



**CITY OF SAUSALITO  
NOTICE OF PLANNING COMMISSION FOR  
ZONING ORDINANCE TEXT/MAP AMENDMENTS REGARDING  
EMERGENCY [HOMELESS] SHELTERS  
ZOA 15-008**

You are invited to attend Planning Commission public hearing on the following amendments:

**PROJECT DESCRIPTION:** Zoning Ordinance Amendments to modify the Emergency Shelter provisions in Sausalito Municipal Code Section 10.28.080 and the Zoning Ordinance Map. On July 22, 2014 the City Council adopted Ordinance 1223 which in part established an "Emergency Shelter" Overlay Zone\*, which established Emergency [Homeless] Shelters as a permitted use by right in the Zone and established development and management standards for Emergency Homeless Shelters in the "Emergency Shelter" Overlay Zone. 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 provisions of Ordinance 1223 are required pursuant to California Government Code Sections 65582, 65583 and 65589.5. Since its adoption, the State Department of Housing and Community Development has directed the City to make amendments to the Emergency Shelter provisions in Sausalito Municipal Code Section 10.28.080, which the City committed to making in Program 27 of the Housing Element (adopted January 13, 2015). **The specific amendments committed to by the City include (1) removing the requirement that the Management Plan be "approved" by the City, (2) clarifying that a shelter operator address the services listed in the management plan to the extent such services are required by the shelter, and (3) removing the requirement for a shelter operator to provide an annual report for compliance with conditions.** The Planning Commission reviewed these amendments on February 4, 2015.

Since February 2015 the City Council's working group has recommended that the amendment **also** include the **removal** of the following two sites from the Emergency Shelter Overlay Zone: **the School District site on Nevada Street and the MLK site on Coloma.** The Planning Commission will review and make a recommendation on the amendment, which includes the specific amendments committed to by the City as discussed above *in addition to* the removal of the School District site on Nevada Street and the MLK site on Coloma from the Emergency Shelter Overlay Zone. These amendments are categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061.b.3 of the CEQA Guidelines.

\*The "Emergency Shelter Overlay" Zone **currently** includes: City Hall at 420 Litho Street, Police Station on Caledonia Street, Fire Station on Johnson Street, Downtown Parking Lot areas, Ferry Landing area and Spinnaker Restaurant area, City Corporation yard on Nevada Street, the School District site on Nevada Street and the MLK site on Coloma.

**MEETING DAY/TIME**

**Planning Commission Meeting: Wednesday, March 30, 2016 at 6:30 P.M.**

**MEETING LOCATION**

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

**WHAT WILL HAPPEN**

You can comment on the project. At the March 30, 2016 meeting the Planning Commission will consider all public testimony and decide whether or not to recommend City Council adoption of the Zoning Ordinance Amendments. The Planning Commission may also decide to continue the public hearing, or request additional information.

**IF YOU CANNOT ATTEND**

You can send a letter to Lilly Whalen, 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. **Letters for the Planning Commission received by noon on Tuesday, March 22, 2016 will be included in the Staff Report. Materials submitted after the distribution of the agenda packets will be available for public review at the Administration 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**

For general questions contact Lilly Whalen at the Administration Department at (415) 289-4134 ([LWhalen@ci.sausalito.ca.us](mailto:LWhalen@ci.sausalito.ca.us)) or come to the Administration Department office located in City Hall, 420 Litho Street to review the proposed ordinances. **The office is open from 8:30AM to 5:00PM Monday through Friday.**

**SIGNED**

  
Lilly Whalen  
City Clerk/Assistant City Manager

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 the Planning Commission or 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 Planning Commission or City Council at, or prior to, the public hearing (Government Code Section 65009(b)(1&2)).