

PROPOSED MODIFICATIONS TO
DRAFT HOUSING ELEMENT FOR
CERTIFICATION

MAY 7, 2012



Review Process Summary

- February 3, 2012 – Draft HE sent for review
- Conference calls for clarification
- March 27, 2012 – factual / State mandated revisions sent to HCD
- April 3, 2012 – HCD Review Letter released



Recommended Actions

- Expand Program **#11 Liveboard Housing** to include proposed language to facilitate BCDC and City permitting processes.
- Expand Program **#10 Accessory Dwelling Units** to include proposed language addressing ADU incentives and reduction in quantified objectives to 12 new ADUs and 12 amnesty ADUs.
- Expand **Program #20 Multi-family Development in Multi-family Zones** to identify specific incentives being evaluated by Planning Commission subcommittee to encourage multi-family development on parcels zoned for multi-family use.



Recommended Actions

- Expand **Program #4 Residential Design Review** to include proposed language to provide greater certainty to the design review process.
- Expand **Program #8 Mixed Use Zoning in Commercial Districts** to incorporate Mixed Use Opportunity (MUO) incentives for provision of affordable housing. Identify specific sites in Element for MUO:
 - 2015 Bridgeway
 - 1901 Bridgeway
 - 217 Second St
 - 107 Second St



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Preparation
of Draft HE



HCD
Review



Revisions
to HE



HE certification
and adoption



Program #11 Liveaboard Housing

- For RHNA credit:

Must ensure uncounted liveaboards receive all permits in 2012 and are reported to State Dept of Finance in 2013

- Facilitate BCDC permitting by:

Coordinate with Sausalito Yacht Harbor to ensure permit to increase liveaboard capacity to 10% completed in 2012

- Facilitate City permitting by:

Determine if CUP required for 4 BCDC-permitted marinas. If yes, commit to one of following options in Housing Element:

- Require CUP and provide reduced or waived permit fees
- Initiate CUP application process for marina operators
- Action by City Council to legally recognize existing BCDC permitted liveaboards

Program #10a Zoning Regulations for New ADUs

- Demonstrate ADU regulations being evaluated by ADU Working Group will facilitate production, including:
 - Flexible development standards including relaxed height limits for detached ADUs and exemption of ADUs from floor area standards
 - Discounted building permit fees
 - On sites with demonstrated parking constraints:
 - Allowance for parking in setback areas
 - Allowance for tandem parking
 - Exceptions for reduced/waived parking standard

Program #10b Registration and Amnesty of Existing ADUs

- Demonstrate ADU Amnesty Program being developed by Working Group provides sufficient incentives.
- Incentives under consideration:
 - Waiver of parking requirements
 - ADUs non-compliant with floor area, building coverage and impervious surfaces become “legal non-conforming”
 - Discounts in building permit and utility hook-up fees
 - County rehabilitation assistance to income qualified households to correct health and safety code violations
 - City assistance in compiling documentation necessary to demonstrate ADU not counted in 2000 Census

Program #20 Multi-family Development in Multi-family Zones

- Add additional standards in multi-family zones to encourage development of sites at higher end of density range.
- Incentives under consideration by Planning Commission subcommittee:
 - Exemption from Heightened Design Review
 - Adoption of new parking standards specifically for projects with multiple units
 - Tandem parking opportunities
 - Processing priority and expedited plan checks
 - Schematic site design to demonstrate feasibility of achieving max units under zoning, or future ADU

Program #4 Design Review

- Refine qualitative standards to provide greater approval certainty, including:
 - Guidance on preferred unit sizes for various unit types
 - Strengthen findings that determine feasibility of constructing maximum number of units allowed on project site
 - Strengthen findings that project has been designed to ensure structures do not crowd or overwhelm neighboring properties or loom over the street

- Add submittal requirement for schematic site design to demonstrate feasibility of achieving max units under zoning, or future ADU

Program #8 Mixed Use in Commercial Districts

Rationale for Mixed Use Opportunity incentives

- HCD, Public Advocates and League of Women Voters question feasibility of developing affordable housing on Sausalito's inventory of small multi-family sites.
- Feasible multi-family sites essential to addressing affordable housing needs of families not addressed through liveaboards and ADUs
- Two options:
 - Rezone larger site for multi-family
 - OR
 - Establish strong set of incentives to enhance feasibility on identified sites with min. 6 unit capacity

Mixed Use Opportunity incentives

- ✓ Does not involve rezoning – existing zoning left intact
- ✓ Creates incentives for property owner to utilize at their discretion
- ✓ Similar structure to Affordable Housing incentives used in communities such as Tiburon and Corte Madera

Incentives to MUO sites for 25% low & 25% very low income units:

- By right allowance for ground floor residential use
- Reduced parking standards
- Min. 30% 3-bedroom units (to ensure provision of family units)
- 55 year deed restriction on affordability

→ No change to Floor Area Ratio (FAR) under Fair Traffic Initiative

Mixed Use Opportunity sites

- All four sites in CN-1 zone. No change to Floor Area Ratio.

- 2015 Bridgeway 8 units
- 1901 Bridgeway 8 units
- 217 Second St 6 units
- 107 Second St 6 units

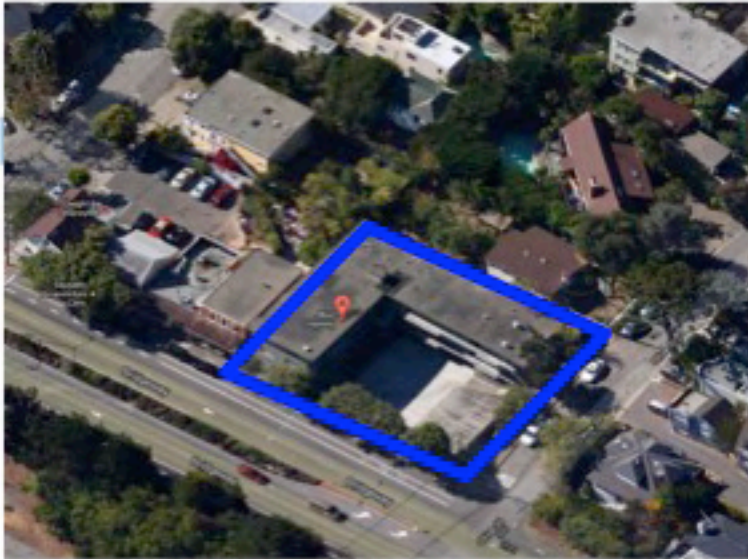
Sites within Site Inventory possibly suitable for Mixed Use Opportunity incentives



2015 Bridgeway
1901 Bridgeway

217 Second St
107 Second St

2015 Bridgeway, Cross street Olive



Site Information

Parcel Size: 12,000 sf (two parcels combined, each 6,000 sf)

Average Slope: 13.6 %

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

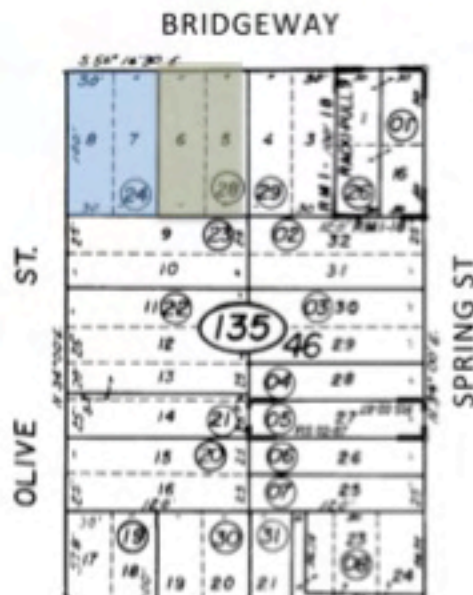
Construction or Effective Year: 1975

Assessment of Development Potential:

Existing three-story office building on the site that appears to look like former apartment building. Total of 8 potential apartment units, 4 on each lot.

Visual Condition:

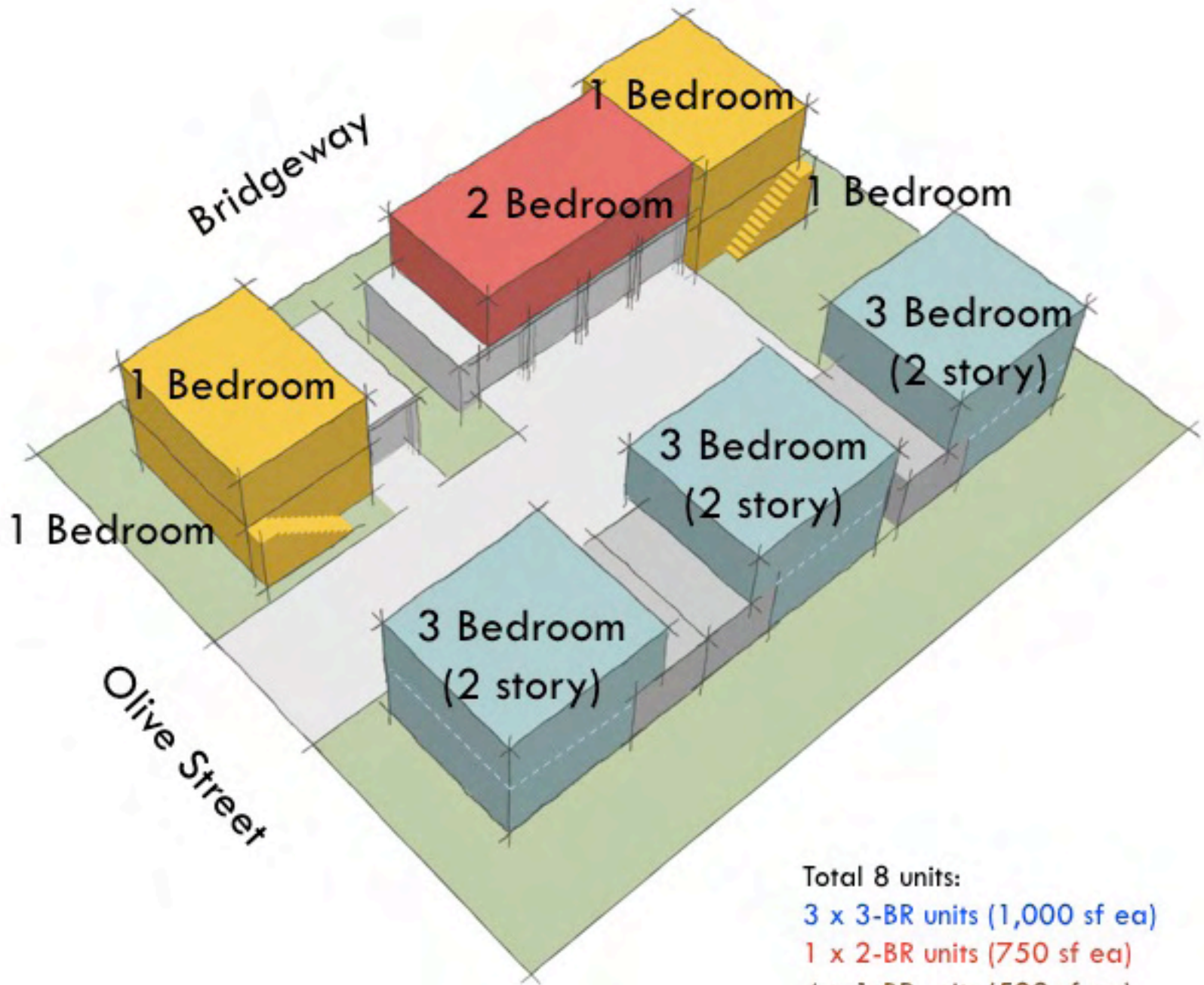
Building is in good condition.



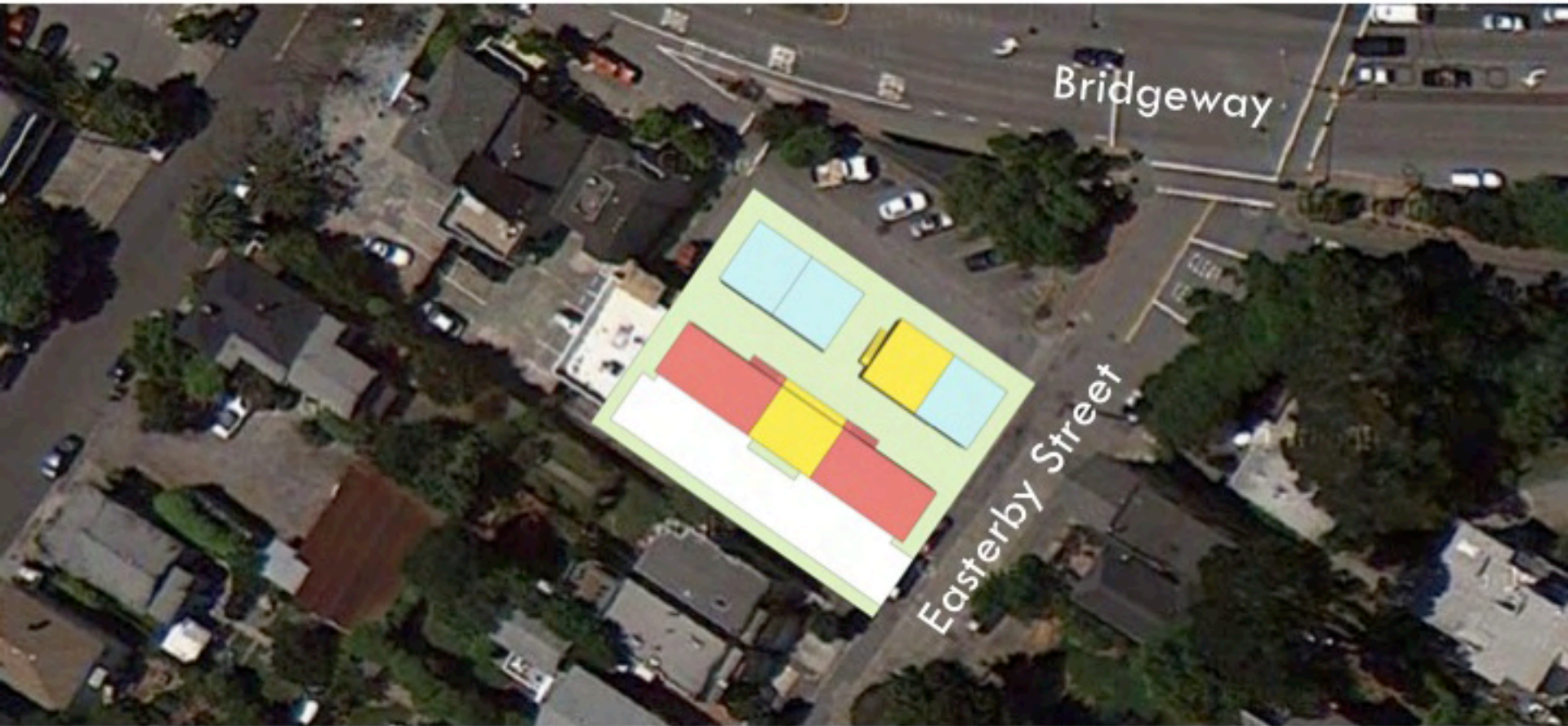


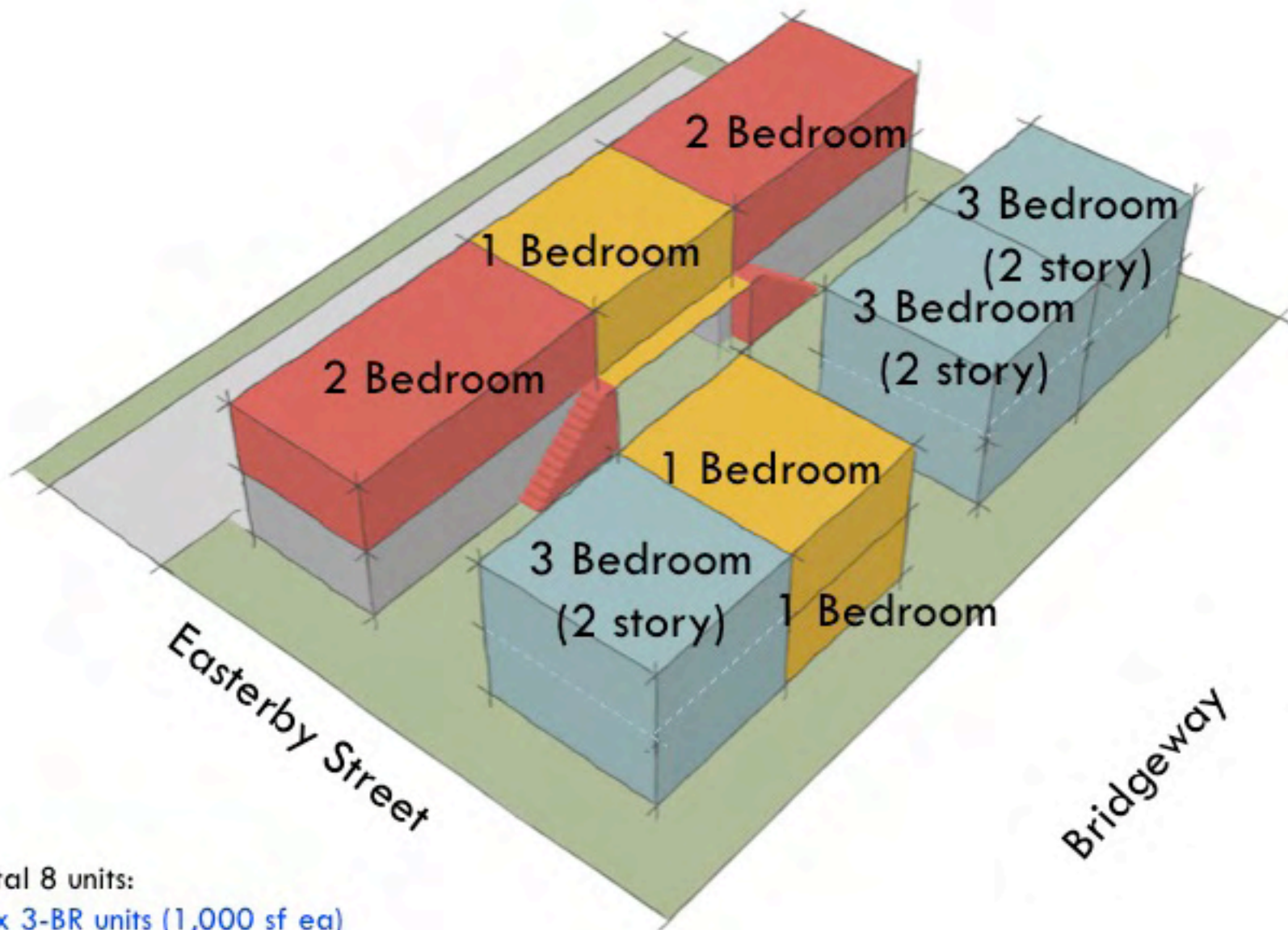


Total 8 units:
3 x 3-BR units (1,000 sf ea)
1 x 2-BR units (750 sf ea)
4 x 1-BR units (500 sf ea)



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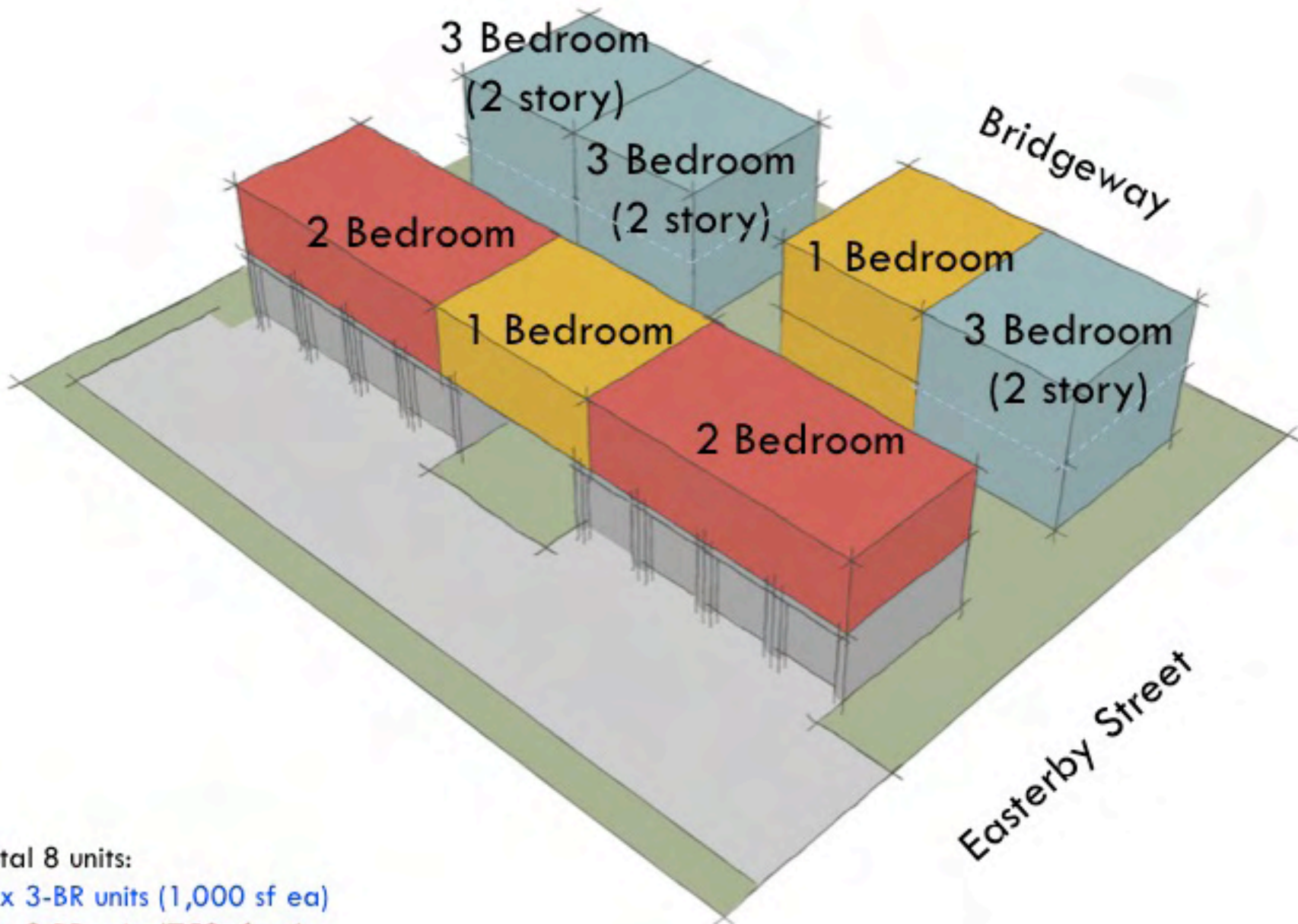


Total 8 units:

3 x 3-BR units (1,000 sf ea)

2 x 2-BR units (750 sf ea)

3 x 1-BR units (500 sf ea)



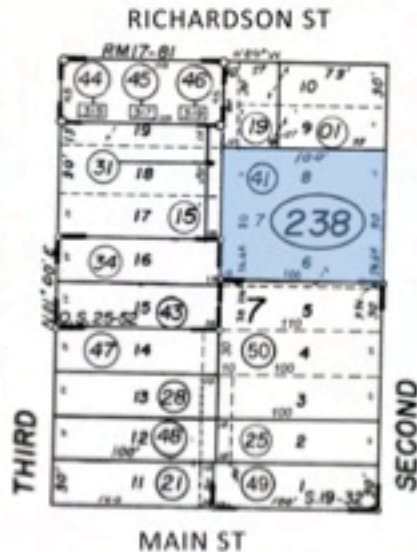
Total 8 units:

3 x 3-BR units (1,000 sf ea)

2 x 2-BR units (750 sf ea)

3 x 1-BR units (500 sf ea)

217 Second St



Site Information

Parcel Size: 9,526 sf

Average Slope: 14.5 %

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: 2

Construction or Effective Year: 1909

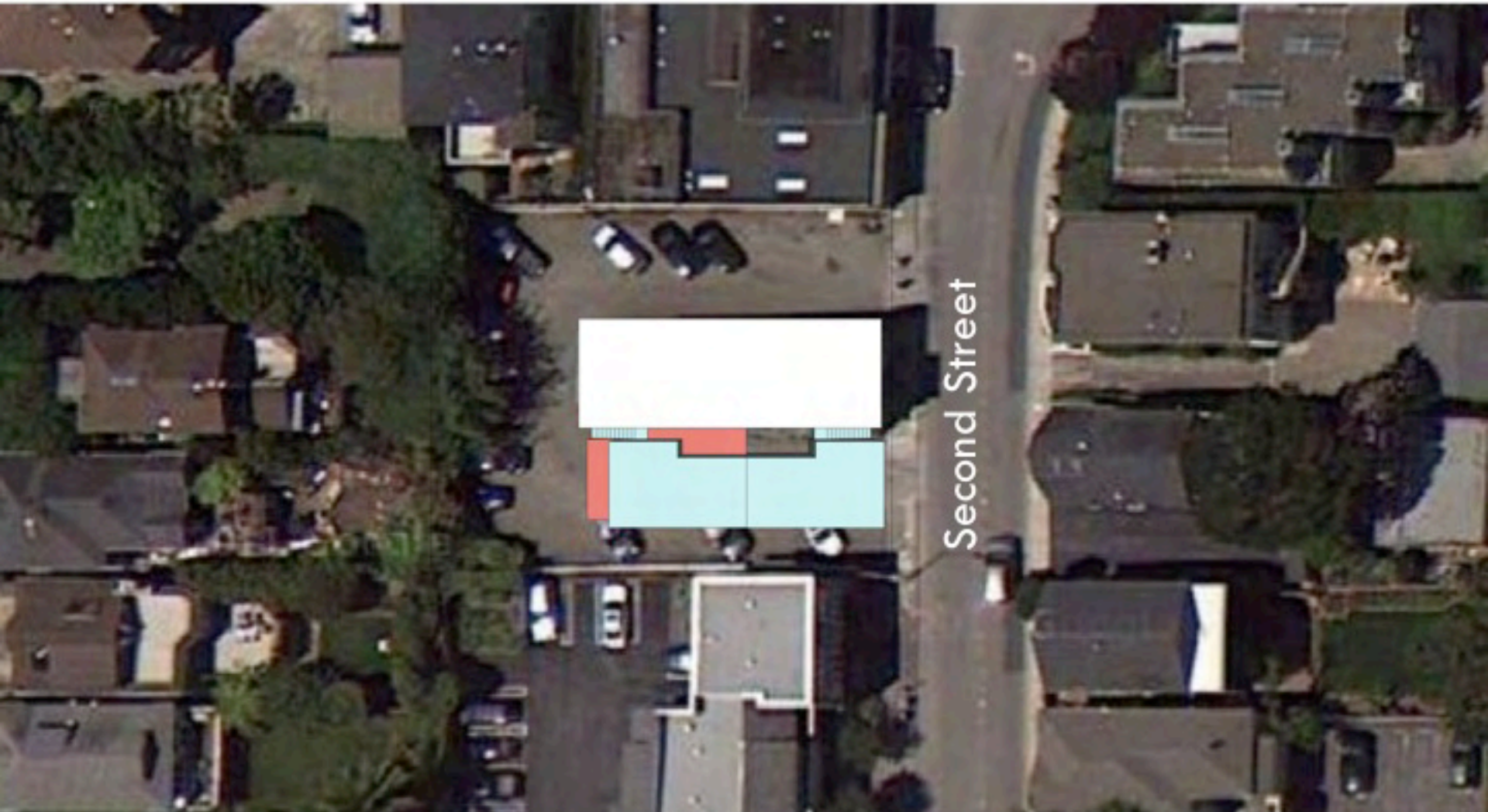
Assessment of Development Potential:

This site has infill potential. There is an existing 2-story building surrounded by parking spaces. There are also two existing units at the back and on the upper floor, and therefore only one more unit can be counted. New buildings up to 3 stories could be built adjoining the current building, and there can still be spaces reserved for parking either at the back or on the side. An example is the building just south of this site.

Visual Condition:

Building is in good condition.

Richardson St

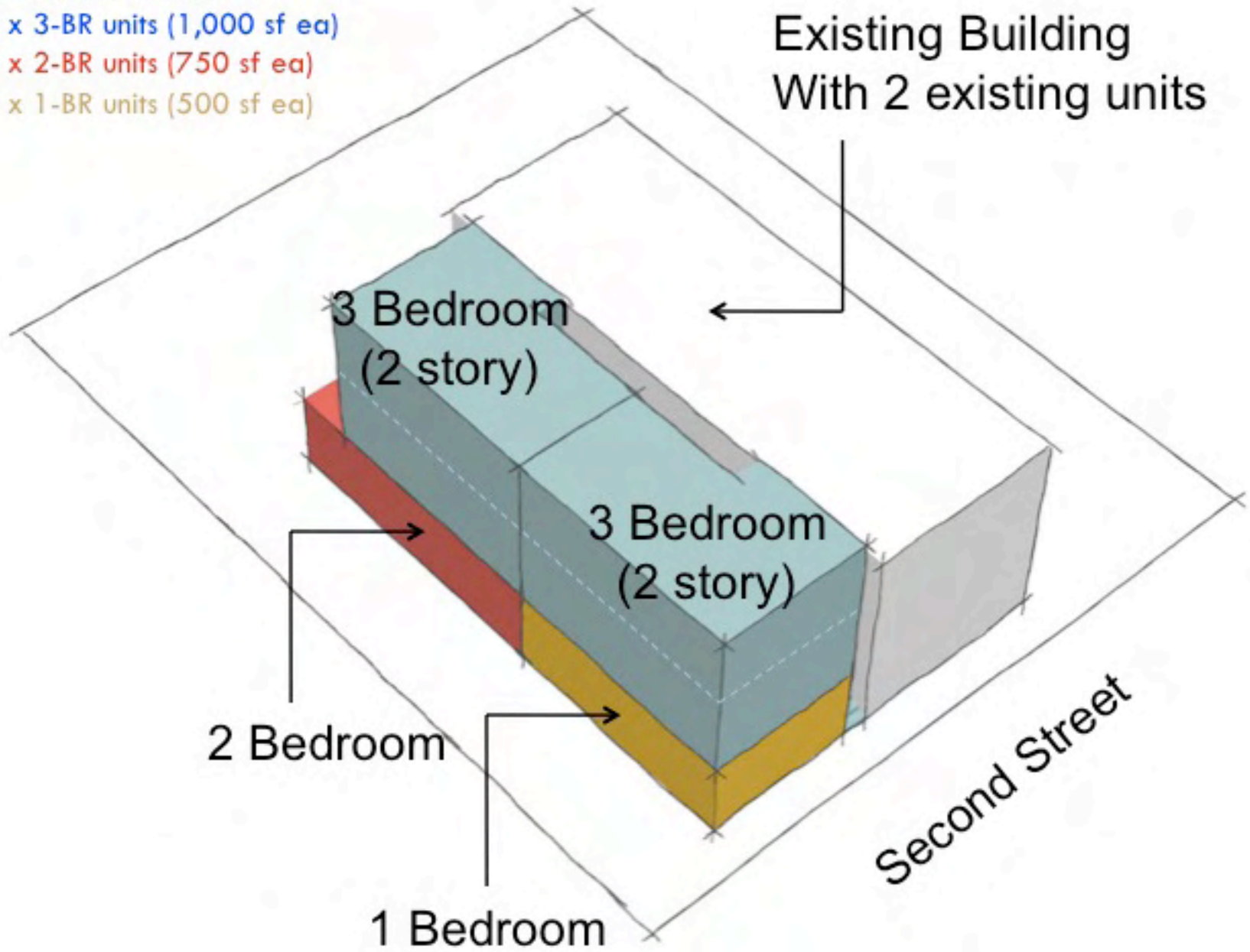


Second Street

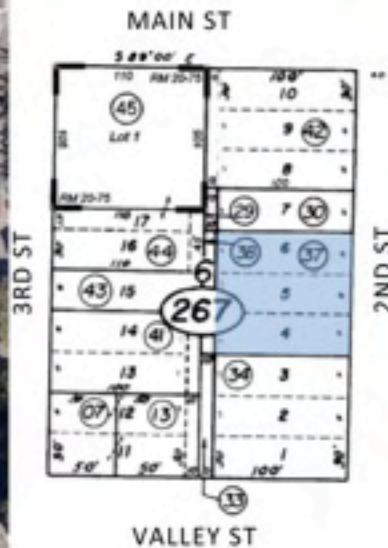
Main St

Additional 4 units:
2 x 3-BR units (1,000 sf ea)
1 x 2-BR units (750 sf ea)
1 x 1-BR units (500 sf ea)

Existing Building
With 2 existing units



107 Second St



Site Information

Parcel Size: 9,900 sf

Average Slope: 10.1 %

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: 1967

Assessment of Development Potential:

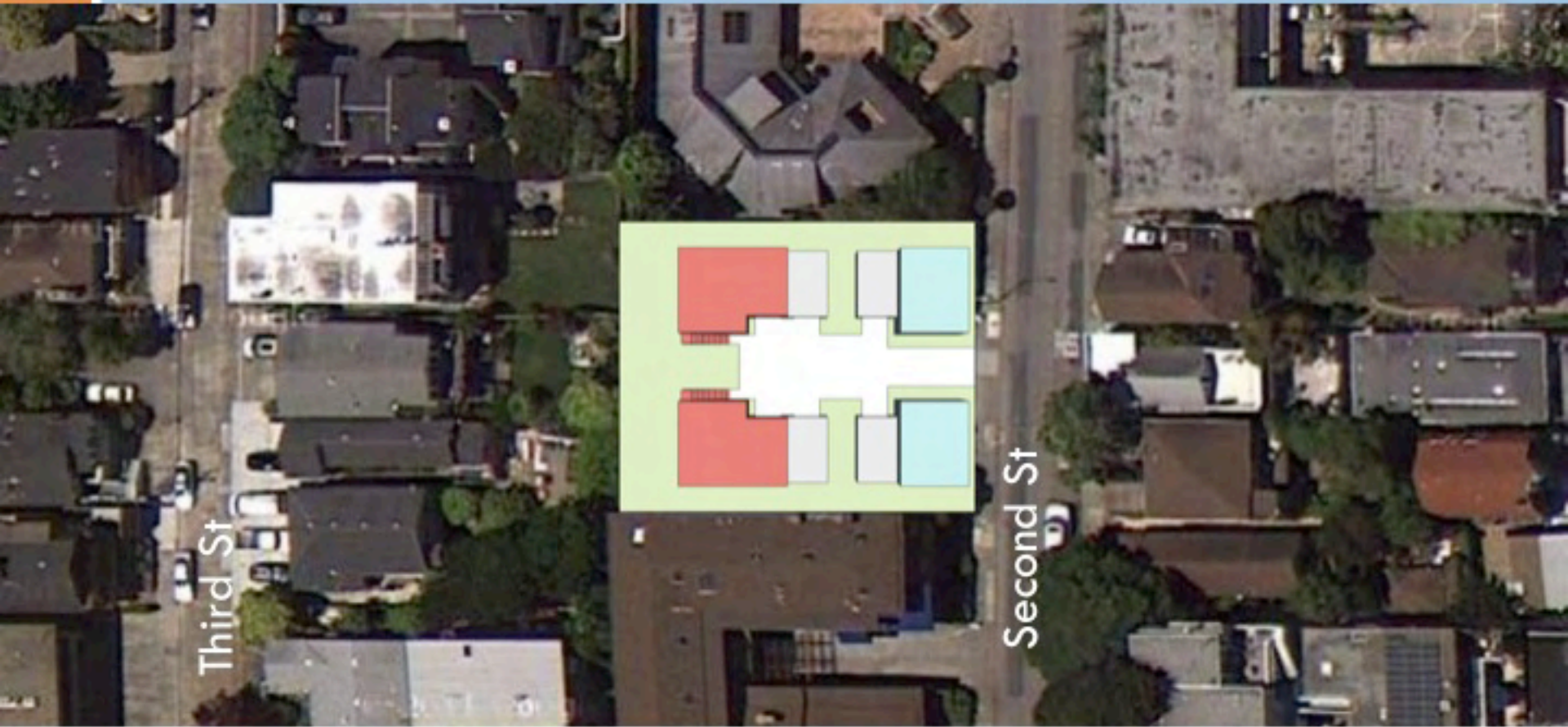
One story offices with ground floor parking. To add residential units, both buildings would be reconfigured and a new structure up to three stories would be built, with ground-floor commercial and upper floor residential. As an example, the building next door has parking spaces and commercial on the ground floor partially sunk into the site.

Visual Condition:

Buildings are in satisfactory condition.



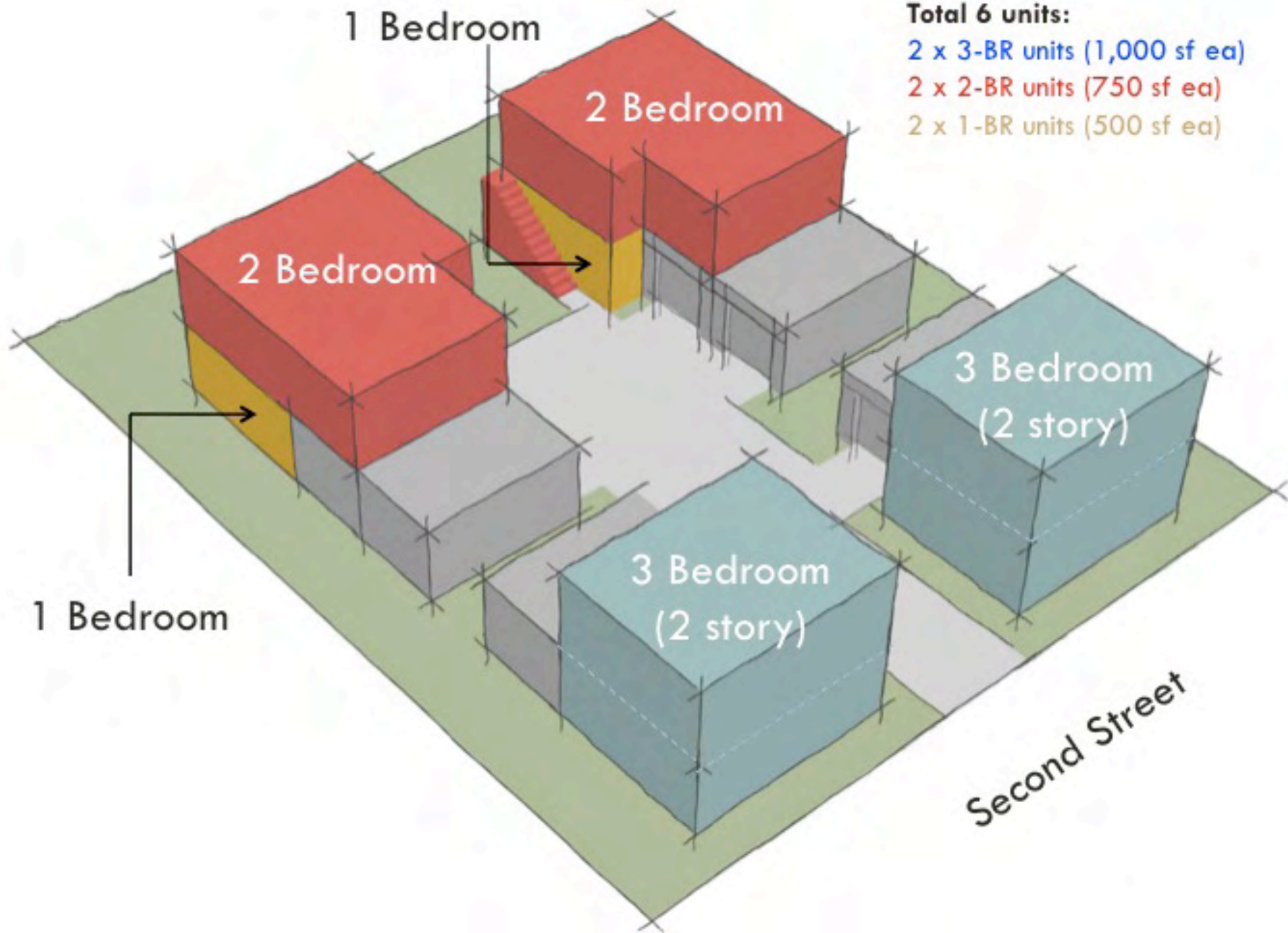
Main St



Third St

Second St

Valley St



TOTAL HOUSING PLANNED FOR 2007-2014 PLANNING PERIOD

	Very Low	Low	Moderate	Above Moderate	TOTALS	
TARGETS:	45	30	34	56	90	
Approved/Built	0	0	1	19	20	6%
New Accessory Dwelling Units	3	7	2	0	12	4%
Existing Accessory Dwelling Units	3	7	2	0	12	4%
Existing Liveaboards (with BCDC permits, not counted in 2000 Census)	0	38	0	0	38	12%
Future Liveaboards (remaining capacity in marinas with BCDC permits)	0	30	25	0	55	17%
R-1 Capacity	0	0	0	19	19	6%
R-2-5 Capacity	0	0	0	16	16	5%
R-2-2.5 Capacity	0	0	50	0	50	16%
R-3 Capacity	11	0	27	0	38	12%
Commercial Zone Capacity	29	4	22	0	55	17%
	46	86	129	54	315	
Percentage Over Target:	2%	187%	279%	-4%	250%	BUFFER
Difference:	1	56	95	-2	225	

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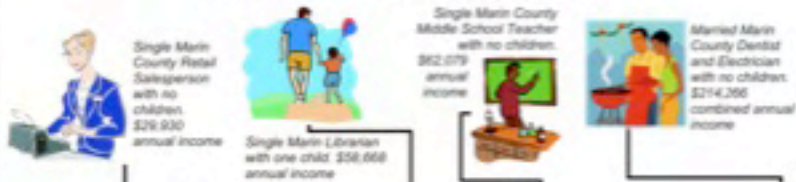
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Marin County Families and Housing Affordability



2011 Marin County Annual Income and Estimated Housing Costs
By Income Category for Different Household Sizes

Household Size	Annual Income and Housing Costs	Income Category			
		Very Low 50% or Less*	Low <50-80%	Moderate <80-120%	Above Moderate >120%+
1-person household Median Income: \$71,188	Annual Income	Up to \$35,550	\$35,551-\$56,880	\$56,881-\$85,320	>\$85,321
	Monthly Housing Cost*	Up to \$890	\$891-\$1,420	\$1,421-\$2,130	>\$2,131+
2-person household Median Income: \$71,300	Annual Income	Up to \$40,650	\$40,651-\$65,040	\$65,041-\$95,400	>\$95,401
	Monthly Housing Cost	Up to \$1,020	\$1,021-\$1,630	\$1,631-\$2,440	>\$2,441+
3-person household Median Income: \$81,450	Annual Income	Up to \$45,730	\$45,731-\$73,160	\$73,161-\$108,740	>\$108,741
	Monthly Housing Cost	Up to \$1,140	\$1,141-\$1,830	\$1,831-\$2,740	>\$2,741+
4-person household Median Income: \$101,600	Annual Income	Up to \$50,800	\$50,801-\$81,280	\$81,281-\$121,920	>\$121,920 +
	Monthly Housing Cost	Up to \$1,270	\$1,271-\$2,030	\$2,031-\$3,050	>\$3,051+



*Of Marin County Median Income
 *Housing costs are assumed to be a 30% of annual income. Per the California Housing and Community Development Department, a household is considered to be overpaying for housing (or cost burdened), if it spends more than 30% of its income on housing. Housing costs are rounded to nearest \$10.
 -For Renters, "housing cost" is assumed to include rent and utilities.
 -For Homeowners, "housing cost" is assumed to include a mortgage payment, property taxes, homeowners insurance, private mortgage insurance, homeowners association dues and utilities.

4 person household in Marin County:

Median income: \$101,600

Low income: \$81,280

Very low income: \$50,800