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SAUSALITO PLANNING COMMISSION
Special Meeting
Wednesday, July 9, 2014
Approved Action 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, Commissioner Susan Cleveland-Knowles,
Commissioner Vicki Nichols.

Absent: Vice-Chair Bill Werner, Commissioner Stafford Keegin

Staff: Community Development Director Jeremy Graves
Administrative Analyst Lilly Schinsing, City Attorney Mary Wagner

Chair Cox indicated that because the Planning Commission had only three members present any action taken on either of the items would require a vote of 3-0.

Approval of Agenda

Commissioner Cleveland-Knowles moved and Commissioner Nichols seconded a motion to approve the agenda. The motion passed 3-0.

Approval of Minutes

June 18, 2014

Commissioner Nichols moved and Commissioner Cleveland-Knowles seconded a motion to approve the action minutes, as amended. The motion passed 3-0.

Public Comments On Items Not on the Agenda

None.

Public Hearings

Declarations of Planning Commissioner Public Contacts

Chair Cox noted that she had contacts with various members of the public.

- 1. GPA 14-162, Focused Housing Element Amendment and Addendum to Initial Environmental Study/Negative Declaration, City of Sausalito, 330 Ebbtide Avenue and Citywide.** Focused Housing Element Amendment to remove the Horizontal Mixed Use Program (Program 8b in the Housing Element), add 330 Ebbtide Avenue to the Residential Sites Inventory, and update progress

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

1 in Implementation of Accessory Dwelling Unit, Liveaboard, and Multi-family
2 Development in Multi-family Zones program; Addendum to the Initial
3 Environmental Study/Negative Declaration prepared for the 2009-2014 Housing
4 Element.
5

6 The public hearing was opened.
7

8 Geoff Bradley of Metropolitan Planning Group provided a PowerPoint presentation on
9 the project.
10

11 Planning Commission questions for Mr. Bradley followed.
12

13 The public testimony period was opened.
14

15 The public did not make comments.
16

17 The public testimony period was closed.
18

19 Planning Commission comments followed.
20

21 Planning Commission questions for staff followed.
22

23 **Commissioner Cleveland-Knowles moved and Commissioner Nichols seconded a**
24 **motion to adopt the Focused Housing Element Amendment and Addendum to the**
25 **Initial Environmental Study/Negative Declaration.**
26

27 **Commissioner Cleveland-Knowles amended the motion to indicate the Planning**
28 **Commission recommends City Council adoption of the Focused Housing Element**
29 **Amendment and Addendum to the Initial Environmental Study/Negative**
30 **Declaration.**
31

32 **Commissioner Nichols accepted the amendment to the motion.**
33

34 **The motion passed 3-0.**
35

36 The public hearing was closed.
37

- 38
39 **2. ZOA 14-007, Housing Element Implementation Programs, City of Sausalito,**
40 **Citywide.** Housing Element Implementation Zoning Ordinance Amendments
41 including: **Special Needs Housing** – modifications to Municipal Code Section
42 10.28, Table 10.20-1 and the Zoning Map pursuant to State Law to create an
43 “Emergency Shelter Overlay Zoning District” to allow emergency homeless
44 shelters, transitional and supportive housing; and **Vertical Mixed Use**
45 **Regulations** -- modifications to Municipal Code Section 10.44.190 (Residential
46 Use in Commercial Districts) to require that residential use only is permitted on all
47 levels above the street level in the Central Commercial (Council), Commercial
48 Residential (CR) and Neighborhood Commercial (CN-1) Zoning Districts.
49

50 The public hearing was opened.

1
2 Geoff Bradley of Metropolitan Planning Group provided a PowerPoint presentation on
3 the project.
4

5 Planning Commission questions for staff followed.
6

7 The public testimony period was opened.
8

9 **Public Comments**

10 Alex Gurevich

11 Ed McCann

12 Susan Samols

13 Vivian Wald

14 Connie Latch

15 Leslie Hale

16 Ginny Hoffman

17 Katharine Whipple

18 Anthony Hay

19 Jenny Retners (phonetic)
20

21 The public testimony period was closed.
22

23 Planning Commission questions for Mr. Bradley followed.
24

25 Planning Commission questions for staff followed.
26

27 Planning Commission comments followed.
28

29
30 **Chair Cox moved to recommend City Council approval of Municipal Code**
31 **Amendments to allow Special Needs Housing, subject to the following**
32 **amendments:**

- 33 1. **The Emergency Shelter Overlay shall include only Public Institutional**
34 **zoned sites that are owned by the City of Sausalito or the Sausalito**
35 **School District with deletion of the Spencer Avenue Fire Station (Station**
36 **2).**
37 2. **Include the recommended amendments to the ordinance enunciated on**
38 **Page 7 of Ed McCann's letter regarding limitations on the number of**
39 **nights, requiring Sausalito residency, and availability of beds on a first-**
40 **come, first-served basis.**
41 3. **Subsection I.2 on Page 8 of the Ordinance regarding length of stay**
42 **extensions should include wording to allow an extension if an emergency**
43 **shelter resident could demonstrate acceptance into a residential**
44 **treatment program for which the admission date has not yet arrived (if**
45 **applicable).**
46

47 **Chair Cox amended the motion to state that instead of recommending**
48 **Amendment 2, it is recommended that staff explore the feasibility of Amendment**
49 **2 about the provision by a prospective emergency shelter resident of some**
50

1 method of demonstrating some nexus to Sausalito and then with staff providing
2 its final recommendation to the City Council on that issue.

3
4 Commissioner Nichols seconded the amended motion.

5
6 The motion passed 3-0.

7
8 Commissioner Nichols moved and Commissioner Cleveland-Knowles seconded a
9 motion to recommend City Council approval of Municipal Code Amendments
10 regarding the Vertical Mixed Use regulations (ZOA 14-007).

11
12 The motion passed 3-0.

13
14 The public hearing was closed.

15
16 **Old Business**

17 None.

18
19 **New Business**

20 None.


21
22 **Communications**


- 23
- 24 • Staff: Community Development Director Graves reviewed items on the
 - 25 Commission's upcoming meeting agenda.
 - 26 • Commission: Commissioner Cleveland-Knowles indicated she would not be
 - 27 present at the next Planning Commission meeting. She also indicated that the
 - 28 Chase Bank lighted sign had recently come into compliance.

29 **Adjournment**

30
31 Commissioner Nichols moved and Commissioner Cleveland-Knowles seconded a
32 motion to adjourn the meeting.

33
34 The meeting was adjourned at 9:18 p.m.

35
36
37 
38 Submitted by
39 Jeremy Graves, AICP
40 Community Development Director

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36
37 
38 Approved by
39 Joan Cox
40 Chair

41
42 I:\CDD\Plan Comm\Minutes\2014\07-09-Approved.doc