

CITY OF SAUSALITO

NOTICE OF PLANNING COMMISSION PUBLIC HEARING FOR ZONING ORDINANCE AMENDMENTS REGARDING EMERGENCY HOMELESS SHELTERS, SPECIAL NEEDS HOUSING, DENSITY BONUSES AND REASONABLE ACCOMMODATIONS AND A MARINSHIP SPECIFIC PLAN AMENDMENT REGARDING EMERGENCY HOMELESS SHELTERS

ZOA/SPA 14-007

You are invited to attend a Planning Commission public hearing on the following project.

PROJECT DESCRIPTION

Special Needs Zoning Ordinance Amendments: Modifications to Sausalito Municipal Code Section 10.44.350 and Table 10.20-1 pursuant to State Law which would allow emergency homeless shelters as a principally permitted use in the Public Institutional Zoning District (which includes but is not limited to: Spencer Fire Station, City Hall, PG&E Substation on Woodard Avenue, Police Station on Caledonia Street, Fire Station on Johnson Street, City Corporation yard on Nevada Street, the Army Corps of Engineers Bay Model, the US Post Office on Harbor Drive, the School District site on Nevada Street and the MLK site on Coloma), and establish approval requirements and development standards for emergency homeless shelters. Modifications to Tables 10.22-1 and 10.24-1 in the Sausalito Municipal Code pursuant to State Law to allow transitional and supportive housing (e.g., for individuals affected by substance abuse, domestic violence) to be regulated as a residential use and single room occupancy units to be regulated as a commercial use within the City.

Density Bonus Ordinance Amendments: Modifications to Sausalito Municipal Code Section 10.40.130 to comply with State Government Code Sections 65915-65918 to establish requirements, density bonus incentives/concessions in order to make the project financially feasible, approval requirements and other criteria for density bonus projects (which are projects of five or more units which provide some residential units as affordable that receive additional approval for additional units above the maximum allowed for a particular parcel). Reasonable Accommodations Ordinance Amendments: Amendment of Sausalito Municipal Code Title 10 (Zoning Ordinance) to comply with the Federal Fair Housing Amendments Act of 1988 and California's Fair Employment and Housing Act to provide procedures for granting reasonable accommodations for disabled individuals with respect to zoning, permit processing and building regulations.

Marinship Specific Plan Amendment: Amendment of the Marinship Specific Plan to allow emergency homeless shelters as a principally permitted use in the two Public Institutional Zoning District sites in the Marinship -- Army Corps of Engineers Bay Model (APNs 063-100-11 and 063-110-14) and US Post Office on Harbor Drive(APN 063-130-03).

MEETING DAY/TIME

Wednesday, May 21, 2014 at 6:30 P.M.

MEETING LOCATION City Council Chambers at City Hall, 420 Litho Street, Sausalito

WHAT WILL HAPPEN

You can comment on the project. The Planning Commission will consider all public testimony and decide whether to approve, deny, or modify the project. The Planning Commission may also decide to continue the public hearing, or request additional information.

IF YOU CANNOT ATTEND You can send a letter to Lilly Schinsing, City of Sausalito, City Hall, 420 Litho Street, Sausalito, CA 94965. You can also hand deliver a letter to the Community Development Department prior to the public hearing. Letters received by noon on Tuesday, May 13, 2014 will be included in the Staff Report. Materials submitted after the distribution of the agenda packet will be available for public review at the Community Development Department during normal business hours, at the Planning Commission meeting, and on the City's Website: www.ci.sausalito.ca.us (subject to Staff's ability to post the documents prior to the meeting).

FOR MORE INFORMATION

Join the Email Notification List: In order to keep you updated the City needs to know how to contact you (about future meetings on this topic). Please add yourself to the notification list by sending an email to LSchinsing@ci.sausalito.ca.us with the subject line "Housing Element." For general questions contact Lilly Schinsing at the Community Development Department at (415) 289-4134 (LSchinsing@ci.sausalito.ca.us) or come to the Administration Department office located in City Hall, 420 Litho Street to review the application materials. The office is open from 10:00AM to 5:00PM Monday through Friday.

SIGNED

Lilly Schinsing Administrative Analyst

At the above time and place, all letters received will be noted and all interested parties will be heard. If you challenge a decision of the Planning Commission in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing (Government Code Section 65009(b)(1&2). I:\CDD\PROJECTS - NON-ADDRESS\ZOA\2014\14-007 Housing Element Implementation\Notice\pcpn 5-21-14.doc