SAUSALITO PLANNING COMMISSION
Wednesday, September 7, 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: Dan Hortert, Interim Community Development Director
Magda Gonzalez, Contract Planner
Adam East, Assistant Planner
Gregory Rubens, 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 September 7, 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

None.

4. APPROVAL OF PLANNING COMMISSION MINUTES

A. Draft Minutes – July 6, 2022
B. Draft Minutes – July 20, 2022

Commissioner Luxenberg moved and Commissioner Saad seconded a motion to approve the draft minutes of July 6, 2022 as presented. The motion passed 5-0.

Commissioner Saad moved and Commissioner Graef seconded a motion to approve the draft minutes of July 20, 2022 as presented. The motion passed 5-0.

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

5. COMMUNICATIONS

A. Communications

- Staff:
  - Interim Community Development Director Hortert:
    - The Community Development Department is in negotiations with a candidate for the vacant Community Development Director position.
    - The Community Development Department has a new administrative aide, Natalie Rojas.
    - The City's new code enforcement officer started in July with 88 open code enforcement cases. As of August 31st 27 cases have been closed, leaving 61 cases open and under review. Many cases are construction without a permit and short-term rentals.
  - City Attorney Gregory Rubens:
    - Mr. Rubens started August 1st as the City's new attorney.
- Subcommittees:
  - Objective Design and Development Standards Subcommittee / Vice Chair Junius and Chair Feller:
    - Consultant Bob Brown has drafted the Objective Design Standards report. ODDS will meet with him upon his return from vacation at the end of September. Mr. Browns contract will be extended, as coordination with the Housing Element has prolonged his work.
    - Opticos continues to work on 3-D renderings for the various housing sites and SB 9 lots throughout the City, which is a collaboration led by ODDS and the Housing Element Advisory Committee.
  - California Housing Legislation Working Group / Vice Chair Junius and Commissioner Luxenberg:
    - AB 2011:
      - Has passed out of the Sacramento legislature and is awaiting the governor's signature. This is a big move in the direction of continuing the state's effort to streamline housing projects.
      - Does not come into effect until the middle of 2023.
      - Parallels SB 35 in different ways:
        - Anyone qualified for AB 2011 status will be exempt from CEQA, a barrier to development in urban areas.
        - Expands the ministerial and streamlined processing for eligible projects in commercial districts, focusing on parcels zoned for office, retail, and parking, but has a lot of the safeguards that SB 35 had.
        - Protects rent controlled housing, deed-restricted affordable units, and listed historic resources.

        - Has lower affordability requirements than SB 35 that could open up interest by market rate developers to provide more housing.
    - SB 6, a parallel union-backed measure, also passed out of Sacramento legislation, but is not expected to be used much, because it has higher skilled workforce requirements and AB 2011 has prevailing wage requirements but not skilled workforce requirements.
    - San Francisco is being scrutinized by HCD in terms of its housing production and the pace at which the city government is able to process entitlements and issue building permits.
- Standard Conditions of Approval for Resolutions / Commissioner Luxenberg and Vice Chair Junius:
    - They will meet with attorney Sergio Rudin soon to start the process.
- Ferry Landside Working Group / Chair Feller and Vice Chair Junius:
    - The working group held its first meeting last month with the Planning Commission and Historic Preservation Commission, who provided feedback.
    - The working group will hold two additional meetings this week: a walk of the site on September 8th and a Zoom meeting on September 9th.
- Housing Element Advisory Committee / Commissioner Saad and Chair Feller:
    - HEAC held a town hall with the community on September 1st to review the Housing Element process and updated draft.
    - The Housing Element draft is in a 30-day review period, with public comment taken until September 16th. Consulting group De Novo will incorporate the public comments into the draft for a final review at the next HEAC meeting, date to be determined. The entire housing plan then goes to the Planning Commission for review and approval, and then goes to City Council for final approval.
    - HEAC has received many written public comments and is asking for more.
    - Printed copies of the Housing Element draft can be found at the library or City Hall. A digital copy is in the virtual binder on the City's website.
    - The final list of housing sites is not yet completed. What has been developed so far for the Environmental Impact Report includes a contingency for extra sites in case the state rejects some sites.
- 110 Fourth Street Working Group / Commissioner Graef and Commissioner Saad:
    - The working group exchanged emails with owner Tim Rempel on August 24th. The applicants have proposed a revision for the bubbled elevations. The working group hopes to meet in person and get some form of sample.

- 12 El Portal / Commissioner Graef and Commissioner Saad:
  - The working group met with architect Michael Rex on August 9th and selected colors for the planters (dark brown), door and windows (bronze), exterior sconces (old rust); and chose weathered steel for the metal canopy and posts. The case is now closed.
- 52 Varda Landing / Commissioner Graef and Commissioner Saad:
  - The working group plans to reach out to the applicant to request a sample of the siding.
- Parklets Working Group / Chair Feller and Commissioner Luxenberg:
  - The working group plans to schedule a meeting and requests the Community Development Director to determine a staff person to assist with the process.
  - The City Council is eager to get the parklets issue back in front of them with revisions made and based on the town hall held earlier in the summer. Chair Feller will take the lead and pull the working group together with Department of Public Works, the Community Development Director, Sausalito Beautiful, and attorney Sergio Rudin.

Public Comments:
None.

6. OLD BUSINESS

A. Changes to an Approved Project Denial / Project ID 2022-00052 (DR-TRP 17-092) (EA-DR-MUP 06-032) (Magda Gonzales, Contract Planner)

Interim Community Development Director Hortert provided a presentation.

Planning Commission questions to staff followed.

Planning Commission comments followed.

The public testimony period was opened.

Public Comments:
Michael Rex

The public testimony period was closed.

Planning Commission comments followed.

The Resolution of Denial was approved 3-2, with Vice Chair Junius and Commissioner Graef dissenting.

B. Tree Removal Permit Denial / Project ID 2022-00089 (Magda Gonzales, Contract Planner)

Interim Community Development Director Hortert provided a presentation.

The public testimony period was opened.

Public Comments:
None.

The public testimony period was closed.

Commissioner Saad moved and Commissioner Luxenberg seconded a motion to approve the Tree Removal Permit Denial. The motion passed 5-0.

7. PUBLIC HEARING[2]

Declarations regarding Planning Commission Public Contacts

Commissioner Luxenberg disclosed with respect to Item 7.A., 100 Humboldt Avenue, that he had visited the site but had no ex parte communications.

Commissioner Saad disclosed with respect to Item 7.A., 100 Humboldt Avenue, that she had visited the site but had no ex parte communications.

Vice Chair Junius disclosed that he is a member of the Sausalito Yacht Club.

Chair Feller disclosed that she is a member of the Sausalito Yacht Club.

A. 100 HUMBOLDT AVENUE – SAUSALITO YACHT CLUB / DESIGN REVIEW PERMIT / PROJECT ID: 2022-00146 / APN: 065-073-05 (Adam East, Assistant Planner)

SUMMARY: Request for approval of a Design Review Permit to allow a major remodel of the kitchen, back of house storage, and refrigeration space, and to replace the existing gangway at the west elevation with a wider gangway to facilitate dinghies by dolly on and off the Jr. sailing dock. The proposed remodel would add 323 square feet of new floor area.

STAFF RECOMMENDATION: Staff recommends the Planning Commission approve the attached draft resolution (Attachment 1) approving the Design Review Permit, subject to conditions of approval.

The public hearing was opened.

[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.

Assistant Planner East provided a PowerPoint presentation.

Planning Commission questions to staff followed.

The public testimony period was opened.

The applicants, Geoffrey Butler of Geoffrey E. Butler Architecture, and Courtney Goff of the Sausalito Yacht Club, provided a PowerPoint presentation.

Planning Commission questions to the applicant followed.

Public Comments:
Tom Kowalski

The public testimony period was closed.

Planning Commission comments followed.

Planning Commission questions to staff followed.

Commissioner Luxenberg moved and Commissioner Graef seconded a motion to approve a Design Review Permit for 100 Humboldt Avenue, subject to the following additional condition of approval:

- **The parking space as described by the architect shall be moved to the right to where the existing ramp is located.**

The motion passed 5-0.[3]

The public hearing was closed.

8. ADJOURNMENT

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

The meeting was adjourned at 8:19 p.m.

For:

Submitted by
Dan Hortert
Interim Community Development Director

Approved by
Kristina Feller
Chair

[3] Resolution 2022-22.