

**ORDINANCE NO. 1225**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAUSALITO AMENDING  
THE CITY OF SAUSALITO ZONING MAP  
TO CHANGE THE ZONING OF 201 BRIDGEWAY (VALHALLA SITE) FROM  
NEIGHBORHOOD COMMERCIAL (CN-1) ZONING DISTRICT TO MULTI-FAMILY  
RESIDENTIAL (R-3) ZONING DISTRICT AND  
TO ADD A PLANNED DEVELOPMENT (-Pd) ZONING OVERLAY DISTRICT TO 201  
BRIDGEWAY (VALHALLA SITE) AND 206 SECOND STREET (SINGLE FAMILY  
RESIDENTIAL SITE)  
GPA-ZOA-PD-TM-DR-CC-EA 13-150**

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**WHEREAS**, Section 10.80.070 allows for amendments of the Zoning Ordinance (Title 10 of the Sausalito Municipal Code) whenever the City Council determines that public necessity, convenience, or welfare would be served; and

**WHEREAS**, Alex Kashef, MD, DDS, owner of the property at 201 Bridgeway and 206 Second Street (APNs 065-242-06 and -17) has requested amendment of the City of Sausalito Zoning Map for the property at 201 Bridgeway (Valhalla Site) from Neighborhood Commercial (CN-1) Zoning District to Multi-Family Residential (R-3) Zoning District and the addition of a Planned Development (-Pd) Zoning Overlay District on the property at 201 Bridgeway (Valhalla Site) and the property at 206 Second Street (Single Family Residential Site); and

**WHEREAS**, the development standards for the Neighborhood Commercial (CN-1) Zoning District would no longer apply to 201 Bridgeway (Valhalla Site); and

**WHEREAS**, the development standards for the Multi-Family Residential (R-3) Zoning District would apply to 201 Bridgeway (Valhalla Site), except for the deviations identified in the Planned Development Permit approved by the City Council in association with the Planned Development (-Pd) Overlay Zoning District; and

**WHEREAS**, in order to maintain compliance with Zoning Ordinance Section 10.40.020 (Development Standards of the Fair Traffic Initiative), the Planned Development Permit would restrict the maximum floor area ratio (FAR) of 201 Bridgeway (Valhalla Site) to 0.50 as long as the Fair Traffic Initiative provisions regarding FAR restrictions applicable to the project site are in effect; and

**WHEREAS**, Section 10.80.070.C requires the Planning Commission to provide a recommendation to the City Council on proposed Zoning Ordinance amendments; and

**WHEREAS**, the Planning Commission conducted duly-noticed public hearings on the Zoning Ordinance amendment May 14, 2014, May 28, 2014, June 18, 2014, July 2, 2014, July 30, 2014, September 3, 2014, and September 17, 2014, at which time all interested persons were given an opportunity to be heard; and

**WHEREAS**, on September 17, 2014 the Planning Commission adopted Planning Commission Resolution No.2014-33, which recommended City Council adoption of an Ordinance regarding amendment of the Zoning Map for the property at 201 Bridgeway (Valhalla Site) from Neighborhood Commercial (CN-1) Zoning District to Multi-Family Residential (R-3) Zoning District and the addition of a Planned Development (-Pd) Zoning Overlay District on the property at 201 Bridgeway (Valhalla Site) and the property at 206 Second Street (Single Family Residential Site); and

**WHEREAS**, on October 21, 2014 the City Council conducted a duly-noticed public hearing at which time all interested persons were given an opportunity to be heard; and

**WHEREAS**, on October 21, 2014, the City Council by Resolution No. xxx approved a General Plan Amendment to change the Land Use Element map designation of the Valhalla Site from Neighborhood Commercial to High Density Residential; and

**WHEREAS**, the Zoning Map Amendment is consistent with the amended General Plan Land Use Element map designation of High Density Residential for the Valhalla Site and the residential designation of the properties to the north and south of the Valhalla Site, as well as the General Plan policies as described in the City Council staff report dated October 21, 2014; and

**WHEREAS**, on October 21, 2014, the City Council by Resolution No. xxx approved the *Final Valhalla Residential Condominium Initial Environmental Study /Mitigated Negative Declaration*, which found that the project, including the Zoning Map Amendment, will not have a significant effect on the environment.

**THE CITY COUNCIL OF THE CITY OF SAUSALITO DOES HEREBY ORDAIN AS FOLLOWS:**

**Section 1.** The City of Sausalito Zoning Map is amended to change the zoning district for the property at 201 Bridgeway (Valhalla Site) from Neighborhood Commercial (CN-1) Zoning District to Multi-Family Residential (R-3) Zoning District and to add a Planned Development (-Pd) Zoning Overlay District on the property at 201 Bridgeway (Valhalla Site) and the property at 206 Second Street (Single Family Residential Site), as shown on the attached diagram.

**Section 2.** This ordinance shall be liberally construed to achieve its purposes and preserve its validity. If any section, subsection, sentence, clause or phrase

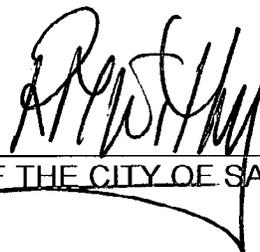
of this ordinance is for any reason held to be unconstitutional or invalid, such decision shall not affect the validity of the remaining portion of this ordinance. The City Council hereby declares that it would have passed this ordinance and every section, subsection, sentence, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared unconstitutional or invalid. To this end the provisions of this ordinance are declared to be severable.

**Section 3.** This ordinance shall be in full force and effect thirty (30) days after the date of its adoption.

**Section 4.** This ordinance shall be published once within fifteen (15) days after its passage and adoption in a newspaper of general circulation in the City of Sausalito.

**THE FOREGOING ORDINANCE** was read at a regular meeting of the Sausalito City Council on the 21st day of October, 2014, and was adopted at a regular meeting of the City Council on the 11th day of November, 2014 by the following vote:

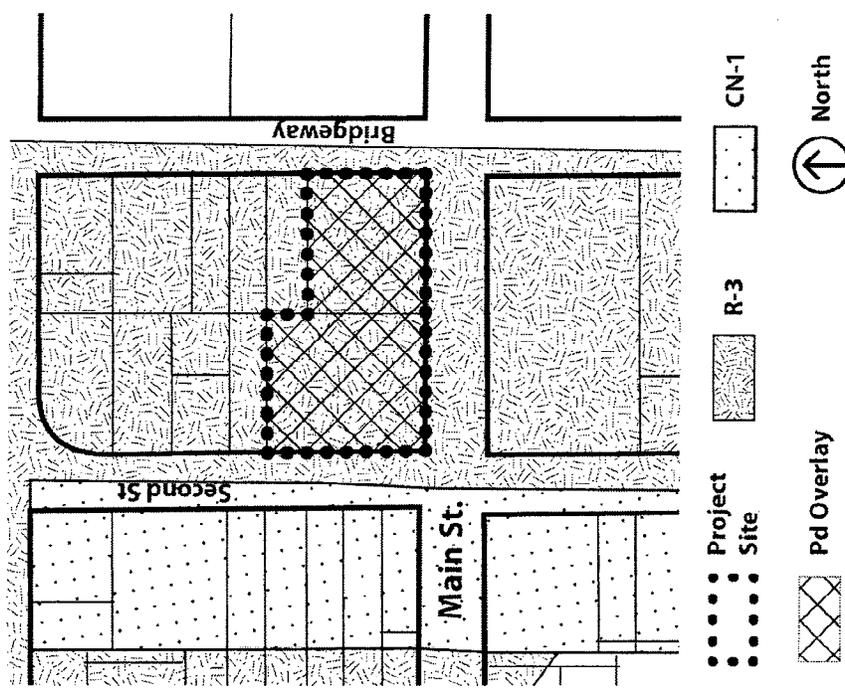
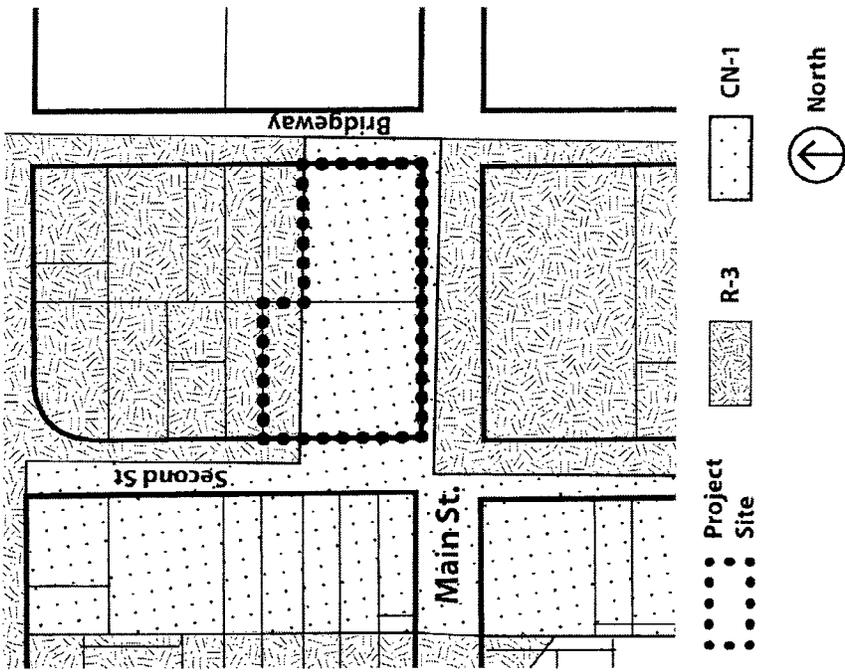
AYES:	Councilmembers: Theodores, Weiner and Mayor Withy
NOES:	Councilmembers: None
ABSTAIN:	Councilmembers: Pfeifer
RECUSED:	Councilmembers: None
ABSENT:	Councilmembers: Leone

  
MAYOR OF THE CITY OF SAUSALITO

ATTEST:

  
CITY CLERK

# Zoning Map Amendment



Former Zoning District Boundaries

New Zoning District Boundaries



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AYES: Councilmembers: Theodores, Weiner and Mayor Withy  
NOES: Councilmembers: None  
ABSTAIN: Councilmembers: Pfeifer  
RECUSED: Councilmembers: None  
ABSENT: Councilmembers: Leone

\_\_\_\_\_/s/ RM  
Withy \_\_\_\_\_  
MAYOR OF THE CITY OF  
SAUSALITO  
ATTEST:  
/s/ Debbie Pagliaro,  
CITY CLERK MARIN  
SAUSALITO  
SCOPE  
NOV. 26, 2014  
#24447