

SAUSALITO PLANNING COMMISSION
Wednesday, January 20, 2021
Approved Action Minutes¹

1. CALL TO ORDER

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

Planning Commission:

Present: Chair Kristina Feller, Vice Chair Richard Graef,
Commissioner Jeffery Luxenberg, Commissioner Morgan Pierce,
Commissioner Nastassya Saad

Absent: None.

Staff: Community Development Director Lilly Whalen
Larissa Alchin, Temporary Assistant Planner
City Attorney Mary Wagner

A. Public Participation Guide for Zoom Meetings

Community Development Director Whalen stated that the meeting was being held pursuant to Section 3 of Executive Order N-29-20 issued by Governor Newsom on March 17, 2020; all members had joined the meeting telephonically through Zoom; and the meeting was being broadcast live on the City of Sausalito website.

2. APPROVAL OF AGENDA

Due to technical difficulties the meeting recording is missing the Approval of the Agenda, however no modifications were made to the order of the agenda and all commissioners voted in favor approval.

3. PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

None.

PUBLIC HEARING

Declarations regarding Planning Commission Public Contacts

Commissioner Luxenberg disclosed with respect to Item 4.A that he had visited the site but did not speak to anyone.

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

A. 811 SPRING STREET / TREE REMOVAL PERMIT / PROJECT ID: 2020-00216 / APN: 064-221-18

SUMMARY: A request for a Tree Removal Permit to remove one 28-inch diameter at breast height Deodar Cedar tree from the subject property. The subject tree is located within a very small above-grade tree well with 1-2-foot distance from all areas of retaining wall and house foundation causing damage.

STAFF RECOMMENDATION: Staff recommends the Planning Commission approve the Tree Removal Permit to allow removal of one Deodar Cedar tree.

The public hearing was opened.

Assistant Planner Alchin provided a PowerPoint presentation.

Planning Commission questions to staff followed.

The public testimony period was opened.

The owner, Brian Sharp, provided a PowerPoint presentation.

Planning Commission questions to the applicant followed.

Planning Commission questions to staff followed.

Public Comments:

None.

The public testimony period was closed.

Planning Commission comments followed.

Planning Commission questions to staff followed.

Vice Chair Graef moved and Commissioner Pierce seconded a motion to approve a Tree Removal Permit for 811 Spring Street, subject to the following additional conditions of approval.

- **Arborist shall consider a replacement tree in conformance with Southern Marin Fire's list of approved trees appropriate for this location.**
- **Photo proof that the replacement tree has been installed shall be submitted.**

The motion passed 5-0².

² [Resolution No. 2021-01](#)

The public hearing was closed.

B. Review and recommendation to the City Council on the Certification of the Final Environmental Impact Report (Final EIR), including the Response to Comments, Mitigation Monitoring and Reporting Program (MMRP) and Adoption of the Final Draft General Plan Update

STAFF RECOMMENDATION:

- 1. Receive public comments regarding the Final Draft General Plan and Final Environmental Impact Report.**
- 2. Recommend City Council Certification of the Final Environmental Impact Report (Final EIR), including the Response to Comments, Mitigation Monitoring and Reporting Program (MMRP) and Adoption of the Final Draft General Plan Update.**

The public hearing was opened.

Community Development Director Whalen, M-Group Project Manager Tom Ford, and Lisa Davison with FirstCarbon Solutions provided a PowerPoint presentation.

Planning Commission questions to M-Group and staff followed.

The public testimony period was opened.

Public Comments:

Bob Silvestry
Peter Van Meter
Vicki Nichols
Michael Rex
Carlo Berg
John DiRe

The public testimony period was closed.

Planning Commission comments followed.

Planning Commission questions to M-Group and staff followed.

Commissioner Pierce moved and Vice Chair Graef seconded a motion to Recommend City Council Certification of the Final Environmental Impact Report (Final EIR), including the Response to Comments, Mitigation Monitoring and Reporting Program (MMRP) and Adoption of the Final Draft General Plan Update with the following recommended modifications to the Land Use Element (additions show in underline, deletions shown in ~~strikeout~~):

a) Program LU-1.19.2

Program LU-1.19.2 Zoning Overlays. As part of the 2023- 2031 Housing Element process, evaluate the feasibility of overlay zones, excluding land-based areas of the Marinship, as a potential residential planning tool in light of Housing Accountability Act, SB 35, and other recent relevant housing legislation.

b) Policy LU-2.15

Policy LU-2.15. Existing Marinship Office Uses. Recognize all office buildings built or established prior to April 5, 1988 (adoption date of Marinship Specific Plan) and the office uses contained within as permitted legal conforming office uses in the Marinship. With the exception of accessory office uses approved per program LU-3.1.3, all other legally established office uses are considered legal nonconforming uses.

The motion passed 5-0³.

The public hearing was closed.

Zoning Ordinance Amendment to add a new Chapter 10.80 to Title 10 of the Sausalito Municipal Code to establish procedures and requirements for the consideration of development agreements.

STAFF RECOMMENDATION:

- 1. Conduct a public hearing on the proposed Zoning Ordinance Amendment (Attachment 2).**
- 2. Provide any additional direction/modifications regarding the proposed amendments to staff.**
- 3. By motion action, adopt the attached proposed Resolution (Attachment 1) recommending City Council adoption of the proposed Zoning Ordinance Amendment.**

The public hearing was opened.

Community Development Director Whalen provided a PowerPoint presentation.

Planning Commission questions to staff followed.

The public testimony period was opened.

Public Comments:

Carlo Berg

John DiRe

Unidentified Male

³ [Resolution No. 2021-02](#)

The public testimony period was closed.

Planning Commission comments followed.

Planning Commission questions to staff followed.

Commissioner Luxenberg moved and Commissioner Saad seconded a motion to adopt a Resolution recommending City Council adoption of the proposed Zoning Ordinance Amendment with the noted amendments. The motion passed 5-0⁴.

The public hearing was closed.

5. COMMUNICATIONS

- Staff:
 - Community Development Director Whalen:
 - A repair strategy for the North Street Stairs that were damaged in a 2019 storm and closed is dependent on staff availability. Public Works will try to get bids in early spring 2021 and start construction after the rains subside.
 - The completed Planning Commission 2021 meeting calendar will be available for the Commission's February 17, 2021 meeting.
- Commission:
 - Chair Feller inquired regarding the possibility of joint Planning Commission/City Council meetings in 2021.

6. ADJOURNMENT

Commissioner Pierce moved and Vice Chair Graef seconded a motion to adjourn the meeting. The motion passed 5-0.

The meeting was adjourned at 11:15 p.m.

 for

Submitted by
Lilly Whalen
Community Development Director



Approved by
Kristina Feller
Chair

⁴ Resolution No. 2021-03