information, links, and resources is available on the City's website.

- Commissioner Luxenberg / Parklet Working Group
  - PWG is meeting regularly and will come out with guidelines for recommendations to the City Council for a permanent program in February or early March.
- Chair Feller
  - The Community Development Quarterly Report was presented to the City Council on January 24th.
  - EDAC's commitment to form an Enforcement Task Force did not come to fruition, but enforcement in general must be kept front and center in the City no matter who is taking it on.
  - Requested Planning Commission access to, or a presentation on, the business and retail strategy report.

Public Comments:
None.

4. PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA
None.

5. APPROVAL OF PLANNING COMMISSION MINUTES

B. Draft Minutes – January 12, 2022

Commissioner Luxenberg moved and Commissioner Saad 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
None.

A. 202 VALLEY STREET / TREE REMOVAL PERMIT / PROJECT ID: 2021-00251 / APN: 065-271-20 (ALAINA LIPP, ASSISTANT PLANNER)

SUMMARY: Tree Removal Permit to remove two Lombardy poplars (Populus nigra var. italica), heritage trees approximately 20 inches and 30 inches diameter at breast height (DBH).

STAFF RECOMMENDATION: Staff recommends that the Planning Commission approve the Tree Removal Permit.

[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.

The public hearing was opened.

Assistant Planner Lipp provided a PowerPoint presentation.

Planning Commission questions to staff followed.

The public testimony period was opened.

The applicant, Diane Morando of L&L Property Management, representing Bayside Homeowners Association, provided a presentation.

Planning Commission questions to the applicant followed.

Public Comments:
None.

The public testimony period was closed.

Planning Commission comments followed.

Commissioner Junius moved and Vice Chair Graef seconded a motion to deny a Tree Removal Permit for 202 Valley Street.

Interim Community Development Director Scoble suggested the motion be amended to direct staff to prepare a Resolution of Denial and continue the item to a date certain of February 9, 2022.

The Maker of the Motion accepted the amendment to the motion.

The Seconder of the Motion accepted the amendment to the motion.

The motion passed 5-0.

The public hearing was closed.

B. 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, 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: Staff recommends that the Planning Commission approve the Design Review Permit and Lot Line Adjustment.

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, Elizabeth Miranda and Timothy Rempel, provided a presentation.

Planning Commission questions to the applicant followed.

Public Comments:
Olivier Touzet
Karen Shelton
Nicolas Duffort
Annie Sang
Martina Quinn
Kathleen Anderson
Chris Park

The applicants provided closing comments.

The public testimony period was closed.

Planning Commission comments followed.

Commissioner Junius moved and Commissioner Luxenberg seconded a motion to continue the public hearing for 110 Fourth Street.

The public testimony period was reopened.

Planning Commission questions to the applicant followed.

The public testimony period was closed.

Commissioner Junius amended the motion to continue the public hearing for 110 Fourth Street to a date certain of April 6, 2022.

The Seconder of the motion accepted the amendment to the motion.

The motion passed 5-0.

The public hearing was closed.

7. ADJOURNMENT

Chair Feller moved and Commissioner Junius seconded a motion to adjourn the meeting. The motion passed 5-0.

The meeting was adjourned at 9:41 p.m.

For

Submitted by
Heidi Scoble
Interim Community Development Director

Approved by
Kristina Feller
Chair