



**CITY OF SAUSALITO
REGULAR PLANNING COMMISSION MEETING AGENDA
COUNCIL CHAMBERS at 420 Litho Street, SAUSALITO, CA 94965
Wednesday, March 29, 2023
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 also 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.

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

Or join by digital phone or landline phone at:

**1-669-900-6833, enter Meeting ID: 405295836#
1-346-248-7799, enter Meeting ID: 405295836#
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Your phone number will appear on the screen unless you first dial *67 before dialing the numbers shown above.

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.

If you do not want to speak during the public comment portion of the agenda, you are also encouraged to submit email correspondence to PC@sausalito.gov. Email comments will be accepted up until 4:00 PM the day of the meeting.

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.

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 Jeffery Luxenberg

Vice Chair Andrew Junius

Richard Graef

Kristina Feller

Nastassya Saad

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 Speaker Card and turned it in to City Staff.

4. APPROVAL OF PLANNING COMMISSION MINUTES

4.A. Draft Planning Commission Minutes - 3/15/2023

[Draft Planning Commission Minutes - 3/15/2023](#)

5. COMMUNICATIONS

Planning Commission / City Staff

Report out from Subcommittees:

Objective Design and Development Standards Subcommittee (Feller / Vice Chair Junius)

California Housing Legislation Working Group (Vice Chair Junius / Chair Luxenberg)

Standard Conditions of Approval for Resolutions (Vice Chair Junius / Chair Luxenberg)

Ferry Landside Working Group

Housing Element Working Group (Feller / Saad)

Parklets (Feller / Chair Luxenberg)

Master Plan Working Group (Feller / Saad)

Landslide Task Force (Feller)

6. STUDY SESSION

A study session of the Planning Commission will be held to familiarize Commissioners and the public with the proposal(s) listed below and provide an opportunity to ask questions and provide comments. The study session meeting is open to the public and will include a public comment period. No decisions or actions on the requested entitlements will be taken at the study session.

6.A. Objective Design and Development Standards (ODDS)

Staff Report
Attachment 1: Resolution 6059
Attachment 2: Draft ODDS
Attachment 3: Draft ODDS Zones Map
Attachment 4: Alternative version of style-neutral Architectural Design Standards
Attachment 5: Draft ODDS Adoption Ordinance
Attachment 6: Comparison of Current Sausalito Zoning Code and Proposed ODDS (added 3/27)
Public Comment-Gabriel
Public Comment- John Giacomini
Public Comment-Jennifer Silva
Public Comment - The Sausalito Working Waterfront Coalition
Public Comment - Carlito Berg
Public Comment -Sullivan

7. PUBLIC HEARING

Following Planning Commission Declarations regarding Public Contacts this is the typical order and timing of public hearing items:

Regular Hearing:

- 1. Staff Presentation*
- 2. Planning Commission questions for Staff*
- 3. Applicant presentation–15 minutes per “team”*
- 4. Planning Commission questions for the Applicant*
- 5. Public comment–3 minutes per speaker*
- 6. Applicant rebuttal–reserved time, if applicable*
- 7. Planning Commission discussion/deliberation/decision*

Appeal (Appellant/Applicant) or Fact Finding (Claimant/Owner) Hearing:

- 1. Staff Presentation*
- 2. Planning Commission questions for Staff*
- 3. Appellant/Claimant presentation–10 minutes per “team”*
- 4. Planning Commission questions for the Appellant/Claimant*
- 5. Applicant/Owner presentation–10 minutes per “team”*
- 6. Planning Commission questions for the Applicant/Owner*
- 7. Public comment–3 minutes per speaker*
- 8. Appellant/Claimant rebuttal–5 minutes per “team”*
- 9. Applicant/Owner rebuttal–5 minutes per “team”*
- 10. Planning Commission discussion/deliberation/decision*

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7.A. Ferry Landside Improvement Project Phase 1 | Design Review, CEQA Exemption | Project ID: DPW 03.01.001

SUMMARY: Expansion of the Ferry Plaza area by 5,400 SF, Replacement of sidewalk and the installation of a bicycle queueing area on the east side of Parking Lot 1.

RECOMMENDATION: Staff recommend the Planning Commission adopt the attached resolution approving the design review permit for Ferry Landside Improvements Phase 1.

[Staff Report](#)
[Attachment 1: GP Compliance](#)
[Attachment 2: Ordinance 1128 Analysis](#)
[Attachment 3: Findings](#)
[Attachment 4: Draft Resolution](#)
[Attachment 5: Project Plans \(added 3/28\)](#)
[Presentation](#)
[Public Comment: Kay Mitzel Email](#)
[Public Comment: Sausalito Yacht Club](#)
[Public Comment: Peter Van Meter](#)

7.B. 265 Gate 5 Road | Design Review Permit | Project ID 2019-00235 | APN 063-152-05 | Cecilia Jaroslowsky

SUMMARY: Design Review Permit to demolish an existing one-story commercial art studio building, site block walls and decks and construct a combination one and two-level structure with roof decks.

RECOMMENDATION: Staff recommends the Planning Commission approve the attached draft resolution (Attachment 1) approving the Design Review Permit, to allow demolition of an existing one-story commercial art studio building, site block walls and decks and construct a combination one and two-level structure with roof decks, located at 265 Gate 5. Alternatively, if findings for denial can be made, the Planning Commission may deny the application.

[Staff Report](#)
[Attachment 1: Draft Resolution](#)
[Attachment 2: APN Map](#)
[Attachment 3: Plans dated March 10, 2023](#)
[Attachment 4: SLR Task Force Communication](#)
[Attachment 5: Five Step Framework to SLR Task Force](#)
[Attachment 6: Study Session Staff Report](#)
[Attachment 7: GP-MSP Compliance Matrix](#)
[Attachment 8: Updated Plan Set \(late addition on 3/28\)](#)
[Public Comment - Jody Kennedy](#)
[Public Comment - Tung](#)
[Public Comment - Kate Saker](#)
[Public Comment - David L Perry](#)
[Public Comment -Cathleen Evangelista](#)
[Public Comment - Julian Gilbert](#)
[Public Comment - Jesse](#)
[Public Comment -Carolyn LeCoque.](#)
[Public Comment -Mary G. Burnham](#)
[Public Comment -Rob Schanz](#)
[Public Comment -Tracey Kessler](#)
[Public Comment - Jay Nelson](#)
[Public Comment - Zac Rockett](#)
[Public Comment - Hilary Cantu](#)
[Public Comment - Alex Yoder](#)
[Public Comment - Susan McKinne](#)
[Public Comment - Camara and Dennis Scremin](#)
[Public_Comment_-_The_Sausalito_Working_Waterfront_Coalition.pdf.pdf](#)

8. ADJOURNMENT

LEAD DEPARTMENT

COMMUNITY DEVELOPMENT DEPARTMENT:

*City Hall, Main Floor
420 Litho Street
Sausalito, CA 94965
(415) 289-4128
cdd@sausalito.gov*

STAFF:

*Brandon Phipps, Community & Economic Development Director
Neal Toft, Principal Planner
Kristin Teiche, Principal Planner
Magda Gonzalez, Contract Planner
Maria Hernandez, Administrative Aide*

DECLARATION OF POSTING

This Notice is posted in accordance with Government Code §54954.2(a) or §54956. Members of the public can view electronic agendas and staff reports by accessing the city website. Under penalty of perjury, this Agenda was posted to the public at least 72 hours prior to the meeting.

Disability Access In compliance with the Americans with Disabilities Act (28 C.F.R. 35.102-35.104, ADA Title 11), if you need special assistance to participate in a City of Sausalito meeting, such as assistive listening devices, materials in large print or Braille, real time captioning, a translator, a sign language interpreter or other accommodations, please call, email or visit the Lead Department (see contact information on previous page) at least 72 hours prior to the meeting to enable the City to make reasonable arrangements to ensure accessibility to this meeting. Please contact the Lead Department for questions about accessibility of the meeting space, including the location of the nearest bus stop and accessible curbside parking to the meeting space.

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Posted Agendas: Agendas are posted 72 hours (regular meetings) and 24 hours (special meetings) prior to the Planning Commission meeting at the entrance to the City Hall.

Agendas on the web: www.sausalito.gov/city-government/city-calendar and click on the calendar link for that meeting.

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

Planning Commission Meetings: Agendas are also available for the public at every Planning Commission meeting.

How to obtain Planning Commission Agenda Packet Materials

Lead Department Office: A copy of the complete agenda packet is available for review at least 72 hours (regular meetings) and 24 hours (special meetings) in advance of the Planning Commission meeting at the Lead Department Office's (see Lead Department information above). Materials related to an item on this agenda which are submitted to the Planning Commission after distribution of the packet are available for review in the Lead Department Office during normal business hours. Such documents are also available on the City's website, subject to Staff's ability to post the documents before the meeting.

Staff Reports on the Web: www.sausalito.gov/city-government/city-calendar and click on the calendar link for that meeting.

At Planning Commission Meetings: A complete agenda packet is available for review at each Planning Commission meeting.

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