

City of Sausalito
Housing Element 2009 - 2014

New Documents

- Technical Appendix G (larger version with notes in front)
- Memo summarizing discussion topics, changes, and clarifications at Joint Meeting on Mon Jan 23



Technical Appendix G - Vacant and Underutilized Site Inventory Chart

IMPORTANT NOTES:

Appendix G is for the California Department of Housing and Community Development (HCD) to evaluate the analysis performed for the residential and commercial infill site inventory. Please see Chapter III and Appendix C for a detailed explanation on the purpose of this site inventory, and the calculation methodology. After Housing Element certification and adoption, this Appendix will be removed from the Housing Element but kept on file at City Hall, available upon request. Only the assessor's parcel number and address of the sites will be recorded as per Table C.4 in Appendix C.

The visual condition of existing buildings was assessed through field verification on November 3, 2011, November 8, 2011 and December 14, 2011. The scale for visual condition ranges from poor – fair – satisfactory – good – excellent. Poor refers to buildings that are blighted and uninhabitable. Fair and satisfactory refer to buildings that have a declining external appearance to varying degrees, such as peeling paint or decaying wood panels. Good and excellent refer to buildings with a well-maintained and/or newer external appearance, to varying degrees.

APN	Status	Zoning	Category	General Plan Land Use	Max Density (du/sf)	Address	Parcel Size	Development Assessment	Visual Condition	Avg. Slope	Existing (Rosed) Units	Age of Existing Units	Total Units possible based on density or FAR, whichever is higher	Density	Income Category	Actual additional units after Visual Checks
064-135-24	Underutilized	CN-1	Commercial	Neighborhood Commercial	1 du/1,500 sf	BRIDGEWAY AND OLIVE	6,000	Combined with 2015 Bridgeway. There is a three-story office building on the site that appears to look like former apartments. Conversion back into apartments would be fairly straightforward. There is a total of 8 potential apartment units, 4 on each lot.	Building is in good condition.	13.6	0	1975	2	29.0	Very Low/Low	4
064-135-26	Underutilized	CN-1	Commercial	Neighborhood Commercial	1 du/1,500 sf	2005 BRIDGEWAY	3,000	One story building with a store. The roof space could be reconfigured to accommodate a residential unit above the shop space.	Building is in good condition.	4.0	0	1920	1	14.5	Mode rate	1
064-135-28	Underutilized	CN-1	Commercial	Neighborhood Commercial	1 du/1,500 sf	2015 BRIDGEWAY	6,000	Combined with Bridgeway and Olive site. There is a three-story office building on the site that appears to look like former apartments. Conversion back into apartments would be fairly straightforward. There is a total of 8 potential apartment units, 4 on each lot.	Building is in good condition.	10.0	0	NA	2	29.0	Very Low/Low	4
064-135-29	Underutilized	CN-1	Commercial	Neighborhood Commercial	1 du/1,500 sf	2007 BRIDGEWAY	6,000	A one-story restaurant with a partial two-story portion used for office, with parking access from the back. As the parcel is unlikely to have underutilized FAR, the office space on the second floor could be converted to a residential unit. There is adequate parking on the lot.	Building is in good condition.	12.6	0	1950	2	14.5	Mode rate	1
064-141-01	Underutilized	CN-1	Commercial	Neighborhood Commercial	1 du/1,500 sf	1919 BRIDGEWAY	3,000	This is a one-storey retail building and can have an additional floor for residential use.	Building is in good condition.	4.4	0	1931	1	14.5	Mode rate	1

Focus Topics

- Context
- Strategy for meeting Regional Housing Needs Allocation (RHNA)
- Site Inventory
- Goals, Policies and Implementing Programs
- Emergency Shelter Zoning



Context



Demographic Trends

- 4% population decrease between 2000-2010
- Aging population (median age 51.1 years)
- Significant single person households (47%)
- Few families with children (10%)

- Trends support:
 - ✓ Smaller units close to transit
 - ✓ Accessory dwelling units
 - ✓ Shared living arrangements
 - ✓ Senior housing



Special Needs Households

- Seniors (age 65+) – 26% of Sausalito households
- Persons with disabilities – 16% of Sausalito's population
 - 1,166 persons
- Marine Workers
 - Integral part of Sausalito's history as working waterfront
 - Predominately lower income
 - Many of Sausalito's marine workers reside on liveboards

Consequences of Non-Compliance

- Legal Responsibility
 - HCD certification required for adequate General Plan
 - Could lose local land use authority
- Fiscal Impacts
 - Could have to pay legal fees, including plaintiff's fees
 - Ineligible for State housing funds and related infrastructure funds
e.g. CDBG, Infill Incentive Grant, Housing Related Parks
- RHNA becomes cumulative (AB 1233)

Strategies used to meet the RHNA

RHNA = Regional Housing Needs Allocation



Mix of Strategies used to fulfill RHNA

- RHNA for two planning cycles (1996-2006 and 2007-2014)
- Utilized work completed by staff and HETF
- Took into account Sausalito's unique geographic and demographic features
- Considered development constraints
- Site visits
- Community input from public meetings

Balanced Approach



**Approved/Built
Units**



Liveaboards



**Commercial Zone
infill capacity**



**Accessory Dwelling Units
(New and Existing)**



**Residential (R-1, R-2, R-3)
infill capacity**

Balanced Approach

- Total Target required = **372** units
 - (RHNA from 1999-2006, 2007-2014)
 - Across various income categories
- Preliminary Site Analysis = **427** units
 - This provides a **15%** buffer above the requirement.



1999-2014

12%

Approved/Built
Units

40%

Commercial and Residential
Infill Capacity

17%

ADUs
(New and Existing)

31%

Liveboards

1999-2006

0%
ADUs
(New and Existing)

0%
Liveaboards

20%
Approved/Built
Units

80%
Commercial and Residential
Infill Capacity

2007-2014

34%
ADUs
(New and Existing)

61%
Liveaboards

5%
Approved/Built
Units

0%
Commercial and Residential
Infill Capacity

Vacant and Underutilized Sites Analysis

- Vacant parcels (i.e., those parcels which do not contain residential units and could potentially accommodate units based on the current General Plan and zoning regulations)
- Underdeveloped parcels (i.e., those parcels which are not “built-out” and could potentially accommodate additional units based on the current General Plan and zoning regulations).
- Based on Technical Study previously completed by City staff, adopted by Housing Element Task Force in 2010

Vacant and Underutilized Technical Study

- Information from Marin County Assessor's Office
- Street address, APN, lot size, existing land use, number of existing units and zoning designation for each parcel in Sausalito
- Inventoried vacant and underdeveloped parcels in Zoning Districts which allow residential uses
- Vacant – based on visual check and if improvement was under \$200,000

Vacant and Underutilized Technical Study

- Each parcel evaluated according to current maximum density allowed in the respective zoning district
- Size of potential unit was not taken into account—study was about the maximum “paper potential”
- Example:
13,000 sf lot in R-2-2.5 zone, maximum density allowed is 1 unit/2,500 square feet of lot area.

13,000 sf x 1 unit/ 2,500 sf = 5.2 units

1 existing unit

4 additional units

Additional work to update site inventory

- New information from Marin County Assessor's Office from October 2011

Acreage and Number of Parcels by Zoning District

Land Use Category	Zoning	No. of Parcels	Acreage	Average Density	Projected Dwelling Units
VACANT RESIDENTIAL SITES					
Very Low Density Residential	R-1-20	13	5.58	3.3 du/acre	13
Low Density Residential	R-1-8	1	0.22	4.6 du/acre	1
Medium Low Density Residential	R-1-6	5	0.65	7.8 du/acre	5
Medium Density Residential	R-2-5	1	1.90	8.4 du/acre	16
Medium High Density Residential	R-2-2.5	7	0.91	17.5 du/acre	14
High Density Residential	R-3	1	0.41	26.7 du/acre	11
Subtotal		28	9.66		60
UNDERUTILIZED TWO-FAMILY & MULTI-FAMILY SITES					
Medium High Density Residential	R-2-2.5	25	3.66	18.6 du/acre	36
High Density Residential	R-3	15	2.33	27.0 du/acre	27
Subtotal		40	6.00		63
UNDERUTILIZED MIXED USE SITES					
Neighborhood Commercial	CN-1	10	1.35	17.5 du/acre	21
Mixed Residential & Commercial	CR	9	1.12	25.3 du/acre	26
Subtotal		19	2.47		47
TOTAL		87	18.13		170

Filters applied to residential parcels

- Slope issues (R2 and R3)
- Access issues
- Newer homes
- Parcel size < 3,000 sf removed
- Noteworthy or Historic
- Constructed or Approved
- One unit potential only – specific considerations made
- Visual checks
- Obvious parking constraints

Residential Development Standards

- Development patterns resulting from zoning regulations
- Floor area ratios of 0.35 – 0.80
- Front yard setbacks of zero feet (including corner lots),
- Five foot side yard setbacks typically,
- Rear yard setbacks 15' – 20'
- Height limit of 32 feet.

Filters applied to commercial parcels

- Slope issues
- Access issues
- Infeasible due to size, age, or condition
- Parcel size < 3,000 sf removed
- Noteworthy or Historic
- Constructed or Approved
- One unit potential only – specific considerations made
- Visual checks
- Obvious parking constraints

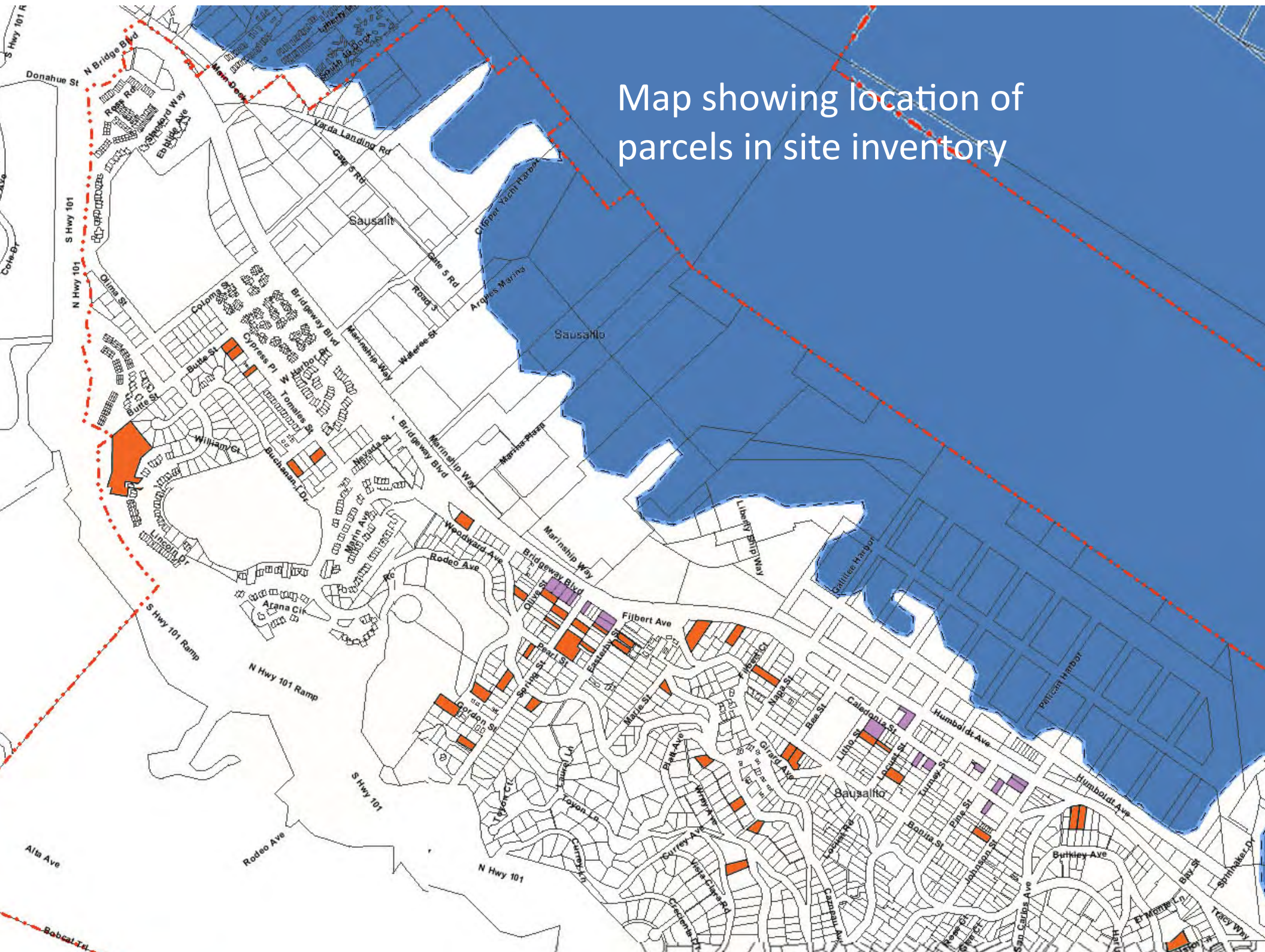
Commercial Development Standards

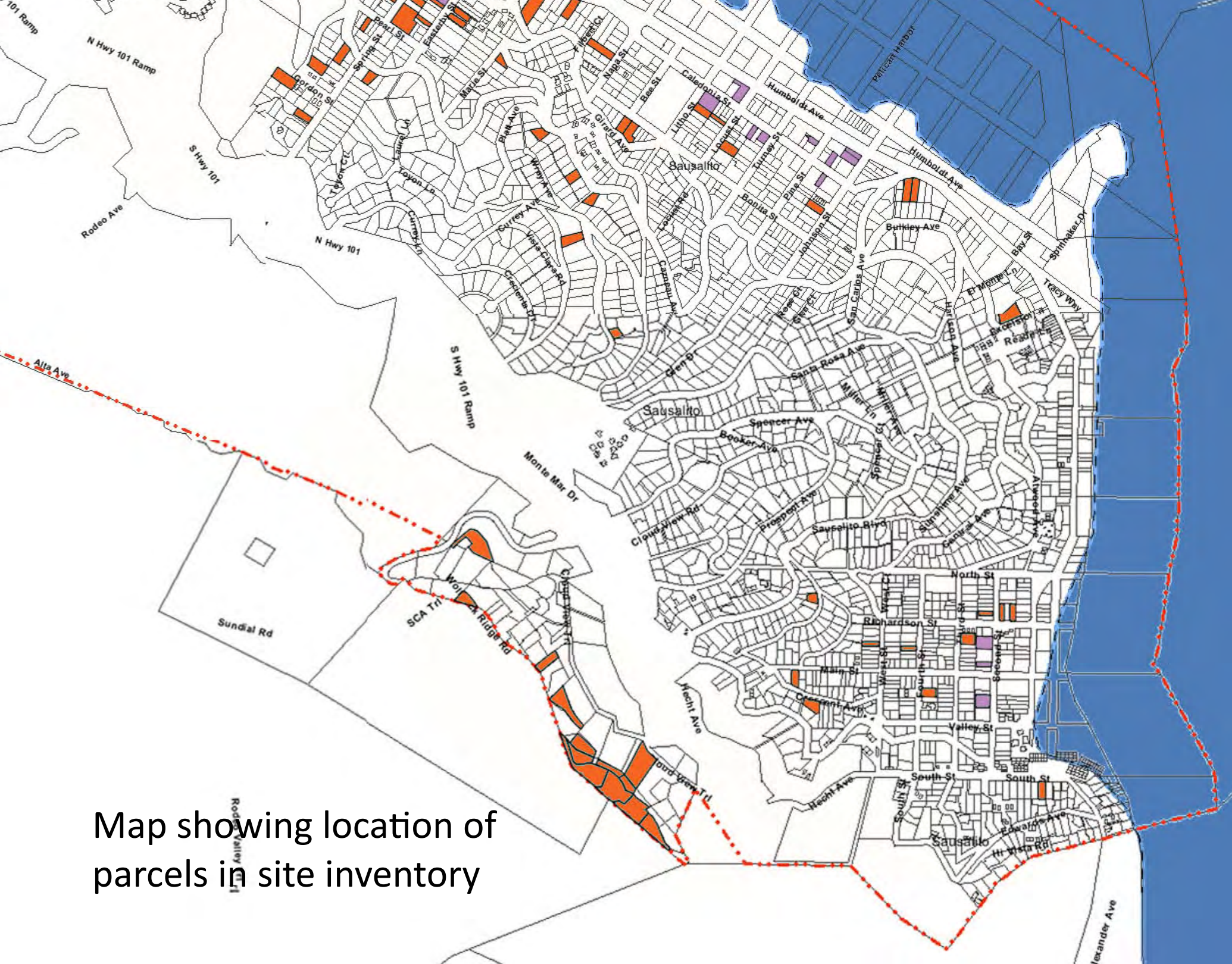
- CN-1, CR and CC only
- Floor area ratios of 0.5 – 1.3
- No front yard setbacks
- 10' side yard setbacks typically,
- 15' rear yard setbacks typically,
- Height limit of 32 feet.

Map showing location of parcels in site inventory



Map showing location of parcels in site inventory





Map showing location of parcels in site inventory

CN-1 example: 1901 Bridgeway and 510 Easterby

Site Information (1901 Bridgeway only)

Parcel Size: 6,000 sf

Average Slope: 7.3 %

General Plan Designation: Neighborhood Commercial

Zoning Designation: Neighborhood Commercial (CN-1)

Maximum Density: 29 du/ac or 1 du/ 1,500 sf

Existing Residential Units: 0

Construction or Effective Year: 1966

Assessment of Development Potential:

Existing businesses at this address include: Integrated fitness, a coin laundry, and 7-eleven. This parcel will need to be reworked together with its parking lot on 1901 Bridgeway. The current buildings on both lots could be replaced by new buildings with ground-floor retail and residential units on the top.

Visual Condition:

Buildings are in satisfactory condition.

Total Units possible under Maximum Density: 4

Total Units possible under Maximum FAR (assuming 800 sf size residential units): 2

Resulting Density: 14.5 du/ac

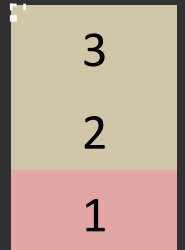
Income Level according to Default Density: Moderate

Additional units supportable: 2



CN-1 example: 1901 Bridgeway

- 6,000 sf parcel size
- Units under max density:
1 du/1,500 sf (per zoning) → 4 units max potential
- Units under max FAR:
FAR = 0.5, meaning 3,000 sf of building area only
Assuming 3 stories, only upper floors may have units.
2,000 sf / 800 sf assumed unit size → 2.5 units
Round down to **2 units max potential**
- Existing residential units per Census and visual check: 0
- 2 units for 1901 Bridgeway + 2 units for 510 Easterby = **4 units**



CR example: 42 Caledonia St

Site Information

Parcel Size: 4,000 sf

Average Slope: 2.5 %

General Plan Designation:

Mixed Residential & Commercial

Zoning Designation:

Commercial Residential (CR)

Maximum Density: 29 du/ac or 1 du/ 1,500 sf

Existing Residential Units: 0

Construction or Effective Year: 1925

Assessment of Development Potential:

The site has a one story building with the potential for 2 residential units to be built on top. Adding residential floors would be in keeping with the current street character. Parking for the new unit would require coordination with adjacent property.

Visual Condition:

Building is in good condition.

Total Units possible under Maximum Density: 2

Total Units possible under Maximum FAR (assuming 800 sf size residential units): 3

Resulting Density: 21.8 du/ac

Income Level according to Default Density:

Very Low/Low

Additional units supportable: 2



R-1 example: 3 Wolfback Ridge Rd

Site Information

Parcel Size: 4,000 sf

Average Slope: 2.5 %

General Plan Designation:

Mixed Residential & Commercial

Zoning Designation:

Commercial Residential (CR)

Maximum Density: 29 du/ac or 1 du/ 1,500 sf

Existing Residential Units: 0

Construction or Effective Year: 1925

Assessment of Development Potential:

The site has a one story building with the potential for 2 residential units to be built on top. Adding residential floors would be in keeping with the current street character. Parking for the new unit would require coordination with adjacent property.

Visual Condition:

Building is in good condition.

Total Units possible under Maximum Density: 2

Total Units possible under Maximum FAR (assuming 800 sf size residential units): 3

Resulting Density: 21.8 du/ac

Income Level according to Default Density:

Very Low/Low

Additional units supportable: 2



R-2-5 example: Butte Street

Site Information

Parcel Size: 82,730 sf

Average Slope: 30.0 %

General Plan Designation:
Medium Density Residential

Zoning Designation:
Two Family Residential (R-2-5)

Maximum Density: 8.7 du/ac or 1 du/ 5,000 sf

Existing Residential Units: 0

Construction or Effective Year: NA

Assessment of Development Potential:
This site is vacant.

Visual Condition:
Site is currently vacant.

Total Units possible under Maximum Density: 16

Total Units possible under Maximum FAR
(assuming 800 sf size residential units): 27

Resulting Density: 8.4 du/ac

Income Level according to Default Density:
Above Moderate

Additional units supportable: 16



R-2-2.5 example: 35 Marie St

Site Information

Parcel Size: 4,056 sf

Average Slope: 14.2 %

General Plan Designation:

Medium High Density Residential

Zoning Designation:

Two Family Residential (R-2-2.5)

Maximum Density: 17.4 du/ac or 1 du/ 1,500 sf

Existing Residential Units: 1

Construction or Effective Year: 1969

Assessment of Development Potential:

This property has some room for an additional building at the back of the site. Additional parking spaces on site are also possible.

Visual Condition:

Building is in fair condition.

Total Units possible under Maximum Density: 2

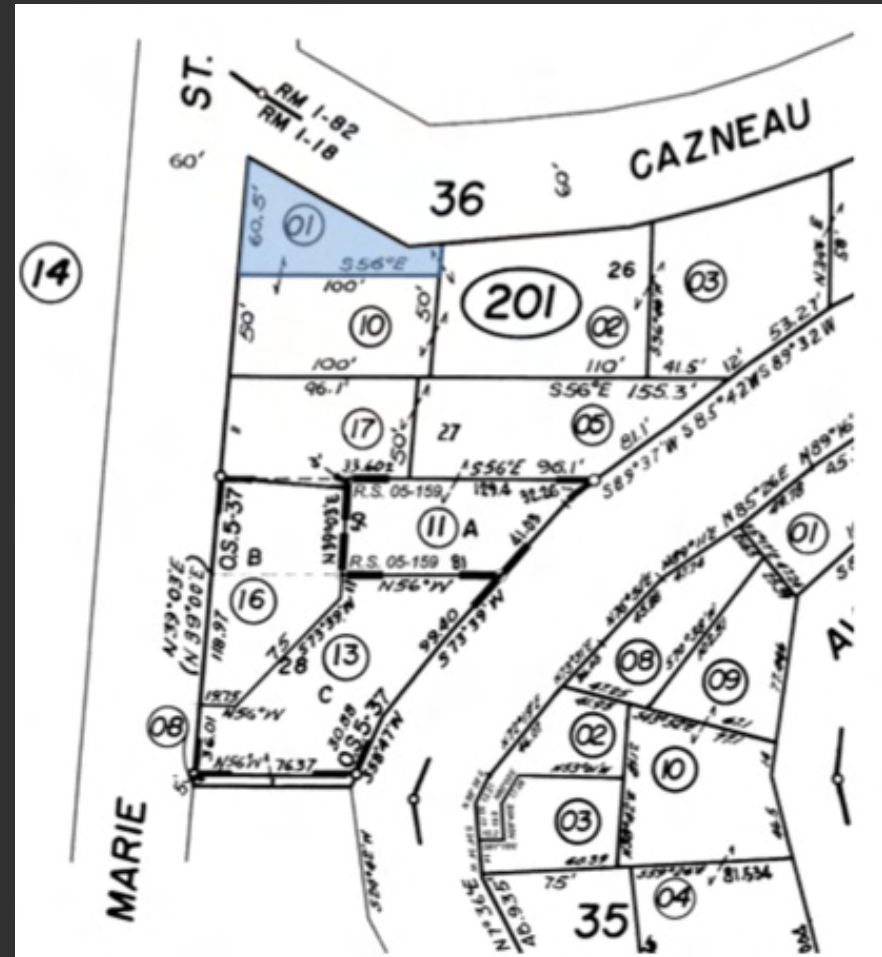
Total Units possible under Maximum FAR (assuming 800 sf size residential units): 2

Resulting Density: 21.5 du/ac

Income Level according to Default Density:

Very Low/Low

Additional units supportable: 1



R-3 example: 412 Napa St

Site Information

Parcel Size: 10,000 sf

Average Slope: 32.0 %

General Plan Designation:

High Density Residential

Zoning Designation:

Multiple Family Residential (R-3)

Maximum Density: 29 du/ac or 1 du/ 1,500 sf

Existing Residential Units: 1

Construction or Effective Year: 1950

Assessment of Development Potential:

The existing building on this site is near the rear end of the site. Additional buildings can be built on the undeveloped portion near the front and middle of the site.

Visual Condition:

Building is in good condition.

Total Units possible under Maximum Density: 6

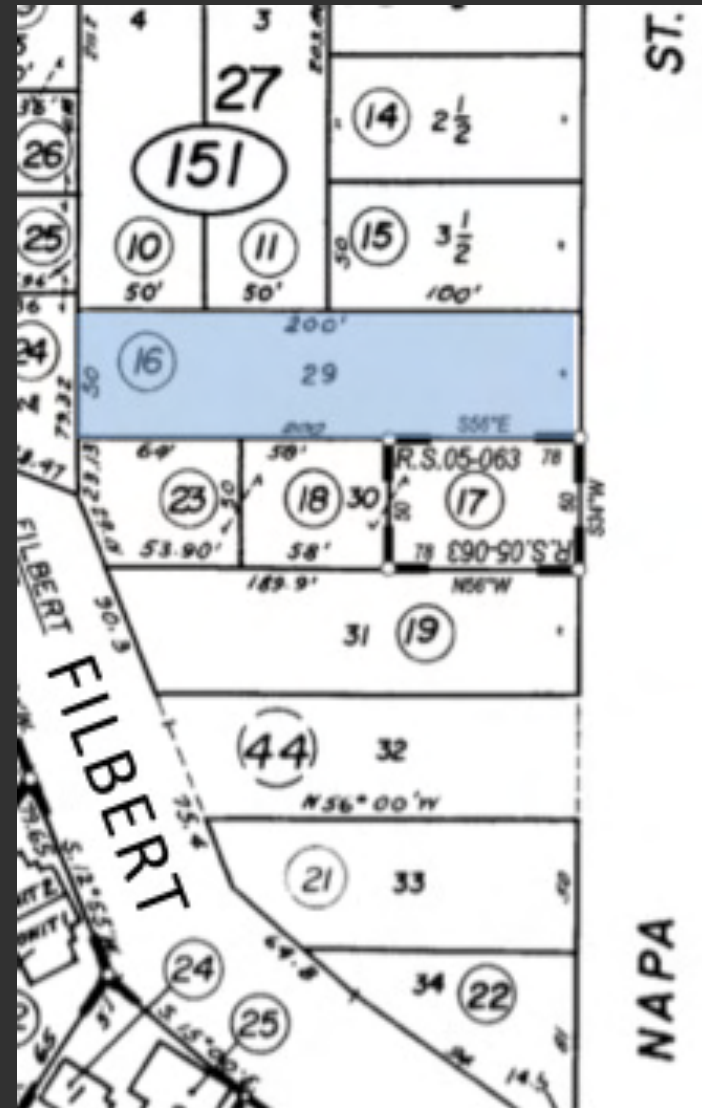
Total Units possible under Maximum FAR (assuming 800 sf size residential units): 6

Resulting Density: 26.1 du/ac

Income Level according to Default Density:

Very Low/Low

Additional units supportable: 5



Emergency Shelters

Pursuant to SB 2, Government Code Section 65583 requires the Housing Element to contain:

- “The identified zone or zones shall include sufficient capacity...”
- “...each local government shall identify a zone or zones that can accommodate at least one year---round emergency shelter.”

Emergency Shelter standards

Emergency shelters shall only be subject to the same development and operational standards that apply to permitted residential or commercial uses in the chosen district. Written and objective standards may be applied to regulate the following:

- The maximum number of beds or persons permitted to be served nightly by the facility;
- Off-street parking based on demonstrated need, but not to exceed parking requirements for other residential or commercial uses in the same zone;
- The size and location of exterior and interior onsite waiting and client intake areas;
- The provision of onsite management;
- The proximity of other emergency shelters, provided that emergency shelters are not required to be more than 300 feet apart;
- The length of stay;
- Lighting; and
- Security during hours that the emergency shelter is in operation.

Emergency Shelter standards

- If the City can demonstrate capacity in a zoning district for emergency shelters, it is not obligated to build one.

Acreage of Zoning Districts in Sausalito

Sausalito Zoning District	Total Acreage (in acres)
CC	6.59
CN-1	3.25
CN-2	2.61
CR	6.00
CS	1.30
CW	9.34
H	4.71
R-A	0.34
W	80.48
OA	145.90
OS	35.58
Industrial-Marinship	89.23
Public Institutional	64.20
PP	13.67
PR	7.52
R-1-20	26.46
R-1-8	34.89
R-1-6	127.28
R-2-5	9.81
R-2-2.5	75.35
R-3	49.94

Churches in Sausalito

- None of the four churches in Sausalito offer programs for homeless persons. Sausalito Baptist provides hot dinner on Friday nights.

Zoning Districts chosen by other Marin County jurisdictions

Marin County Jurisdictions	Zone(s) where Emergency Shelters are permitted
Marin County	Planned Commercial (CP) and Retail Business (C1)
Fairfax	Central Commercial (CC- previously Highway Commercial) and Public & Quasi-Public Districts
Tiburon	All commercial zones – Neighborhood Commercial, Neighborhood Commercial with Affordable Housing Overlay, Village Commercial (these sites deemed highly suitable for emergency shelters in comparison with hillside single-family residential zones).
Larkspur	Administrative Professional (A- P) and General Commercial (C-2) zones.
Belvedere	Recreation (R) zone.
San Rafael	Emergency Shelter Overlay District over area mainly composed of Light Industrial and some Office uses. Currently being considered by the City.

Zoning Districts chosen by other Marin County jurisdictions

Marin County Jurisdictions	Zone(s) where Emergency Shelters are permitted
San Rafael	Emergency Shelter Overlay District over area mainly composed of Light Industrial and some Office uses. Currently being considered by the City.
Corte Madera	Allow emergency shelters in the P/SP (Public and Semi-Public) zone by right in churches and similar places of worship, subject to compliance with specific standards (April 2011 Draft).
Novato	Has not yet decided on this issue. The housing element update process is ongoing.
San Anselmo	Will allow emergency shelters as a permitted use in the area “along Greenfield Avenue and in Limited Commercial zoned areas along Sir Francis Drake Boulevard where the property is located within one-quarter mile of a transit stop” (2010 Draft)
Ross	Allowed emergency shelters and transitional housing as a permitted use in the Civic District (adopted Nov 2010)

* Mill Valley’s most recent Housing Element was adopted before SB 2.

PI Zoning District



City of Sausalito

ZONING MAP

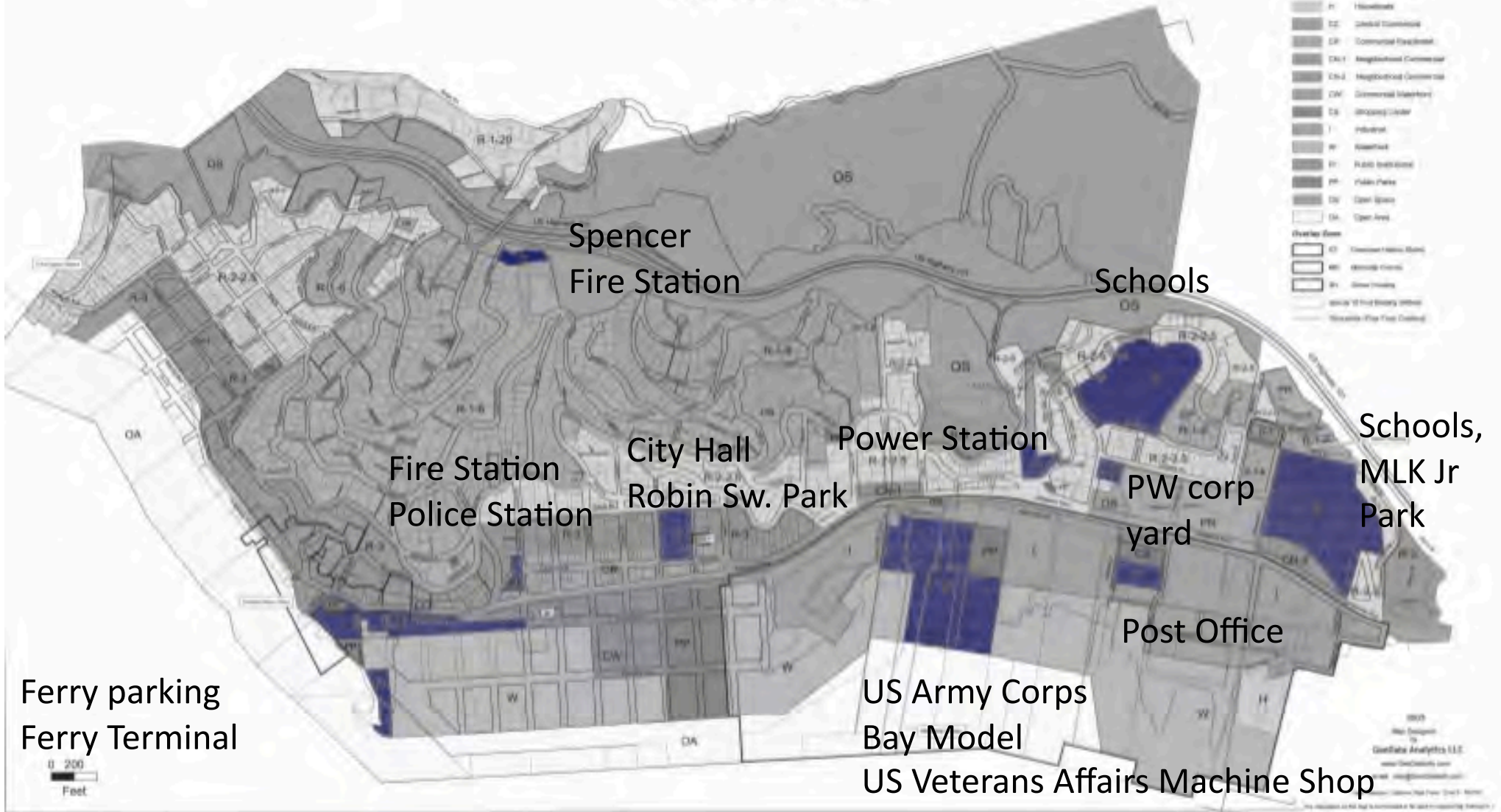
1 inch equals 400 feet

Legend

ZONING	
[Symbol]	R-2 Multiple Family
[Symbol]	PH Planned Development Residential
[Symbol]	R-0.2.5 Two Family
[Symbol]	R-0.5 Two Family
[Symbol]	R-0.5 Ten Family
[Symbol]	R-1.0 Single Family
[Symbol]	R-1.4 Single Family
[Symbol]	R-1.2 Single Family
[Symbol]	R-4 Single Family
[Symbol]	Q-4 QDQ
[Symbol]	Q-1 Hillside
[Symbol]	Q-2 Coastal Commercial
[Symbol]	Q-3 Commercial Residential
[Symbol]	Q-4.1 Neighborhood Commercial
[Symbol]	Q-4.2 Neighborhood Commercial
[Symbol]	Q-5 Commercial Interiors
[Symbol]	Q-6 Shopping Center
[Symbol]	I Industrial
[Symbol]	W Warehouse
[Symbol]	R-1 Public Institution
[Symbol]	PH Public Park
[Symbol]	OS Open Space
[Symbol]	OA Open Area

Overlap Area	
[Symbol]	OS Overlap with QDQ
[Symbol]	PH Overlap with QDQ
[Symbol]	PH Overlap with I
[Symbol]	OS Overlap with I
[Symbol]	OS Overlap with W
[Symbol]	OS Overlap with OA

Other Features	
[Symbol]	Water
[Symbol]	Highway
[Symbol]	Street
[Symbol]	Utility Line
[Symbol]	Boundary



0 200
Feet

2023
Map prepared by
GeoData Analytics LLC
www.geodata.com
www.geodata.com
GeoData Analytics LLC
The Map Data and Legend is provided for informational purposes only and does not constitute a warranty of any kind.

Goals, Policies and Implementing Programs



7 Sausalito Housing Element Goals

1. Preserving housing and neighborhood assets
2. Ensuring diversity in housing
3. Enhancing housing affordability
4. Reducing governmental constraints
5. Promoting equal housing opportunities & special needs
6. Promoting environmental sustainability
7. Encouraging community involvement

Summary of Programs

Total **34** programs
(without 3 HETF deleted programs)

Existing / Expanded / In Progress

20 programs

New

14 programs

Mandated (State/Federal)

9 programs (3 existing, 6 new)

Required for Housing Element

2 programs (Liveboards & ADUs)

Programs

- Housing Element statutes require communities to implement a sufficient number of strategies to assist in developing adequate housing to meet the needs of lower and moderate income households.
- State HCD has indicated that because Sausalito is not proposing an Affordable Housing Overlay District, the City must have other strong incentives and mechanisms to facilitate affordable housing for a variety of housing types.
- Annual reporting to HCD is required for the Housing Element, hence programs must be concrete and implementable.

Programs

- Policies and Programs were first introduced to the public on December 3, 2011 at the Third Community Workshop.

Preserving Housing and Neighborhood Assets

Goal 1.0 - Maintain and enhance the quality of existing housing and ensure that new residential development is compatible with Sausalito's small town character.

Policies:

Policy 1.1 Housing Design.

Policy 1.2 Historic Preservation.

Policy 1.3 Maintenance and Management of Quality Housing.

Policy 1.4 Rental Housing Conservation.

Policy 1.5 Protection of Existing Affordable Housing.

Policy 1.6 Neighborhood Services

Preserving Housing and Neighborhood Assets

Goal 1.0 - Maintain and enhance the quality of existing housing and ensure that new residential development is compatible with Sausalito's small town character.

Programs:

- 1 Code Enforcement and Public Information
- 2 Residential Rehabilitation Loan and Energy Retrofit Programs
- 3 Historic Design Guidelines and Preservation Incentives
- 4 Residential Design Review
- 5 Condominium Conversion Regulations
- 6 Preservation Existing Rental Housing

* White = existing/expanded/in progress, orange = new

Encouraging Diversity in Housing

Goal 2.0 - Provide opportunities for a range of housing types in a variety of locations and densities to meet the diverse needs of the Sausalito community.

Policies:

Policy 2.1 Variety of Housing Choices.

Policy 2.2 Adequate Sites.

Policy 2.3 Adaptive Reuse.

Policy 2.4 Legalization of Existing Accessory Dwelling Units.

Policy 2.5 Creation of New Accessory Dwelling Units.

Policy 2.6 Liveaboard Housing.

Encouraging Diversity in Housing

Goal 2.0 - Provide opportunities for a range of housing types in a variety of locations and densities to meet the diverse needs of the Sausalito community.

Programs:

7 Residential and Mixed Use Sites Inventory

8 Mixed Use Zoning in Commercial Districts

9 Non-Traditional Housing Types

10 Accessory Dwelling Units (ADUs):

10a Adoption of Regulations to encourage New ADUs

10b Registration and Amnesty Program for Existing Unpermitted ADUs

11 Liveboard Housing

* White = existing/expanded/in progress, orange = new

Enhancing Housing Affordability

Goal 3.0 - Expand and protect opportunities for households to find housing in Sausalito and afford a greater choice of rental and homeownership opportunities.

Policies:

Policy 3.1 Incentives.

Policy 3.2 Partnerships.

Policy 3.3 Homeownership Assistance.

Policy 3.4 Rental Assistance.

Policy 3.5 Inclusionary Housing.

Enhancing Housing Affordability

Goal 3.0 - Expand and protect opportunities for households to find housing in Sausalito and afford a greater choice of rental and homeownership opportunities.

Programs:

- 12 Affordable Housing Development Assistance
- 13 Local Affordable Housing Fund
- 14 Partnerships for Affordable Housing
- 15 Homebuyer Assistance
- 16 Section 8 Rental Assistance
- 17 Inclusionary Housing Regulations

* White = existing/expanded/in progress, orange = new

Reducing Governmental Constraints

Goal 4.0 - Reduce governmental constraints on the maintenance, improvement and development of housing while maintaining community character.

Policies:

Policy 4.1 Regulatory Incentives for Affordable Housing.

Policy 4.2 Flexible Development Standards.

Policy 4.3 Efficient Use of Multi-Family Zoning.

Policy 4.4 Development Review.

Policy 4.5 Zoning for Special Needs.

Reducing Governmental Constraints

Goal 4.0 - Reduce governmental constraints on the maintenance, improvement and development of housing while maintaining community character.

Programs:

18 Fee Deferrals and/or Waivers for Affordable Housing

19 Density Bonus and Other Incentives for Affordable Housing

~~20 Evaluate Modifications to Parking to Promote Sustainability~~

21 Multi-Family Development in Multi-Family Zones

~~22 CEQA Exemptions for Mixed Use Infill Projects~~

23 Zoning Text Amendments for Special Needs Housing

* White = existing/expanded/in progress, orange = new

Promoting Equal Housing Opportunities

Goal 5.0 - Promote equal housing opportunities for all residents, including Sausalito's special needs populations, so that residents can reside in the housing of their choice.

Policies:

Policy 5.1 Fair Housing.

Policy 5.2 Senior Housing.

Policy 5.3 Family Housing.

Policy 5.4 Housing for Persons with Disabilities.

Policy 5.5 Housing for Marine Workers.

Policy 5.6 Homeless Housing and Services.

Promoting Equal Housing Opportunities

Goal 5.0 - Promote equal housing opportunities for all residents, including Sausalito's special needs populations, so that residents can reside in the housing of their choice.

Policies:

- 24 Fair Housing Program
- 25 Sausalito Village Senior Services
- 26 Home Sharing and Tenant Matching Opportunities
- 27 Reasonable Accommodation Procedures
- 28 Universal Design / Visitability
- 29 Housing for Marine Workers
- 30 Homeless Continuum of Care

* White = existing/expanded/in progress, orange = new

Implementing Environmental Sustainability

Goal 6.0 - Promote equal housing opportunities for all residents, including Sausalito's special needs populations, so that residents can reside in the housing of their choice.

Policies:

Policy 6.1 Green Building.

Policy 6.2 Sustainable Construction.

Policy 6.3 Alternative Energy.

Policy 6.4 Transportation Alternatives.

Policy 6.5 Jobs/Housing Balance.



Implementing Environmental Sustainability

Goal 6.0 - Promote equal housing opportunities for all residents, including Sausalito's special needs populations, so that residents can reside in the housing of their choice.

Programs:

31 Local Green Building Regulations

32 Climate Action Plan

~~33 Contributions Toward Employee Housing~~

Promoting Community Involvement

Goal 7.0 - Promote the active participation of citizens, community groups, and governmental agencies in housing and community development activities.

Policies:

Policy 7.1 Community Participation.

Policy 7.2 Public Review of Development.

Policy 7.3 Implementation.

Promoting Community Involvement

Goal 7.0 - Promote the active participation of citizens, community groups, and governmental agencies in housing and community development activities.

Programs:

34 Ongoing Community Education and Outreach

35 Housing Element Monitoring / Annual Report

36 Association of Bay Area Governments (ABAG) Housing Needs Process

37 Staff Affordable Housing Training and Education

New Programs



Implementing Program	Program Summary	2009-2014 Objective	Funding Source	Responsible Entity	Time Frame
4. Residential Design Review <i>(New – Existing Practice; Optional)</i>	Ensure future development projects maintain the small-town character of the community.	Continue to provide design review to ensure that new projects and modifications of existing buildings are consistent with the small-town character of Sausalito.	Fees	Community Development Department ; Planning Commission	Ongoing.

Implementing Program	Program Summary	2009-2014 Objective	Funding Source	Responsible Entity	Time Frame
7. Residential and Mixed Use Site Inventory <i>(New; required)</i>	Provide adequate sites to meet Sausalito's share of regional housing needs.	Maintain site inventory. Provide inventory and development incentive information to developers.	General Fund	Community Development Department	Within 2009-2014 planning period.

Implementing Program	Program Summary	2009-2014 Objective	Funding Source	Responsible Entity	Time Frame
10a. Accessory Dwelling Units – Adoption of Regulations to Encourage New ADUs <i>(New; required)</i>	Provide a streamlined process for property owners to establish ADUs on their property.	Adopt regulations to facilitate new ADUs and conduct educational campaign to promote. Seek to achieve 48 new ADUs during the remaining 2012-2014 planning period.	General Fund	Community Development Department; Planning Commission; City Council	Adopt new ADU regulations in 2012, prepare educational materials and publicize. Seek to achieve 48 new ADUs during the remaining 2012-2014 planning period.

Implementing Program	Program Summary	2009-2014 Objective	Funding Source	Responsible Entity	Time Frame
10b. Accessory Dwelling Units – Registration and Amnesty of Existing ADUs <i>(New; required)</i>	Provide a process to legalize existing, non-permitted ADUs, making them safe and sanitary, and acknowledge their contribution to community's housing supply.	Develop and initiate ADU registration and amnesty program. Seek to legalize at least 26 units. Monitor progress and report to HCD. If shortfall, amend Housing Element to identify additional sites.	General Fund	Community Development Department; Planning Commission; City Council	Begin amnesty in 2012. Legalize at least 26 ADUs in remaining planning period 2012-2014. Report to HCD in 2013, and amend the Element as necessary.

Implementing Program	Program Summary	2009-2014 Objective	Funding Source	Responsible Entity	Time Frame
13. Local Affordable Housing Fund <i>(New; highly recommended)</i>	Establish a local fund to receive monies which will be used to provide affordable housing.	Upon adoption of a program that generates in-lieu housing fees, establish a dedicated Affordable Housing Fund. Consult with Marin County in developing Regulations to govern Fund oversight and expenditures.	Potential Affordable Housing Fund revenues	Community Development Department; City Council	Upon adoption of program generating in-lieu housing fees.

Implementing Program	Program Summary	2009-2014 Objective	Funding Source	Responsible Entity	Time Frame
17. Inclusionary Housing Regulations <i>(New; recommended)</i>	Utilize local zoning to require affordable units within market rate development and/or generate in-lieu housing fees.	Prepare an Inclusionary Housing Nexus and In-Lieu Fee Study and develop and adopt incentive-based inclusionary housing regulations.	General Fund; In-Lieu Fee revenues	Community Development Department; Planning Commission; City Council	Initiate Nexus Study in 2013.

Implementing Program	Program Summary	2009-2014 Objective	Funding Source	Responsible Entity	Time Frame
19. Density Bonus and Other Incentives for Affordable Housing <i>(New; State Housing Element Mandate)</i>	Grant density bonuses for projects of at least 5 units, according to State law, and reduce barriers for utilizing density bonuses.	Amend Zoning Ordinance to comply with State Density Bonus law requirements.	General Fund	Community Development Department; Planning Commission; City Council	By end of 2013.

Implementing Program	Program Summary	2009-2014 Objective	Funding Source	Responsible Entity	Time Frame
21. Multi-Family Development in Multi-Family Zones <i>(New - In Progress; highly recommended)</i>	Encourage two-family and multi-family development in R-2-5, R-2-2.5 and R-3 zoning districts.	Develop standards in Zoning Ordinance to promote two-family and multi-family developments in two-family and multi-family zoning districts. Evaluate alternatives.	General Fund	Community Development Department; Planning Commission; City Council	Currently ongoing; to be completed by 2013.

Implementing Program	Program Summary	2009-2014 Objective	Funding Source	Responsible Entity	Time Frame
23. Zoning Text Amendments for Special Needs Housing (New; State Housing Element Mandate)	Achieve consistency with SB 2 by modifying language in the Zoning Ordinance for emergency shelters, transitional and supportive housing and Single-Room Occupancy buildings.	Adopt Zoning Ordinance text amendments specifying provisions for emergency shelters, transitional and supportive housing and Single-Room Occupancy buildings.	General Fund	Community Development Department; Planning Commission; City Council	By end of 2013.

Implementing Program	Program Summary	2009-2014 Objective	Funding Source	Responsible Entity	Time Frame
27. Reasonable Accommodation Procedures <i>(New; Federal Mandate)</i>	Ensure accessible housing is available to persons with disabilities.	Amend Zoning Ordinance and develop procedures to allow reasonable accessibility accommodations.	General Fund	Community Development Department; Planning Commission; City Council	By end of 2013.

Implementing Program	Program Summary	2009-2014 Objective	Funding Source	Responsible Entity	Time Frame
28. Universal Design / Visitability <i>(New; Optional)</i>	Increase accessibility in housing through Universal Design and Visitability.	Develop Universal Design and Visitability Principals brochure, and provide to residential development applicants.	General Fund	Community Development Department	Develop brochure by 2013.

Implementing Program	Program Summary	2009-2014 Objective	Funding Source	Responsible Entity	Time Frame
29. Housing for Marine Workers <i>(New; Optional)</i>	Recognize the special housing needs of local marine workers.	Support liveaboard and other affordable housing options which address the housing needs of local marine workers.	General Fund; Potential Affordable Housing Fund revenues	Community Development Department; City Council	2009-2014

Implementing Program	Program Summary	2009-2014 Objective	Funding Source	Responsible Entity	Time Frame
31. Local Green Building Regulations <i>(New; State Mandate)</i>	Update the local building regulations to require sustainable and building practices.	Adopt local Green Building regulations, including appropriate policies and programs.	General Fund	Community Development Department; City Council	By end of 2012.

Implementing Program	Program Summary	2009-2014 Objective	Funding Source	Responsible Entity	Time Frame
35. Housing Element Monitoring/Annual Report <i>(New; State Mandate)</i>	Provide monitoring and annual reporting of the Housing Element implementation progress, in compliance with State law.	The Community Development Department will review the Housing Element annually, provide opportunities for public participation, and submit an annual report to the State.	General Fund	Community Development Department	Through the end of the planning cycle in 2014.

Implementing Program	Program Summary	2009-2014 Objective	Funding Source	Responsible Entity	Time Frame
37. Staff Affordable Housing Training and Education <i>(New; Optional)</i>	Designate City staff responsible for addressing housing issues and administering housing programs.	Designated City staff members shall begin training sessions and provide on-going assistance to homeowners, renters, and developers.	General Fund	Community Development Department; City Council	Beginning in 2012.



End

