



APPROVED

HOUSING ELEMENT COMMITTEE MINUTES
Monday, February 28, 2011
5:30 p.m.
City Council Conference Room
City Hall at 420 Litho Street

1. Call to Order— 5:35pm

All present, except as noted

Chair Stan Bair (Planning Commission Rep) Vice-Chair Joan Cox (Planning Commission Rep)
Mike Kelly (City Council Rep)* Linda Pfeifer (City Council Rep)*
Steve Flahive (City Resident) Chris Visser (City Resident)*
Kim Stoddard (City Resident) (arrived at
5:55 p.m.)

**Absent*

Members of the public present:

- Michael Rex
- Ray Withy
- John Flavin
- Mark Rushford

2. Public Comment on Items Not on Agenda - None

3. Approval of Minutes – None

4. Site Inventory Technical Reports (presented out of order)

b. Accessory Dwelling Units in Two/Multi Family Districts: Lilly presented a report indicating the City received a 16% response rate with the following results:

- Inclined to create: 64Y; 224N
- Rent: 51 < \$1,200/mo.
- Existing structure to convert: 28Y
- Parking: 47Y; 253N
- Amnesty: 19Y; 2N; 29 not sure
- Building Permit: 34Y; 16N
- Size: 33<600 sq. ft, 23: 600-1,000 sq. ft.
- Rent: 36<\$1,200/mo.; 17: \$1,200-\$1,600/mo.
- Parking: 23 off street; 34 on street
- An extrapolation calculation will be included in the report to which this report will be an appendix

c. Vacant / Underdeveloped Parcels: Lilly presented a report including the following information:

<u>Vacant</u>	<u># Parcels</u>	<u>Potential Additional Unit Potential</u>
• Residential	154	167
• Mixed Use	5	8
• Non-Residential	99	0

<u>Underdeveloped</u>	<u># Parcels</u>	<u>Maximum Potential Additional</u>
• R-1	0	0
• R-2	452	577
• R-3	219	548
• Mixed	94	368
• Houseboat	5	15

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- Staff will prepare a constraint analysis for the top 10% of parcels, ranked by size. Staff may consider performing a sampling of each type of parcel, depending on the outcome of their initial analysis.
- *Public comment: Michael Rex: The report does not take into account FAR. Further analysis may reveal that a lot of the parcels are fully developed. The constraint analysis must also factor into account the impact on existing views of development of vacant or underdeveloped parcels.*
- a. **Single Family:** Lilly presented a report that included the following information:
 - 35% response rate: 43 w/ ADU, 285 without
 - Inclined to create: 51Y; 222N
 - Rent: 55 said <\$1,200/mo.
 - Motivation: extra \$, house family
 - Parking: 88Y; 182N
 - Amnesty interest: 23Y, 3N, 11 not sure
 - Building Permit: 23Y; 11N; 9 not sure
 - Size: 21<600 sq. ft.; 20: 600-1,000 sq. ft.
 - Rent: 26<\$1,200/mo.; 10: \$1,200-\$1,600/mo.
 - Parking: 20: off street; 13: on street
- *Public comment: Michael Rex: ADU's are not required if they would cause a detriment to public welfare.*

The committee was unable to take action on this item because it lacked a quorum.

5. **Evaluation of 1995 Housing Element:** The committee was unable to take action on this item because it lacked a quorum. The committee will review the two potential approaches to the evaluation document at the next meeting.
 - *Public comment: Michael Rex said he would want to see some of the information contained in the lengthier document, with perhaps an executive summary along the lines of what Vice Chair Cox drafted.*
6. **Evaluation of First Public Workshop.** Staff has received lots of positive feedback from the First Public Workshop. It would probably be beneficial to do a write-up of the information conveyed at the workshop. Jessica Mullins of the Marinscope has indicated an interest in obtaining the tape from the meeting and preparing a report for the paper.
 - *Public comment: Michael Rex stated no downzoning can address multi-unit FAR issues. He suggests directing people to EAH and other websites regarding climate changes and commuting. The Marin Economic Forum has performed an analysis of the relationship of labor to housing.*
 - *Another member of the public stated that we need more notice of the next workshop and that it would be helpful to have audience microphones so that comments can be heard throughout the room. Possible venues could include the MLK gym or the Star of the Sea Church.*
7. **Communications.**
 - Joel Paul has resigned from the Housing Element Committee.
 - Mayor Herb Weiner assured the committee that he would work to ensure additional members are appointed to the Housing Element Committee so that the committee can have a quorum even if not every member attends.
 - Vice Chair Cox clarified some information in an e-mail transmitted by member Mike Kelly which stated that "(A Metropolitan Planning Organization or MPO is a local agency such as Sausalito). Actually, an MPO is a regional agency; there are 18

throughout California. The MPO that serves Sausalito is the Association of Bay Area Governments, commonly known as ABAG.

- Staff will request that Mary Wagner make a presentation of the effects of SB 375 on the Housing Element Committee and its work.

8. Agenda Topics for Next Meeting. A preliminary agenda was distributed by staff. Staff will revisit the topics from this meeting that were unable to be voted upon due to a lack of a quorum.

9. Adjourn. *Vice-Chair Cox moved and Kim Stoddard seconded a motion to adjourn. The motion passed unanimously and the meeting was adjourned at 6:55 p.m.*