



STAFF REPORT TO THE MARIN COUNTY PLANNING COMMISSION	
Marin Gateway LLC (Marin Gateway Shopping Center) Master Plan Amendment	
Recommendation:	Recommendation to the Board of Supervisors to approve the Marin Gateway LLC (Marin Gateway Shopping Center) Master Plan Amendment
Hearing Date:	March 25, 2019
Application No(s):	P2155
Agenda Item:	5
Last Date for Action:	April 8, 2019
Owner(s):	Marin Gateway GARP, LLC
Assessor's Parcel No(s):	052-490-08
Property Address:	100-190 Donahue Street, Sausalito
Project Planner:	Sabrina Sihakom
Signature:	
Countywide Plan Designation:	GC (General Commercial, Mixed Use, FAR = 0.10 to 0.20)
Community Plan Area:	Marin City Community Plan
Zoning District:	CP (Planned, Commercial District)
Environmental Determination:	Exempt per CEQA Guidelines Section 15301, Class 1

PROJECT SUMMARY

The applicant is requesting Master Plan Amendment approval to amend the Marin City USA Master Plan (Ordinance 3115) to allow a reduction in the required number of parking spaces for the Marin Gateway Shopping Center in Sausalito. The applicant has prepared a "Parking Demand Analysis" using the shared parking methodology. Per the "Parking Demand Analysis", the existing on-site parking supply for the shopping center totals 866 spaces, including 28 handicap accessible spaces, one electric vehicle space, and one electric vehicle handicap accessible space. The proposal is to decrease on-site parking supply by five parking spaces, from 866 spaces to 861 spaces. The proposed parking reduction is detailed in the table below.

	Entitled Square Feet	Number of Parking Spaces	Parking Ratio
Existing Entitlement Per Master Plan (Ord.3115)	186,645 SF	892 spaces	1 space per 209 SF
Existing Condition	186,645 SF	866 Spaces	1 space/216 SF
Proposed	186,645 SF	861 spaces	1 space/217 SF

The subject property is governed by the Marin City USA Master Plan (Ordinance 3115). Master Plan Amendment approval is required because the project proposes to amend the Marin City USA Master Plan (Ordinance 3115) to allow a reduction in the required number of parking spaces. Pursuant to Marin County Development Code Section 22.44.070.A.1, the Commission may recommend approval, conditional approval, or denial of an application to the Board of Supervisors who will make the final decision on this application.

PROJECT SETTING

Characteristics of the site and surrounding area are summarized below:

- Lot Area: 19.8 acres
- Adjacent Land Uses: Commercial and residential
- Topography and Slope: Minimal sloping at 4.5 percent average slope
- Existing Vegetation: Minimal ornamental landscaping
- Environmental Hazards: The property is located in Zone 4 out of 4 for seismic shaking, indicating that the project site is in risk of significant amplification of shaking during seismic activity

The subject property consists of the Marin Gateway Shopping Center located at 100 to 190 Donahue Street, Sausalito. The project site is approximately 45.5 acres and is developed with a multi-tenant shopping center consisting of various retail, personal service, and restaurants uses. The project site is also developed with internal circulation improvements and a parking lot that consists of a total of 866 parking spaces. The property is adjacent to Highway 101, the Bayside Martin Luther King Jr. Academy, and residential developments.

BACKGROUND

An application for Master Plan Amendment approval was submitted on September 20, 2018. The applicant provided the following report as part of the application materials:

- Parking Demand Analysis, prepared by Linscott, Law, & Greenspan Engineers, January 8, 2019 (original dated July 23, 2018). The Parking Demand Analysis assesses the shopping center’s existing on-site parking supply using the shared parking methodology. The study concluded that the proposed parking supply would be adequate in meeting the overall future parking demand based on the shared parking analysis of existing and proposed tenant mixes.

On October 4, 2018, the project was referred to the Department of Public Works, Land Development Division (DPW). Their response is attached. The project was deemed incomplete on October 19, 2018 and December 13, 2018, for additional information requested by DPW. The applicant submitted revised application materials, which were promptly re-circulated. The project was deemed complete on February 7, 2019.

A notice was posted on the project site on March 5, 2019 identifying the applicant and describing the project and its location. The Community Development Agency provided a mailed public notice on March 5, 2019 identifying the applicant, describing the project and its location of a hearing date before the Marin County Planning Commission of March 25, 2019 in accordance with California Government Code requirements. This notice had been mailed to all property owners within 625 feet of the subject property.

DISCUSSION

On March 17, 1992, the Board of Supervisors adopted Ordinance Number 3088, approving the Marin City USA Master Plan and Community Plan and Redevelopment Plan Amendments to construct a project inclusive of approximately 186,645 square feet of retail and personal service uses. The project also included the following approved scope of work: a maximum of 370 dwelling units including 244 apartments, 58 townhouses and 68 duplexes, a multi-purposes community facility/boys and girls club and associated open space and infrastructure, and improvements to the Waldo Interchange. Ordinance Number 3088 imposed Condition 50.a, which required the following:

“Retail center parking shall be based on one parking space per 200 square feet of gross retail area. The parking development standards may be modified by the Direct of Public Works during review of the Precise Development Plan based on data which demonstrates that such a reduction is appropriate. In no case shall the parking ratio be less than 1 space/209 square feet.”

On November 10, 1992, the Board of Supervisors adopted Ordinance Number 3115, approving amendments to the Marin City USA Master Plan, including an amendment that dedicated 11,430 square feet of the 186,645 square feet of approved retail space to be used as an adjunct to a Home Improvement Center. The ordinance amended Condition 50.a. of Ordinance 3088, imposing the following:

“Retail center parking shall be based on one parking space per 200 square feet of gross retail area. The parking development standards may be modified by the Director of Public Works during review of the Precise Development Plan based on data which demonstrates that a reduction is appropriate. In no case may the parking ratio be less than 1 space/209 square feet for general retail uses. These standards may be increased or decreased by the Department of Public Works through Development Plan review to accommodate the specific mix of uses which would be located within the retail town center.

The required minimum parking ratio of one space per 209 square feet of general retail was based on an entitled floor area of 186,645 square feet, which resulted in 892 required parking spaces. Per the A.L.T.A Survey prepared by Cullen-Sherry & Associates, Inc., dated June 2017, the shopping center currently provides a total of 866 total parking spaces, which results in a parking ratio of one space per 216 square feet of floor area. The existing parking ratio is less than the number of spaces required per Ordinance 3115.

The Marin City USA Master Plan (Ordinance 3115) allows for a total of 186,645 square feet of retail space, in which 148,452 square feet is currently occupied with a mix of retail, personal service, and restaurant uses and 38,193 square feet is vacant. The Parking Demand Analysis prepared by Linscott, Law, & Greenspan Engineers on January 8, 2019, contemplates a specific mix of a limited amount of proposed uses, such as restaurants that generate greater parking demand. The Parking Demand Analysis applies a shared methodology that concludes the reduced parking supply would be sufficient to meet the projected peak parking demands of existing tenant mix and proposed retail and restaurant uses.

The Department of Public Works, Land Development Division (DPW) has reviewed the Parking Demand Analysis and finds that it is adequate to support a reduction in parking requirements for the retail center. In the Planning Application Review letter, dated March 13, 2019, DPW indicated that the reduction in the parking requirement to a minimum of 861 spaces, or one space per 217 square feet, is supportable because of the availability of alternative modes of transportation in proximity to the property and acceptance of the shared parking analysis. However, the parking study is based on a breakdown of specific mix of use within the property whereas the retail center is entitled to a total of 186,645 square feet of retail and personal service uses, including restaurant use. Therefore, the parking demand, which shall not exceed 861 spaces, shall be the limiting factor for all future tenant improvement applications. If the parking demand for the mix of use exceeds 861 spaces, DPW has indicated that future tenant improvement applications will not be approved and the tenant space shall remain vacant.

RECOMMENDATION

Staff recommends the Planning Commission review the administrative record, conduct a public hearing, and adopt the attached resolution recommending the Board of Supervisors approve the Marin Gateway LLC (Marin Gateway Shopping Center) Master Plan Amendment.

Attachments:

1. Recommended resolution
2. CEQA exemption
3. Planning Application Review, Department of Public Works, March 13, 2019
4. Parking Demand Analysis, prepared by Linscott, Law, & Greenspan Engineers, January 8, 2019 (original dated July 23, 2018)
5. Ordinance 3088
6. Ordinance 3115

MARIN COUNTY PLANNING COMMISSION

RESOLUTION NO. _____

A RESOLUTION RECOMMENDING THE BOARD OF SUPERVISORS CONDITIONALLY APPROVE THE MARIN GATEWAY LLC (MARIN GATEWAY SHOPPING CENTER) MASTER PLAN AMENDMENT
100-190 DONAHUE WAY, SAUSALITO
ASSESSOR'S PARCEL: 052-490-08

SECTION I: FINDINGS

1. **WHEREAS**, Maureen McFarlane, on behalf of the owners, Marin Gateway GARP, LLC, is requesting Master Plan Amendment approval to amend the Marin City USA Master Plan (Ordinance 3115) to allow a reduction in the required number of parking spaces for the Marin Gateway Shopping Center in Sausalito. The applicant has prepared a "Parking Demand Analysis" using the shared parking methodology. Per the "Parking Demand Analysis", the existing on-site parking supply for the shopping center totals 866 spaces, including 28 handicap accessible spaces, one EV space, and one EV handicap accessible space. The proposal is to decrease of on-site parking supply by five parking spaces, from 866 spaces to 861 spaces. The property is located at 100-190 Donahue Street, Sausalito and is further identified as Assessor's Parcel 052-490-08.

The subject property is governed by the Marin City U.S.A Master Plan (Ordinance 3115). Master Plan Amendment approval is required because the project proposes to amend the Marin City USA Master Plan (Ordinance 3115) to allow a reduction in parking. Pursuant to Marin County Development Code Section 22.44.070.A.1, the Commission may recommend approval, conditional approval, or denial of an application to the Board of Supervisors who will make the final decision on this application.

2. **WHEREAS**, on March 25, 2019, the Marin County Planning Commission held a duly noticed public hearing to take public testimony and consider the project.

3. **WHEREAS**, the project is Categorical Exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15301, Class 1 of the CEQA Guidelines because the project entails a modification to existing development approvals to allow for the reduction of the required number of parking spaces in an existing retail shopping center that would not result in significant impacts to the environment.

4. **WHEREAS**, the project is consistent with the goals and policies of the Marin Countywide Plan for the following reasons:

- A. The project is consistent with the CWP woodland preservation policy (BIO-1.3) because the project would not entail the removal of any trees.
- B. The project is consistent with the CWP special-status species protection policy (BIO-2.2) because the subject property does not provide habitat for special-status species of plants or animals.

- C. The project is consistent with the CWP natural transition and connection policies (BIO 2.3 and BIO 2.4) because the project would not substantially alter the margins along riparian corridors, wetlands, baylands, or woodlands.
- D. The project is consistent with the CWP stream and wetland conservation policies (BIO-3.1 and CWP BIO-4.1) because the proposed development would not encroach into any Stream Conservation Areas or Wetland Conservation Areas.
- E. The project is consistent with CWP water quality policies and would not result in substantial soil erosion or discharge of sediments or pollutants into surface runoff (WR-1.3, WR-2.2, WR-2.3) because the grading and drainage improvements would comply with the Marin County standards and best management practices required by the Department of Public Works.
- F. The project is consistent with CWP seismic hazard policies (CWP Policies EH-2.1, EH-2.3, and CD-2.8) because it would be constructed in conformance with County earthquake standards, as verified during review of the Building Permit application and the subject property is not constrained by unusual geotechnical problems, such as existing fault traces.
- G. The project is consistent with CWP fire hazard management policies (EH-4.1, EH-4.2, EH-4.5) because it would meet all fire safety requirements, as verified by the local fire protection district during review of the Building Permit application.
- H. The project is consistent with CWP aesthetic policies and programs (DES-4.1 and DES-4.e) because it would protect scenic quality and views of ridgelines and the natural environment from adverse impacts related to development.

5. **WHEREAS**, the project is consistent with the goals and policies of the Marin City Community Plan for the following reasons:

- A. The project is consistent with the hydrology policies, including EP 1, because the project would not adversely affect existing stream channels or watershed areas.
- B. The project is consistent with the existing ridgeline's scenic quality and vegetation protection policies, including, EP 2 and DP 2, because it would not adversely affect oak/bay woodlands, grassland, coastal brush lands or significant massing of trees, or result in the introduction of invasive plant species.
- C. The project is consistent with the environmental constraints policy EP 3 because it would not be located on steep slopes or geologically hazardous areas, is designed to conform with existing hillside grades, and avoids excessive excavation.
- D. The project is consistent with the outdoor area policy EP 4 because it has been designed to be comfortable for residents and development would be sited to benefit useable outdoor space and buffer noise pollution

6. **WHEREAS**, the project is consistent with the mandatory findings for Master Plan Amendment approval (Marin County Code Section 22.44.070) for the following reasons:

A. The Master Plan or Master Plan amendment is consistent with the goals, policies, objectives, and programs of the Countywide Plan and any applicable Community Plan.

The project proposes to reduce the required number of parking spaces in the retail center, further identified as the Marin Gateway Shopping Center. The development of the retail center was evaluated for conformance with the Countywide Plan as part of the Marin City USA Master Plan, Community Plan, and Redevelopment Plan Amendments. The Board of Supervisors determined that the development of the retail center was consistent with County policies and adopted Ordinance 3088 approving the development on March 17, 1992. An amendment to the parking requirements for the development was also evaluated for conformance with the Countywide Plan and the Marin City Community Plan and approved by the Board of Supervisors via Ordinance 3115 on November 10, 1992.

Furthermore, the shopping center is located near alternative modes of transportation and the reduction in parking has been evaluated using a shared parking methodology that has been reviewed and accepted by the County of Marin, Department of Public Works.

B. The Master Plan or Master Plan amendment is consistent with all standards of the governing conventional zoning district, if applicable.

The project entails a reduction in the required number of parking spaces in a retail shopping center that is principally permitted in the governing CP (Planned Commercial) zoning district. The proposal was developed using a shared parking methodology that has been reviewed by the County of Marin, Department of Public Works.

C. The Master Plan or Master Plan Amendment is suitable for the site, and the future development would be able to conform to the Discretionary Development Standards.

The project entails a reduction in the required number of parking spaces within the project site which has been previously developed with landscaped parking areas and buildings consisting of various retail, personal, and restaurant uses. No Discretionary Development Standards apply to the minor improvements pursuant to Marin County Code Section 22.42.025.Q.

D. The proposed Master Plan or Master Plan amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the County.

The project entails a reduction in the required number of parking spaces in an existing retail shopping center that was previously approved via Ordinance 3088 and Ordinance 3115. Additionally, any improvements to the retail center would be subject to the safety standards of the County of Marin Community Development Agency, Building and Safety division.

SECTION II: ACTION

NOW, THEREFORE, BE IT RESOLVED that the Marin County Planning Commission hereby recommends the Board of Supervisors conditionally approve the Marin Gateway LLC (Marin Gateway Shopping Center) Master Plan Amendment, subject to the conditions listed below.

CDA-Planning Division

1. This Master Plan Amendment approval authorizes the reduction in the required number of parking spaces at the Marin Gateway Shopping Center, located at 100-190 Donahue Street, Sausalito, further identified as Assessor’s Parcel 052-490-08. The following portion of the Marin City USA Master Plan is modified:

Exhibit 3, Condition 50.a

Retail center parking shall comply with the Marin County Code Title 24 parking requirements in place at the time a new tenant improvement is proposed and in no case shall the parking demand for the total mix of use of the retail center exceed 861 spaces.

SECTION VI: VOTE

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the County of Marin held on this 25th day of March, 2019 by the following vote:

AYES: COMMISSIONERS

NOES:

ABSENT:

MARGOT BIEHLE, CHAIR
MARIN COUNTY PLANNING COMMISSION

Attest:

Ana Hilda Mosher
Planning Commission Recording Secretary