



# STAFF REPORT

## SAUSALITO CITY COUNCIL

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### AGENDA TITLE

Housing Element Implementation: Special Needs Housing including Supportive/Transitional Housing, Single Room Occupancy Units and Emergency Homeless Shelters Municipal Code Amendments (ZOA 14-007)

### RECOMMENDED ACTION

Staff recommends the City Council waive the second reading, read by title only and adopt "An Ordinance of the City Council of the City of Sausalito to Establish an Emergency Shelter (-Es) Overlay Zone and Development and Management Standards for Emergency Shelters in the Emergency Shelter Overlay Zone, and to Allow Transitional and Supportive Housing as a Principally Permitted And Conditionally Permitted Use In The CC, CR And CN-1 Zoning Districts, and to Allow Single Room Occupancy Units in The CC, CR And CN-1 Zoning Districts as a Conditional Use" (**Attachment 2**)

*This staff report supplements the staff report dated July 15, 2014 (available online: <http://www.ci.sausalito.ca.us/Index.aspx?page=43>)*

### SUMMARY

The attached ordinance implements Housing Element Program 21 "Zoning Text Amendments for Special Needs Housing" to bring the City into compliance with State statutes by making various Zoning Ordinance provisions for special needs housing (see **Attachment 2**).

### BACKGROUND

On July 15, 2104 the City Council conducted a public hearing and received public testimony on the Vertical Mixed Use Regulations Ordinance. At the public hearing the Council voted 4:1 (Pfeifer, No) to introduce the ordinance for the Vertical Mixed Use Regulations and continue the hearing to July 22, 2014 (see **Attachment 2**).

The Council directed staff to provide an additional mailed courtesy notice regarding the Emergency Homeless Shelters portion of the Special Needs Ordinance to property owners and occupants within 300 feet of each of the sites in the proposed Emergency Shelter Overlay Zone. Staff mailed notices pursuant to Council direction on July 16, 2014 (see **Attachment 1** for notice).

### FISCAL IMPACT

No fiscal impacts are anticipated.


### RECOMMENDATION

Staff recommends the City Council waive the second reading, read by title only and adopt "An Ordinance of the City Council of the City of Sausalito to Establish an Emergency Shelter (-Es) Overlay Zone and Development and Management Standards for Emergency Shelters in the Emergency Shelter Overlay Zone, and to Allow Transitional and Supportive Housing as a Principally Permitted And Conditionally Permitted Use In The CC, CR And CN-1 Zoning Districts, and to Allow Single Room Occupancy Units in The CC, CR And CN-1 Zoning Districts as a Conditional Use" (**Attachment 2**)


**ATTACHMENT**

- 1- Courtesy Notice Mailed July 16, 2014
- 2- Special Needs Ordinance (Ordinance No. 1223)

PREPARED BY:

  
\_\_\_\_\_  
Lilly Schinsing  
Administrative Analyst

REVIEWED BY:

  
\_\_\_\_\_  
Mary Wagner  
City Attorney

SUBMITTED BY:

\_\_\_\_\_  
Adam W. Politzer  
City Manager

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**CITY OF SAUSALITO  
NOTICE OF CITY COUNCIL PUBLIC HEARING FOR  
MUNICIPAL CODE AMENDMENTS  
TO ALLOW HOMELESS SHELTERS IN SAUSALITO  
ZOA 14-007**

**ATTACHMENT I**  
(1 PAGE)

**You are invited to attend a City Council public hearing on the following amendments:**

**PROJECT DESCRIPTION**

**Emergency Homeless Shelter Zoning Ordinance:** Modifications to Municipal Code Sections 10.44 and 10.28, Table 10.20-1 and the Zoning Map pursuant to State Law to allow Emergency Homeless Shelters as a principally permitted use in an "Emergency Shelter Overlay Zoning District" on some City of Sausalito-owned and Sausalito School District-owned sites in the Public Institutional (PI) Zoning District and establish approval requirements and development standards for Emergency Homeless Shelters. **Emergency Homeless Shelters are year-round facilities that provide housing with minimal supportive services for homeless persons. Homeless persons are limited to occupancy of six months or less in an Emergency Homeless Shelter.** The "Emergency Shelter Overlay" includes but is not limited to: City Hall at 420 Litho Street (APN 064-165-12), Police Station on Caledonia Street (APN 065-062-24), Fire Station on Johnson Street (APN 065-061-06), Downtown Parking Lots, Ferry Landing and Spinnaker Restaurant area (APNs 065-041-11, 065-073-02, 065-073-01, 065-042-06, 065-042-05, 065-073-0, 065-042-03, 065-042-02, 065-042-01, 065-021-04), City Corporation yard on Nevada Street (064-341-04), the School District site on Nevada Street (APN 064-322-01) and the MLK site on Coloma (APN 063-170-03). These amendments are categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061.b.3 of the CEQA Guidelines.

To see the draft Ordinance which was reviewed by the City Council on July 15, 2014 visit <http://www.ci.sausalito.ca.us/index.aspx?page=43> and click on the **July 15, 2014** City Council meeting (see the Staff Report for **Agenda Item 2** for more information on state law requirements, and **Attachment #1** for the draft Ordinance).

**MEETING DAY/TIME**

**Tuesday, July 22, 2014 at 7:00 P.M.**

**MEETING LOCATION**

City Council Chambers at City Hall, 420 Litho Street, Sausalito

**WHAT WILL HAPPEN**

You can comment on the project. The City Council will consider all public testimony and decide whether or not to adopt the amendments at the July 22, 2014 meeting. The City Council may also decide to continue the public hearing, or request additional information.

**IF YOU CANNOT ATTEND**

You can send a letter to Lilly Schinsing, City of Sausalito, City Hall, 420 Litho Street, Sausalito, CA 94965. You can also hand deliver a letter to the Community Development Department prior to the public hearing. **Materials submitted after the distribution of the agenda packet will be available for public review at the Community Development Department during normal business hours, at the City Council meeting, and on the City's Website: [www.ci.sausalito.ca.us](http://www.ci.sausalito.ca.us)** (subject to Staff's ability to post the documents prior to the meeting).

**FOR MORE INFORMATION**

**Join the Email Notification List:** In order to keep you updated the City needs to know how to contact you (about future meetings on this topic). Please add yourself to the notification list by sending an email to [LSchinsing@ci.sausalito.ca.us](mailto:LSchinsing@ci.sausalito.ca.us) with the subject line "Housing Element." For general questions contact Lilly Schinsing at the Community Development Department at (415) 289-4134 ([LSchinsing@ci.sausalito.ca.us](mailto:LSchinsing@ci.sausalito.ca.us)), or Jeremy Graves at (415) 289-4133 ([JGraves@ci.sausalito.ca.us](mailto:JGraves@ci.sausalito.ca.us)) or visit [www.ci.sausalito.ca.us/index.aspx?page=703](http://www.ci.sausalito.ca.us/index.aspx?page=703) or come to the Administration Department office located in City Hall, 420 Litho Street to review the proposed ordinances. **The office is open from 10:00AM to 5:00PM Monday through Friday.**

**SIGNED**

*Lilly Schinsing*  
Lilly Schinsing  
Administrative Analyst

At the above time and place, all letters received will be noted and all interested parties will be heard. If you challenge a decision of City Council in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Council at, or prior to, the public hearing (Government Code Section 65009(b)(1&2).

I:\CDD\PROJECTS - NON-ADDRESS\ZOA\2014\14-007 Housing Element

**ORDINANCE NO. 1223**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAUSALITO  
AMENDING TITLE 10 TO AMEND THE ZONING MAP TO ADD AN  
EMERGENCY SHELTER (-ES) OVERLAY ZONE, AMEND TABLE 10.12-2 TO  
PROVIDE FOR THE EMERGENCY SHELTER OVERLAY ZONE AND THE -ES  
DESIGNATOR, AMENDING TITLE 10 OF THE SAUSALITO MUNICIPAL CODE  
TO ADD SMC SECTION 10.28.080 ESTABLISHING DEVELOPMENT AND  
MANAGEMENT STANDARDS FOR EMERGENCY SHELTERS IN THE  
EMERGENCY SHELTER OVERLAY ZONE, MODIFYING SMC TABLE 10.22-1  
TO ALLOW TRANSITIONAL AND SUPPORTIVE HOUSING AS AN ALLOWED  
USE IN THE R-1, R-2, PR AND R-3 ZONING DISTRICTS, MODIFYING SMC  
TABLE 10.24-1 TO ALLOW TRANSITIONAL AND SUPPORTIVE HOUSING AS A  
PRINCIPALLY PERMITTED AND CONDITIONALLY PERMITTED USE IN THE  
CC, CR AND CN-1 ZONING DISTRICTS, MODIFYING SMC TABLE 10.24-1 TO  
ALLOW SINGLE ROOM OCCUPANCY UNITS IN THE CC, CR AND CN-1  
ZONING DISTRICTS AS A CONDITIONAL USE, AND MODIFYING SMC  
CHAPTER 10.88 TO ADD DEFINITIONS RELATED  
TO SPECIAL NEEDS HOUSING  
ZOA 14-007**

**WHEREAS**, Government Code Sections 65582, 65583 and 65589.5 require local jurisdictions to adopt provisions for special needs housing, including emergency shelters, supportive and transitional housing and single room occupancy units; and

**WHEREAS**, on October 9, 2012 the Housing Element was adopted by the City Council; and

**WHEREAS**, On November 7, 2012 the California Department of Housing and Community Development certified the adopted Housing Element to be in conditional compliance with Housing Element Law; and

**WHEREAS**, the adopted Housing Element contains Program 21 Zoning Text Amendments for Special Needs Housing; and

**WHEREAS**, Section 10.80.070 allows for amendments of the Zoning Ordinance (Title 10 of the Sausalito Municipal Code) whenever the City Council determines that public necessity, convenience, or welfare would be served; and

**WHEREAS**, from January 2014-June 2014 a subcommittee of the City Council and Planning Commission held seven public meetings regarding the 2009-2014 Housing Element Implementation Amendments; and

**WHEREAS**, on March 15, 2014 a publicly-noticed Community Workshop was held to discuss the 2009-2014 Housing Element Implementation Amendments; and

**WHEREAS**, on May 21, 2014 the Planning Commission conducted a duly-noticed public hearing regarding the special needs housing amendments at which time all interested persons were given an opportunity to be heard; and

**WHEREAS**, on May 21, 2014 the Planning Commission adopted Planning Commission Resolution Nos. 2014-13 and 2014-14, which recommended City Council adoption of an Ordinance regarding Emergency Shelters and a resolution amending the Marinship Specific Plan to allow for the Emergency Shelter use and continued the Supportive/Transitional and Single Room Occupancy portion of the Special Needs Housing to the June 18, 2014 Planning Commission meeting; and

**WHEREAS**, on June 18, 2014 the Planning Commission continued the discussion on the Supportive/Transitional and Single Room Occupancy portion of the Special Needs Housing Ordinance to the July 2, 2014 meeting; and

**WHEREAS**, on June 24, 2014 the City Council conducted a duly-noticed public hearing regarding the Emergency Shelter Zoning Ordinance Amendment and Specific Plan Amendment at which time all interested persons were given an opportunity to be heard; and

**WHEREAS**, on June 24, 2014 the City Council directed that the Planning Commission to provide a recommendation on a modified Emergency Shelters Ordinance which would allow for an Emergency Shelter Overlay to include only Public Institutional sites which are owned by the City of Sausalito or the Sausalito School District; and

**WHEREAS**, the two Public Institutional sites in the Marinship Specific Plan area are not owned by the City of Sausalito or the Sausalito School District, therefore a Marinship Specific Plan amendment is not required; and

**WHEREAS**, on July 2, 2014 the Planning Commission continued the hearing on the Supportive/Transitional and Single Room Occupancy portion of the Special Needs Housing Ordinance to a special meeting on July 9, 2014; and

**WHEREAS**, on July 9, 2014 the Planning Commission conducted a duly-noticed public hearing regarding the special needs housing amendments at which time all interested persons were given an opportunity to be heard; and

**WHEREAS**, on July 9, 2014 the Planning Commission adopted Planning Commission Resolution No. 2014-22, which rescinded Planning Commission Resolution Nos. 2014-13 and 2014-14 and recommended City Council adoption of an Ordinance regarding the Special Needs Housing Ordinance, which included recommendation of an Emergency Shelter Overlay to include only Public Institutional sites which are owned by the City of Sausalito or the Sausalito School District with the exception of the Spencer Fire Station No. 2 parcel; and

**WHEREAS**, on July 15, 2014 and July 22, 2014 City Council conducted a duly-noticed public hearings at which time all interested persons were given an opportunity to be heard; and

**WHEREAS**, the project is categorically exempt from California Environmental Quality Act (CEQA) pursuant to Section 15305 of the CEQA Guidelines which exempts minor alterations in land use limitations in areas with an average slope of less than 20%,

which do not result in any changes in land use or density and Section 15061.b.3 of the CEQA Guidelines because adoption of the zoning ordinance amendment is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment, and this project does not have the potential for causing a significant effect on the environment; and

**WHEREAS**, adoption of the Special Needs Housing Ordinance is consistent with the General Plan Program 21 of the Housing Element regarding special needs housing and Housing Element Policy HE-4.5 regarding zoning for special needs, Housing Element Policy HE-5.4 regarding housing for persons with disabilities and Land Use Policy HE-4.5 regarding zoning for special needs.

THE CITY COUNCIL OF THE CITY OF SAUSALITO DOES HEREBY ORDAIN AS FOLLOWS:



**Section 2.** Table 10.12-2 (Overlay District Designations) is hereby amended as follows<sup>b</sup>:

Table 10.12-2 OVERLAY DISTRICT DESIGNATIONS		
Designator	Overlay Zoning District	Regulations in Section
-H	Historic	10.28.040 and Chapter 10.46 (Historic Overlay District and Landmarks)
-M	Marinship	10.28.050
-Pd	Planned Development	10.28.060
-Sh	Senior Housing	10.28.070 and Section 10.44.120 (Senior Housing Projects)
<u>-Es</u>	<u>Emergency Shelter</u>	<u>10.28.080</u>

**Section 3.** Table 10.22-1 (Land Uses Allowed in Residential Districts) is hereby amended as follows<sup>c,d</sup>:

**Table 10.22-1 LAND USES ALLOWED IN RESIDENTIAL DISTRICTS\***

Land Use	Residential Zoning Districts						See SMC
	R-1	R-2	PR	R-3	H	A	
<b>Residential Uses</b>							
<u>Supportive Housing</u> <sup>*1*</sup>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>			SMC 10.88.040 (Definitions)
<u>Transitional Housing</u> <sup>*1*</sup>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>			SMC 10.88.040 (Definitions)
* Zoning permit required for all uses Chapter 10.52 SMC P Permitted use MUP Minor use permit required Chapter 10.58 SMC CUP Conditional use permit required Chapter 10.60 SMC							
<sup>*1*</sup> <u>Supportive Housing and Transitional Housing shall be subject to those restrictions that apply to other residential dwellings of the same type in the same zoning district. For example, such housing structured as single-family is permitted in the R-1, R-2, PR and R-3 residential zoning districts, whereas transitional and supportive housing structured as multi-family is limited to the PR and R-3 residential zoning districts.</u>							

<sup>b</sup> The text to be added is printed double-underlined.

<sup>c</sup> Only the pertinent sections of Table 10.22-1 have been shown. The remainder of Table 10.22-1 remains unchanged.

<sup>d</sup> The text to be added is printed double-underlined.



**Section 4.** Table 10.24-1 (Land Uses Allowed in Commercial Districts) is hereby amended as follows<sup>e,f</sup>:

**Table 10.24-1 LAND USES ALLOWED IN COMMERCIAL DISTRICTS\*1\***

Land Use	CC	CR	CN	SC	CW	W	W-M	See SMC
<b>Residential Uses</b>								
<u>Single Room Occupancy Housing</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>					SMC 10.88.040 (Definitions)
<u>Supportive Housing, levels above first (street or ground) only</u> <sup>18*</sup>	<u>P</u>	<u>P or CUP</u>	<u>P<sup>4*</sup></u>					SMC 10.88.040 (Definitions)
<u>Transitional Housing, levels above first (street or ground) only</u> <sup>18*</sup>	<u>P</u>	<u>P or CUP</u>	<u>P<sup>4*</sup></u>					SMC 10.88.040 (Definitions)
P Permitted use MUP Minor use permit required CUP Conditional use permit required							Chapter 10.58 Chapter 10.60	
<p>*1* Zoning Permit required for all uses. (See Chapter 10.52.)</p> <p>*2* Tax-exempt yacht clubs only, subject to restrictions in the Marinship Specific Plan.</p> <p>*3* No new houseboats are allowed. Existing houseboats may be legalized with a Conditional Use Permit.</p> <p>*4* Residential Uses are permitted above the ground floor in the CN zoning districts located in the Second and Main Street area and the Bridgeway and Spring Street area. Residential uses are not permitted in the CN zoning district located along Bridgeway between Coloma Street and Ebbtide Avenue.</p> <p>*5* Other than beer and wine for on-site consumption as an accessory use.</p> <p>*6* Not to exceed twenty (20) seats.</p> <p>*7* Marine service harbors only.</p> <p><u>*8* Supportive Housing and Transitional Housing shall be subject to those restrictions that apply to other residential dwellings of the same type in the same zoning district.</u></p>								

**Section 5.** A new Section 10.28.080 (Emergency Shelters (-Es)) is hereby added to the Sausalito Municipal Code to read as follows:

10.28.080 Emergency Shelters (-Es)

A. Purpose and Intent. In addition to the general purposes of this chapter, the purpose of this section establishing the Emergency Shelter (-Es) Overlay district is to allow the provision of shelter for homeless persons or others in need of a temporary (six months or less) shelter, while ensuring the shelter is operated in a manner that is compatible with surrounding areas. The purpose of this chapter is also to comply with Government Code Section 65583 relating to emergency shelters.

<sup>e</sup> Only the pertinent sections of Table 10.24-1 have been shown. The remainder of Table 10.24-1 remains unchanged.

<sup>f</sup> The text to be added is printed double-underlined  
 Special Needs Housing Amendments (ZOA/SPA 14-007)  
 Ordinance No. 1223

- B. Zoning Map Indicator and Applicability. The Emergency Shelter Overlay district may be applied to those areas which are designated as Public Institutional (PI) and shown on the zoning map. The -Es Overlay district shall be shown on the zoning map by adding an "-Es" designator to the base district designation.
- C. Land Uses. Emergency shelters shall be a permitted use on parcels within the Emergency Shelter Overlay district.
- D. Development Standards. The following development standards shall apply to emergency shelters:
1. Property Development Standards. The shelter shall conform to all property development standards of the zoning district in which it is located except as modified by these performance standards.
  2. Shelter Capacity. An emergency shelter for homeless persons shall contain no more than twenty (20) beds and shall serve no more than twenty (20) persons nightly. The physical size of the shelter shall not be larger than necessary for the number of persons the shelter serves.
  3. Parking. On-site parking for residents shall be based on one space for every four beds, and staff parking shall be based on one space for each on-site staff, employees and/or independent contractors on the maximum staffed shift.
  4. Lighting. Adequate external lighting shall be provided for security purposes. The lighting shall be stationary and designed, arranged and installed so as to confine direct rays onto the premises and to direct light away from adjacent structures and public rights-of-way. External lighting shall be of an intensity compatible with the neighborhood.
  5. On-site Waiting and Intake Areas. An interior waiting and intake area shall be provided which contains a minimum of 200 square feet. Waiting and intake areas may be used for other purposes (excluding sleeping) as needed during operations of the shelter.
- E. Common Facilities. The development may provide one or more of the following specific common facilities for exclusive use of the residents and staff, provided that such facilities do not substantially increase the overall size of the shelter facility:
1. Central cooking and dining room.
  2. Recreation room.
  3. Laundry facilities to serve the number of occupants at the shelter.
  4. Other uses that are considered ancillary to the primary use such as office and storage, not to exceed 10% of the total floor area of the shelter facility, exclusive of items 1, 2, and 3 above.
- F. On-site Staff. At least one manager shall be on-site during all hours of operation of the facility. Such manager must be an individual who does not utilize the shelter's beds or other services and who resides off-site. The manager must be accompanied by one supporting staff member for every fifteen (15) beds occupied in the facility.
- G. Security. Security personnel shall be provided during operational hours whenever clients are on the site. A security plan shall be submitted to the City prior to issuance of a certificate of occupancy.

- H. Concentration of Uses. No more than one emergency shelter shall be permitted within a radius of 300 feet of another emergency shelter.
- I. Emergency Shelter Operations. The agency or organization operating the emergency shelter shall comply with the following requirements:
1. Hours of Operation. Clients shall only be on site and admitted to the facility between 5:00 p.m. and 8:00 a.m.
  2. Length of stay. Each emergency shelter resident shall stay for no more than 90 days (cumulative) in a 365 day period. Extensions up to a total stay of 180 days in a 365-day period may be granted by the shelter provider if no alternative housing is available. Conditions upon which an extension may be granted include, but are not limited to: the emergency shelter resident having a medical emergency, the emergency shelter resident having secured a job, the emergency shelter resident negotiating a lease for permanent housing, and the emergency shelter resident having been accepted into a residential treatment program for which a program date has not arrived.
  3. Management Plan. Prior to commencing operation, the shelter operator shall provide a written management plan to the Director for approval. The management plan shall address: hours of operation, admission hours and process, staff training, neighborhood outreach and privacy, security, resident counseling and treatment, maintenance plans, residency and guest rules and procedures, and staffing needs.
  4. Annual report. The provider shall provide an annual report of the use of the facility and determination of compliance with the City's development standards for the use.

**Section 6.** Section 10.44.080 of the Sausalito Municipal Code is hereby amended to add the following definitions:

Emergency shelter. Housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay. (Health and Safety Code Section 50801(e))

Single Room Occupancy Housing (SRO). Refers to a residential facility where individual secure rooms are rented to a one or two person household. Rooms are generally 150 to 375 square feet in size and include a sink, closet and toilet, with shower and kitchen facilities typically shared. SRO units are rented to tenants on a weekly or monthly basis.

Supportive housing. Permanent affordable housing with no limit on length of stay that is occupied by the target population as defined in the Health & Safety Code Section 53260(d), and that is linked to on- or off-site services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community. (Health and Safety Code Section 50675.14(b))

Target population. Persons with low incomes who have one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health condition, or individuals eligible for services provided pursuant to the Lanterman Developmental Disabilities Services Act (Division 4.5 (commencing with Section 4500) of the Welfare and Institutions Code) and may include, among other populations, adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people.

Transitional housing and transitional housing development. Buildings configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months. (Health and Safety Code Section 50675.2(h)). The housing may take several forms such as group housing and multi-family units and may include supportive services to allow individuals to gain necessary life skills in support of independent living.

**Section 7.** The adoption of this ordinance is exempt from the application of the California Environmental Quality Act (CEQA), Public Resources Code section 21000, *et seq.*, in accordance with Section 15061.b.3 of the CEQA Guidelines.

**Section 8.** If any section or portion of this ordinance is for any reason held to be invalid and/or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance.

**Section 9.** This Ordinance shall be in full force and effect thirty (30) days after the date of its adoption.

**THE FOREGOING ORDINANCE** was read at a regular meeting of the Sausalito City Council on the 15<sup>th</sup> day of July, 2014, and was adopted at a regular meeting of the City Council on the 22<sup>nd</sup> day of July, 2014 by the following vote:

AYES:	COUNCILMEMBER:
NOES:	COUNCILMEMBER:
ABSENT:	COUNCILMEMBER:
ABSTAIN:	COUNCILMEMBER:

\_\_\_\_\_  
Mayor

ATTEST: \_\_\_\_\_

Debbie Pagliaro, City Clerk

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From: **Anthony Hay** <[anthonymhay@gmail.com](mailto:anthonymhay@gmail.com)>

Date: Tue, Jul 15, 2014 at 6:46 PM

Subject: Homeless Site - Fire Station 2 Spencer

To: [rwithy@ci.sausalito.ca.us](mailto:rwithy@ci.sausalito.ca.us), [ttheodores@ci.sausalito.ca.us](mailto:ttheodores@ci.sausalito.ca.us), [jleone@ci.sausalito.ca.us](mailto:jleone@ci.sausalito.ca.us),  
[lpfeifer@ci.sausalito.ca.us](mailto:lpfeifer@ci.sausalito.ca.us), [hweiner@sausalito.ca.us](mailto:hweiner@sausalito.ca.us), [apolitzer@ci.sausalito.ca.us](mailto:apolitzer@ci.sausalito.ca.us),  
[lschinsing@sausalito.ca.us](mailto:lschinsing@sausalito.ca.us)

Cc: [bunny@zaubadesisg.com](mailto:bunny@zaubadesisg.com)

Dear Mayor, Vice Mayor and City Council Members

The Fire Station at the top of Spencer Avenue by the freeway should be eliminated from the list of potential homeless shelters because:

1. Its too remote to provide the homeless with other services they need during the day, such as banking, shopping, etc....
2. Access for homeless is too dangerous going up and down Spencer Avenue which has no sidewalk.
3. Size of fire station is too small for a 22 bed shelter.
4. The adjacent parking lot does not belong to the City.
5. Many kids school buses stop in front of the fire station.
6. Being next to a freeway with fumes and exhaust gas is not a healthy location to house the homeless.

Thanks for your attention to this matter.

Sincerely,  
Anthony Hay  
17 Spencer Court  
Sausalito, CA 94965

**From:** Laree Mancour [mailto:lareemancour@comcast.net]  
**Sent:** Monday, July 21, 2014 1:18 PM  
**To:** Ray Withy; Tom Theodores; Jonathan Leone; Linda Pfeifer; Adam Politzer  
**Subject:** Homeless Site Disapproval – Robin Sweeny Park/ City Hall

Dear Mayor, Vice Mayor and City Council Members

The City Hall / Public Library / Robin Sweeny Park / Community Classrooms should be eliminated from the list of potential homeless shelters because:

1. This building is already used for multiple reasons in our community and already crowded with residents especially during election times, classes, Kid's Concerts, Council Meetings, Children's Book Reading Club meetings, Halloween Haunted House, Caledonia Street Fair's, 4<sup>th</sup> of July Parades, and EVERYTHING ELSE on the community calendar.
2. Downtown Sausalito and Caledonia Street are TOURIST ATTRACTIONS.
3. Robin Sweeny is our City's Central Park where family's can picnic and children have a clean and safe playground. Families feel Robin Sweeny is a safe place their older children can be left unattended, unlike Dunphy Park.
4. Caledonia Street is already crowded with people, parking and traffic.

Thanks for your attention to this matter.

Sincerely,

Laree Mancour and her neighbors

404 Napa Street

Sausalito, CA 94965

**From:** susan k [mailto:acksk@hotmail.com]

**Sent:** Sunday, July 20, 2014 10:05 PM

**To:** Lilly Schinsing; Herb Weiner; Adam Politzer; Jonathan Leone; Ray Withy; Tom Theodores; Linda Pfeifer - Internet Mail Account

**Subject:** July 22 meeting

I just finished watching the end of the city council meeting from the other night. As an early to bed, early to rise person it is nice to have that available.

Firstly, I am impressed with the stamina and fortitude you have as a council to persevere through these long meetings. You are to be commended for your willingness to do this somewhat thankless job.

Secondly thank you for deleting the Spencer Ave fire station from the emergency shelter list.

My comments and thoughts from the meeting are as followings:

1. I'm disappointed that no one seconded Linda Pfeifer's motion in regards to length of stay and bed numbers for the shelters. My impression from the resident comments is that this is the direction the community wants the council to proceed. It certainly is my preference.
2. In regards to the homeless shelters and many other matters of the housing element, our consultant would appear to represent the state (or other special interest group) rather than the residents and city of Sausalito. I question whether she has our best interests at heart. I urge either a second opinion and or less reliance on her 'opinion'.
3. I would like to see more research into the properties in the VMU overlay in terms of whether any single property or combination of properties could trigger the density bonus and therefore allow a developer to circumvent the usual channels of building approval. You would be doing the residents of Sausalito a great service to delve into this matter in detail. If there is ANY chance that the density bonus could be triggered, then I would urge these individual properties to be deleted from the overlay.
4. I was disturbed that there was debate about whether the wording of the flier in regards to the "Emergency (homeless) shelters" was misleading. Clearly it was because people stood up and said that they were confused by it. How can it then be debated?
5. I don't like the proposed sales tax increase. I was given the survey and found the questions leading. Therefore, I don't think the survey can be used as an indicator of what the people of the city want. If possible I think this should go to a city wide vote. If the tax includes all internet sales from our home, as it appears it does, then I am fully against it. I perceive the tax as being sold as a 'tourist tax', but if internet sales are included then it is clearly not. Rightly, wrongly or indifferently, we do much of our 'shopping' online and based on the frequency of the FedEx and UPS trucks on our street, I think many other people do also. The tax will greatly affect us. Of note, my husband says he would support the tax IF the tax were specifically directed toward infrastructure of our city.

Thank you for considering my comments,

Susan Samols

From: Eric Risberg [mailto:eric.risberg@comcast.net]  
Sent: Monday, July 21, 2014 8:09 AM  
To: Adam Politzer  
Subject: Comments on the sales tax and homeless shelters for the entire council

Hello Adam,

We are writing and ask that our comments be passed along to the entire council.

Once again we would like to express our concern and opposition to the possible location of homeless shelters at the City Corporation yard, the school district site on Nevada, and the MLK site on Coloma. We believe that shelters in these locations are not compatible given the close proximity to both schools of young children and residential neighborhoods.

Also, we would like to comment on the pending sales tax increase being proposed that we have just learned about. We are both opposed if it is for the general fund. If it was going to be a special needs tax and spent on the city infrastructure then we would consider supporting it.

Sincerely,

Eric and Elizabeth Risberg  
92 Lincoln Dr.