



**CITY OF SAUSALITO  
PLANNING COMMISSION AGENDA  
in the City Hall COUNCIL CHAMBERS at 420 Litho Street, SAUSALITO, CA 94965  
Wednesday, October 23, 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 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 October 23, 2024  
Time: October 23, 2024 06:30 PM Pacific Time (US and Canada)**

**Join Zoom Meeting  
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**Meeting ID: 405 295 2836  
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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 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](mailto:CDD@sausalito.gov). Emails will be accepted up until 12:00 PM the day of the meeting.**

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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 Jeffery Luxenberg*

*Vice Chair Nastassya Saad*

*Andrew Junius*

*Kristina Feller*

*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. APPROVAL OF PLANNING COMMISSION MINUTES**

**4.A Sausalito Planning Commission Minutes from 10/9/2024**

[Sausalito Planning Commission Minutes from 10/9/2024](#)

**5. COMMUNICATIONS**

**6. PUBLIC HEARING**

**6.A 50 Crecienta Lane | Conditional Use Permit, Design Review Permit, and Variance | Project ID: 2024-00071 | APN: 064-252-09 | Kristin Teiche, Principal Planner**

**SUMMARY:** Applicant, Samantha Herrmann, on behalf of owner, Joseph Eischens with Marin Municipal Water District, is requesting approval of a Conditional Use Permit, Design Review Permit, and a Variance application to facilitate the replacement of an existing 20-foot tall telecommunications facility and equipment with a new 20-foot tall monopole and foundation at 50 Crecienta Lane.

**RECOMMENDATION:** Staff recommends the Planning Commission approve application 2024-00071 for 50 Crecienta Lane and adopt the attached draft resolution approving the requested Conditional Use Permit, Design Review Permit, and Variance application.

[Staff Report](#)

[Attachment 1: Aerial Site Map](#)

[Attachment 2: Project Narrative](#)

[Attachment 3: Service Coverage Diagrams](#)

[Attachment 4: Site Photos](#)

[Attachment 5: Findings for Conditional Use Permit](#)

[Attachment 6: Telnet EME Report for 50 Crecienta Lane](#)

[Attachment 7: Arborist Report](#)

[Attachment 8: Project Plans, 50 Crecienta Lane](#)

[Attachment 9: Draft Resolution](#)

**6.B 122 San Carlos Avenue I Design Review Permit and Encroachment Agreement I Project ID: 2024-00129 I APN: 065-123-07 I Katie Nelson, Associate Planner**

**SUMMARY:** Applicant, Pichardo Architecture, Inc., on behalf of owner, Linda Childs-Hothem, is requesting approval of a Design Review Permit and a recommendation of approval for an Encroachment Agreement for the installation of an 8-ft, 6-in tall decorative iron electronic gate, 7-ft, 4-in tall stone pillars with lighting atop for the existing driveway, a 6- ft iron fence and side gate, as well as new address numbers, relocated mailbox, and a gate access box at 122 San Carlos Avenue.

**RECOMMENDATION:** Staff recommends the Planning Commission approve application 2024-00129 for 122 San Carlos Avenue and adopt the attached draft resolution approving the requested Design Review Permit and recommending approval of the Encroachment Agreement.

[Staff Report](#)

[Attachment 1: Vicinity Map](#)

[Attachment 2: Plans titled "New Driveway Entrance Gate - 122 San Carlos Ave, Sausalito, CA 94965", received August 21, 2024](#)

[Attachment 3: Draft Resolution](#)

**6.C 82 Central Avenue I Variance and Zoning Permit I Project ID: 2024-00128 I APN: 065-202-05 I Adam Blair, Assistant Planner**

**Continue to Date Certain (November 13, 2024)**

**7. STUDY SESSION**

**7.A Study Session and Presentation Regarding Draft Amended 2023-2031 Housing Element, Including Modifications to Housing Element Programs and Proposed Opportunity Sites | Neal Toft, Principal Planner**

[Staff Report](#)

[Attachment 1: Draft Amendments to the City of Sausalito's 6th Cycle Housing Element](#)

[Attachment 2: Presentation](#)

[Attachment 3: Public Comments](#)

[Late Mail: Public Comment from Wellen, dated October 18, 2024 \(Requested to be removed by Commentor\)](#)

[Late Mail: Public Comment from Fotsch, dated October 21, 2024](#)

[Late Mail: Public Comment from Han, dated October 21, 2024](#)

[Late Mail: Public Comment from Keogh, dated October 21, 2024](#)

[Late Mail: Public Comment from Silva, dated October 21, 2024](#)

[Late Mail: Public Comment from Spinach, dated October 21, 2024](#)

[Late Mail: Public Comment from Coleman, dated October 22, 2024](#)

[Late Mail: Public Comment from Victoria, dated October 21, 2024](#)

[Late Mail: Public Comment from Brewster, dated October 22, 2024](#)

[Late Mail: Public Comment from Gavin, dated October 22, 2024](#)

[Late Mail: Public Comment from Hering, dated October 22, 2024](#)

[Late Mail: Public Comment from Matcovich, dated October 22, 2024](#)

[Late Mail: Public Comment from Schwanbeck, dated October 22, 2024](#)

[Late Mail: Public Comment from Kutas, dated October 22, 2024](#)

[Late Mail: Public Comment from Nimmo, dated October 22, 2024](#)

[Late Mail: Public Comment from Jakimzak, dated October 23, 2024](#)

[Late Mail: Public Comment from Schuster, dated October 23, 2024](#)

[Late Mail: Public Comment from Stott, dated October 23, 2024](#)

[Late Mail: Public Comment from Willy's LLC, dated October 23, 2024](#)

[UPDATED Presentation - Amended Housing Element Planning Commission Study Session](#)

**7.B Study Session for Municipal Code Amendment: Adoption of More Comprehensive Objective Design and Development Standards (ODDS) and Form-Based Code | Neal Toft, Principal Planner**

Staff Report  
Attachment 1: Draft ODDS (Title 10A), dated October 14, 2024  
Attachment 2: Presentation  
Attachment 3: Aerial of Public Viewpoints  
Attachment 4: Draft Defining Characteristics List  
Opportunity Site Density Overlay (Late Addition)  
Late Mail: Public Comment from Lehn, dated October 22, 2024  
Late Mail: Public Comment from Wetterer, dated October 22, 2024  
Late Mail: Public Comment from Rushford, dated October 22, 2024  
Late Mail: Public Comment from Ullman, dated October 22, 2024  
Late Mail: Public Comment from Frischmann, dated October 23, 2024  
Late Mail: Public Comment from MacGregor, dated October 23, 2024  
Late Mail: Public Comment from Moore, dated October 23, 2024  
Late Mail: Public Comment from Revelle, dated October 23, 2024  
UPDATED ODDS Presentation, dated October 23, 2024

## 8. ADJOURNMENT

### LEAD DEPARTMENT

*Community and Economic Development Department  
City Hall, Main Floor  
420 Litho Street  
Sausalito, CA 94965  
(415) 289-4128  
[cdd@sausalito.gov](mailto:cdd@sausalito.gov)*

### STAFF

*Brandon Phipps, Community & Economic Development Director  
Kristin Teiche, Principal Planner  
Neal Toft, Principal Planner  
Matthew Mandich, Senior Planner  
Katie Nelson, Associate Planner  
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 within 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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**Agendas on the web:** [www.sausalito.gov/city-government/city-calendar](http://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.

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**Staff Reports on the Web:** [www.sausalito.gov/city-government/city-calendar](http://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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