

SAUSALITO PLANNING COMMISSION
Wednesday, November 17, 2021
Final 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 Andrew Junius, Commissioner Jeffery Luxenberg,
Commissioner Nastassya Saad

Absent: None.

Staff: Heidi Scoble, Interim Community Development Director
Rozalynn Thompson, Principle Planner
Mary Wagner, City Attorney

Interim Community Development Director Scoble stated that the meeting was being held pursuant to Section 3 of Executive Order N-29-20 and issued by Governor Newsom on March 17, 2020 and Executive Order N-08-21 issued by the Governor on June 11, 2021; 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

Commissioner Saad 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

Public Comments:

William Versace

4. APPROVAL OF PLANNING COMMISSION MINUTES

A. Draft Minutes – November 3, 2021

Vice Chair Graef moved and Commissioner Luxenberg seconded a motion to approve the draft minutes as presented. The motion passed 5-0.

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

5. PUBLIC HEARING²

Declarations regarding Planning Commission Public Contacts

None.

Commissioner Saad stated that she would recuse herself from participating in the public hearing for 514 Bonita Street because she lives within 500 feet of the subject site.

Vice Chair Graef stated that he lives within 1,000 feet of the subject site but sees no conflict of interest and would participate in the public hearing for 514 Bonita Street.

A. 514 BONITA STREET / DESIGN REVIEW PERMIT / PROJECT ID: 2021-00201 / APN: 064-162-10 (MIRIAM MACHADO, INTERIM ASSISTANT PLANNING)

SUMMARY: Design Review Permit to allow the construction of a new 225 square foot detached garage above a proposed 264 square foot Accessory Dwelling Unit.

STAFF RECOMMENDATION: Planning Commission approve the Design Review Permit.

The public hearing was opened.

Principle Planner Thompson provided a PowerPoint presentation.

Planning Commission questions to staff followed.

The public testimony period was opened.

The applicant, architect Brad Hubbell of Hubbell & Daily Architects, provided a presentation.

Planning Commission questions to the applicant followed.

Public Comments:

Erin Brewster
Carrie Souza

² 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>.

The public testimony period was closed.

Planning Commission comments followed.

Chair Feller moved and Vice Chair Graef seconded a motion to approve a Design Review Permit for 514 Bonita Street, subject to the following:

- **Correction to the project summary table on page 5 of the staff report to change the proposed FAR from 40.3 to 46.9 and direct applicant to resubmit drawings with correct calculations of the project summary table.**

The motion passed 4-0-1 with Commissioner Saad recused.³

The public hearing was closed.

Commissioner Saad returned to the meeting.

BUSINESS

Community Development Department Overview – Recap of Presentation Provided to the City Council on November 9, 2021

Community Development Director Scoble provided a presentation.

Planning Commission questions to staff followed.

Planning Commission comments followed.

6. COMMUNICATIONS

- Staff: Community Development Director Scoble.
 - City Council:
 - Heard an appeal regarding 719-725 Bridgeway at its November 17th meeting and denied the appeal in a 7-0 vote.
 - At its November 16th meeting the City Council directed staff to work with the Federated Indians at Graton Rancheria on a land acknowledgment policy.
 - Historic Preservation Commission:
 - Will consider a historic design review for 108 Spencer at its November 18th meeting.
 - Will also consider a historic context statement that will return to the HPC and the Planning Commission at its November 18th meeting.

³ [Resolution No. 2021-32](#)


- Director Scoble has spoken to the City's consulting code enforcement officer to get updates on certain projects and will be sending out letters to property owners on approximately 15 cases.
- Assistant Planner Mike Janusek has resigned from his post with the City.
- A permit services coordinator will soon be coming on board with the City.
- Commission: Chair Feller:
 - Requested monthly updates on enforcement matters.
 - Requested to agendaize for the Planning Commission's December 1st meeting a discussion about defining how and when in the case of a tree removal an applicant is not required to install a replacement tree on their property that the value of that tree is put into whatever account the city keeps and if that money has been collected and where it goes.
 - Requested a staff presentation to the Planning Commission regarding new legislation from the state, including SB9 and SB10.
 - Requested an annual briefing from the Southern Marin Fire District defining new evacuation routes and an updated list of good and bad plants.
- Subcommittees:
 - Objective Design and Development Standards Committee / Commissioner Junius:
 - The Commission is meeting every other week with another meeting on November 22nd. The Commission divided complex view issues into public and private views.
 - The Commission is starting to embrace the Marin County toolkit and will adopt some of its pieces.
 - Housing Element Advisory Committee / Commissioner Saad and Chair Feller:
 - The Committee is newly formed with its next meeting scheduled for December 8th.
 - Principle Planner Thompson spoke about the focus group on November 17th with community organizations, social service providers, and nonprofits regarding the Housing Element Update.
 - Parklet Subcommittee / Commissioner Luxenberg and Chair Feller:
 - Had its first meeting on November 11th and discussed items that had come before the City Council and the benchmarking done by Chair Feller and Vice Chair Graef. Based on that information deliverables that will end up at the Community Development Department were outlined.
 - The next meeting will be held November 22nd and will refine what those deliverables will be.
 - Sea Level Rise Task Force / Chair Feller:
 - A presentation was provided to the City Council at its November 16th meeting on the Sea Level Rise Task Force and received

City Council input on it's report's initial draft, the most important being that a full blown vulnerability study needs to be done on certain parts of Sausalito.

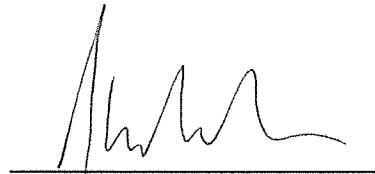
7. ADJOURNMENT

Commissioner Junius moved to adjourn the meeting. The motion passed 5-0.

The meeting was adjourned at 8:12 p.m.

 for

Submitted by
Heidi Scoble
Interim Community Development Director



Approved by
Kristina Feller
Chair