



## STAFF REPORT SAUSALITO CITY COUNCIL

---

### AGENDA TITLE

Update: Ferry Landing Rehabilitation Project, Waterside Improvements

### RECOMMENDED ACTION

1. Review the proposed Ferry Landing Public Process, provide modifications as appropriate and approve the process.
2. Direct Staff, the Historic Landmarks Board and the Planning Commission to proceed with the approved Ferry Landing Public Process.

### BACKGROUND

The Golden Gate Bridge, Highway, and Transportation District (District) is proposing to demolish the existing Sausalito ferry landing structure and replace it with a new ferry landing that would provide standardized and smoother loading of vessels and passengers. For a history of the project prior to December 2014, visit: <http://www.ci.sausalito.ca.us/index.aspx?page=18>.

- In December of 2014 the City Council received a presentation from the District on the Sausalito Ferry Landing project. At that meeting, the Council directed the City Manager to work with the District to agree on a process to review certain aesthetic aspects of the project (specifically the gate, sign, paint/finish and materials) and return to Council to share the products of that process and recommendations. The District agreed with this course of action.
- On December 4, 2014 the Bay Conservation and Development Commission (BCDC) held a meeting regarding the ferry landing project. BCDC provided feedback and direction to the District.
- On December 18, 2014 the City Manager sent a letter to the Bay Conservation and Development Commission (BCDC) describing the Council direction from December 2, 2014 and requesting that if the belvederes (proposed bump outs on the pier for public access) are determined to be discretionary, that they be removed from the project (see **Attachment 1**).
- On January 6, 2015 the City Attorney received a letter from BCDC requesting the City opine as to whether or not the District has complied with Section 5.4 of the Lease (see **Attachment 2** for the BCDC letter and **Attachment 4** for the lease).
- From January 5- January 26, 2015, City Staff and the District had discussions which resulted in the District voluntarily agreeing to consent to the City's public process for the Ferry Landing, which will include the steps outlined in the "Ferry Landing Proposed Public Process" below.
- On January 27, 2015 the Mayor announced that the Council had voted unanimously to announce that the proposed project is not a repair and replacement project, it is a major alteration that requires the City's consent, which has not yet been given. Since that date the City has been working with the District on the details of the review process that will include public hearings in front of the City Council, Planning Commission (PC) and the Historic Landmarks Board (HLB).
- On February 4, 2015 the City Attorney sent a letter to BCDC counsel, John Bowers, in response to the letter from BCDC (**Attachment 3**)

## FERRY LANDING PROPOSED PUBLIC PROCESS

In order to invite public input and provide input on the Ferry Landing project from the Sausalito community and decision makers, the District has agreed to voluntarily consent to the City's process which will include the following steps, with tentative dates:

Step No.	Step	Objective	Tentative Date
1	City Council Approves Ferry Landing Public Process	Process put in place and meetings scheduled	February 10
2	Staff provides notice to community of process and Study Session/Joint Hearing dates (via <i>Currents</i> )	Provide Notice	February 13
3	Pre-application meeting	Staff and local architects to provide design direction based on community input received to date	Week of February 16
4	Agenda and Packet Published for March 11 PC and HLB Joint Study Session	Provide conceptual plans for review	March 6
5	HLB Subcommittee begins to conduct research for 50-year review	Prepare a 50-year review report	March 3
6	Joint Study Session with HLB and PC	District presents conceptual plans and alternatives to HLB, PC and community at a public forum; public provides input; District receives feedback from HLB, PC and community	March 11
7	District prepares application package for review based on feedback	Plans revised based on feedback	March 12-March 24
8	Staff sends mailed notices to all property owners and occupants within 300 feet radius of project site; Notice is posted on site; staff send electronic notice via the <i>Currents</i>	Provide Notice	March 20
9	District arranges for story pole equivalent or alternative demonstration of visual effect	Provides visual effect	March 20
10	Agenda and Packet Published for April 1 HLB/PC joint hearing	Provide staff report and plans for review	March 27
11	HLB/ PC conduct first joint hearing and provide additional feedback	Review the project, take public input and provide feedback	April 1

Step No.	Step	Objective	Tentative Date
12	Agenda and Packet Published for April 15 HLB/PC joint hearing	Provide staff report and plans for review	April 10
13	HLB/PC conduct second joint hearing	Review the project, take public input and determine if Design Review findings can be made	April 15
14	Appeal Period Runs	10-day appeal period for any decision	April 16-27
15A	If Findings are made by the HLB/PC and no Appeal is filed, City consents to the Ferry Landing project	If the HLB/PC determine that they are able to make the Design Review findings, and the appeal period runs without the filing of an appeal, Staff is authorized to send a letter to the District with the City's consent to the Ferry Landing project (as approved by the HLB/PC)	After April 27
15B	If Findings are made by the HLB/PC, and an appeal is filed, an appeal hearing is required	Provide 10-day Notice for appeal	Depending on when appeal is filed, from April 17- May 8
		<i>City Council Appeal Hearing:</i> Council reviews the project, takes public input and determine if Design Review findings can be made	Depending on when appeal is filed, from April 28-May 11
15C	If findings are not made by the HLB/PC, and an appeal is filed, an appeal hearing is required	Provide Notice for appeal	Depending on when appeal is filed, from April 17- May 8
		<i>City Council Appeal Hearing:</i> Council reviews the project, takes public input and determine if Design Review findings can be made	Depending on when appeal is filed, from April 28-May 11

The process outlined above would allow the District to request an extension of time from BCDC (who is currently reviewing the District's permit request), with an anticipated BCDC hearing date of May 21, 2015.

#### STAFF RECOMMENDATION

1. Review the proposed Ferry Landing Public Process, provide modifications as appropriate and approve the process.
2. Direct Staff, the HLB and the PC to proceed with the approved Ferry Landing Public Process.
3. Waive any applicable application fees.

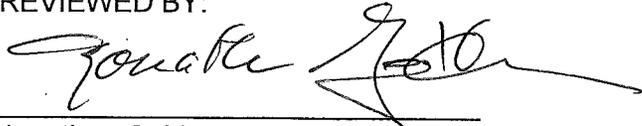
#### ATTACHMENTS

1. Letter to BCDC from City Manager, sent December 18, 2014
2. Letter from BCDC to City Attorney, received January 6, 2015
3. Letter from City Attorney to BCDC dated February 4, 2015
4. District Lease with City

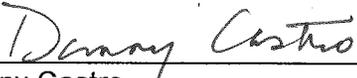
PREPARED BY:

  
\_\_\_\_\_  
Lily Schinsing  
Administrative Analyst

REVIEWED BY:

  
\_\_\_\_\_  
Jonathon Goldman  
Director of Public Works/City Engineer

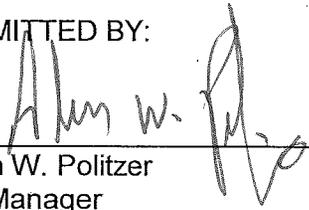
REVIEWED BY:

  
\_\_\_\_\_  
Danny Castro  
Community Development Director

REVIEWED BY:

  
\_\_\_\_\_  
Mary Anne Wagner  
City Attorney

SUBMITTED BY:

  
\_\_\_\_\_  
Adam W. Politzer  
City Manager

I:\CDD\PROJECTS - ADDRESS\EEI Portal - Foot\Ferry Landing\Ferry Landing Rehabilitation Project 2012-2015\ccsr 2-10-15.doc