

SAUSALITO PLANNING COMMISSION
Wednesday, November 18, 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
Ian Connolly, Assistant Planner
Contract Planner Everett Louie
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 Feller moved and Commissioner Pierce 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

None.

4. APPROVAL OF PLANNING COMMISSION MINUTES

September 16, 2020 and October 21, 2020

Commissioner Pierce moved and Commissioner Nichols seconded a motion to approve the draft minutes for September 16, 2020 as amended, and October 21, 2020 as amended. The motion passed 5-0.

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

5. PUBLIC HEARING

Declarations regarding Planning Commission Public Contacts

None.

A. 100 SPENCER AVENUE / DESIGN REVIEW PERMIT / PROJECT ID: DR 2020-00107 / APN: 065-161-11

SUMMARY: A request for a Design Review Permit for the proposed construction of a new 576-square foot one-story outdoor pool house that would house a 256 square foot indoor pool. Heightened Design Review is not required because the proposed project would not exceed the 80-percent maximum allowed floor area and building coverage.

RECOMMENDATION: Approve the draft resolution approving a Design Review Permit, subject to conditions.

The public hearing was opened.

Contract Planner Louie provided a PowerPoint presentation.

Planning Commission questions to staff followed.

The public testimony period was opened.

Property Owner Suzanne Colodny, and architect Eric Layton of PatriARCH Architecture, provided a PowerPoint presentation.

Planning Commission questions to the applicant followed.

Public Comments:

Mary Massey
Katherine McDonald

The public testimony period was closed.

Planning Commission comments followed.

Planning Commission questions to staff followed.

Commissioner Graef moved and Commissioner Pierce seconded a motion to approve a Design Review Permit for 100 Spencer Avenue, subject to the followed additional conditions of approval:

- The approved roof slope shall be 7:12 as shown on sheet A-30. Plan sheets Civil-1 and L-1 shall be revised in the building permit submittal to indicate the roof slope of 7:12.
- Applicant shall post a sign at the job site readily accessible to the public with the name and phone number of the contractor or other project representative for

neighborhood complaints. The contractor or project representative shall respond within 24 hours of receipt of any complaint.

- Construction workers shall be prohibited from using on-street parking spaces on Miller Lane and Miller Avenue. Deliveries and all other parking shall utilize the two parking spaces on the construction site.
- Verbatim recommendations from the arborist report shall be incorporated.
- Limited parking in legal spaces adjacent to the property shall be allowed, with the number of spaces to be determined by the Community Development Director.

The public hearing was reopened.

Planning Commission questions to the applicant followed.

The public hearing was closed.

The motion passed 5-0.

The public hearing was closed.

6. NEW BUSINESS

A. Discussion of Recommendation to the City Council for Planning Commission liaisons to Sustainability Commission and Economic Development Advisory Commission

Community Development Director Whalen provided a presentation.

Planning Commission discussion followed.

Public Comments:

Jeffery Luxenberg

Staff comments followed.

6. COMMUNICATIONS

- Staff: Community Development Director Whalen:
 - Introduced and welcomed new Planning Commissioners Jeffery Luxenberg and Nastassya Saad who will attend their first meeting on December 16th.
 - There will be an opportunity for virtual planning commission training in hopefully the early part of 2021.
 - Town Council met 11/17/20:
 - Held the first reading of the EV Charger Streamlining Ordinance which is now on the Council's December 12th agenda for adoption.
 - Passed a resolution adopting the Low Emissions Action Plan (LEAP) developed by the Sustainability Commission.

- Upcoming ordinance items for the Planning Commission will be regarding density bonus and development agreements.
- Acknowledged that this is the last meeting of Assistant Planner Ian Connolly and thanked him for his services.
- Commission: Commissioner Nichols asked about the process of a project on Bonita that has demolition of three structures and story poles but has had no notice.

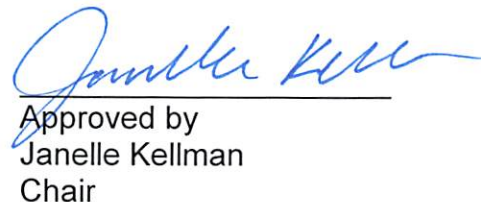
ADJOURNMENT

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

The meeting was adjourned at 8:31 p.m.



Submitted by
Lilly Whalen
Community Development Director



Approved by
Janelle Kellman
Chair