SAUSALITO PLANNING COMMISSION
Wednesday, October 25, 2023
Final Action Minutes

1. CALL TO ORDER

Chair Luxenberg called the meeting to order at 6:30 p.m.

Community and Economic Development Director Phipps reported that the regular meeting of the Planning Commission for October 25, 2023 was being held at the City of Sausalito Council Chambers at 420 Litho Street and was open to members of the public, and that members of the public could also access the meeting and provide public comment telephonically through Zoom.

Planning Commission:

Present:	Chair Jeffery Luxenberg, Vice Chair Andrew Junius, Commissioner Kristina Feller, Commissioner Richard Graef, Commissioner Nastassya Saad
Absent:	None.
Staff:	Brandon Phipps, Community & Economic Development Director Kristen Teiche, Principal Planner Matthew Mandich, Assistant Planner Catherine Spaulding, Associate Planner Sergio Rudin, City Attorney

2. APPROVAL OF AGENDA

Commissioner Feller 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 – October 11, 2023

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

5. COMMUNICATIONS

A. Communications

- Staff: None.
- Subcommittees:
  - Parklets Working Group / Chair Luxenberg, Commissioner Feller:
    - By the end of the year staff will send to City Council a staff report along with a proposed ordinance allowing the Community Development Director to ministerially approve parklets.

Public Comments:
None.

6. PUBLIC HEARING[1]

Declarations Regarding Planning Commission Ex Parte Communications

Commissioner Saad declared with respect to Item 6.B., 426 Pine Street, that she lives within 1.000 feet of the subject site but intended to participate in the public hearing, as she has no financial interest in the project.

Chair Luxenberg declared with respect to Item 6.B., 426 Pine Street, that he visited the site. The owner allowed him to access the house interior and rear yard, but there were no ex parte communications. He also visited 505 Pine Street, 428 Pine Street, 11 Bonita, and 19 Bonita from the public way to view the story poles and look for view impacts, but there were no ex parte communications.

A. 1000 BRIDGEWAY / DESIGN REVIEW PERMIT, ENCROACHMENT AGREEMENT, MINOR USE PERMIT / PROJECT ID: 2022-00090 / APN: 065-037-06 / MATTHEW MANDICH, ASSISTANT PLANNER

SUMMARY: The Applicant, Jim Kautz, on behalf of the Owner, Thomas Jung, is requesting approval of a Design Review Permit, Encroachment Agreement, and Minor Use Permit for the partial conversion of an existing private parking lot into an outdoor garden and dining area. This request entails the relocation of previously approved outdoor seating, the relocation of an existing entry driveway/driveway cut, the removal of five on-site private parking spaces, and the relocation of three public parking stalls at 1000 Bridgeway (Taste of Rome).

STAFF RECOMMENDATION: Staff recommends the Planning Commission approve application DR/EA/MUP 2022-00090 with 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.

conditions specified in the draft resolution of approval provided for the Commission's consideration.

The public hearing was opened.

Assistant Planner Mandich provided a PowerPoint presentation.

Planning Commission questions to staff followed.

The public testimony period was opened.

The applicant, owner Thomas Jung, provided a PowerPoint presentation.

Commissioner Saad moved and Commissioner Graef seconded a motion to approve a Design Review Permit, Encroachment Agreements, and Minor Use Permit for 1000 Bridgeway.

Commissioner Feller requested the motion be amended to include the following additional condition of approval:

- **The applicant shall ensure that the quality of lighting provided within the parklet is similar to that of the Corte Madera Town Center. The applicants shall work with City staff to achieve that.**

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

Planning Commission comments followed.

The motion passed 5-0.

B. 426 PINE STREET / DESIGN REVIEW PERMIT WITH HEIGHTENED REVIEW / PROJECT ID: 2023-00013 / APN: 065-054-11 / KRISTIN TEICHE, PRINCIPAL PLANNER

SUMMARY: The applicant, David Grabham, on behalf of Owners Jake and Georgia Beyer, has filed an application for Design Review with Heightened Design Review and Encroachment Permit to allow substantial remodeling and additions to the existing single-story, single-family residence.

STAFF RECOMMENDATION: It is recommended that the Planning Commission consider the concerns raised above and determine if the requisite findings for approval can be made based on the proposed design or subject to minor modifications in the design. If the Commission concludes the project may be approved, or requires a continuance for recommended minor modifications, staff recommends the Commission follow options provided as appropriate.

The public hearing was opened.

Principle Planner Teiche provided a PowerPoint presentation.

Planning Commission questions to staff followed.

The public testimony period was opened.

The applicant, architect David Grabham of G Design, provided a PowerPoint presentation.

Planning Commission questions to the applicant followed.

Public Comments:
Stuart Rabinowitsh
Matt Smith
Conrad Gann
Mrs. Gann
Michael Winn
Alice Merrill
Vicki Nichols
Jeff and Joyce Porter

Applicant rebuttal comments followed.

The public testimony period was closed.

Planning Commission questions to staff followed.

Planning Commission comments followed.

The public testimony period was reopened.

Planning Commission questions of the applicant followed.

The public testimony period was closed.

Planning Commission comments followed.

Chair Feller moved and Vice Chair Junius seconded a motion to approve a Design Review Permit with Heightened Design Review for 426 Pine Street, subject to the following additional conditions of approval:

- **The decks shall be shifted or reduced a minimum of 18 inches so that they are off the plain of that façade.**
- **The front deck shall have lighting at the floor level and not ceiling level to protect the integrity of the neighborhood in terms of privacy and light pollution.**

Chair Luxenberg formally closed the public hearing.

Planning Commission comments followed.

Chair Luxenberg requested the motion be amended to include language stating that the rear deck also has low lighting levels.

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.

C. **207 WOODWARD AVENUE / DESIGN REVIEW PERMIT WITH HEIGHTENED DESIGN REVIEW, ENCROACHMENT AGREEMENT, NONCONFORMITY PERMIT / PROJECT ID: 2022-00173 / CATHERINE SPAULDING, ASSOCIATE PLANNER**

SUMMARY: The applicant, Millard Arterberry, on behalf of Teji Johal, is requesting approval of a Design Review Permit with Heightened Design Review, Nonconformity Permit, and Encroachment Agreement to facilitate the substantial remodeling and additions to a two-story duplex.

STAFF RECOMMENDATION: Staff recommends the Planning Commission consider the information provided in the staff report, including any design concerns and recommendations provided by staff, and determine if the application can be approved as proposed.

The public hearing was opened.

Associate Planner Spaulding provided a PowerPoint presentation.

Planning Commission questions to staff followed.

The public testimony period was opened.

The applicant, Millard Arterberry, provided a PowerPoint presentation.

Planning Commission questions to the applicant followed.

Public Comments:
David Berntsen

The public testimony period was closed.

The public testimony period was reopened.

Applicant rebuttal comments followed.

The public testimony period was closed.

Planning Commission comments followed.

Vice Chair Junius moved to approve a Design Review Permit with Heightened Design Review, an Encroachment Agreement, and a Nonconformity Permit for 207 Woodward Avenue.

Planning Commission comments followed.

Commissioner Feller moved to continue the public hearing for 207 Woodward Avenue to a date uncertain.

Vice Chair Junius withdrew his motion.

Commissioner Graef seconded the motion.

Planning Commission comments followed.

Vice Chair Junius moved to approve a Design Review Permit with Heightened Design Review, an Encroachment Agreement, and a Nonconformity Permit for 207 Woodward Avenue.

Planning Commission comments followed.

Chair Luxenberg seconded the motion.

Planning Commission comments followed.

The public testimony period was reopened.

Planning Commission questions to the applicant followed.

The public testimony period was closed.

Commissioner Feller withdrew her motion.

Vice Chair Junius' motion passed 3-2 with Commissioners Saad and Graef dissenting.

The public hearing was closed.

7. ADJOURNMENT

Chair Luxenberg adjourned the meeting at 10:36 p.m.

Submitted by
Brandon Phipps
Community & Economic Development
Director

Approved by
Jeffery Luxenberg
Chair