SAUSALITO PLANNING COMMISSION
Wednesday, June 12, 2024
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 June 12, 2024 was being held at the City of Sausalito Council Chambers at 420 Litho Street and was open to members of the public, and also being held at the JW Marriott in Dubai, Suite 3008 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 Nastassya Saad, Commissioner Kristina Feller (telephonically), Commissioner Andrew Junius, Commissioner David Marlatt
Absent:	None.
Staff:	Brandon Phipps, Community & Economic Development Director Kristin Teiche, Principal Planner Matthew Mandich, Associate Planner Martin de los Angeles, Attorney

2. APPROVAL OF AGENDA

Vice Chair Saad moved and Commissioner Marlatt 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 – May 22, 2024

Vice Chair Saad moved and Commissioner Junius seconded a motion to approve the Planning Commission Minutes of May 22, 2024 as presented. The motion passed 4-0 with Commissioner Feller abstaining.

5. COMMUNICATIONS

A. Communications

- Staff:
  - Director Phipps:
    - Attorney Martin de los Angeles of BBK will be providing legal counsel to the Planning Commission. Attorney de los Angeles has extensive background in providing legal counsel for a number of California cities.
    - 168 Santa Rosa Avenue status: A zoning permit for the site was approved in 2022. The project was submitted and approved under SB 9 at a time when the City of Sausalito did not have SB 9 standards in place. The City had to permit the project as required by State law.
    - The ODDS Peer Review Group held its third meeting this week. The separate satellite subcommittees created for the sub-elements of a more robust ODDS program continue to work together. The next meeting is scheduled for mid-July, but there may be additional meetings in the interim.
  - Attorney de los Angeles: None.
- Commission: None.
- Subcommittees: None.

Public Comments:
None.

6. BUSINESS ITEMS

A. GENERAL PLAN CONSISTENCY FINDING PER GOVERNMENT CODE SECTION 65402(a) RELATED TO PROPOSED VACATION OF TRACY WAY IN ORDER TO CLOSE STREET TO VEHICULAR ACCESS AND FACILITATE INSTALLATION OF PEDESTRIAN IMPROVEMENTS AS PART OF THE FERRY LANDSIDE IMPROVEMENT PROJECT / KRISTIN TEICHE, PRINCIPAL PLANNER

STAFF RECOMMENDATION: Staff recommends the Planning Commission evaluate and adopt the attached resolution stating:

1. **As proposed, the vacation of Tracy Way to facilitate the Ferry Landside Improvement Project is consistent with the Sausalito General Plan.**
2. **Staff is directed to report the findings of the Planning Commission to the Sausalito City Council.**

The business item was opened.

Sara Khorshidifard of Public Works provided a PowerPoint presentation.

Planning Commission questions to staff followed.

Principal Planner Teiche provided a presentation.

The public testimony period was opened.

Public Comments:
Beth Swierk
Bonnie McGregor
Gail Schell
Mary Faust

The public testimony period was closed.

Planning Commission comments followed.

Planning Commission questions to staff followed.

Commissioner Junius moved and Vice Chair Saad seconded a motion to adopt staff's recommended resolution regarding General Plan consistency for the closure of Tracy Way

The motion passed 5-0.

Commissioner Marlatt moved and Vice Chair Saad seconded a motion that the Planning Commission recommends to the Department of Public Works that any future design related additions associated with the implementation of the Ferry Landside Improvement Project associated with the paving, repaving and pedestrianization of Tracy Way does not include loose material such as gravel and/or decomposed granite.

Planning Commission comments followed.

Commissioner Feller requested the motion be amended to include references to General Plan Sections CP4.1.4, CP5.8, and CP5.9.

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

Planning Commission comments followed.

Chair Luxenberg requested the motion be amended to include the additional language, "and safe and enjoyable pedestrian circulation and provide sidewalks and pathways that are accessible to people of all abilities."

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

The motion passed 5-0.

7. PUBLIC HEARING[1]

Declarations Regarding Planning Commission Ex Parte Communications
None.

A. 412-414 SAUSALITO BOULEVARD / DESIGN REVIEW WITH HEIGHTENED REVIEW, ENCROACHMENT AGREEMENT / PROJECT ID: 2023-00144 / APN: 065-252-44 / MATTHEW MANDICH, ASSOCIATE PLANNER

SUMMARY: The Applicant, Don David, on behalf of Owners, Winston Ashmeade and David Johnson, is requesting a Design Review Permit with Heightened Review and an Encroachment Agreement to replace-in-kind a 610 square foot elevated parking deck and to repair and replace-in-kind three exterior decks and an exterior entry staircase, all of which were damaged or destroyed by a mudslide on February 14, 2019 at 412-414 Sausalito Boulevard.

STAFF RECOMMENDATION: Staff recommends the Planning Commission approve application 2023-00144 for 412-414 Sausalito Boulevard and adopt the draft resolution approving the Design Review Permit and recommending approval of the Encroachment Agreement.

The public hearing was opened.

Associate Planner Mandich provided a PowerPoint presentation.

Planning Commission questions to staff followed.

The public testimony period was opened.

The applicant, owner David Johnson, provided a presentation.

Public Comments:
None.

The public testimony period was closed.

Commissioner Junius moved and Commissioner Marlatt seconded a motion to approve a Design Review Permit with Heightened Review and an Encroachment Agreement for 412-414 Sausalito Boulevard.

The motion passed 5-0.

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[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.

7. ADJOURNMENT

Commissioner Marlatt moved and Commissioner Saad seconded a motion to adjourn the meeting. The motion passed 5-0.

The meeting was adjourned at 7:44 p.m.

Submitted by
Brandon Phipps
Community & Economic Development Director

Approved by
Jeffery Luxenberg
Chair