

# COMMUNITY DEVELOPMENT AGENCY

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DIRECTOR

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Marin County Board of Supervisors  
3501 Civic Center Drive  
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**SUBJECT:** Marin Gateway LLC (Marin Gateway Shopping Center) Master Plan Amendment  
100-190 Donahue Street, Sausalito  
APN 052-490-08

Building and Safety  
Environmental Health Services  
Planning  
Environmental Review  
Housing  
Sustainability  
Code Enforcement  
GIS  
Federal Grants

Dear Board Members,

**RECOMMENDATION:**

Conditionally approve the Marin Gateway LLC (Marin Gateway Shopping Center) Master Plan Amendment as recommended by the Planning Commission. The Master Plan Amendment proposes a modification to previous Master Plan approvals to allow for the reduction of parking from 866 existing parking spaces to 861 proposed parking spaces.

[www.marincounty.org/cda](http://www.marincounty.org/cda)

**SUMMARY:**

The Marin Gateway Shopping Center in Sausalito (unincorporated Marin City) was first approved by the Board of Supervisors via Ordinance Number 3088 on March 17, 1992 which entitled the property to 186,645 square feet of general retail and personal services space. On November 10, 1992, the Board of Supervisors adopted Ordinance 3115, amending the previous approval, by modifying the parking ratio to be no less than 1 space per 209 square feet, or 892 total parking spaces for general retail uses. The shopping center is currently developed with 866 parking spaces.

On September 20, 2018, the applicant submitted an application for Master Plan Amendment approval to reduce the number of required parking spaces to 861 parking spaces. The resulting parking reduction would accommodate future installation of electric vehicle charging stations. The requested reduction in the number of parking spaces was based on a Parking Analysis using a shared parking methodology that found the proposed number of parking spaces to be sufficient for a specific tenant mix of existing and future uses. On March 25, 2019, the Planning Commission reviewed the proposed project and unanimously recommended approval of the Marin Gateway LLC (Marin Gateway Shopping Center) Master Plan Amendment to the Board of Supervisors. The modification to the parking condition of approval is included in the attached Master Plan Amendment Ordinance (attachment 1).

**REVIEWED BY:**

- Department of Finance
- County Counsel
- Human Resources

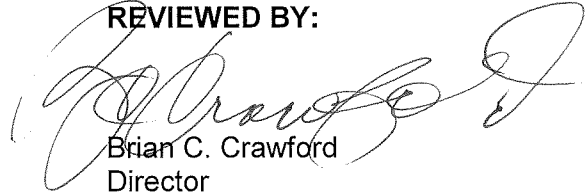
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**SIGNATURE:**



Sabrina Sihakom  
Planner

**REVIEWED BY:**



Brian C. Crawford  
Director

**ATTACHMENTS:**

1. Marin Gateway LLC (Marin Gateway Shopping Center) Master Plan Amendment
2. Staff Report and Resolution PC19-005 from the Planning Commission Hearing on March 25, 2019