

Marinship 101

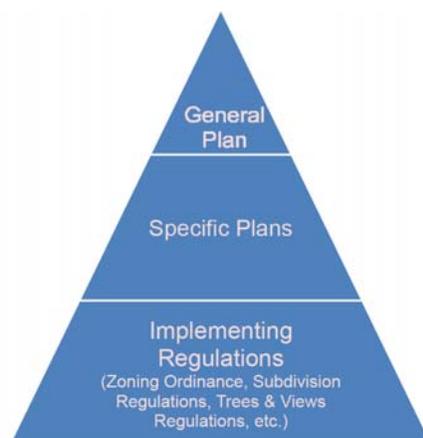
A Review of the Marinship Specific Plan

City Council Meeting
Tuesday, March 5, 2013

Overview

- What is a Specific Plan?
- MSP
 - Background
 - Applicability
 - Organization
 - Allowed Uses
 - Development Programs
 - Development Standards
 - Issues
- Recent Council Actions
- Options for Future Steps
- Staff Recommendation

What is a Specific Plan?



Background: MSP

- April 5, 1988: MSP Adopted
 - 1989: Zoning Ordinance amended
 - 1995: General Plan amended
- Development Objectives:
 - General Intent
 - *To promote the waterfront area and promote diversified water-dependent uses.*
 - *To promote the development of other lands in the Marinship with industrial uses and uses compatible with an industrial area.*
 - 21 Specific Goals



II. DEVELOPMENT OBJECTIVES

A. GENERAL INTENT

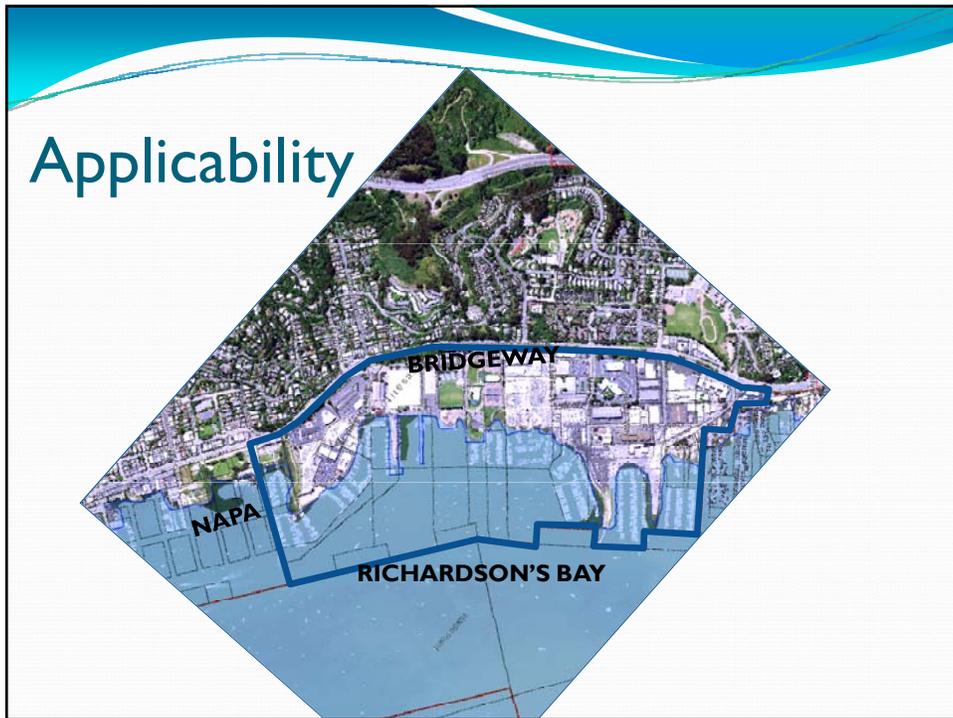
It is the Marinship Specific Plan Development objective to retain, yet focus, the 1970 Sausalito General Plan objectives (PART V, Division 1, Section 2101):

1. To promote the waterfront area and promote diversified water-dependent uses.
2. To promote the development of other lands in the Marinship with industrial uses and uses compatible with an industrial area.

B. MARINSHIP SPECIFIC PLAN GOALS

To accomplish the General Intent as a list of goals to be considered in development in the Marinship:

1. Preserve and enhance character of the Marinship. This shall extend to residential, develop uses and maritime industries.
2. Preserve and enhance and use of the Marinship.
3. No new commercial or office use in the Marinship. Office use to a permitted use, will be allowed. Buildings and uses may remain as per.
4. It is the intent of Marinship as an area primarily orient Sausalito residents, not tourists.
5. It is the intent of development of non-industrial commercial, or that would displace traffic generation.
6. It is the intent of development that produces low level.
7. It is the intent of the extent possible, mixed use rather development, especially on larger parcels.
8. The amount of commercial service use permitted on a site should be significantly limited in comparison to the amount of industrial use.
9. The amount of restaurant and food service use in the Marinship should be limited to the local working population it would serve and be no more than the minimum size needed to serve that projected population.
10. Additional houseboat development in the Marinship is not allowed outside of the "R" zone. Houseboat use, as approved by the City and SDC, will be permitted under the following circumstances:
 - a) On "R" zone parcels;
 - b) Houseboats existing in permitted recreational use, on or before July 1, 1985 and in use, on July 1, 1985, may be legalized with Conditional Use Permit; and
 - c) Other houseboats existing in Sausalito before July 1, 1985 and in residential use date may be legalized with a Conditional Use Permit provided the applicant demonstrates to the satisfaction that the houseboats will be and integral part of a working waterfront fulfill the requirements of the public in the Richardson Bay Special Area Plan, and FRANKLIN BAY PLAN.
11. Maintain an urban rather than suburban in the Marinship. This shall apply to consideration building style and treatment, landscaping, and support.
12. Development plans should recognize and social value of small-scale, individual activities component in the overall composition of the Marinship.
13. Uses and development plans that not encourage public access and use of the water and wetlands have preference over those that do not.
14. Waterfront parcels shall provide as much as possible limited amounts of temporary public space access to and from the water, including where other possible limited amounts of temporary public space.
15. Development plans should give special attention to the establishment and enhancement of the pedestrian and bicycle pathways to and through the Marinship.
16. An intent of the plan is to maximize the amount of real and effective open water and shoreline area.
17. Development plans shall preserve and enhance both the identified view corridors (see Diagram #6) and, to the extent possible, other view opportunities to and through the area.
18. It is the intent of the plan to preserve and enhance the viability of the commercial fishing industry in Sausalito and the Marinship.
19. The plan shall preserve and enhance public navigational channels in the Marinship.
20. It is the intent of the plan to improve the water quality of the Richardson Bay by restricting any potential pollution by Marinship developments. Development proposals will be evaluated with regard to their pollution control techniques, such as controlling runoff and restricting uses to non-polluting uses as provided in the Richardson Bay Special Area Plan.
21. Any proposed Marinship development shall identify the nature and scope of any natural hazards, such as soils or geological conditions, and satisfactorily mitigate such hazards before construction. The City may determine that some uses or types of construction are considered not to be in the public's interest and safety to permit. Justification of any such use or development will be the responsibility of the applicant.





Development Programs

- Zoning District (i.e., "Industrial," etc.)
 - **General Intent** (narrative of intent-- i.e., non-polluting, low intensity industrial, warehousing, maritime arts, craft workshops,...)
 - **Typical Condition:**
 - Allowed uses, with narrative
 - **Site-Specific Exceptions:**
 - Specific Planning Parcel considerations

Arts: It is the intent of the Arts designation to allow art studio space, not retail art galleries. It is not the intent, however, to prohibit a limited number of "sales events" on-site, featuring the sale of art creations by the artist. The amount of permitted studio space dedicated to formal art display shall be limited. Signage or advertisement of the retail activity, if done on a regular basis, is prohibited. The sale of art work is to be by the actual artist or by a temporary assistant or employee.

Development Standards

- Circulation, access, streets and ways
 - Parcel access
 - Driveway standards
 - Sidewalks, landscaping, lighting
- Public Access
- Bikepaths
- Small Boat Launch
- Parking and Loading
- Views
- Setbacks
- Building Height and Bulk
- Drainage

Issues

- Property owners of Marinship parcels
 - Uncertainty as to whether uses are grandfathered
- Decision makers
 - Applying policies
- Staff
 - Administration of document
 - Coordination of document with Zoning Ordinance

Recent Actions

- *Priority Calendar.*
 - FY 2009-2010, 2010-2011, 2011-2012 and 2012-2013.
- *WAM Report.*
 - Presented to Council on May 18, 2010
- *Marinship Business and Land Use Inventory Report.*
 - Presented to Council on March 22, 2011
- *Short Term Business Needs Study.*
 - Completed in July 2011
- *Sausalito Community and Economic Development Study.*
 - Presented to Council on January 24, 2012
- *Additional Funding for Marin Economic Forum Contract.*
 - Council authorized use of \$5,000 to contract with Marin Economic Forum in Nov 2012

Options for Future Steps

The Council may consider any combination of the following actions to evaluate optional activities for future direction in addition to others identified by the Council.

- Hold a joint Planning Commission and City Council meeting;
- Form a Task Force;
- Refer to the Business Advisory Committee;
- Reconvene the Waterfront and Marinship Committee;
- Delegate to Staff.

Recommendation

Staff recommends that the City Council accept the staff report and provide direction as appropriate.