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SAUSALITO PLANNING COMMISSION
Wednesday, May 15, 2019
Approved Action Minutes¹

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1. CALL TO ORDER

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 Vicki Nichols, Commissioner Kristina Feller,
Commissioner Richard Graef, Commissioner Morgan Pierce

Absent: Vice Chair Janelle Kellman

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

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Chair Nichols introduced new Planning Commissioner Kristina Feller.

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2. APPROVAL OF AGENDA

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Commissioner Pierce moved and Commissioner Graef seconded a motion to approve the Planning Commission agenda, as presented. The motion passed 4-0.

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3. PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

None.

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4. APPROVAL OF PLANNING COMMISSION MINUTES

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A. Draft Minutes from April 3, 2019

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

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5. PUBLIC HEARING

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Declarations regarding Planning Commission Public Contacts

None.

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

1 **A. 76 CAZNEAU AVENUE – GAETANI RESCIDENCE (Project ID: 2017-**
2 **00253)**

3
4 **SUMMARY:** A Design Review Permit and Encroachment Agreement are
5 requested to construct a new 642 square foot detached two-car garage and
6 associated retaining walls at 76 Cazneau Avenue.
7

8 **RECOMMENDATION:** Approve the draft resolution approving the Design Review
9 Permit and recommending City Council approval of the Encroachment
10 Agreement.
11

12 The public hearing was opened.

13
14 Katie Faulkner, Associate Planner, provided a PowerPoint presentation.

15
16 Planning Commission questions to staff.

17
18 The public testimony period was opened.

19
20 Applicant/Architect Patricia Velho provided a PowerPoint presentation.

21
22 Planning Commission questions to the applicant and owners, Tony and Jenny Gaetani,
23 followed.
24

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26 Planning Commission questions to staff followed.

27
28 **Public Comments:**

29 None.

30
31 The public testimony period was closed.

32
33 Planning Commission comments followed.

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35 Planning Commission questions to staff followed.

36
37 The public testimony period was reopened.

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39 Planning Commission questions to the owners and applicant followed.

40
41 The public testimony period was closed.

42
43 Planning Commission comments followed.

44
45 Planning Commission questions to staff followed.

46
47 **Commissioner Pierce moved and Commissioner Feller seconded a motion to**
48 **continue the public hearing for 76 Cazneau Avenue to the meeting of May 29,**
49 **2019.**
50

1 The public testimony period was reopened.

2
3 Owner Tony Gaetani provided comments.

4
5 The public testimony period was closed.

6
7 **The motion passed 4-0.**

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9 The public hearing was closed.

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11 **B. WIRELESS COMMUNICATONS FACILITIES STANDARDS AND CRITERIA**
12 **UPDATE**

13
14 **SUMMARY:** Sausalito Municipal Code (SMC) Chapter 10.45 contains standards
15 and criteria for wireless communications facilities. SMC Chapter 10.45 was last
16 amended in 2003. An amendment of SMC Chapter 10.45 is proposed to update
17 the standards and criteria for wireless communications facilities to comply with
18 recent changes in Federal and State law. The Planning Commission is
19 responsible for providing a recommendation to the City Council on amendments
20 to the Zoning Ordinance per Sausalito Municipal Code Section 10.80.070.C and
21 California Government Code Section 65855. The adoption of the Zoning
22 Ordinance text amendment is exempt from the California Environmental Quality
23 Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3).
24

25 **RECOMMENDATION:** Staff recommends that the Planning Commission
26 recommend adoption of the Zoning Ordinance Amendment (Wireless
27 Communications Facilities Standards and Criteria Update) to the City Council.
28

29 The public hearing was opened.

30
31 Senior Planner Calvin Chan provided a PowerPoint presentation.

32
33 Planning Commission questions to staff followed.

34
35 Planning Commission comments followed.

36
37 The public testimony period was opened.

38
39 **Public Comments**
40 Robert Brett (phonetic)

41
42 The public testimony period was closed.

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44 Planning Commission comments followed.

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46 Planning Commission questions to staff followed.
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1 Commissioner Graef moved and Commissioner Pierce seconded a motion to
2 adopt the resolution recommending City Council adoption of the Zoning
3 Ordinance Amendment, including Planning Commission direction to staff on
4 items it believes should be further explored.
5

6 Chair Nichols requested the motion be amended to include language that the map
7 shall be updated with the most current information and provided to the public.
8

9 The Maker of the Motion accepted the amendment to the motion.
10

11 The Seconder of the Motion accepted the amendment to the motion.
12

13 The motion passed 4-0.
14

15 The public hearing was closed.
16

17 6. NEW BUSINESS

18 A. Review and Readopt Site Visit Policy

19 Community Development Director Lilly Whalen provided a PowerPoint presentation.
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21

22 Planning Commission comments followed.
23

24 By consensus the Planning Commission reaffirmed the Site Visit Policy.
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27 B. Planning Commission Engagement with General Plan Process

28 Community Development Director Whalen provided a PowerPoint presentation.
29
30

31 Planning Commission questions to staff followed.
32

33 Planning Commission comments followed.
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36 C. Annual White paper with Goals and Objectives (Request from Mayor 37 Burns)

38 Community Development Director Whalen provided a presentation.
39
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41 Planning Commission comments followed.
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44 7. COMMUNICATIONS

- 45 • Staff: Community Development Director Whalen indicated that:
- 46 • The City Council met 5/14/19 and considered the appeal of a Planning
47 Commission decision regarding Wolf Back Ridge, Lot 5, and upheld the
48 appeal that upheld the original staff property line determination.
- 49 • Assistant Planner David Chursenoff is no longer with the City of Sausalito.
50 Contract planner Matthew Weintraub will join the City through the summer.

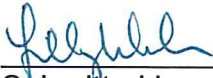
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- Senior Planner Calvin Chan will take a leave of absence over the summer.
- Commission:
- Commissioner Pierce indicated he and Chair Nichols discussed appropriate lighting for the Historic Overlay District and wished to add something to the guidelines or ordinance, or language in conditions of approval, that establishes standards that allow for consistency and appropriate quality of illumination in that area.
- Chair Nichols indicated the Sausalito Beautiful had asked how the Planning Commission had allowed the sort or bright, jarring illumination in the Historic Overlay District to occur at a Historic Preservation Commission.

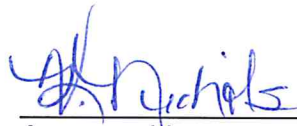
8. ADJOURNMENT

Commissioner Feller moved and Commissioner Pierce seconded a motion to adjourn the meeting. The motion passed 4-0.

The meeting was adjourned at 9:58 p.m.



Submitted by
Lilly Whalen
Community Development Director



Approved by
Vicki Nichols
Chair