

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

1. CALL TO ORDER

Vice 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
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 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

None.

4. APPROVAL OF PLANNING COMMISSION MINUTES

A. Approval of Planning Commission Minutes

November 4, 2020, November 18, 2020, and December 2, 2020

Commissioner Graef moved and Commissioner Pierce seconded a motion to approve the draft minutes of November 4, 2020 as amended, and November 18, 2020 and December 2, 2020 as presented. The motion passed 3-0 with Commissioners Luxenberg and Saad abstaining.

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

5. NEW BUSINESS

Declarations regarding Planning Commission Public Contacts

None.

A. Election of Chair/Vice Chair

Commissioner Pierce moved and Commissioner Graef seconded a motion to nominate Vice Chair Feller for Planning Commission Chair. The motion passed 5-0.

Chair Feller moved and Commissioner Pierce seconded a motion to nominate Commissioner Graef for Planning Commission Chair. The motion passed 5-0.

B. Approval of Planning Commission Meeting Dates in Calendar Year 2021

Planning Commission comments followed.

Commissioner Pierce moved and Commissioner Saad seconded a motion to approve the Planning Commission calendar year 2021 meeting dates for January and February 2021 as presented and consider the meeting dates for the remaining months of 2021 after the Planning Commission reconvenes in January 2021.

C. Planning Commission Nuts and Bolts: The Role of the Planning Commission

Community Development Director Whalen provided a PowerPoint presentation.

Planning Commission questions to staff followed.

D. Brown Act 101

City Attorney Wagner provided a PowerPoint presentation.

Planning Commission questions to staff followed.

Public Comment

None.

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

SUMMARY: A request for a Study Session to consider a Design Review Permit to demolish an existing single-family residence and construct a new single-family residence at 654 Sausalito Blvd; and a Tree Removal Permit to remove several protects trees; and an Encroachment

Agreement to construct upgrades to an existing driveway, entry stairway, and entry gate partially within the right-of-way.

STAFF RECOMMENDATION: Staff recommends that the Planning Commission conduct a Study Session on the applicant's design concepts, consider all testimony, and offer input, observations, and comments on the project to the applicant.

The public hearing was opened.

Contract Senior Planner Evanson provided a PowerPoint presentation.

Planning Commission questions to staff followed.

The public testimony period was opened.

The applicant , architect Mason Wodhams, and landscape architect Brian Koch provided PowerPoint presentations.

Planning Commission questions to the applicant followed.

Planning Commission questions to staff followed.

Public Comments:

Scott Couture

BJ Wasserman

Sylvia Fong

Chris and Sue White

James MacNair, arborist

Carol Baker

Peter Wardle

Janelle Hinton

Applicant rebuttal comments followed.

The public testimony period was closed.

Planning Commission comments followed.

The public hearing was closed.

6. PUBLIC HEARING

A. Zoning Ordinance Amendments 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: Take public comment and continue the hearing without a staff presentation to the January 6, 2021 Planning Commission meeting.

The public hearing was opened.

Planning Commission questions to staff followed.

The public testimony period was opened.

Public Comments:

None.

The public testimony period was closed.

Commissioner Pierce moved and Commissioner Luxenberg seconded a motion to continue the public hearing regarding Zoning Ordinance Amendments to add a new Chapter 10.80 to Title 10 of the Sausalito Municipal Code to the January 6, 2021 Planning Commission meeting. The motion passed 5-0.

The public hearing was closed.

7. COMMUNICATIONS

- Staff: Community Development Director Whalen welcomed new Planning Commissioners Luxenberg and Saad and thanked the Commission for its work.
- Commission: None.

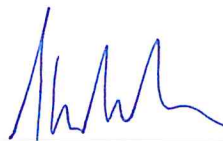
8. ADJOURNMENT

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

The meeting was adjourned at 10:06 p.m.



Submitted by
Lilly Whalen
Community Development Director



Approved by
Kristina Feller
Chair