



CITY OF SAUSALITO

NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

AND NOTICE OF CITY COUNCIL PUBLIC HEARING ON A GENERAL PLAN AMENDMENT

Tuesday, January 13, 2015

(GPA 13-334)

Project Title City of Sausalito's 2015-2023 Housing Element Update

Applicant City of Sausalito Planning Division

Location Citywide, City of Sausalito

Project Description A "Housing Element" is one of seven required "Elements," or chapters, of the city's General Plan, which is the "blueprint" for the community. The Housing Element must establish goals, policies and programs for the preservation, improvement and development of housing. All cities and counties in California are required to have a Housing Element that identifies and analyzes existing and projected housing needs, and identifies sites for housing opportunities. All communities are also required to update their Housing Elements on a state-mandated cycle.

The proposed project consists of the City of Sausalito's 2015-2023 Housing Element, which constitutes an update to the current Housing Element, which was adopted in 2012. Prior to 2012, Sausalito had last updated the General Plan in 1995. Therefore the City was overdue by two housing cycles: 1999-2006 and 2007-2014. In 2009 the City formed a Housing Element Task Force of community leaders and residents with the goal of updating the 1995 Housing Element. From 2009 to 2012 the City held over 50 public meetings and three Community Workshops with the Task Force, Planning Commission and City Council and adopted the current Element in October of 2012 for the planning period ending in 2014. The current Element was certified by the State of California's Department of Housing and Community Development (HCD) in November of 2012.

In consideration of the comprehensive update of the City's Housing Element completed two years ago, the 2015-2023 Draft Element proposes minor updates to the current Housing Element. The focus is on updating the Element's background information (such as income levels and housing allocation), reviewing the City's progress in implementing its adopted Element, and carrying forward the policies and programs from the current Housing Element with minor refinements as needed.

The City began the 2015-2023 Housing Element Update process in September of 2013, when a Housing Element Subcommittee was appointed by City Council to work with staff to draft the update and gain certification from the California State Department of Housing and Community Development (HCD) by January 31, 2015. The Subcommittee held five public meetings and two community workshops on the draft element.

The proposed 2015-2023 Housing Element Update establishes goals, policies and programs for the preservation, improvement and development of housing within the City of Sausalito. The State mandated number of new housing units for Sausalito is 79 units pursuant to the Regional Housing Needs Allocation (RHNA) established for the 2015-2023 Housing Element cycle. The proposed Housing Element Update plans for new housing through a variety of low impact strategies including mixed-use infill, accessory dwelling units and liveboards.

Public Hearing The City Council will hold a hearing on the General Plan Amendment for the Housing Element Update and the *Initial Environmental Study / Negative Declaration* (IES/ND) on January 13, 2015 at 7pm in the City of Sausalito Council Chambers, 420 Litho Street, Sausalito. The Council could approve the IES/ND and adopt the General Plan Amendment for the Housing Element Update at the January 13, 2015 meeting.

Comments

Public testimony will be accepted at the public meeting on January 13, 2015 noted above. You may forward your written comments on the project to Lilly Schinsing, Administrative Analyst by mail to the Administration Department, 420 Litho Street, Sausalito, CA 94965, fax to (415) 289-4199, or email to LSchinsing@ci.sausalito.ca.us.

For More Information

The *Initial Environmental Study/Negative Declaration* and the Housing Element Update are available for viewing at the City of Sausalito Administration Department (open from 10 A.M. to 5 P.M. Monday through Friday) and the City of Sausalito Library (open every day) located in City Hall, 420 Litho Street, Sausalito. The documents are also available online at: <http://www.ci.sausalito.ca.us/index.aspx?page=2098>

For questions regarding the project please contact Administrative Analyst Lilly Schinsing at (415) 289-4134 or LSchinsing@ci.sausalito.ca.us. Staff reports will be available on the City's website on the Friday preceding the City Council meeting.

Sausalito City Hall will be closed on December 24-26, 2014 and January 1-2, 2015.

Signed

Lilly Schinsing
Administrative Analyst