



CITY OF SAUSALITO

NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION AND NOTICE OF PLANNING COMMISSION PUBLIC HEARING

Distributed: November 12, 2014
(GPA 13-334)

Project Title	City of Sausalito's 2015-2023 Housing Element Update
SCH Number	To Be Assigned
Applicant	City of Sausalito Planning Division
Location	Citywide, City of Sausalito
Project Description	<p>A "Housing Element" is one of seven required "Elements," or chapters, of the city's General Plan, which is the "blueprint" for the community. The Housing Element must establish goals, policies and programs for the preservation, improvement and development of housing. All cities and counties in California are required to have a Housing Element that identifies and analyzes existing and projected housing needs, and identifies sites for housing opportunities. All communities are also required to update their Housing Elements on a state-mandated cycle.</p> <p>The proposed project consists of the City of Sausalito's 2015-2023 Housing Element, which constitutes an update to the current Housing Element, which was adopted in 2012¹. In consideration of the comprehensive update of the City's Housing Element completed two years ago, the 2015-2023 Draft Element proposes minor updates to the current Housing Element. The focus is on updating the Element's background information (such as income levels and housing allocation), reviewing the City's progress in implementing its adopted Element, and carrying forward the policies and programs from the current Housing Element with minor refinements as needed.</p> <p>The City began the 2015-2023 Housing Element Update process in September of 2013, when a Housing Element Subcommittee was appointed by City Council to work with staff to draft the update and gain certification from the California State Department of Housing and Community Development (HCD) by January 31, 2015. The Subcommittee held five public meetings and two community workshops on the draft element.</p> <p>The proposed 2015-2023 Housing Element Update establishes goals, policies and programs for the preservation, improvement and development of housing within the City of Sausalito. The State mandated number of new housing units for Sausalito is 79 units pursuant to the Regional Housing Needs Allocation (RHNA) established for the 2015-2023 Housing Element cycle. The proposed Housing Element Update plans for new housing through a variety of low impact strategies including mixed-use infill, accessory dwelling units and liveboards.</p>
Environmental Review	The environmental review of the proposed Housing Element Update resulted in an <i>Initial Environmental Study/Negative Declaration</i> .
Approvals	The project requires: <ul style="list-style-type: none">• Recommendation of General Plan Amendment by Sausalito Planning Commission; and• General Plan Amendment by the Sausalito City Council; and• Certification by the Department of Housing and Community Development.
Review Period	November 12, 2014 to December 12, 2014. Any written comments on the project must be received by the City prior to the close of the public review period.

¹ Prior to 2012, Sausalito had last updated the General Plan in 1995. Therefore the City was overdue by two housing cycles: 1999-2006 and 2007-2014. In 2009 the City formed a Housing Element Task Force of community leaders and residents with the goal of updating the 1995 Housing Element. From 2009 to 2012 the City held over 50 public meetings and three Community Workshops with the Task Force, Planning Commission and City Council and adopted the current Element in October of 2012 for the planning period ending in 2014. The current Element was certified by the State of California's Department of Housing and Community Development (HCD) in November of 2012.

- Public Meetings**
- The **Planning Commission** will take public comments on the *Initial Environmental Study / Negative Declaration* on **November 19, 2014 beginning at 6:30pm.**
 - The **Planning Commission** will hold a hearing on recommendation of the General Plan Amendment for the 2015-2023 Housing Element Update and *Initial Environmental Study / Negative Declaration* on **December 17, 2014, beginning at 6:30pm.**
 - The **City Council** will hold a hearing on the General Plan Amendment for the 2015-2023 Housing Element Update and *Initial Environmental Study / Negative Declaration* in January of 2015 (date to be announced—email LSchinsing@ci.sausalito.ca.us to be included on the e-notification list).

All meetings will be held in the City of Sausalito Council Chambers, 420 Litho Street, Sausalito.

Comments Any written comments on the document must be received prior to the conclusion of the review period noted above. Public testimony will be accepted at the public meeting on November 19th and December 17th noted above. You may forward your written comments on the project to Lilly Schinsing, Administrative Analyst by mail to the Administration Department, 420 Litho Street, Sausalito, CA 94965, fax to (415) 289-4167, or email to LSchinsing@ci.sausalito.ca.us.

For More Information The draft *Initial Environmental Study/Negative Declaration* is available for viewing at the City of Sausalito Administration Department (open from 10 A.M. to 5 P.M. Monday through Friday) and the City of Sausalito Library (open every day) located in City Hall, 420 Litho Street, Sausalito and on the City's website at www.ci.sausalito.ca.us/index.aspx?page=703

The Housing Element Update is available for viewing at the Community Development Department. For questions regarding the project or to review a copy of the draft *Initial Environmental Study/ Negative Declaration* please contact Administrative Analyst Lilly Schinsing at (415) 289-4134. Staff reports will be available on the City's website on the Friday preceding the Planning Commission and City Council meetings. **Any written comments on the project must be received by the City prior to the close of the public review period noted above.**

Signed Lilly Schinsing, Administrative Analyst