

SAUSALITO PLANNING COMMISSION
Wednesday, September 16, 2020
Approved Action Minutes¹

1. CALL TO ORDER

Chair Kellman 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 Janelle Kellman, Vice Chair Kristina Feller,
Commissioner Richard Graef, Commissioner Vicki Nichols,
Commissioner Morgan Pierce

Absent: None.

Staff: Community Development Director Lilly Whalen
Alaina Lipp, Assistant Planner
Contract Senior Planner Brad Evanson
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

Commissioner Pierce moved and Commissioner Nichols 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

Michael

Eileen Fisher, Mill Valley Community Action Network

Simone Adams, Mill Valley Community Action Network

4. APPROVAL OF PLANNING COMMISSION MINUTES

A. Approval of Draft Minutes – 7/15/20 and 9/2/20

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

Approval of draft minutes were deferred to the next Planning Commission meeting.

5. NEW BUSINESS

Declarations regarding Planning Commission Public Contacts

None.

A. Update on Review Schedule of Planning Commission Review of New Objectives, Policies and Programs in the General Plan

Community Development Director Whalen provided a presentation.

The public testimony period was opened.

Public Comments:

Ethan Strull, Bay Area Housing Advocacy Coalition

George Paula

Sybil Boutilier

The public testimony period was closed.

6. PUBLIC HEARING

Vice Chair Feller disclosed with regard to Item 6.B, 654 Sausalito Blvd., that she had email correspondence with the architect and project manager that was copied to the owner and visited the site but did not speak to anyone.

Commissioner Nichols disclosed with regard to Item 6.B, 654 Sausalito Blvd., that she had met with the adjacent neighbors at 678 Sausalito Blvd and representatives for 652 Sausalito Blvd. and 44 Sunshine Avenue and did site visits to both homes.

Commissioner Pierce disclosed with regard to Item 6.B., 654 Sausalito Blvd., that he met with the neighbors at 652 Sausalito Blvd and the representative for 44 Sunshine Avenue.

Chair Kellman disclosed that she visited 44 Sunshine Avenue and spoke with the property's representative and the owner, visited 652 Sausalito Blvd., and visited 678 Sausalito Blvd and spoke to the owners.

A. 1-3 HARBOR DRIVE – DESIGN REVIEW PERMIT, TREE REMOVAL PERMIT (APN 063-140-15; PROJECT ID: 2019- 00335)

SUMMARY: A Design Review Permit and Tree Removal Permit have been requested to remove 3 protected trees and install a new comprehensive landscape plan to include water-efficient landscaping and replacement trees on the subject property.

RECOMMENDATION: Approve the draft resolution approving the Design Review Permit and Tree Removal Permit.

The public hearing was opened.

Assistant Planner Alaina Lipp provided a PowerPoint presentation.

Planning Commission questions to staff followed.

The public testimony period was opened.

The applicants, landscape architect Kai Okada of Pedersen Associates, Principle of Pederson Associates Pete Pederson, and owner Dennis Fisco provided a presentation.

Planning Commission questions to the applicant followed.

Public Comments:

Lise Ciolino, Sausalito Beautiful
Michael

Planning Commission questions to the applicant followed.

Public Comments:

Paula Tompkins

Applicant rebuttal comments followed.

The public testimony period was closed.

Planning Commission questions to the applicant followed.

Planning Commission comments followed.

Planning Commission questions to staff followed.

Commissioner Pierce moved and Commissioner Nichols seconded a motion to approve a Design Review Permit and a Tree Removal Permit for 1-3 Harbor Drive, subject to the following additional condition of approval:

- **The approved landscaping palette shall be reviewed for approval by Southern Marin Fire Protection District and if there are objections the project shall utilize its alternative landscaping plan.**

The motion passed 5-0.

The public hearing was closed.

B. 654 SAUSALITO BLVD. – DESIGN REVIEW PERMIT, TREE REMOVAL PERMIT, ENCROACHMENT AGREEMENT, PROJECT ID: 2019-00184; APN 065-163-26

SUMMARY: A request for a Design Review Permit to demolish an existing single-family residence and construct a 3,666 square foot single-family residence at 654 Sausalito Blvd.; and a Tree Removal Permit to remove eight protected trees; and an Encroachment Agreement to construct upgrades to an existing driveway, entry stair, and entry gate partially within the right-of-way.

RECOMMENDATION: Approve the Design Review Permit and Tree Removal Permit and recommend that the City Council approve the Encroachment Agreement.

The public hearing was opened.

Contract Senior Planner Brad Evanson provided a PowerPoint presentation.

Planning Commission questions to staff followed.

The public testimony period was opened.

The applicants, owners Alison and Jackson Buttles and architect Mason Wodham of Mason Wodham Architects, provided a PowerPoint presentation.

Planning Commission questions to the applicant followed.

Planning Commission questions to staff followed.

Public Comments:

Scott Couture
Jody Wardle
Sylvia
John Robinson
Chris White
Sean Calloway
Russ Zink
Brian McCauley
Mark Jensen
David Salesin
Patty Bacon
Paula Tompkins
Janelle Hinton
Doug Lloyd
Chris White
Sherrie Faber

Applicant rebuttal comments followed.

The public testimony period was closed.

Planning Commission comments followed.

Commissioner Feller moved and Commissioner Graef seconded a motion to continue the public hearing for 654 Sausalito Boulevard to a date uncertain with direction that the project will return to the Planning Commission for a study session.

Planning Commission comments followed.

The motion passed 5-0.

The public hearing was closed.

7. COMMUNICATIONS


- Staff:
 - Community Development Director Whalen announced that the Planning Department is still recruiting for an assistant planner and hopes to fill the position within a month.
- Commission:
 - Commissioner Feller noted there is a lot of unpermitted building being done on Sundays and holidays in Sausalito and asked how the Commission could assist and support the Planning Department in terms of enforcement.

ADJOURNMENT

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

The meeting was adjourned at 10:56 p.m.


Submitted by
Lilly Whalen
Community Development Director


Approved by
Janelle Kellman
Chair