

SAUSALITO PLANNING COMMISSION
Wednesday, October 7, 2020
Approved Action Minutes¹

1. CALL TO ORDER

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

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
Christy Usher, Senior 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

Vice Chair Nichols moved and Commissioner Feller seconded a motion to change the agenda order and hear Item 6.A., 99 Wolfback Estates, first before Item 5.A. and to approve the Planning Commission agenda, as amended. The motion passed 5-0.

3. PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

Public Comments:

Sandra Bushmaker
Dr. Garcia

4. APPROVAL OF PLANNING COMMISSION MINUTES

September 2, 2020

Commissioner Pierce moved and Commissioner Nichols 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.

6. PUBLIC HEARING

A. 99 WOLFBACK AKA LOT 5 OF WOLFBACK ESTATES – DESIGN REVIEW PERMIT / PROJECT ID: 2019-00342 / APNs: 200-310-07, 200-310-13

SUMMARY: A request for a Design Review Permit to construct new single-family residence at Lot 5 of Wolfback Estates. The proposed project includes an approximately 5,165 square foot main house and 1,425 square foot subterranean garage.

NOTE: THE PUBLIC MAY PROVIDE PUBLIC COMMENT ON THIS ITEM, HOWEVER, THIS ITEM WILL BE CONTINUED AT THE APPLICANT'S REQUEST TO OCTOBER 21, 2020. THERE WILL NOT BE A STAFF REPORT OR ORAL PRESENTATION AT THE OCTOBER 7, 2020 MEETING. NO ACTION BY THE COMMISSION MAY BE TAKEN ON OCTOBER 7, 2020.

The public hearing was opened.

Public Comments:

None.

The public testimony period was closed.

Commissioner Nichols moved and Commissioner Feller seconded a motion to continue the public hearing for 99 Wolfback Estates to the meeting of October 21, 2020. The motion passed 5-0.

The public hearing was closed.

5. BUSINESS

A. Planning Commission Review of and Feedback on New Objectives, Policies and Programs and Other Text Changes in the General Plan

The public hearing was opened.

Tom Ford of M-Group provided a PowerPoint presentation.

Planning Commission questions to staff followed.

Planning Commission comments followed.

The public testimony period was opened.

Public Comments:

Sandra Bushmaker

Alice Merrill

Sybil Boutilier

Carlo Berg

M-Group comments followed.

Planning Commission questions to staff followed.

The public testimony period was closed.

Planning Commission comments followed.

Recommendation 1

No Commissioner comments.

Recommendation 2

Planning Commission comments followed.

Planning Commission questions to M-Group followed.

Recommendation 3

Planning Commission comments followed.

Recommendation 4

No Commissioner comments.

Recommendation 5

Planning Commission comments followed.

Planning Commission questions to staff followed.

Recommendation 6

Planning Commission comments followed.

Planning Commission questions of M-Group followed.

Recommendation 7

Planning Commission comments followed.

Planning Commission questions to M-Group followed.

Recommendation 8

Planning Commission comments followed.

Recommendation 9

Planning Commission comments followed.

Recommendation 10

Planning Commission questions to M-Group followed.

Planning Commission comments followed.

Recommendation 11

Planning Commission comments followed.

Planning Commission questions to M-Group followed.

Public Comments:

Sybil Boutilier

Sandra Bushmaker

Commissioner Pierce moved and Commissioner Graef seconded a motion to forward Planning Commission recommendations and directions to the City Council for consideration. This direction included directing staff to ask the City Council to look at the schedule for public engagement on the draft EIR. The motion passed 5-0.

Planning Commission questions to M-Group followed.

The public hearing was closed.

6. PUBLIC HEARING (Continued)

B. Zoning Ordinance Amendments to Sausalito Municipal Code Table 10.22-1, Table 10-24.1, Section 10.44.080, Section 10.44.085, Section 10.88.040 and Section 10.40.040.C, Accessory Dwelling Unit Regulations and Junior Accessory Dwelling Unit Regulations in order to bring City's Code into compliance with recent State law and for a limited number of clarifications. Planning Commission to consider Amendments and make a recommendation to the City Council.

The public hearing was opened.

Senior Planner Usher and Community Development Director Whalen provided a PowerPoint presentation.

Planning Commission questions to staff followed.

The public testimony period was opened.

Public Comments:

None.

The public testimony period was closed.

Planning Commission comments followed.

Planning Commission questions of staff followed.

Commissioner Pierce moved and Commissioner Graef seconded a motion to forward to the City Council a recommendation of approval of the Zoning Ordinance Amendment with the Planning Commission changes provided. The motion passed 5-0.

The public hearing was closed.

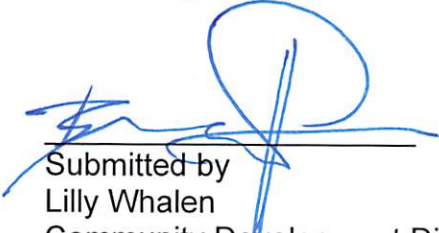
7. COMMUNICATIONS

- Staff: Director Whelan announced that City Manager Adam Politzer would retire at the end of 2020.
- Commission: Chair Kellman announced that the Council would receive an update and review of the Housing Element on October 13th.

ADJOURNMENT

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

The meeting was adjourned at 11:22 p.m.


Submitted by
Lilly Whelan
Community Development Director


Approved by
Janelle Kellman
Chair