



Valhalla Residential Condominiums



**Environmental Review
Entitlements**

July 30, 2014 | City of Sausalito

Topics

- CEQA Review – Revised IES/MND
- Entitlements
 - Main Street Boardwalk Variance
 - Bus Pullout
 - Trash Enclosure
 - Landscaping
 - Plan Revisions, Deviations, Exceptions
 - Revised Conditions of Approval

CEQA

Revised IES/MND

CEQA

- July 22, 2014 –Coastal Engineering Analysis submitted
- July 24, 2014 –Preliminary Structural Evaluation for construction of Main Street Boardwalk submitted

CEQA

- Staff is reviewing submitted reports to verify completeness of floodplain variance application.
- Upon determination of completeness, PlaceWorks will prepare a Revised IES/MND for 30-day review period.

Entitlements

1. Revised Project Narrative/Plans
2. Revisions/Deviations/Exceptions
 3. Bus Pullout
 4. Trash Enclosure
 5. Landscaping
6. Main Street Boardwalk Variance
7. Revised Conditions of Approval

1. Revised Project Narrative

- July 24, 2014 – Applicant submitted revised project narrative (Exhibit T – Revised) addressing concerns of public, Planning Commission, and Staff
- July 25, 2014 – Applicant submitted updated plan sheets (Exhibit F – Revised)
- Staff is reviewing revised narrative and plans for incorporation in the Revised IES/MND

2. Revisions/Deviations/Exceptions

- July 2, 2014 – Planning Commission requested updated list of plan revisions, exceptions, and deviations from Zoning Ordinance development standards
- See Exhibit GG of the Entitlements Staff Report for list

3. Bus Pullout

- July 2, 2014 – Planning Commission requested clarification of what is meant by “partial” bus pullout
- “Partial” refers to the potential size of a future bus stop given that a “full-size” bus stop is not feasible within 10-foot Special Setback
- Future bus stop will be designed and constructed to satisfaction of City engineering specifications and in compliance with Golden Gate Bridge, Highway & Transportation District

4. Trash Enclosure

- July 2, 2014 – Proposed location of trash enclosure within 10-foot Special Setback was questioned
- Staff supports proposed location of trash enclosure.
- If Planning Commission wants enclosure outside of Special Setback, direction should be provided to staff

5. Landscaping

- July 2, 2014 – Planning Commission raised concern regarding ongoing maintenance of the proposed landscaping
- Staff has incorporated landscape maintenance performance measures into Conditions of Approval
- The Planning Commission may also require a landscape maintenance agreement for future condominium association

6. Main Street Boardwalk Variance

- June 27, 2014 – Director of Public Works requested additional information to evaluate the floodplain variance request
- July 22, 2014 – Applicant submitted a Coastal Engineering Analysis for hydraulic loads (see Exhibit EE of Entitlements Staff Report)
- July 24, 2014 – Applicant submitted preliminary Structural Evaluation for construction of Main Street Boardwalk (see Exhibit FF of Entitlements Staff Report)

7. Revised Conditions of Approval

- July 2, 2014 – Project Architect expressed concern and disagreement regarding several Conditions of Approval (COAs 15, 16, 17)
- Staff will meet with Architect and review the Conditions of Approval.
- Revised COAs will be provided at later date

Recommendations

- Staff recommends the Planning Commission take the following actions:
 - Review revised Project Plans (Exhibit F- Revised)
 - Review revised Project Narrative (Exhibit T – Revised)
 - Review Conditions of Approval and provide direction on appropriate modifications (Exhibit W)
 - Continue Public Hearing to the Planning Commission meeting on September 3, 2014

Questions