



Memorandum

January 27, 2012

TO: Sausalito City Council
FROM: Geoff I. Bradley, Principal, Metropolitan Planning Group
SUBJECT: Planning Commission Meeting on January 26, 2012

Overview

The Planning Commission held a special meeting on January 26, 2012 from 3:00 pm to 5:20 pm to discuss the draft Housing Element (dated January 23, 2012) and to provide comments to the City Council. The consultants reviewed the site inventory methodology, the emergency shelter analysis, and implementation programs. A similar presentation will be made at the City Council meeting on Monday, January 30, 2012.

Planning Commission Recommendations

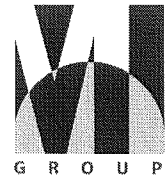
The Commissioners stated that they had invested much time reading the document, their concerns had largely been addressed, the document was balanced, and the programs were reasonable.

By consensus, the Planning Commission recommended that the City Council authorize Staff to transmit the draft Housing Element with the following changes to the State Department of Housing and Community Development.

- **Program 12 – Affordable Housing Development Assistance:** The Planning Commission discussed text changes to clarify the intention of the program: “The following are among the types of incentives that ~~may be provided~~ will be considered upon request”, and “Density bonuses as described in Program 19 of this document”. Staff and consultants support these changes.
- **Program 21 – Multi-family Development in Multi-Family Zones:** The Planning Commission discussed strengthening the objective to read, “Develop standards within the Zoning Ordinance that ~~promote and incentivize~~ require the development of two-family and multi-family developments within the multi-family zoning districts.” Staff and consultants support this change.
- **Program 23 – Emergency Shelters:** The Planning Commission recommended identifying both the Public Institutional (PI) and Industrial-Marinship (IM) zoning districts for emergency shelters. Staff and consultants continue to recommend the Industrial-Marinship Zoning District.

Other points noted by the Commission regarding emergency shelters included:

- There are pros and cons to both the PI and IM Zoning Districts, however these districts are better options than the commercial zoning districts, or creating an overlay zoning district.
- The Consultants stated that commercial districts are less viable as they are closely integrated with residential districts, and smaller portions of the commercial districts may be too small to demonstrate sufficient capacity.
- Regulating the capacity of each shelter could be explored, but this detail should be decided later through the zoning amendment process.



- Creating an overlay district would cause issues, as residents would not want their properties to be near or in the overlay district.
- A portion of the IM zone (e.g., a defined distance from Bridgeway) could be identified as long as sufficient capacity can be demonstrated
- **Program 28 – Universal Design/Visitability:** The Planning Commission discussed changing the wording in the program description to read, “Visitability can be achieved at little cost in new construction by utilizing two simple design standards . . .” Staff and consultants support this change.

Other Discussion Topics

The Planning Commission also discussed the following topics and did not recommend any wording changes.

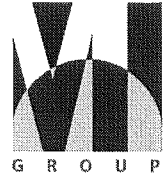
- **Program 5 Condominium Conversion Regulations:** The Commission acknowledged the extent of discussion and the history of changes made to this program by the Housing Element Task Force. They acknowledged that the program would evaluate strengthening the regulations. In general, the Commission felt the program had sufficient built-in flexibility and decisions on details would be made at the implementation stage with public hearings. Staff noted options would be explored to provide exemptions for small projects occupied by long-term homeowners.
- **Program 17 – Inclusionary Housing:** The Commission discussed the effects of constraining the program to new residential developments greater than 5 units. The Commission decided not to pursue any modification, since the program only requires preparation of a nexus and fee study to evaluate the alternative strategies. In addition, the Commission noted the program had sufficient built-in flexibility, and decisions on details would be made at the implementation stage with public hearings.

Public Comments made at the meeting

Ray Withy (Housing Element Task Force member) stated that the Task Force had voted 4-2-1 in favor of the PI zoning district over the IM zoning district, but this was before the consultants submitted a memorandum analyzing both districts. He urged the Planning Commission to keep the programs broad at this point and refine the programs later during implementation.

Michael Rex stated that the draft Housing Element was a good document overall. From experience, developers would rather pay in-lieu fees than build housing, and felt that more weight and emphasis should be made on getting units built, not collecting fees. He felt that Program 5 (Condo Conversion Regulations) was balanced, and agreed with Mr. Withy that the document should be kept flexible, as details would be decided later.

Keith Stoneking stated that the post office may close in the near future and could be a potential site for an emergency shelter. He stated that there are social issues to consider, and residents near the park area are sensitive due to past safety issues. He also stated that the Butte Street site needs environmental review.



Mary Arnold stated that Butte Street seemed to have a large unit potential if considered with a density bonus (21 units total). Together with the emergency shelter, she felt that the northern community of Sausalito would be very impacted.

Vicky Nichols double-checked if the Planning Commission had sufficient time to read through the draft document. She stated that many residents could become upset if emergency shelters were considered in the CN-2 zoning district.

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