SAUSALITO PLANNING COMMISSION
Wednesday, March 16, 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 Andrew Junius,
Commissioner Richard Graef, Commissioner Jeffery Luxenberg,
Commissioner Nastassya Saad
Absent: None.
Staff: Heidi Scoble, City Clerk
Shawna Brekke-Read, Contract Planner
Isabelle Loh, Contract Planner
Mary Wagner, City Attorney

City Clerk 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 Luxenberg requested Approval of Planning Commission Minutes for February 9, 2022 be removed from the agenda, as they had been approved previously.

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

3. COMMUNICATIONS

A. Communications

- Staff: City Clerk Scoble:
  - City Clerk Scoble will facilitate the Planning Commission meetings going forward after Community Development Director Jim Moore's departure.

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

- The City Council met March 8th. The second reading of the Tree Regulation Amendments were approved and those regulations should go into effect in April 2022.

- Subcommittees:
  - Commissioner Luxenberg / Parklets Working Group:
    - A working draft of the proposed Parklet and Outside Dining Program was sent to the City Council on March 11. Next steps may include a public presentation of the proposed program.
  - Vice Chair Junius / Objective Development Design Standards:
    - ODDS last met two weeks ago and is still focusing on the view issue with drafted text that will hopefully become code.
    - Opticos Design work is ongoing.
    - The OBDS is working with Sausalito Beautiful on the Tree Resolution and have provided City Attorney Wager with ideas.
  - Commissioner Saad / Housing Element Advisory Committee:
    - The HEAC met on February 28th and reviewed the 75 sites that were identified by the consultant.
    - Focus is on determining eligibility and giving input, especially for the very-low to low housing.
    - The Sausalito Housing Needs and Priority survey has gone out and is in the Sausalito Currents, on the City's website, and surveymonkey.com.
    - The next HEAC meeting will be held on March 28th.
  - Chair Feller / Housing Element Advisory Committee:
    - Any public comments sent to former Director Moore are not lost with his departure and will be redirected.
    - The public is encouraged to attend HEAC meetings and give input, because public participation and input with the Housing Element is absolutely critical and important to the community.
- Commission:
  - Chair Feller:
    - The Planning Commission has been copied on correspondence between Mr. and Mrs. White regarding 654 Sausalito Boulevard. Staff is requested to get in touch with them to get to the bottom of any issues.
    - Requested to agendize the issue of enforcement for a meeting in the next month to get updates from the enforcement officers.
    - Requested to also agendize a Southern Marin Fire presentation for the Planning Commission and the community to speak about evacuation routes.
    - The City Council needs Planning Commission funding requirements and requests, along with comments and feedback.
    - She has received correspondence from the community expressing concerns regarding 1) the Schoonmaker development, and 2) the Valhalla project, and requesting a special Planning Commission meeting. Staff is requested to get more information.

- Requested a date when the quarterly report will be prepared so the Commission can review it before it goes to City Council.

Public Comment
None.

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

5. APPROVAL OF PLANNING COMMISSION MINUTES

B. Draft Minutes – January 26, 2022 and March 2, 2022

Commissioner Luxenberg moved and Vice Chair Junius seconded a motion to approve the draft minutes for January 26, 2022 as amended. The motion passed 5-0.

Commissioner Saad moved and Commissioner Luxenberg seconded a motion to approve the draft minutes for March 2, 2022 as presented. The motion passed 5-0.

6. PUBLIC HEARING[2]

Declarations regarding Planning Commission Public Contacts
None.

A. 489-491 BRIDGEWAY / DESIGN REVIEW PERMIT WITH HEIGHTENED DESIGN REVIEW AND VARIANCE / PROJECT ID: 2019-00071 / APN: 065-171-14 (ISABELLE LOH AND SHAWNA BREKKE-READ, CONTRACT PLANNERS)

The public hearing was opened.

Contract Planner Shawna Brekke-Read provided a PowerPoint presentation.

Planning Commission questions to staff followed.

The public testimony period was opened.

The applicant, architect Seth Hale of KLM Architecture, Inc., provided a PowerPoint presentation.

Planning Commission questions to the applicant followed.

[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.

Public Comments:
None.

The public testimony period was closed.

Planning Commission comments followed.

Planning Commission questions to staff followed.

The public testimony period was reopened.

Planning Commission questions to the applicant followed.

The public testimony period was closed.

Commissioner Graef moved and Commissioner Luxenberg seconded a motion to approve a Design Review Permit with Heightened Design Review and Variance for 489-491 Bridgeway, subject to the following additional condition of approval:

- **The color scheme shall be softened as discussed.**

Chair Feller requested the motion be amended to add a condition of approval that prior to issuance of a Building Permit the applicant shall submit a shadow study.

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

Planning Commission questions to staff followed.

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

The motion passed 5-0. [3]

The public hearing was closed.

B. PUBLIC HEARING REGARDING SENATE BILL 9, THE CALIFORNIA HOME ACT IMPLEMENTING ORDINANCE (MARY WAGNER, CITY ATTORNEY)

The public hearing was opened.

City Attorney Wagner provided a PowerPoint presentation.

City Clerk Scoble provided a PowerPoint presentation.

Planning Commission questions to staff followed.

Planning Commission comments followed.

[3] Resolution No. 2022-05

Public Comments:
None.

Commissioner Luxenberg moved and Vice Chair Junius seconded a motion to continue the public hearing regarding Senate Bill 9 to a date certain of April 6, 2022. The motion passed 5-0.

The public hearing was closed.

7. ADJOURNMENT

Vice Chair Junius moved to adjourn the meeting. The motion passed 5-0.

The meeting was adjourned at 10:32 p.m.

For:

Submitted by
Heidi Scoble
City Clerk

Approved by
Kristina Feller
Chair