SAUSALITO PLANNING COMMISSION
Wednesday, July 6, 2022
Final Action Minutes

1. CALL TO ORDER

Chair Feller called the meeting to order at 6:30 p.m.
Planning Commission:
Present: Chair Kristina Feller, Vice Chair Andrew Junius, Commissioner Richard Graef, Commissioner Jeffery Luxenberg, Commissioner Nastassya Saad
Absent: None.
Staff: Dan Hortert, Interim Community Development Director
Magda Gonzalez, Contract Planner
Cecilia Jaroslawsky, Contract Planner
Mary Wagner, City 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 July 6, 2022 will be conducted telephonically through Zoom and broadcast live on the City's Website.

2. APPROVAL OF AGENDA

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

3. PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

A. Public Comments
None.

4. APPROVAL OF PLANNING COMMISSION MINUTES

A. June 15, 2022 Joint HPC/PC Meeting Minutes

B. June 15, 2022 Regular Planning Commission Meeting Minutes

Commissioner Luxenberg described several conditions for the El Portal project that were recorded incorrectly. Interim Director Hortert indicted that he would make sure that those conditions in the resolution were corrected prior to being posted and that the meeting minutes were amended to reflect those changes.

Chair Feller moved and Commissioner Saad seconded a motion to approve the draft minutes of the June 15, 2022 Joint HPC/Planning Commission meeting as amended. The motion passed 5-0.

Commissioner Saad moved and Commissioner Graef seconded a motion to approve the draft minutes of the June 15, 2022 Regular Planning Commission meeting as amended. The motion passed 5-0.

5. COMMUNICATIONS

- Staff: Interim Community Development Director Hortert:
  - The second reading of SB 9 was adopted on June 28th. The effective date for the ordinance will be July 28th.
  - The Community Development Department's recruitment for a Community Development Director closes on July 17th.
  - The Community Development Department has hired full-time Associate Planner Kallie Ford.
  - 654 Sausalito Boulevard: the tree protection plan was completed and the City has issued a demolition permit. The applicants have chosen to use Benjamin Anderson arborist. Building Inspector Kenneth Henry has visited the site to ensure they are not proceeding without an arborist onsite. There has been no work done so far. The tree protection plan has been put on the demolition permit as well.
- Commission:
  - Chair Feller thanked Southern Marin Fire District Chief Hilliard and Fire Prevention Specialist McKenna Ramiro for their presentation at the Planning Commission's special hearing on June 29th regarding wildfire prevention and preparedness.
  - The Planning Commission is recessed in August with its last meeting before the recess on July 20th.
- Subcommittees:
  - Objective Design and Development Standards / Vice Chair Junius:
    - There are complications with consultant Bob Brown and Opticos needing to get information out of the Housing Element process.
  - California Legislation Working Group / Vice Chair Junius and Commissioner Luxenberg:
    - AB 2011 is legislation that would move the focus from residential districts to almost every district and would open up retail, office, and parking districts to the types of streamlining that residential districts have been targeted for in the past. AB 2011 moved out of the Finance Committee last week and is supported by a number of important labor groups across the state. AB 2011 will continue to move forward and it appears it will pass.
  - Housing Element Advisory Committee / Commissioner Saad / Chair Feller:
    - The Housing Element's June 27th meeting was postponed until July 26th to give consultants more time to prepare the Housing Element for review with the potential for its release on July 18th.

- The intention of HEAC's July 26th meeting is to start going through the Housing Element draft and work in affirmative fair housing.
- The last City Council meeting regarding HEAC was June 14th when the Council went site-by-site for neighborhoods, as the HEAC had done previously. All the sites that made it through the Council meeting will go into the environmental review.
- HEAC is still accepting public comments at sausalito.gov.
- There is a virtual binder on the City's website that contains all the material being reviewed by HEAC.
- The environmental impact review period and document development will begin shortly once the sites in the draft report are finalized.

o Parklets Working Group / Commissioner Luxenberg, Chair Feller:
- The Working Group held a public outreach on June 20th as directed by City Council. Updates have been made to the document, which will be closed out and returned to the City Council for its final approval.
- The Working Group is reviewing a couple issues came out of the hearings: a suggested sewer fee being eliminated, and allowing four tables if the sidewalk is wide enough.

Public Comments:
None.

6. PUBLIC HEARING[1]

Declarations regarding Planning Commission Public Contacts
None.

Commissioner Luxenberg disclosed with respect to Item 6.A., 201 Bridgeway, that his home is located greater than 500 feet but less than 1,000 feet from the project site, and there is no materiality issue, and the applicant appears to also own 206 Second Street, which is within 500 feet of his property, but as the Commission is unlikely to discuss it there is no materiality issue.

A. 201 BRIDGEWAY / CHANGES TO AN APPROVED PROJECT / PROJECT ID: 2022-00068 / APN: 065-242-06 and -17 (Magda Gonzalez, Contract Planner)

SUMMARY: The Planning Commission met to consider a request for an approval of Changes to an Approved Project request to original Design Review Permit, specifically condition of approval #27 requiring the

[1] 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.

applicant/owner to construct an accessible ramp at the foot of Main Street.

STAFF RECOMMENDATION: Staff recommends the Planning Commission approve the attached draft resolution (attachment 1) approving the Changes to the Approved Project to allow for the modification of the previously approved design, subject to conditions of approval.

The public hearing was opened.

Contract Planner Gonzalez provided a PowerPoint presentation.

Planning Commission questions to staff followed.

The public testimony period was opened.

The applicant, Dr. Alex Kashef, provided a presentation.

Public Comments:
Kevin Rahman, District Engineer, Sausalito-Marin City Sanitary District

The public testimony period was closed.

Applicant comments followed.

Planning Commission comments followed.

The public testimony period was closed.

Commissioner Saad moved and Commissioner Luxenberg seconded a motion to approve Changes to an Approved Project for 201 Bridgeway. The motion passed 5-0.[2]

The public hearing was closed.

B. 52 VARDA LANDING / DESIGN REVIEW PERMIT, CONDITIONAL USE PERMIT, AND VARIANCE / PROJECT ID: 2019-00284 / APN: 063-010-15 (Cecilia Jaroslawsky, Contract Planner)

SUMMARY: Approval of a Design Review Permit, Conditional Use Permit, and Variance to allow the construction of a new one-story, single-family residential structure with an attached studio space, and the remodel of an existing A-frame studio structure; allow tandem on-site and off-site parking; and to allow encroachment into the side yard setback.

[2] Resolution 2022-15.

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, architect Matt Ininns of Ehrlich, Yanai, Rhee, Chaney Architects, civil engineer Jimmy Galvez and designer Sebastian Bertsch of Sherwood Design Engineers, provided a PowerPoint presentation.

Planning Commission questions to the applicants followed.

Planning Commission questions to staff followed.

Public Comments:
None.

The public testimony period was closed.

Planning Commission comments followed.

The public testimony period was reopened.

Applicant comments followed.

Planning Commission questions to the applicant followed.

The public testimony period was closed.

Planning Commission comments followed.

Commissioner Luxenberg moved and Commissioner Graef seconded a motion to approve a Design Review Permit, Conditional Use Permit, and Variance for 52 Varda Landing, subject to the following amended and additional conditions of approval:

- The conditions shall be on the demolition permit as well as the construction permit.
- A demolition permit shall not be issued prior to the building permit.
- Plants used must be permitted by South Marin Fire from its list of acceptable plants. The size and maturity of any trees proposed as substitutions must match the intent of the original landscape plan.
- Prior to issuance of the building permit applicant shall submit documentation reasonably acceptable to the Community Development Director indicating that they have worked with the Sausalito Sea Level Rise and Subsidence Task

Force to have modeling performed and that modeling is included as part of the public record. The applicant shall submit that documentation prior to issuance of the building permit.

- A working group of two Planning Commissioners shall work with the applicant to finalize the exterior siding color of the structure, which will not return to the Planning Commission.
- Any changes to this project, other than the siding color, shall return to the Planning Commission for the review and not be handled ministerially.

The motion passed 5-0.[3]

The public hearing was closed.

7. ADJOURNMENT

The Commission voted by consensus to adjourn the meeting. The motion passed 5-0.

The meeting was adjourned at 9:44 p.m.

Submitted by
Dan Hortert By Brandon Phipps
Interim Community Development Director

Approved by
~~Kristina Feller~~ Anastasia Brown
Chair

[3] Resolution 2022-16.