SAUSALITO PLANNING COMMISSION
Wednesday, June15, 2022
Final Action Minutes[1]

1. CALL TO ORDER

Chair Feller called the meeting to order at 9:35 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
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 June 15, 2022 will be conducted telephonically through Zoom and broadcast live on the City's Website.

2. APPROVAL OF AGENDA

Commissioner Luxenberg 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

None.

4. APPROVAL OF PLANNING COMMISSION MINUTES

A. Draft Minutes – June 1, 2022

Commissioner Saad moved and Commissioner Graef seconded a motion approve the draft minutes as presented. The motion passed 5-0.

5. COMMUNICATIONS

B. Communications

- Staff: None.
- Commission: None.

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

- Subcommittees:
  - Objective Design and Development Standards / Vice Chair Junius:
    - Consultant Bob Brown continues to work with Opticos.
    - ODDS is getting closer to its final working group meeting with Opticos, but there have been complexities with matching up the objective standards with Sausalito's density issues.
  - California Housing Legislative Working Group / Vice Chair Junius and Commissioner Luxenberg:
    - There have been two new bills introduced in Sacramento.
      - SB 1336, introduced in February and known as the YIGBY (yes in God's back yard) bill, is an affordable housing streamlining bill that will help educational and religious institutions produce affordable housing on their sites.
      - Assemblyman Wicks has introduced AB 2011, a statute that would streamline produce affordable and mixed-income multi-family projects on sites not currently zoned for housing.
      - The City Council reviewed and approved SB 9 on June 14th, as recommended by the Planning Commission.
  - Parklets Working Group / Commissioner Luxenberg:
    - A Working Group Zoom meeting will be held June 20th with the Chamber of Commerce and public invited. The concept of parklets will be discussed and questions will be answered.
- Housing Element Advisory Committee / Commissioner Saad:
  - Consultant De Novo presented the draft housing sites to the City Council and the public and gave input on June 14th. Everything remaining will head into the EIR.
  - Funding is available to procure renderings for the more contentious draft housing sites so the public can see the possibilities.
  - Public comment received by HEAC has been tremendous, and more input is encouraged.
  - There is a virtual binder on the City website under the Housing Element Advisory Committee. It is continually updated and contains links, including to City Council meetings.
  - The next HEAC meeting is scheduled for June 27th where HEAC will begin going over the Draft Housing Element. Further Affordable Housing will be woven into the Element.

Public Comments:
None.

6. NEW BUSINESS

A. Presentation from Southern Marin Fire District

Interim Community Development Director Hortert reported that due to time constraints the Southern Marin Fire District presentation would be postponed to a special meeting on June 29th.

Public Comments:
None.

7. STUDY SESSION

A. Study Session to provide direction and feedback to Staff on the design elements associated with the Sausalito Ferry Landside Improvement Project Phase 1

The study session was opened.

Department of Public Works Director Kevin McGowen, Becky Dower of BKF Engineers, and Nathaniel Gray of RHAA Landscape Architects, provided a PowerPoint presentation.

Planning Commission questions to staff and consultants followed.

Planning Commission comments followed.

Public Comments:
None.

Planning Commission questions to staff followed.

8. PUBLIC HEARING[2]

Declarations regarding Planning Commission Public Contacts

Commissioner Luxenberg disclosed with respect to Item 8.A., 77 Harrison Avenue, that the owner allowed him access to the second floor and the second floor deck to see the view impact, but there was no ex parte communications.

A. 77 HARRISON AVENUE/ TREE REMOVAL PERMIT / PROJECT ID: 2021-00168 / APN: 065-123-10

SUMMARY: Approval of a Tree Removal Permit to remove two Italian Stone Pine trees.

[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

STAFF RECOMMENDATION: Adopt a Resolution which makes the required determinations for approval of a Tree Removal Permit to allow the removal of the two (2) Italian Stone Pines, subject to conditions.

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, owner Robert Matschullat, provided a presentation.

Planning Commission questions to the applicant followed.

Public Comments:
None.

Planning Commission comments followed.

The arborist, Peter Brooks, provided a presentation.

Planning Commission questions to the arborist followed.

The public testimony period was closed.

Commissioner Luxenberg moved to approve a Tree Removal Permit for 77 Harrison Avenue.

Chair Feller requested the motion be amended to state that one replacement tree shall be planted on the site and one tree shall go to the tree fund.

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

Commissioner Graef seconded the motion.

The motion passed 5-0.[3]

The public hearing was closed.

9. ADJOURNMENT

Chair Feller moved to adjourn the meeting. The motion passed 5/0.

The meeting was adjourned at 11:50 p.m.

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[3] Resolution 2022-14.

Submitted by
Dan Hortert By Brandon Phipps
Interim Community Development Director

Approved by
~~Kristina Feller~~ Nastassya Sand
Chair