



**CITY OF SAUSALITO
REGULAR PLANNING COMMISSION MEETING AGENDA
in the City Hall COUNCIL CHAMBERS at 420 Litho Street, SAUSALITO, CA 94965
Wednesday, July 12, 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>**

**Topic: Planning Commission Meeting July 12, 2023
Time: Jul 12, 2023 06:30 PM Pacific Time (US and Canada)**

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**Meeting ID: 405 295 2836
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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 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
Kristina Feller
Richard Graef
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 agendized 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. Draft Planning Commission Minutes 6/14/2023

5. COMMUNICATIONS

Planning Commission / City Staff

Report out from Planning Commissioners (including but not limited to):

*Ferry Landside Working Group (Feller / Junius)
Housing Element Working Group (Feller / Saad)
Parklets (Feller / Chair Luxenberg)
Master Plan Working Group (Feller / Saad)
Landslide Task Force (Feller)*

6. PUBLIC HEARING

6.A. 426 Pine Street I Design Review Permit, ADU I Project ID: 2023-00013 I APN: 065-054-11 I Magda Gonzalez, Contract Planner

RECOMMENDATION: Continue to date uncertain

[Public Comment as of July 6, 2023](#)

[Late Mail Public Comment as of July 11, 2023](#)

[Late Mail Public Comment as of July, 12, 2023](#)

[Late Mail Public Comment Gann, July 12, 2023](#)

[Late Mail Public Comment K.Green, July 10, 2023](#)

6.B. 2650 Bridgeway Boulevard I Tree Removal Permit I Project ID: 2023-00070 I APN: 063-140-18 I Matthew Mandich, Assistant Planner

SUMMARY: A Tree Removal Permit to allow the removal of two Deodar Cedar Trees measuring 15 inches DBH (diameter at breast height) and 17 inches DBH, respectively. The trees are located in the front (SW) of the property adjacent to the public right-of way on Bridgeway Boulevard.

RECOMMENDATION: Staff recommends the Planning Commission deny the removal of two deodar cedars due to failure to meet Findings in SMC 11.12.030 (B).

[Staff Report](#)

[Attachment 1 - Vicinity Map](#)

[Attachment 2 - Arborist Report](#)

[Attachment 3 - Public Comment as of July 6, 2023](#)

[Attachment 4 - Draft Resolution](#)

[Late Mail Public Comment, M. Pierce, July 12, 2023](#)

6.C. ADU/JADU Municipal Code Edits - Amendments to Title 10 (Zoning) of the Sausalito Municipal Code of the following sections:

- **Table 10.22-1 Land Uses Allowed in Residential Districts**
- **Sections 10.44.080 Accessory Dwelling Unit Regulations**
- **Section 10.44.085 Junior Accessory Dwelling Unit Regulations**

SUMMARY: Conduct a public hearing on proposed Zoning Ordinance Amendments and forward a recommendation to the City Council for their consideration during a regularly scheduled City Council meeting in September, 2023. The amendments are proposed to establish conformity with updated State laws (Gov't Code Section 65852.2) regulating Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs) which went into effect on January 1, 2023. Amendments also respond to the April 6, 2023, written review of the City's current zoning regulations by the California Department of Housing and Community Development (HCD).

RECOMMENDATION: Staff recommends the Planning Commission take the following actions:

- 1. Conduct a public hearing on the proposed Zoning Ordinance Amendments.**
- 2. Provide direction as appropriate for additional modifications of proposed Amendments to Staff. Modifications must remain in compliance with State ADU & JADU law.**
- 3. Adopt the attached Resolution recommending City Council adoption of the proposed Zoning Ordinance Amendments.**

[Staff Report](#)

[Attachment 1 - Senate Bill No. 897 \(ADU/JADU State Update\)](#)

[Attachment 2 - April 6, 2023, Review Letter from Housing and Community Development \(HCD\)](#)

[Attachment 3 - Table 10.22-1 Amended](#)

[Attachment 4 - Redlined Amendments to Sections 10.44.080 and 10.44.085](#)

[Attachment 5 - Clean Version of Amended Sections 10.44.080 and 10.44.085](#)

[Attachment 6 - Draft Ordinance](#)

[Draft Resolution](#)

7. ADJOURNMENT

LEAD DEPARTMENT

COMMUNITY DEVELOPMENT DEPARTMENT:

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STAFF:

*Brandon Phipps, Community & Economic Development Director
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Catherine Spaulding, Associate Planner
Matthew Mandich, Assistant Planner
Magda Gonzalez, Contract Planner
Maria Hernandez, Administrative Aide*

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