



CITY OF SAUSALITO
REGULAR PLANNING COMMISSION MEETING AGENDA
in the City Hall COUNCIL CHAMBERS at 420 Litho Street, SAUSALITO, CA 94965
Wednesday, February 14, 2024
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>

Topic: Planning Commission Meeting February 14, 2024
Time: Feb 14, 2024 06:30 PM Pacific Time (US and Canada)

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Meeting ID: 405 295 2836
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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 CDD@sausalito.gov. Email comments will be accepted up until 12:00 PM on 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 Nastassya Saad
Andrew Junius
Kristina Feller*

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. APPROVAL OF PLANNING COMMISSION MINUTES

4.A. Sausalito Planning Commission Minutes from 1/10/2023
[Sausalito Planning Commission Special 1-10-24.pdf](#)

5. COMMUNICATIONS

5.A. Farewell and Expression of Gratitude to Commissioner Richard Graef

6. PUBLIC HEARING

6.A. 215 Sausalito Boulevard | Design Review | Project ID: 2023-00026 | APN: 065-263-10 | Matthew Mandich, Associate Planner

SUMMARY: The Applicant, Christopher Sullivan / Long Water Trust, is proposing a new two-unit development project with an accessory dwelling unit at 215 Sausalito Boulevard ("the Project"), submitted pursuant to Government Code Section 65913.4 (originally enacted by SB 35).

RECOMENDATION: Staff recommends that the Planning Commission deny application 2023-00026 for 215 Sausalito Boulevard and adopt the attached draft resolution of denial. The Project as proposed would violate the applicable height limit, floor area ratio, maximum coverage, impervious coverage, side setback, and rear setbacks that apply to the parcel under the General Plan and applicable City zoning.

[Staff Report](#)

[Attachment 1: Vicinity Map](#)

[Attachment 2: Sausalito City Council Resolution No. 6059, adopted July 13, 2021](#)

[Attachment 3: Notice of Incomplete Application, sent September 13, 2023](#)

[Attachment 4: CDD Letter to Applicant, sent December 7, 2023](#)

[Attachment 5: Tolling Agreement, signed December 7, 2023](#)

[Attachment 6: Project Plans titled, "Clarifications / enhancements / some small alterations to 10/14/23", received January 26, 2023.](#)

[Attachment 7: CDD Letter to Applicant, sent February 5, 2024](#)

[Attachment 8: Figure 1-1 of the Land Use and Growth Management Element of the 2021 Sausalito General Plan](#)

[Attachment 9: Table 1-5 of the Land Use and Growth Management Element of the 2021 Sausalito General Plan](#)

[Attachment 10: Figure 2B: Inventory of Sites - Zoning Map, Sausalito 6th Cycle Housing Element, January 30, 2023](#)

[Attachment 11: Table 44: Zoning District Density, Minimum Lot Sizes, and Maximum Lot Width Regulations, Sausalito 6th Cycle Housing Element, January 30, 2023](#)

[Attachment 12: Table 45: Zoning District Setback, Height, and Lot Coverage Regulations, Sausalito 6th Cycle Housing Element, January 30, 2023](#)

[Attachment 13: Table 10.22-2 of the Sausalito Municipal Code](#)

[Attachment 14: Public Comment from D. Maggard](#)

[Attachment 15: Draft Resolution](#)

[Late Mail: Public Comment D. Newman](#)

[Late Mail: Public Comment H. Hancock](#)

[Late Mail: Public Comment J. Stafford](#)

7. NEW BUSINESS

7.A. Conduct a Study Session on the Proposed Draft Form Based Code and Objective Design and Development Standards (ODDs), Receive a Staff Presentation, Take a Public Comment, and Provide Direction as Appropriate

[Staff Report](#)

[Attachment 1: Draft ODDS \(Title 10A\)](#)

[Attachment 2: Draft ODDS Zones Map](#)

[Attachment 3: Summary of HO Sites Analysis](#)

[Attachment 4: Resolution 6059 \(Interim Adopted ODDS\)](#)

[ODDS Powerpoint Presentation](#)

8. ADJOURNMENT

LEAD DEPARTMENT

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Adam Blair, Assistant 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.

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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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