



**CITY OF SAUSALITO  
PLANNING COMMISSION AGENDA  
in the City Hall COUNCIL CHAMBERS at 420 Litho Street, SAUSALITO, CA 94965  
Wednesday, February 19, 2025 6:30 PM**

**This meeting will be held at City of Sausalito Council Chambers at 420 Litho Street and will be open to the public.**

**Members of the public may participate over Zoom:**

**If you would like to speak on an agenda item, you can access the meeting remotely by joining from a PC, MAC, IPAD, iPhone, or Android device. Although your image will not be shown on the video conference, you will be able to listen and view the meeting on Zoom. This meeting will be held at City of Sausalito Council Chambers at 420 Litho Street and will be open to the public.**

**Members of the public may also participate over Zoom:**

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**To participate and provide public comment at a meeting, please use this URL:  
<https://us02web.zoom.us/j/4052952836>**

**Topic: Planning Commission Meeting February 19, 2025  
Time: February 19, 2025 06:30 PM Pacific Time (US and Canada)**

**Join Zoom Meeting  
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**Meeting ID: 405 295 2836  
Passcode: 123456**

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**If you want to comment during the public comment portion of the agenda, you can use the "Raise Hand" function in Zoom under Reactions (Make sure your Zoom is updated to the latest version) or you can Press \*9 if you are calling in.**

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IF STARTING TIMES ARE LISTED FOR EACH AGENDA ITEM THEY SHOULD BE CONSIDERED A GUIDELINE ONLY. THE PLANNING COMMISSION RESERVES THE RIGHT TO ALTER THE ORDER OF DISCUSSION IN ORDER TO RUN AN EFFECTIVE MEETING. IF YOU WISH TO ASSURE YOURSELF OF HEARING A PARTICULAR DISCUSSION, PLEASE ATTEND THE ENTIRE MEETING. THE CITY VALUES AND INVITES WRITTEN COMMENTS FROM THE PUBLIC ON MATTERS SET FOR PLANNING COMMISSION CONSIDERATION. IN ORDER TO PROVIDE PLANNING COMMISSION MEMBERS AMPLE TIME TO REVIEW ALL CORRESPONDENCE, PLEASE SUBMIT CORRESPONDENCE TO STAFF AT LEAST FIVE DAYS IN ADVANCE OF THE MEETING. ANY WRITTEN OR ORAL COMMENTS PROVIDED WILL BE A PART OF THE PUBLIC RECORD.

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To give everyone an opportunity to be heard and to ensure the presentation of different points of view, the Planning Commission requests that members of the audience who wish to speak, complete a Speakers' Card and when called on: 1) Always address the Chair; 2) State your name; 3) State views succinctly; and 4) Limit presentations to three (3) minutes. However, if there is a large group present to speak on the same issue, the Planning Commission has the discretion to limit speakers to less than three minutes.

**1. CALL TO ORDER**

*Commissioners:*

*Chair Nastassya Saad*

*Vice Chair Andrew Junius*

*Kristina Feller*

*Jeffery Luxenberg*

*David Marlatt*

**2. APPROVAL OF AGENDA**

**3. PUBLIC COMMENTS ON ITEMS NOT ON THIS AGENDA**

*This is the time for the Planning Commission to hear from citizens regarding matters that are not on the agenda. Except in very limited situations, state law precludes the Planning Commission from taking action on or engaging in discussions concerning items of business that are not on the agenda. However, the Planning Commission may briefly respond to statements made or questions posed by a member of the public, ask clarifying questions, make a brief announcement, or make a brief report on his or her own activities. The Commission may also refer matters not on the agenda to City staff or direct that the subject be agendaized for a future meeting. Please make sure you have completed a Speakers' Card and turned it in to City Staff.*

**4. PUBLIC HEARING**

**4.A Public Hearing and Recommendation on Certification of Amended 2023-2031 Housing Element Environmental Impact Report (EIR), and Adoption of Amended 2023-2031 Housing Element and Related General Plan Amendments**

[Staff Report](#)

[Attachment 1 - Map of Amended Housing Element Sites](#)

Attachment 2 - Map of Amended Housing Element Sites with Modifications  
Attachment 3 - Draft Resolution  
Attachment 4 - Exhibit A to Resolution - Revised Draft Amendment to the 6th Cycle Housing Element  
Attachment 5 - Exhibit B to Resolution - Draft General Plan Amendments  
Attachment 6 - Exhibit C to Resolution - Final Environmental Impact Report  
Attachment 7 - HCD Letter Regarding (2023-2031) Draft Amended Housing Element, November 4, 2025  
Attachment 8 - Draft Response to HCD Findings  
Attachment 9 - Sites Subject to Ordinances 1022 and 1128  
Attachment 10 - Project Alternative - Modified Amended Housing Element, Zoning Map and Sites List  
Attachment 11 - Summary of City Council direction provided at 2/4/2025 meeting and Staff response  
Attachment 12 - Public Comments on Amended Housing Element - Key Themes  
Attachment 13 - State Housing Mandates - Frequently Asked Questions  
Attachment 14 - Presentation  
Public Comment from 2/4/2025 CC Study Session - A. Bentley  
Public Comment from 2/4/2025 CC Study Session - A. Joy, J. DiRe, and C. Merrilees  
Public Comment from 2/4/2025 CC Study Session - D. Morgan  
Public Comment from 2/4/2025 CC Study Session - L. Fotsch  
Public Comment from 2/4/2025 CC Study Session - N. Saad and K. Feller  
Public Comment from 2/4/2025 CC Study Session - S. Samols  
Public Comment from 2/4/2025 CC Study Session - E. Matcovich  
Public Comment - G. Newhall  
Public Comment - Girtler  
Public Comment - J. Newhall  
Public Comment - K. Flavin  
Public Comment - L. Pfeifer  
Public Comment - S. Britton  
Public Comment - Susan K.  
Public Comment - Wohl  
Public Comment - A. Giovara  
Public Comment - Curran  
Public Comment - Dosolini  
Public Comment - L. Fotsch  
Public Comment - R. Drury  
Public Comment - T. Buckingham  
Public Comment - T. Hank

**4.B Public Hearing and Recommendation on Amendments to Zoning Map and Municipal Code Title 10 (Zoning Ordinance) to Implement Housing Element Program 4**

Staff Report  
Attachment 1 - Draft Resolution  
Attachment 2 - Exhibit A to Resolution - Draft Ordinance Amending Zoning Map and Title 10 (Zoning) for Non-Voter Initiative Sites  
Attachment 3 - Modified Amended Housing Element Zoning Map and Sites  
Public Comment - R. Drury  
Sausalito - Obj. Standards Letter - PC - 19 Feb 2025-c1.pdf

**4.C Public Hearing and Recommendation on Amendments to the Municipal Code Adopting Title 10A (Objective Design and Development Standards)**

Staff Report  
Attachment 1 - Draft Resolution with Exhibit A (Draft Ordinance) and Exhibit B Draft Title 10A (ODDS)  
Attachment 2 - Draft Defining Characteristics List  
Attachment 3 - Letter from State HCD, November 4, 2024  
Attachment 4 - Summary of Planning Commission comments from January 15, 2025 study session

Attachment 5 - Revisions to Draft Chapter 3, peer review group, February 13, 2025  
Attachment 6 - Public Comments  
Peer Review Group Presentation to Planning Commission, February 18, 2025  
Public Comment - L. Fotsch  
Public Comment - C. Sullivan  
Public Comment - A. Giovara  
Public Comment - R. Drury

**5. NEW BUSINESS - NONE**

**6. ADJOURNMENT**

**LEAD DEPARTMENT**

*Community and Economic Development Department  
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420 Litho Street  
Sausalito, CA 94965  
(415) 289-4128  
cdd@sausalito.gov*

**STAFF**

*Brandon Phipps, Community & Economic Development Director  
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Matthew Mandich, Senior Planner  
Katie Nelson, Associate Planner  
Adam Blair, Assistant Planner  
Maria Hernandez, Administrative Aide*

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**Lead Department Office:** Agendas are available at the Department Office's (see Lead Department information above), City Hall at 420 Litho Street, Sausalito.

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