

SAUSALITO PLANNING COMMISSION
Wednesday, May 21, 2014
Approved Summary Minutes¹

Call to Order

Chair Cox called the meeting to order at 6:30 p.m. in the Council Chambers of City Hall, 420 Litho Street, Sausalito.

Present: Chair Joan Cox, Vice-Chair Bill Werner, Commissioner Susan Cleveland-Knowles, Commissioner Stafford Keegin, Commissioner Vicki Nichols.

Absent: None.

Staff: Administrative Analyst Lilly Schinsing, City Attorney Mary Wagner

Approval of Agenda

Vice-Chair Werner moved and Commissioner Cleveland-Knowles seconded a motion to approve the agenda. The motion passed 5-0.

Public Comments On Items Not on the Agenda

Amy Wilson

- Commented on the appeal of the project at 206 Third Street.

Approval of Minutes

None.

Public Hearings

Declarations of Planning Commissioner Public Contacts

Chair Cox disclosed she had had corresponded with community members regarding the Housing Element implementation ordinances.

- 1. ZOA/SPA 14-007, Housing Element Implementation Programs/Citywide, City of Sausalito.** Amendment of the Marinship Specific Plan and Sausalito Municipal Code Title 10 to allow emergency homeless shelters as a principally permitted use in the Public Institutional Zoning District (which includes but is not limited to: Spencer Fire Station; City Hall; PG&E Substation on Woodard Avenue; Police Station on Caledonia Street; Fire Station on Johnson Street; City Corporation yard on Nevada Street; the Army Corporations of Engineers Bay Model; Veterans Affairs Machine Shop; the US Post Office on Harbor Drive; the School District site on Nevada Street; and the MLK site on Colma), and establish approval requirements and development standards for emergency homeless

¹ A video recording of this meeting is available at: <http://www.ci.sausalito.ca.us/>.

shelters; amendment of Sausalito Municipal Code Title 10 to allow transitional and supportive housing (e.g., for individuals affected by substance abuse, domestic violence) to be regulated as a residential use and single room occupancy units to be regulated as a commercial use within the City; Amendment of Sausalito Municipal Code Title 10 to establish density bonus requirements; Amendment of Sausalito Municipal Code Title 12 to provide procedures for granting reasonable accommodations for disabled individuals with respect to zoning, permit processing and building regulations.

The public hearing was opened.

Geoff Bradley of the M-Group and Karen Warner of Karen Warner Associates provided a PowerPoint presentation.

Planning Commission questions to Mr. Bradley, Ms. Warner and staff followed.

The public testimony period was opened.

Public Comments:

Edward McCann

Meg Fawcett

Raquel Guinness

Steve Hoffman

Michael Rex

The public testimony period was closed.

Planning Commission questions to Ms. Warner, Mr. Bradley and staff followed.

Planning Commission comments followed.

Planning Commission questions to staff followed.

Commissioner Cleveland-Knowles moved and Commissioner Nichols seconded a motion to recommended City Council adoption of a Reasonable Accommodations Ordinance, as contained in the staff report.

The motion passed 5-0.

Commissioner Cleveland-Knowles moved and Vice-Chair Werner seconded a motion to recommended City Council approval of a revised Density Bonus Ordinance, as contained in the staff report.

The motion passed 4-1 (No – Keegin)

Planning Commission questions for Ms. Warner and staff followed.

1 Commissioner Cleveland-Knowles moved to recommend City Council approval of
2 the Special Needs Ordinance, subject to the following Planning Commission
3 suggested modifications:

- 4 • The Marinship Specific Plan amendment to allow emergency shelter use
5 in the PI District shall not be included.
- 6 • Staff shall look into once the homeless population is served if it is
7 possible to establish a finding in the ordinance that existing shelters
8 adequately serve the homeless population, and therefore there may be a
9 basis for denial or reducing the number.
- 10 • The 90-day extension for emergency shelter operations shall be deleted.
- 11 • "Employee," shall be changed to, "Employee, independent contractor or
12 other onsite personnel."
- 13 • A checklist shall be developed for "Community Development staff
14 regarding development standards for emergency shelters.

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17 Chair Cox requested that the maker of the motion amend the motion to exclude
18 the Planning Commission's recommendation on the Special Needs Ordinance
19 regarding Supportive and Transitional Housing.

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21 Commissioner Cleveland-Knowles accepted the amendment to the motion.

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23 Commissioner Keegin requested that the maker of the motion amend the motion
24 to state that the phrase "not consecutive" shall be removed from the language
25 pertaining to 90 days.

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27 Commissioner Cleveland-Knowles accepted the amendment to the motion.

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29 Commissioner Keegin seconded the motion.

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31 The motion passed 5-0.

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33 Commissioner Cleveland-Knowles moved and Vice-Chair Werner seconded a
34 motion to recommend City Council approval of a Marinship Specific Plan
35 amendment to allow emergency shelter use in the PI District.

36
37 The motion passed 3-2 (No – Keegin, Cox).

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39 Commissioner Cox requested action on the portion of the Special Needs
40 Ordinance for Supportive and Transitional housing be deferred until the
41 Commission has received the revised draft ordinances for the VMU and HMU
42 ordinances.

43
44 Vice-Chair Werner moved and Commissioner Cleveland-Knowles seconded a
45 motion that items not passed at the meeting be continued to the meeting of June
46 18, 2014.

47
48 The motion passed 5-0.

1 **Old Business**

2 None.

4 **New Business**

5 None.

7 **Communications**

- 8 • Staff: City Attorney Wagner stated the City Council did not make any
9 appointments to the Planning Commission at their meeting on May 20, 2014. The
10 Council expressed its gratitude to the three Planning Commission members that
11 have termed out but will continue to serve on the Commission until the City
12 Council appoints new members.
13

14 **Adjournment**

16 **Commissioner Keegin moved and Commissioner Cleveland-Knowles seconded a**
17 **motion to adjourn the meeting.**
18

19 **The motion passed 5-0.**
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21 The meeting was adjourned at 8:56 p.m.
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25 _____
26 Submitted by
27 Jeremy Graves, AICP
28 Community Development Director
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26 Approved by
27 Joan Cox
28 Chair
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