



STAFF REPORT

SAUSALITO ZONING ADMINISTRATOR

PROJECT Temporary Maritime Day Event / 300 Napa Street
Minor Use Permit (MUP 16-062)

MEETING DATE July 28, 2016

STAFF Calvin Chan, Associate Planner

REQUEST

A Minor Use Permit to allow a temporary event called Maritime Day with activities including a flea market, traditional boat building demonstrations, boat rides, live music, and a floating home tour within the Galilee Harbor property at 300 Napa Street, on August 6, 2016, from 8:00 AM to 6:00 PM.

PROJECT INFORMATION

Applicant Donna Bragg

Property Owner Galilee Harbor Community Association, Inc.

Location / Size 300 Napa Street, APN 064-082-01 and 064-082-05
47,620 total square feet

General Plan Waterfront

Zoning Waterfront (W) Zoning District

CEQA The project consists of a temporary event and is categorically exempt pursuant to Section 15304(e) (Minor Alterations to Land) of the CEQA Guidelines

Authority Temporary Uses and Events are permitted via a Minor Use Permit pursuant to Section 10.44.310 of the Zoning Ordinance

PROJECT DESCRIPTION

SITE LOCATION

Neighborhood: The project site is located along the bay front within the W (Waterfront) Zoning District. The neighborhood consists of commercial, marine-related uses and park land.

Subject Parcel: The subject parcel is a level lot located at the east end of Napa Street. The site consists of a parking area, gravel and grassy park area, and the Galilee Harbor Marina and office.



Temporary Maritime Day Event Site

TEMPORARY MARITIME DAY EVENT

Donna Bragg, on behalf of the Galilee Harbor Community Association, Inc., requests a Minor Use Permit (MUP) to allow a temporary Maritime Day event to be located at Galilee Harbor, 300 Napa Street. The MUP is requested for the Maritime Day event proposed for August 6, 2016. The event will begin at 8:00 AM and conclude at 6:00 PM (see **Exhibit B** for application materials).

The Maritime Day event will be Galilee Harbor's 11th annual celebration recognizing Galilee Harbor Community Association's 36th Anniversary. The Association's mission statement is as follows: *Galilee Harbor Community Association is a non-profit, cooperative, maritime neighborhood dedicated to continuing the maritime arts and skills while providing affordable floating housing on the Sausalito waterfront.* Maritime Day is designed to be a family-friendly event with a marine-oriented flea market, traditional boat building demonstrations, boat rides, live music, and a floating home tour.

Preparations for Maritime Day are proposed to begin at 7:00 AM and breakdown/clean-up to occur between 6:00 PM and 8:00 PM on the day of the event. The estimated attendance is 300 people throughout the day and the event is open to the public with complimentary admission. A small stage for live music will be erected and the event will include the sale of food and beverages (alcoholic and non-alcoholic). Based on the history of Maritime Day events, the event is designed to showcase approximately 31 booths for artists and local vendors to show and sell their work and goods. The majority of the booths will be located solely on the Galilee Harbor property, however, some of the booths will be located in the Napa Street public right-of-way. All booths and event activities proposed to take place in the public right-of-way require the approval of a Low Impact Special Event Permit issued by the City's Parks and Recreation Department. The applicant submitted an application for a Low Impact Special Event Permit on August 11, 2015. Staff has included the approval of this Permit by the City's Parks and Recreation Department as a Condition of Approval (see

Exhibit A for Draft Resolution). There are approximately 70 parking spaces within the Galilee Harbor parking lot that will be available during the time of the event. There is also additional public parking available at the immediately adjacent Dunphy Park and in City Parking Lot No. 5 (walking time: 4 min.).

ANALYSIS

GENERAL PLAN CONSISTENCY

The project site is located within the Waterfront General Plan Land Use Designation. To approve the proposed project, the Zoning Administrator must determine that the project is consistent with all applicable General Plan policies. Staff has identified the following policy of the Economic Element as most relevant to the proposed project: *Policy E-3.3: Other Businesses. Encourage diverse business opportunities.* The proposed Maritime Day event accommodates and utilizes the talents of local artists, encouraging business opportunities for the prevalent artist community in Galilee Harbor and the surrounding areas. The site has been designed to take advantage of the waterfront location by providing marine uses such as a park and marina, thereby creating an ideal location for temporary events such as Maritime Day. The temporary Maritime Day event will be centered on an existing grass park and will not negatively impact the property or surrounding areas. The event is temporary and will not create a permanent land use which conflicts with the purpose and intent of the General Plan. Staff concludes that the proposed use is consistent with the intent of the General Plan's Land Use Element.

ZONING ORDINANCE CONSISTENCY

Temporary uses and events are permitted in the W Zoning District. Pursuant to Sausalito Municipal Code (SMC) Section 10.44.310, any use, except mobile homes, may be authorized on a temporary basis for up to a maximum of one year in any Zoning District. Staff concludes that the proposed use is consistent with the Zoning Ordinance based on the following:

- The temporary event will utilize the existing open space associated with the project site. The applicant will provide approximately 70 parking spaces for event participants with additional public parking located nearby.
- The project site is designed to provide access to a publicly maintained road (Napa Street) and the event is required to comply with all Conditions of Approval.
- The temporary use is consistent with the intended purpose of the project site and the surrounding properties.
- Access, fire protection, and water supply and sanitation facilities will be provided as required by the City and County.

MINOR USE PERMIT

The Zoning Administrator may approve a Minor Use Permit for the temporary event if the project is in conformance with the following findings (SMC Section 10.58.050).

- A. *The proposed use is allowed with issuance of a Minor Use Permit, pursuant to Chapters 10.20 through 10.28 (Zoning District Regulations), Chapter 10.44 (Specific Use Requirements) or any other applicable section of this Title 10.*

Pursuant to SMC Section 10.44.310, any use, except mobile homes, may be authorized on a temporary basis in any Zoning District. The temporary event is requested for August 6, 2016. SMC Section 10.44.310.A.3 allows a single extension of the time limit not to exceed the length of time originally allowed. A Condition of Approval is provided to allow the Community Development Director to administratively approve the event to occur again in 2017 if the Community Development Department has not received any substantive written complaints regarding any aspect of the event. If the Community Development Department receives any written substantive complaint, then the applicant shall submit an application for an "Extension of Approved Permit" pursuant to SMC Section 10.50.040.

- B. *The proposed use is consistent with the General Plan, the purposes of the Zoning Ordinance, and the purposes of the applicable zoning district.*

The temporary maritime event is consistent with the intent and purpose of the General Plan and the Waterfront Zoning District based on the event's non-permanent use.

- C. *The proposed use, together with the applicable conditions, will not be detrimental to the public health, safety, or general welfare of the City.*

Maritime Day will utilize the existing parking area used by Galilee Harbor for event traffic. Prior to the installation of the temporary vendor booths, the applicant is required to adhere to all approved Conditions of Approval and demonstrate compliance with all provisions of the Building Code as well as the Fire Code; this will ensure that the temporary event and vendor booths will not be detrimental to the public health, safety, or general welfare of the City.

- D. *The proposed use complies with all of the applicable provisions of the Zoning Ordinance.*

As stated in Finding A, any use, except mobile homes, may be authorized on a temporary basis in any Zoning District provided such use complies with development standards related to access, fire protection, and water supply and sanitation. The project site is designed to provide access to a publicly maintained road (Napa Street) and the event is required to comply with all conditions imposed by the City and the Southern Marin Fire Protection District. The site has a permanent, accessible, toilet facility and will comply with other water supply and sanitation requirements as needed.

- E. *The proposed use or facility is properly located relative to the community as a whole and to land uses and transportation and service facilities in the vicinity.*

Maritime Day is located in an area that is accessible to the public via public streets and a private parking lot. The event is temporary and will not create a permanent land use which conflicts with the Waterfront-zoned areas or the adjacent public park. The project site is located within walking distance to public transportation facilities (e.g. bus stops, parking lots).

- F. *The size and shape of the subject property is adequate to provide features needed to ensure reasonable compatibility with land uses normally permitted in the surrounding area. Features may include but not be limited to yards, open spaces, walls and fences, parking, loading, landscaping, and such features as may be required by this Title or the Zoning Administrator.*

The Maritime Day vendor booths will be located on the Galilee Harbor property with the majority of the vendors located on the existing grassy park area. As the vendor booths are temporary in nature, they will have minimal impact on existing nearby businesses and will not impact existing view corridors.

- G. *Public utilities and facilities are or will be adequate to serve the proposed use, including streets and highways paved (and of adequate width) for the quantity and type of traffic it will generate.*

All public utilities and facilities are adequate for the proposed temporary event. There are no proposed changes to existing public utilities or facilities.

- H. *The proposed use will not materially adversely affect nearby properties or their permitted uses.*

The temporary use is consistent with the intended purpose of the project site and surrounding properties. The event will primarily be held within the Galilee Harbor property. The event will increase pedestrian traffic in this area which may increase business for nearby establishments. The temporary

event will not adversely affect nearby businesses.

- I. *Findings required by Chapter 10.44 (Specific Use Requirements) for the approval of specific uses are made.*

Not applicable—no specific use requirement findings.

Staff has reviewed all applicable findings for the requested Minor Use Permit to allow a temporary event called Maritime Day to be located within the Galilee Harbor property at 300 Napa Street on August 6, 2016, from 8:00 AM to 6:00 PM (see **Exhibit A** for draft Resolution).

PUBLIC NOTICE AND CORRESPONDENCE

On July 8, 2016, notices were mailed to all residents and property owners within 300 feet of the project site and posted at the property. As of the writing of the Staff Report, no correspondence has been received.

RECOMMENDATION

Staff recommends the Zoning Administrator approve the attached Draft Resolution (**Exhibit A**) which makes the findings for approval of a Minor Use Permit to allow a temporary event called Maritime Day with activities including a flea market, traditional boat building demonstrations, boat rides, live music, and a floating home tour within the Galilee Harbor property at 300 Napa Street, on August 6, 2016, from 8:00 AM to 6:00 PM.

Options for Zoning Administrator Action:

1. Approve the attached Draft Resolution (**Exhibit A**) makes the findings for approval of a Minor Use Permit to allow a temporary event called Maritime Day with activities including a flea market, traditional boat building demonstrations, boat rides, live music, and a floating home tour within the Galilee Harbor property at 300 Napa Street, on August 6, 2016, from 8:00 AM to 6:00 PM.
2. Deny the Minor Use Permit and direct Staff to prepare a resolution with the specific findings for denial.
3. Continue the hearing for additional information and/or project revisions.

EXHIBITS

- A. Draft Resolution
- B. Application Materials submitted on March 22, 2015

**SAUSALITO ZONING ADMINISTRATOR
RESOLUTION NO. 20116-XX**

**APPROVAL OF A MINOR USE PERMIT FOR A TEMPORARY MARITIME DAY EVENT AT
300 NAPA STREET (MUP 16-062)**

WHEREAS, on March 22, 2016, an application was filed by Donna Bragg, on behalf of the property owner, Galilee Harbor Community Association, Inc., requesting Zoning Administrator approval of a Minor Use Permit to allow a temporary event called Maritime Day with activities including a flea market, traditional boat building demonstrations, boat rides, live music, and a floating home tour within the Galilee Harbor property at 300 Napa Street, on August 6, 2016, from 8:00 AM to 6:00 PM (APN 064-082-01 and APN 064-082-05); and

WHEREAS, the Zoning Administrator conducted a duly-noticed public hearing on July 28, 2016, at which time all interested persons were given an opportunity to be heard; and

WHEREAS, the Zoning Administrator has reviewed and considered the project plans prepared by the applicant, date-stamped received on March 22, 2016; and

WHEREAS, the Zoning Administrator has considered all oral and written testimony on the subject application; and

WHEREAS, the Zoning Administrator has reviewed and considered the information contained in the staff report for the proposed project; and

WHEREAS, the Zoning Administrator finds that, as conditioned herein, the proposed project is consistent with the General Plan and complies with the Zoning Ordinance requirements as described in the staff report; and

WHEREAS, approval of the proposed project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15304(e), Minor Alterations to Land.

NOW, THEREFORE, THE ZONING ADMINISTRATOR HEREBY RESOLVES AS FOLLOWS:

1. The project is exempt from the requirements of CEQA pursuant to CEQA Guidelines Section 15304(e) – Minor temporary use of land having negligible or no permanent effects on the environment.
2. The Minor Use Permit to allow a temporary event called Maritime Day with activities including a flea market, traditional boat building demonstrations, boat rides, live music, and a floating home tour within the Galilee Harbor property at 300 Napa Street, on August 6, 2016, from 8:00 AM to 6:00 PM is approved, subject to the Conditions of Approval in Attachment 2 and as shown in the project plans date-stamped March 22, 2016, Attachment 3.

Date

Danny Castro, Zoning Administrator

**ZONING ADMINISTRATOR RESOLUTION 2016-XX
JULY 28, 2016
MUP 16-062
300 NAPA STREET**

ATTACHMENT 1: FINDINGS

MINOR USE PERMIT

The Zoning Administrator may approve a Minor Use Permit for the temporary event if the project is in conformance with the following findings (SMC Section 10.58.050).

- A) *The proposed use is allowed with issuance of a Minor Use Permit, pursuant to Chapters 10.20 through 10.28 (Zoning District Regulations), Chapter 10.44 (Specific Use Requirements) or any other applicable section of this Title 10.*

Pursuant to SMC Section 10.44.310, any use, except mobile homes, may be authorized on a temporary basis in any Zoning District. Furthermore, SMC Section 10.44.310.A.3 allows a single extension of the time limit not to exceed the length of time originally allowed. The temporary event is requested for August 6, 2016, and August 5, 2017.

- B) *The proposed use is consistent with the General Plan, the purposes of the Zoning Ordinance, and the purposes of the applicable zoning district.*

The temporary maritime event is consistent with the intent and purpose of the General Plan and the Waterfront Zoning District based on the event's non-permanent use.

- C) *The proposed use, together with the applicable conditions, will not be detrimental to the public health, safety, or general welfare of the City.*

Maritime Day will utilize the existing parking area used by Galilee Harbor for event traffic. Prior to the installation of the temporary vendor booths, the applicant is required to adhere to all approved Conditions of Approval and demonstrate compliance with all provisions of the Building Code as well as the Fire Code; this will ensure that the temporary event and vendor booths will not be detrimental to the public health, safety, or general welfare of the City.

- D) *The proposed use complies with all of the applicable provisions of the Zoning Ordinance.*

As stated in Finding A, any use, except mobile homes, may be authorized on a temporary basis in any Zoning District provided such use complies with development standards related to access, fire protection, and water supply and sanitation. The project site is designed to provide access to a publicly maintained road (Napa Street) and the event is required to comply with all conditions imposed by the City and the Southern Marin Fire Protection District. The site has a permanent, accessible, toilet facility and will comply with other water supply and sanitation requirements as needed.

- E) *The proposed use or facility is properly located relative to the community as a whole and to land uses and transportation and service facilities in the vicinity.*

Maritime Day is located in an area that is accessible to the public via public streets and a private parking lot. The event is temporary and will not create a permanent land use which conflicts with the Waterfront-zoned areas or the adjacent public park. The project site is located within walking distance to public transportation facilities (e.g. bus stops, parking lots).

- F) *The size and shape of the subject property is adequate to provide features needed to ensure reasonable compatibility with land uses normally permitted in the surrounding area. Features may include but not be limited to yards, open spaces, walls and fences, parking, loading, landscaping, and such features as may be required by this Title or the Zoning Administrator.*

The Maritime Day vendor booths will be located on the Galilee Harbor property with the majority of the vendors located on the existing grassy park area. As the vendor booths are temporary in nature, they will have minimal impact on existing nearby businesses and will not impact existing view corridors.

- G) *Public utilities and facilities are or will be adequate to serve the proposed use, including streets and highways paved (and of adequate width) for the quantity and type of traffic it will generate.*

All public utilities and facilities are adequate for the proposed temporary event. There are no proposed changes to existing public utilities or facilities.

- H) *The proposed use will not materially adversely affect nearby properties or their permitted uses.*

The temporary use is consistent with the intended purpose of the project site and surrounding properties. The event will primarily be held within the Galilee Harbor property. The event will increase pedestrian traffic in this area which may increase business for nearby establishments. The temporary event will not adversely affect nearby businesses.

- I) *Findings required by Chapter 10.44 (Specific Use Requirements) for the approval of specific uses are made.*

Not applicable—no specific use requirement findings.

**ZONING ADMINISTRATOR RESOLUTION 2016-XX
JULY 28, 2016
MUP 16-062
300 NAPA STREET**

ATTACHMENT 2: CONDITIONS OF APPROVAL

These conditions of approval apply to project plans prepared for the Galilee Harbor Maritime Day at 300 Napa Street submitted on March 22, 2015.

General Conditions

1. The applicant shall comply with the following disabled access conditions of approval:
 - Accessible parking stalls shall be 18' long by 9' wide, shall be adjacent to an 8-foot wide minimum access aisle (for van accessible stall) and a 5-foot wide minimum access aisle for a standardized accessible stall per California Building Code (CBC) 1129B.3 Parking space size;
 - Accessible parking stalls and aisles shall be entirely clear of debris and shall be stable, firm and slip resistant per CBC 1124B.1 General;
 - Applicant shall ensure that the accessible parking stalls are used only by those who display appropriate vehicle placards;
 - The Accessible Route of Travel shall be stable, firm and slip resistant per CBC 1124B.1 General;
 - The Accessible Route of Travel shall be identified if it deviates from the path used by the general public;
 - The Accessible Route of Travel shall be 36 inches in width minimum per CBC 1114B.1.2 Accessible Route of Travel;
 - Proposed signage shall be as approved by the City Engineer on July 26, 2012;
 - Provide contact information on Accessibility Assistance sign to allow those requiring assistance to locate an Accessibility Assistant;
 - All items from the approved On-site Access Plan approved by the City Engineer shall remain in effect.

2. Prior to commencement of the Maritime Day event, the applicant shall obtain approval of a Low Impact Special Event Permit by the Parks and Recreation Department for all vendor booths and event activities that are to take place in the Napa Street public right-of-way. The application shall include details on amplified noise and parking arrangements.

3. The Community Development Director may administratively approve the event to occur again in 2017 if the Community Development Department has not received any substantive written complaints regarding any aspect of the event. If the Community Development Department receives any written substantive complaint, then the applicant shall submit an application for an "Extension of Approved Permit" pursuant to Section 10.50.040 of the Zoning Ordinance. The applicant shall be responsible for submitting a written request at least two months prior to the 2017 event to authorize the 2017 event.

4. Event materials, equipment, vehicles, and debris boxes shall be placed to minimize obstruction of roads and gutters, shall be maintained in a clean and safe condition, and shall not be maintained in a manner that becomes a nuisance to the neighborhood.
5. No exterior security lighting may be installed on the subject site unless otherwise reviewed and approved by the Community Development Department and found by staff to be consistent with Chapter 10.45 of the Zoning Ordinance.
6. In the event that any condition imposing a fee, exaction, dedication or other mitigation measure is challenged by the project sponsors in an action filed in a court of law or threatened to be filed therein which action is brought within the time period provided by law, this approval shall be suspended pending dismissal or final resolution of such action. If any condition is invalidated by a court of law, the entire project shall be reviewed by the City and substitute conditions may be imposed.
7. The applicant shall indemnify the City for any and all costs, including without limitation attorneys' fees, in defending this project or any portion of this project and shall reimburse the City for any costs incurred by the City's defense of the approval of the project.
8. The uses related to the temporary event shall adhere to the City's noise regulations (Municipal Code, Chapter 12.16, Noise Control).

Advisory Notes

Advisory notes are provided to inform the applicant of Sausalito Municipal Code requirements, and requirements imposed by other agencies. These requirements include, but are not limited to, the items listed below.

1. This approval will expire in one (1) year from the effective date of this resolution if the property owner has not exercised the entitlements hereby granted, or an extension has not been filed prior to the expiration date.
2. An approval granted by the Zoning Administrator does not constitute a building permit or authorization for construction. Appropriate construction permit(s) issued by the Building Division must be obtained prior to any construction.
3. All applicable City fees as established by City Council resolutions and ordinances shall be paid. Third party review fees (cost plus 10%) shall be paid.
4. Pursuant to Municipal Code Chapter 3.36, Construction Traffic Road Fees shall be paid prior to issuance of a building permit.
5. Pursuant to Municipal Code Chapter 8.54, applicants shall submit a Recycling Management Plan to the Community Development Department prior to the issuance of any construction permits, unless the requirement is waived pursuant to Section 8.54.050.

6. Pursuant to Municipal Code Chapter 11.17, dumping of residues from washing of painting tools, concrete trucks and pumps, rock, sand, dirt, agricultural waste, or any other materials discharged into the City storm drain system that is not composed entirely of storm water is prohibited. Liability for any such discharge shall be the responsibility of person(s) causing or responsible for the discharge. Violations constitute a misdemeanor in accordance with Section 11.17.060.B.
7. Permits required by other agencies having jurisdiction within the temporary event area must be obtained in accordance with the respective agency's regulations.
 - a. Marin Municipal Water District (415-945-1400), including landscaping and irrigation regulations;
 - b. Marin County Environmental Health Services (415-499-6907), including spas and septic systems, as well as facilities for preparation or sale of food;
 - c. Department of Alcoholic Beverage Control (707-576-2165);
 - d. Southern Marin Fire Protection District (415-388-8182); and
 - e. Bay Conservation and Development Commission (415-352-3600).

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**ZONING ADMINISTRATOR RESOLUTION 2016-XX
JULY 28, 2016
MUP 16-062
300 NAPA STREET**

ATTACHMENT 3: PROJECT PLANS



Danny Castro
Community Development Director
City of Sausalito
420 Litho Street
Sausalito CA 94965

March 16, 2016

Dear Mr. Castro,

Galilee Harbor is applying for a minor use permit for its 11th annual Maritime Day celebration and Galilee Harbor Community Association's 36th anniversary. This year the event will be on Saturday August 6, 2016 from 8AM to 6PM and next year it will be on August 5, 2017.

Attached:

1. General Application Form – Minor Use Permit application 2016 & 2017
2. Promotional flyer from 2015
3. Booth Layout Map
4. ADA Sign Program
5. ADA Sign Location Map
6. Accessibility Assistance sign will be laminated and posted on site
7. Aerial Photograph of the site with public transportation locations on Bridgeway
8. Low Impact Special Event application (submitted to Parks & Rec)

Please go to our website for images of previous years: <http://galileeharbor.org/events/events.html>.

Call or email me if you need any more information.

Thank you.

Sincerely,

A handwritten signature in blue ink that reads "Donna Bragg". The signature is fluid and cursive, with the first name "Donna" being larger and more prominent than the last name "Bragg".

Donna Bragg, Project Coordinator
Galilee Harbor Community Association, Inc.

Galilee Harbor Community Association, Inc
300 Napa Street Sausalito, CA 94965
Ph: 415 332 8554 fax: 415 332 7843 email: galileeharbor@gmail.com

EXHIBIT

B

GENERAL APPLICATION FORM

CITY OF SAUSALITO - COMMUNITY DEVELOPMENT DEPARTMENT

420 LITHO STREET • SAUSALITO, CA 94965 • (415) 289-4100

APPLICATION NO. _____ DATE RECEIVED _____

_____ Administrative Design Review	_____ Minor Subdivision (up to 4 lots)
_____ Administrative Sign Permit	<input checked="" type="checkbox"/> Minor Use Permit <u>MARITIME DAY</u>
_____ Amended Final Map	_____ Nonconformity Permit
_____ Amended Parcel Map	_____ Parking Determination
_____ Appeals	_____ Revised Parcel Map
_____ Certificate of Compliance	_____ Revised Tentative Map
_____ Conditional Use Permit	_____ Specific Plan Amendment
_____ Condominium Conversion CUP	_____ Subdivision Extension
_____ Condominium Subdivision	_____ Variance
_____ Design Review	_____ Vesting Tentative Map
_____ Design Review Modification	_____ Zoning Administrator
_____ Determination of Use	_____ Zoning Ordinance Amendment
_____ Encroachment Agreement	_____ Zoning Permit
_____ General Plan Amendment	_____ Environmental Review _____
_____ Lot Line Adjustment	
_____ Major Subdivision (5+ lots)	Other: _____

ADDRESS 300 NAPA STREET DATE BUILDING CONSTRUCTED N/A

ASSESSOR'S PARCEL # 064-082-01
064-082-05 ZONING DISTRICT: W

1. Owner(s) Name: GALILEE HARBOR Community Association
Address: 300 NAPA City: Sausalito State: CA
Zip: 94965 Phone: 415 332 8554 Fax: 415 332 7843
Email: galileeharbor@gmail.com

2. Applicant(s) Name: SAME
Address: _____ City: _____ State: _____
Zip: _____ Phone: _____ Fax: _____
Email: _____

3. Primary Point of Contact: Email galileeharbor@gmail.com
Owner _____ Buyer _____ Agent Architect _____

4. Existing Use(s): marina

5. Proposed Construction: none - open house / flea market

If new or additional construction is proposed, complete the following in addition to the attached Zoning Permit Application:

6. Will grading be required?	Yes _____	Cubic Yards (cut/fill)	_____	No _____
7. How will water be supplied?	MMWD _____	Individual Well(s)	_____	N/A _____
8. Will any trees be removed? If yes, what types?	Yes _____	No _____		

9. Other proposed improvements:
Landscaping _____ Dredging _____ Parking _____ Exterior Lighting _____

VARIANCES ONLY (ATTACH ADDITIONAL LETTER OF JUSTIFICATION)

Describe the proposed Variance:

Variance from Section(s): _____

SUBDIVISION INFORMATION ONLY

Number of Lots: _____ Condominium: Yes _____ No _____

LOT LINE ADJUSTMENT INFORMATION ONLY

Describe the Proposed Lot Line Adjustment:

Existing Parcel Size(s): Parcel 1: _____ Parcel 2: _____
Adjusted Parcel Size(s): Parcel 1: _____ Parcel 2: _____

PARCEL ONE

PARCEL TWO

Owner's Signature	Owner's Signature
Date	Date
Owner's Name (Please Print)	Owner's Name (Please Print)
Assessor's Parcel Number	Assessor's Parcel Number

* If there are more than two affected property owners, please attach separate letters of authorization

REZONING OR TEXT AMENDMENT ONLY

The applicant wishes to amend Section _____ of the Sausalito Municipal Code Title 10 (Zoning).

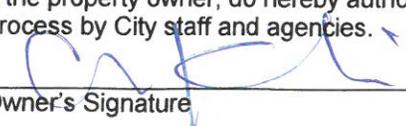
The applicant wishes to Rezone parcel _____ from the _____ Zoning District to _____

GENERAL OR SPECIFIC PLAN AMENDMENT ONLY

Please describe the proposed amendment:

CERTIFICATION AND SIGNATURES

I, the property owner, do hereby authorize the applicant designated herein to act as my representative during the review process by City staff and agencies.

	3/21/16
Owner's Signature	Date

I, the applicant, do hereby declare under penalty of perjury that the facts and information contained in this application, including any supplemental forms and materials, are true and accurate to the best of my knowledge.

	3/21/16
Applicant's Signature	Date

R U P A & T H E A P R I L F I S H E S



Hilary Hulteen

Maritime Day 2015

M A D E I N S A U S A L I T O

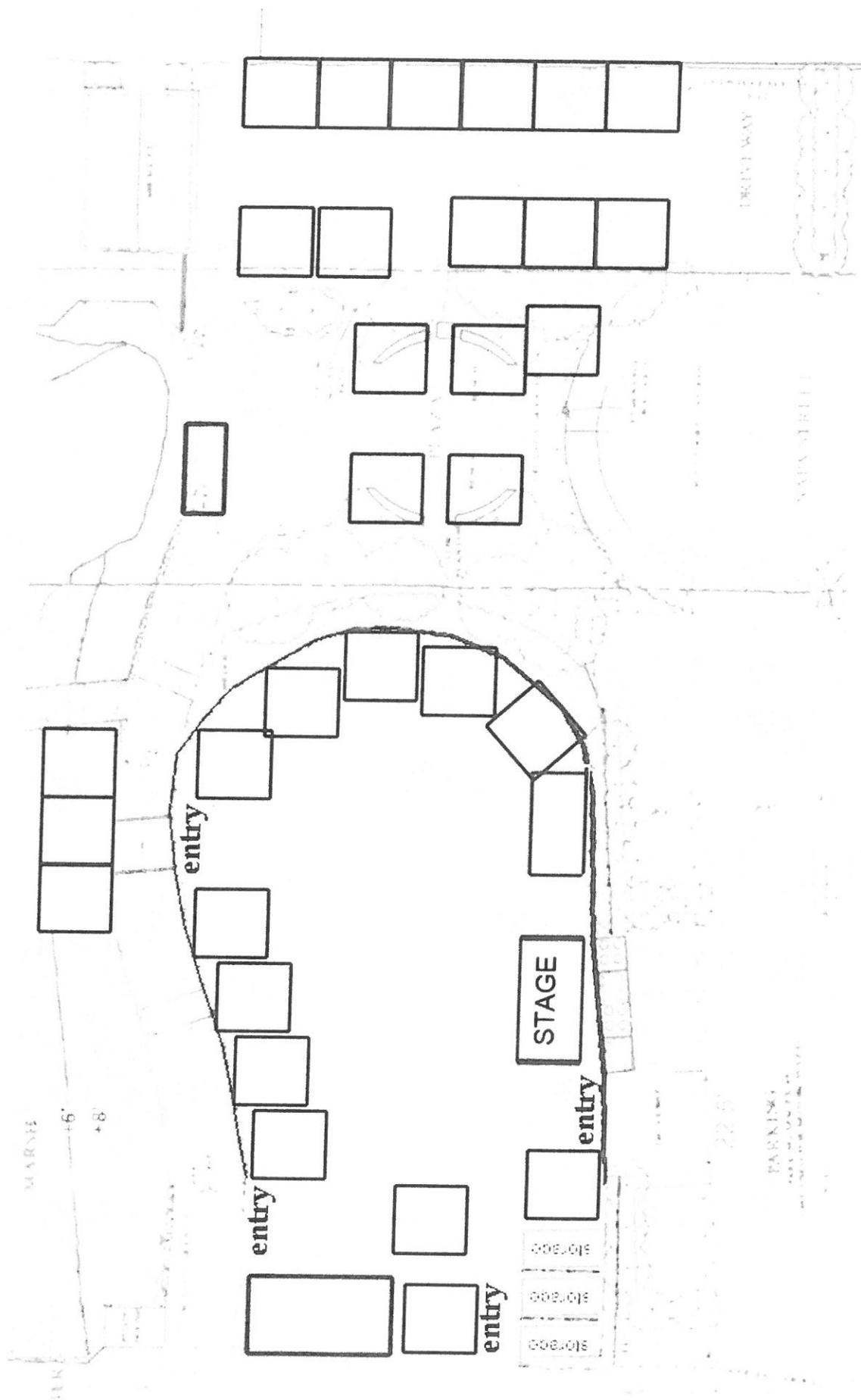
Saturday
August 1st

G A L I L E E
H A R B O R

Live Music +
Rupa & the April Fishes @ Noon
Marine Flea Market
Historic Vessels
Boat Rides
Dinghy Races
Fish & Chips
Homemade Pies
Open Boat Tours
Boatbuilding Demo

FLEA MARKET
& ARTIST SPACES
\$30
RESERVE NOW
415.332.8554

300 NAPA ST SAUSALITO 8AM - 6PM



Galilee Harbor 300 Napa Street Maritime Day August 6, 2016 Minor Use Permit Application
 Booth Layout

ADA Sign Program

Restroom Sign

1A



Parking Signs

2A



2B



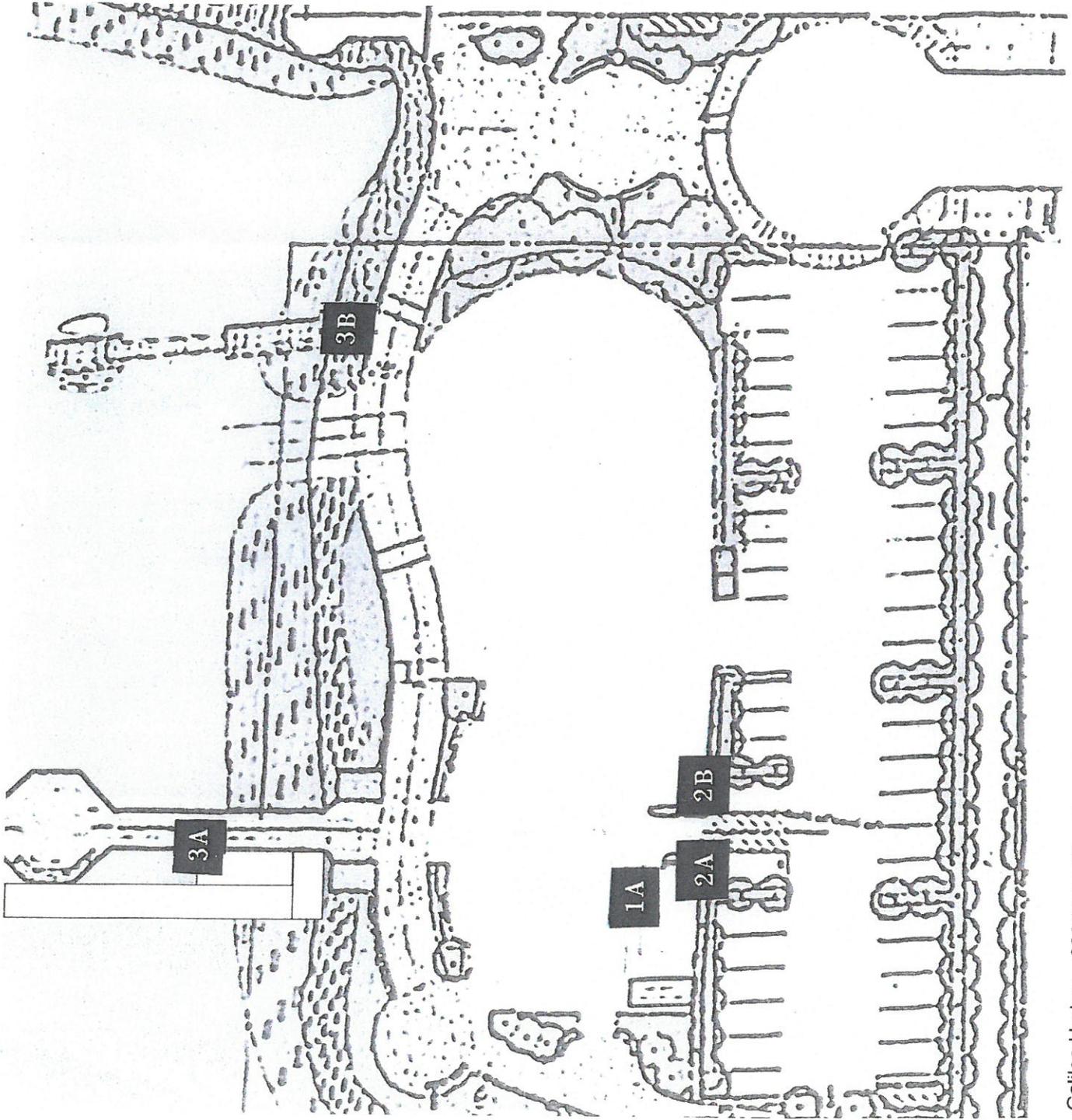
Signs to ADA Ramp and Dock

3A



3B





Galilee Harbor 300 Napa Street Maritime Day August 6, 2016 Minor Use Permit Application
ADA Sign Locations

For Accessibility Assistance

Please see

Donna Bragg, Project Coordinator

or

Doreen Gounard, Harbor Manager



Aerial photograph of the site and public transportation locations on Bridgeway





City of Sausalito
 Parks and Recreation Department
 420 Litho Street · Sausalito CA 94965
 TEL: 415.289.4152 FAX: 415.289.4189

OFFICE USE ONLY

Date received: _____
 Date to review: _____
 Fees paid: AUG 11 2015
 Approved by: _____ Date: _____
 BY: _____

SPECIAL EVENT APPLICATION – LOW IMPACT SPECIAL EVENT

SCANNED PAID
 8/11/15

Name of Event: Maritime Day
 Name of Organization: Galilee Harbor Community Association
 Mailing Address 300 Napa St City Sausalito Zip: 94965
 Business Phone Number: (415) 332-8554 Email galieeharbor@gmail.com
 Cellular Phone Number: (415) 912-6023 FAX Number: (415) 332-7843

Contact Person "ON SITE" day of event: Doreen Gounard
 (Note: This person must be in attendance for the duration of the event and immediately available to City Officials.)

Cellular Phone Number: (415) 912-6023 Pager Number: () N/A

Alternate Contact Person "ON SITE" day of event: Donna Bragg

Cellular Phone Number: (415) 847-8304 Pager Number: () N/A

TYPE OF EVENT:

EVENT ACTIVITIES:

- | | | | |
|---|---|---|---|
| <input checked="" type="checkbox"/> Block Party | <input type="checkbox"/> Parade | <input type="checkbox"/> Food Sales | <input type="checkbox"/> Live Animals |
| <input type="checkbox"/> Carnival | <input type="checkbox"/> Race/Walk/Run | <input type="checkbox"/> Fireworks | <input type="checkbox"/> Drawing/Raffle |
| <input type="checkbox"/> Street Festival | <input type="checkbox"/> Merchandise Sale | <input type="checkbox"/> PA System | <input type="checkbox"/> Music |
| <input type="checkbox"/> Wedding | <input type="checkbox"/> Other: _____ | <input type="checkbox"/> Motion Picture | <input type="checkbox"/> Other: _____ |

Location of Event: 300 Napa Street - ACCESS DUNPHY PARKING STAIR

Date: August 6, 2016 Hours of operation: 8am - 6pm
 (Indicate separate set-up and close down date and timeframes)

set up flea market 7am Breakdown clean-up 6pm - 8pm

Actual "open to the public" or "advertised" event hours: 8 AM/PM to 6 AM/PM

Estimated attendance: 300 Admission fee (If applicable): Free

Is this event open to the public? Yes No

E-MAILED
8/11/15 To JM



City of Sausalito
Parks and Recreation Department
 420 Litho Street · Sausalito CA 94965
 TEL: 415.289.4152 FAX: 415.289.4189

Will any public property be affected during this event? Yes No
 (Streets, sidewalks, parking lots, parks, school sites, etc.)

If yes, please describe all such public property and provide proof of authorization from property owner.

Napa Street for Fleamarket - DUNPHY PARKING STRIP

- | | | |
|-------------------------------------|-------------------------------------|--|
| Yes | No | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Does the event include tent or stage setup? <u>small stage</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Does the event involve the sale of alcoholic beverages? <u>yes</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Does the event involve the use of alcoholic beverages? <u>yes</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will items or services be sold at the event? If yes , please describe: <u>Fleamarket / Art food / Beverages</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Does this event involve a moving route of any kind along streets, sidewalks or highways? If yes , attach a detailed map of your proposed route, indicate the direction of travel, and provide a written narrative to explain your route and its impact. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Does this event involve a fixed venue site? If yes, MUST attach a detailed site map showing all streets impacted by the event. <u>yes same as last year</u> |

SECURITY

Yes No

Is there a **Professional Security** organization hired to handle security arrangements for this event? **If yes**, please list:

Security Company: _____

Security Organization Address: _____

Street Address City, State, Zip

Security Director (Name): _____ Phone: _____

ENTERTAINMENT

Yes No

Are there any musical entertainment features related to your event?

Will sound amplification be used?

Start time: 10 AM/PM – Finish time: 6:30 AM/PM

Sound amplification details: speakers 3 instruments

(ex. Speaker size, microphones, what exactly will be amplified)



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ENTERTAINMENT CONTINUED

- Will **sound checks** be conducted prior to the event?
 Start time: 10 AM/PM – Finish time: 10:30 AM/PM
- Will you need access to electricity?

POLICE ON SCENE:

Number of uniformed officers: None

If cost recoverable, is there a letter of agreement on file? Yes No

Police primary duties/responsibilities:

- Parking lot patrol: Yes No
- Interior venue patrol: Yes No
- Stationary entrance security: Yes No
- Exterior: _____ Other: _____

Does this event have 75 or more people in estimated attendance: Yes No
 (If yes, Portable Toilet Facilities are required, see below)

Portable and/or Permanent Toilet Facilities:

• Number of portable toilets: 2 **REQUIRED** → One for every increment of 75 people thereof.
1 - ADA permanent facility on site

• **Note:** Unless the applicant can substantiate the availability of both accessible and non-accessible toilet facilities in the immediate area of the event site, the above is required.

THE FOLLOWING ACTIVITIES ARE STRICTLY PROHIBITED:

Fireworks (unless otherwise approved by the Fire Dept.), discharging of firearms, gambling, helicopter rides, open fires, nudity.)

Smoking prohibited in City Parks as per City Ordinance 1207

Doreen B. Gounard
 Signature of Applicant

Doreen Gounard
 Printed Name of Applicant

8/11/2015
 Date of Application



City of Sausalito
Parks and Recreation Department
420 Litho Street · Sausalito CA 94965
TEL: 415.289.4152 FAX: 415.289.4189

CITY OF SAUSALITO INDEMNIFICATION AGREEMENT

1. Galilee Harbor ("Permittee") has applied for a Special Event Permit from the City of Sausalito. In consideration of the City of Sausalito ("City") granting the Special Event Permit I/We agree to all the terms and conditions set forth in this Agreement.
2. ("Permittee") shall indemnify and hold the City of Sausalito, its elected and appointed officials, officers, employees, agents, volunteers and representatives harmless against and from liability and claims of any kind including, without limitation, claims for loss or damage to property of Permittee or any other person, or for any injury to or death of any person, arising out of or in connection with the Event identified below. Permittee shall, at Permittee's sole cost and expense, defend City its elected and appointed officials, officers, employees, agents, volunteers and representatives in any action or proceeding arising from any such claim by counsel satisfactory to City and shall indemnify City its elected and appointed officials, officers, employees, agents and volunteers against all costs, attorneys' fees, expert witness fees and any other expenses incurred in or for such action or proceeding.
3. Within thirty (30) days of notice from the City, I/We agree to pay the City for any and all costs incurred by the City to repair damage to City property proximately caused by Permittee and/or its officers, employees, volunteers, agents and/or any person who was or reasonably should have been under the Permittee's control.

Event Maritime Day

Event Date August 6, 2016

BY Doreen Gonnard
(Printed)

Doreen B. Gonnard
(Signature)

IT'S Harbor Manager

Sausalito Recreation Department

420 Litho Street
 Sausalito, CA 94965
 Phone: (415) 289-4152
 FAX: (415) 289-4189
 Email: acheng@ci.sausalito.ca.us

Receipt

#1028758.002

Aug 11, 2015 1:58 PM
 (Duplicate Receipt)



GALILEE HARBOR COMMUNITY ASSOCIATION
 DOREEN GOUNARD
 GALILEE HARBOR COMMUNITY ASSN.
 300 NAPA STREET
 SAUSALITO, CA 94965

Prepared By: Anita Cheng
 Company ID: 49

Home phone: (415) 332-8554, Work phone: (415) 912-6023

▼ **Payment Summary**

Check: \$25.00 Check # 13620
Total Received: \$25.00 **Total Payments:** \$25.00

▼ **Transactions**

Customer	Description	Item	Charge Description	Unit	Qty	Fee	Charge
Galilee Harbor Community Association 300 Napa Street Sausalito, CA 94965	Maritime Day (LOW IMPACT)- Doreen Gounard #2818 Action: Paid on Account Balance ¹ Location: Dunphy Parking Lot at Dunphy Park Permit # 2818	Special Event RE- APPLICATION for LOW IMPACT	Re- application Low Impact Processing Fee	Each			\$25.00
Total Charges							\$25.00
Total Payments							\$25.00
Balance							\$0

▼ ¹ Payment Schedule for Original Balance of \$25.00

Due Date	Amount Due	Amount Paid	Withdrawal Adjustment	Balance
Jul 30, 2016	\$25.00	\$25.00	\$0	\$0
Current Balance				\$0
Due Now				\$0