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SAUSALITO PLANNING COMMISSION
Wednesday, December 19, 2018
Approved Action Minutes¹

1. CALL TO ORDER

Vice Chair Nichols called the meeting to order at 6:30 p.m. in the Council Chambers of City Hall, 420 Litho Street, Sausalito.

Planning Commission:

Present: Chair Morgan Pierce (via Teleconference), Vice Chair Vicki Nichols,
Commissioner Richard Graef

Absent: Commissioner Laurie Fried, Commissioner Janelle Kellman

Staff: Community Development Director Lilly Whalen,
Associate Planner Katie Faulkner, City Attorney Mary Wagner

City Attorney Wagner indicated that the Sausalito Municipal Code requires a majority vote in order to take action on an item, and because there were only three commissioners at the hearing any vote would need to be unanimous in order pass.

2. APPROVAL OF AGENDA

Chair Pierce moved and Commissioner Graef seconded a motion to approve the Planning Commission agenda, as presented. The motion passed 3-0.

3. PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

None.

4. APPROVAL OF PLANNING COMMISSION MINUTES

A. Draft Minutes December 5, 2018

Commissioner Graef moved and Chair Pierce seconded a motion to approve the draft minutes, as presented. The motion passed 3-0.

5. NEW BUSINESS

A. Review 2019 Tentative Meeting Calendar and Set First Planning Commission Meeting in 2019 at January 16, 2019

Community Development Director Whalen provided a presentation.

Planning Commission questions to staff followed.

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

1 The Planning Commission agreed by consensus to set the first Commission
2 meeting in 2019 at January 16, 2019.

3
4 **6. PUBLIC HEARING**

5
6 **Declarations regarding Planning Commission Public Contacts**
7 None.

8
9 **A. STUDIO 333 – 333 CALEDONIA STREET (PROJECT ID: 2018-00372_**
10

11 **SUMMARY:** Studio 333, an art gallery located at 333 Caledonia Street, requests
12 City approval of a Conditional Use Permit to allow the hosting of limited special
13 events not associated with the primary art gallery land use. A Sign Permit is
14 requested for business identification signage. The project has been determined
15 to be exempt from further environmental review under Section 15301 (Existing
16 Facilities) of the California Environmental Quality Act (CEQA). On December 10
17 the project team submitted a request for continuance of the public hearing.
18

19 The public hearing was opened.

20
21 **Community Development Director Whalen indicated that the applicant had**
22 **requested the public hearing for 333 Caledonia Street be continued to the**
23 **meeting of January 16, 2019.**
24

25 The public testimony period was opened.

26
27 **Public Comments:**
28 None.

29
30
31 **Commissioner Graef moved and Vice Chair Nichols seconded a motion to**
32 **continue the public hearing for 333 Caledonia Street to the meeting of January 16,**
33 **2019. The motion passed 3-0.**
34

35 The public testimony period was closed.

36
37 **B. 309 SECOND STREET / 308 THIRD STREET (PROJECT ID: 17-234)**
38

39 **SUMMARY:** Request for a fact-finding meeting and an advisory decision for
40 restoration of views from 308 Third Street. Continued from October 3, 2018
41 Planning Commission hearing.
42

43 The public hearing was opened.

44 Associate Planner Faulkner provided a PowerPoint presentation.

45 Planning Commission questions to staff followed.

46
47
48
49 The public testimony period was opened.
50

1 The Claimant, Niels Carlson of 308 Third Street, provided a presentation.

2
3 Planning Commission questions to the Claimant followed.

4
5 **Public Comments**

6 None.

7
8 The public testimony period was closed.

9
10 Planning Commission comments followed.

11
12 **Commissioner Graef moved and Chair Pierce seconded a motion to recommend**
13 **approval of Draft Resolution One for the 308 Third Street View Claim, subject to**
14 **the following additional conditions of approval:**

- 15 • The subject avocado tree shall be trimmed twice a year, the first trim to be
- 16 paid by the Tree Owner, with the second trim to be paid by the Claimant.
- 17 • The Tree Owner shall select her own preferred arborist.

18
19 **The motion passed 3-0.**

20
21 The public hearing was closed.

22
23
24 **C. INCLUSIONARY HOUSING REGULATIONS (PROJECT ID: 2018-370)**

25
26 **SUMMARY:** Zoning Ordinance Amendment to add Sausalito Municipal Code
27 Section 10.40.140, Establishing Regulations for Inclusionary Housing. Adoption
28 of the proposed Zoning Ordinance Amendment is exempt from the California
29 Environmental Quality Act ("CEQA") pursuant to Section 15061.b.3 of the CEQA
30 Guidelines.

31
32 Associate Planner Faulkner provided a PowerPoint presentation.

33
34 Planning Commission questions to staff followed.

35
36 **Public Comments**

37 None.

38
39 The public testimony period was closed.

40
41 Planning Commission comments followed.

42
43 **Chair Pierce moved and Commissioner Graef seconded a motion to recommend**
44 **City Counsel approval of Zoning Ordinance Amendments Establishing**
45 **Regulations for Inclusionary Housing, as written.**

46
47 Planning Commission questions to staff followed.

48
49 Planning Commission comments followed.

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The motion passed 3-0.

The public hearing was closed.

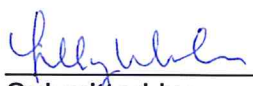
7. COMMUNICATIONS

- Staff: Community Development Director Whalen informed the Planning Commission that an appeal was filed for the 416 Napa Street project and the application will now go to the City Council.
- Commission: None.

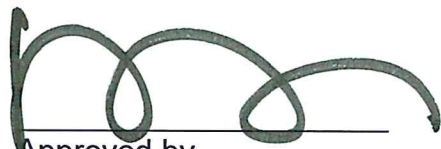
8. ADJOURNMENT OF PLANNING COMMISSION

Chair Pierce moved and Vice Chair Nichols seconded a motion to adjourn the meeting. The motion passed 3-0.

The meeting was adjourned at 7:52 p.m.



Submitted by
Lilly Whalen
Community Development Director



Approved by
Morgan Pierce
Chair