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SAUSALITO PLANNING COMMISSION
Wednesday, March 30, 2016
Approved Action Minutes¹

Call to Order

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

Planning Commission:

Present: Chair Bill Werner, Vice-Chair Susan Cleveland-Knowles, Commissioner Joan Cox, Commissioner Vicki Nichols, Commissioner Morgan Pierce

Absent: None.

Staff: Community Development Director Danny Castro, City Clerk and Assistant City Manager Lilly Whalen, Associate Planner Calvin Chan, Assistant Planner Joshua Montemayor, City Attorney Mary Wagner

Chair Werner moved and Commissioner Cox seconded a motion to continue the public hearing for Item 1, 780 Bridgeway, to the meeting of April 27, 2016. The motion passed 5-0.

Approval of Agenda

Commissioner Cox moved and Commissioner Nichols seconded a motion to approve the agenda, as amended. The motion passed 5-0.

Public Comments On Items Not on the Agenda

None.

Approval of Minutes

None.

Declarations of Planning Commissioner Public Contacts

Commissioner Cox disclosed she had spoken to several residents regarding the Zoning Ordinance, but did not discuss the specific amendment regarding Item 2.

Chair Werner disclosed he had spoken to Michael Fisher regarding Item 3.

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

1 **Public Hearings**

2
3 **2. ZONING ORDINANCE TEXT/MAP AMENDMENTS REGARDING**
4 **EMERGENCY [HOMELESS] SHELTERS (ZOA 15-008)**

5 City of Sausalito (Applicant)
6 Staff: Lilly Whalen
7

8 **DESCRIPTION:** A request for a Zoning Ordinance Amendment to modify the
9 Emergency Shelter provisions in Sausalito Municipal Code Section 10.28.080
10 and the Zoning Ordinance Map. On July 22, 2014, the City Council adopted
11 Ordinance 1223 which in part established an “Emergency Shelter” Overlay Zone,
12 which established Emergency [Homeless] Shelters as a permitted use by right in
13 the Zone and established development and management standards for
14 Emergency Homeless Shelters in the “Emergency Shelter” Overlay Zone. The
15 provisions of Ordinance 1223 are required pursuant to California Government
16 Code Sections 65582 and 65583 and 65589.5. Since its adoption, the State
17 Department of Housing and Community Development has directed the City to
18 make amendments to the Emergency Shelter provisions in Sausalito Municipal
19 Code Section 10.28.080, which the City committed to making in Program 27 of
20 the Housing Element (adopted January 13, 2015). The specific amendments
21 committed to by the City include (1) removing the requirement that the
22 Management Plan be “approved” by the City, (2) clarifying that a shelter operator
23 address the services listed in the management plan to the extent such services
24 are required by the shelter, and (3) removing the requirement for a shelter
25 operator to provide an annual report for compliance with conditions. Additionally,
26 the City Council’s working group has recommended that the amendment also
27 include the removal of the following two sites from the Emergency Shelter
28 Overlay Zone: the School District site on Nevada Street and the MLK site on
29 Coloma.
30

31 **RECOMMENDATION:** Review and make a recommendation to the City Council
32 regarding the amendment of the Emergency Shelter provisions in the Sausalito
33 Municipal code and Zoning Ordinance Map regarding the removal of the School
34 District site on Nevada Street and the MLK site on Coloma from the Emergency
35 Shelter Overlay Zone.
36

37
38 The public hearing was opened.

39
40 City Clerk and Assistant City Manager Whalen provided a PowerPoint presentation.

41
42 Planning Commission questions for staff followed.

43
44 The public testimony period was opened.

45
46 **Public Comments:**

47 Patricia Cornell
48 Rob Reedy
49

1 Planning Commission questions for staff followed.

2
3 **Public Comments (continued):**

4 Dana Whitson

5 Michael Henry

6 John Deray (phonetic_

7 Sebastian Ferrando

8 Rick Oliva

9 Jesus

10 Nicole Bellefeuille

11 McKenna Barkus (phonetic)

12 Lance Alameda

13 Jeff Campbell

14 Ogy Hashi (phonetic)

15 Marjorie Thomas

16 Sara Reedy

17 Amy Pruitt

18 Ian Newman

19 Fay Rosenthal

20 Pat Zuch

21
22 The public testimony period was closed.

23
24 Planning Commission questions for staff followed.

25
26 Planning Commission comments followed.

27
28
29 **Vice-Chair Cleveland-Knowles moved and Commissioner Nichols seconded a**
30 **motion to recommend City Council adoption of Zoning Ordinance and Text/Map**
31 **Amendments ZOA 15-008 with technical amendments as proposed, with the**
32 **removal of the two school district sites, and strongly consider removal of the**
33 **corporation yard if feasible alternatives can be identified that meet the City's**
34 **obligations under SB2. The motion passed 4-1 (No-Cox).**
35

36 The public hearing was closed.

37
38 **3. FISHER RESIDENCE / 60 EDWARDS AVENUE (DR 13-311)**

39 Michael Fisher (Applicant)

40 Staff: Joshua Montemayor

41
42 **DESCRIPTION:** A request for a Design Review Permit for a 409 square foot
43 addition to the existing 1,385 square foot residence at 60 Edwards Avenue. The
44 proposed project will renovate an existing lower-level storage area and infill
45 below existing deck areas to create a new bedroom, bathroom, laundry room,
46 and a new staircase for interior access between the upper and lower levels.
47 Additionally, 49 square feet of new deck space will be added to the existing
48 decks to improve existing exterior staircase access and flow.
49
50

1 **RECOMMENDATION:** Approval, subject to conditions.

2
3 The public hearing was opened.

4
5 Assistant Planner Montemayor provided a PowerPoint presentation.

6
7 Planning Commission questions for staff followed.

8
9 The public testimony period was opened.

10
11 The applicant, Michael Fisher, provided a presentation.

12
13 Planning Commission questions for the applicant followed.

14
15 **Public Comments**

16 None.

17
18 The public testimony period was closed.

19
20 Planning Commission comments followed.

21
22 **Commissioner Cox moved and Commissioner Pierce seconded a motion to**
23 **approve a Design Review Permit for 60 Edwards Avenue. The motion passed 5-0.**

24
25 The public hearing was closed.

26
27 **New Business**

28 None.

29
30 **Old Business**

31 None.

32
33 **Communications**

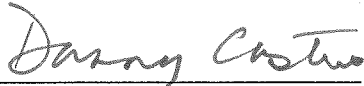
- 34
35 • Staff: Community Development Director Castro reviewed the Planning
36 Commission's April 13, 2016 meeting agenda.
- 37 • Staff:
- 38 ○ Vice-Chair Cleveland-Knowles stated she would be absent during the next
39 Planning Commission meeting on April 13, 2016.
 - 40 ○ Commissioner Cox suggested as there is only one item on the April 13th
41 meeting agenda, if that status does not change then that item should be
42 rescheduled for the April 27, 2016 meeting.
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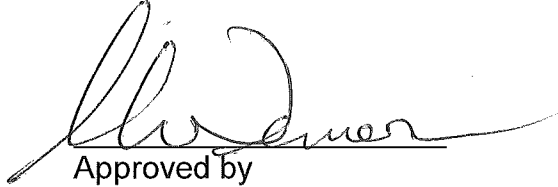
Adjournment

Commissioner Cox moved and Commissioner Pierce seconded a motion to adjourn the meeting. The motion passed 5/0.

The meeting was adjourned at 8:01 p.m.



Submitted by
Danny Castro
Community Development Director



Approved by
Bill Werner
Chair

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