

SAUSALITO PLANNING COMMISSION
Wednesday, April 2, 2025
Final Action Minutes

1. CALL TO ORDER

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

Community and Economic Development Director Phipps reported that the regular meeting of the Planning Commission for April 2, 2025 was being held at the City of Sausalito Council Chambers at 420 Litho Street, as well as at Calle San Jeronimo (1), Granada, Spain, 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.

Commissioner Marlatt confirmed that he was attending the meeting telephonically in accordance with the traditional Brown Act requirements for remote meeting attendance, and had posted the agenda as required under the Brown Act.

Planning Commission:

Present: Chair Nastassya Saad, Vice Chair Andrew Junius,
Commissioner Christina Feller, Commissioner Jeffery Luxenberg,
Commissioner David Marlatt (telephonically)

Absent: None.

Staff: Brandon Phipps, Community & Economic Development Director
Maria Hernandez, Administrative Aide
Kristin Teiche, Principal Planner
Sergio Rudin, Attorney, BBK

2. APPROVAL OF AGENDA

Commissioner Feller moved and Commissioner Luxenberg 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. COMMUNICATIONS

- **Staff:** None.
- **Commission:** None.
- **Subcommittees:** None.

Public Comment:

None.

5. PUBLIC HEARING¹

A. 605-613 BRIDGEWAY / DESIGN REVIEW PERMIT, TENTATIVE MAP, CERTIFICATE OF APPROPRIATENESS / PROJECT ID: 2024-00014 / APN: 065-132-16 / KRISTIN TEICHE, PRINCIPAL PLANNER

APPEAL OF COMMUNITY DEVELOPMENT DEPARTMENT ADMINISTRATIVE DECISIONS FOR A PROPOSED HOUSING DEVELOPMENT PROJECT FILED UNDER SB 330, THE HOUSING ACCOUNTABILITY ACT. SB 330 AND STATE DENSITY BONUS LAW. APPELLANT: BRIAN O'NEILL WITH PATTERSON & O'NEILL, PC ON BEHALF OF APPLICANT: WILLY'S LLC, REPRESENTED BY LINDA FOTSCH, MANAGING MEMBER

SUMMARY: In accordance with SMC Section 10.84.010.A. the Appellant, Brian O'Neill with Patterson & O'Neill, PC, has filed an appeal on behalf of the Applicant, Willy's LLC, represented by Linda Fotsch, Managing Member, appealing the written determinations provided by Community Development Department staff in two letters dated November 14, 2024, and December 17, 2024, for a proposed housing development project filed under SB 330, the Housing Accountability Act. The Applicant has appealed the staff's determination that the project is not eligible for a CEQA exemption. The Commission's decision on the issues raised in this appeal is not a project, in that whatever decision is made by the Planning Commission regarding the consistency of the project with the City's standards and the required CEQA review will not approve or deny the project.

STAFF RECOMMENDATION: Adopt attached Draft Resolution No. 2025-07 upholding the appeal in part and denying the appeal in part of the Community Development Department staff's determinations as provided in the November 14, 2024 and December 17, 2024 letters to the Applicant.

The public hearing was opened.

Declarations Regarding Planning Commission Ex Parte Communications

None.

Principal Planner Teiche provided a PowerPoint presentation.
Barbara Kautz, land use attorney advising staff, provided a statement.

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>.

Planning Commission questions to staff followed.

The public testimony period was opened.

Appellants Ryan Patterson and Brian O'Neill with Patterson & O'Neill provided a PowerPoint presentation on behalf of the Applicant, Willy's LLC.

Planning Commission questions to the Appellants followed.

Planning Commission questions to staff followed.

Public Comment:

Sophia Collier

Richard Drury

Jann Johnson

Matthew Heimark

Chris Sullivan

Bonnie MacGregor

Evan Jane Kriss

Kirstin Thomas

Matt Smith

Neals Carlson

Alice Merrill

Nicole Back

Teresa Ancona

Lilly Day Champions

Chris Palomo

Babette McDougal

Louis Mirante

Brian Clark

Sandra Bushmaker

Vicki Nichols

Jeffrey Konen

Rebuttal comments from the Appellant followed.

The public testimony period was closed.

Planning Commission comments followed.

Planning Commission questions to staff followed.

Commissioner Luxenberg moved and Commissioner Marlatt seconded a motion to approve the appeal related to the low-income instead of the moderate-income units, but deny the appeal for the remaining item pursuant to the revised resolution and the finding dated 4/2/25 for 605-613 Bridgeway.

Planning Commission comments followed.

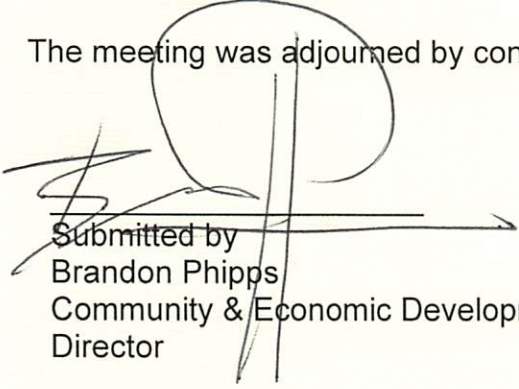
Planning Commission questions to staff followed.

The motion passed 4-1 with Vice Chair Junius dissenting.

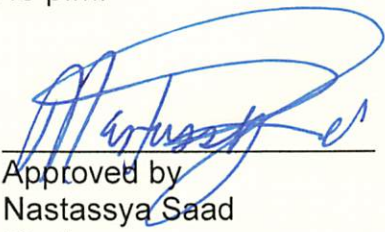
The public hearing was closed.

6. ADJOURNMENT

The meeting was adjourned by consensus at 9:40 p.m.



Submitted by
Brandon Phipps
Community & Economic Development
Director



Approved by
Nastassya Saad
Chair