

APPENDIX: A. STUDY ROSTER

CITY COUNCIL:

City of Sausalito

April 1986 to April 1988:

Ray Taber, Mayor 1987-88  
Robert Mitchell  
Carol Peltz, Mayor 1986-87  
Lore Phillips  
Robin Sweeny, Mayor 1985-86

April 1988 to Present:

Robert Mitchell, Mayor 1989-  
Robin Sweeny, Mayor 1988-89  
Raymond Buddie  
Lore Phillips  
Annette Rose

Past Council Members participating in the Specific Plan creation include:

Leon Huntting  
Alice Rogers Mayor 1984-85

PLANNING COMMISSION:

April 1986 - 1988:

Robert Politzer, Chairman  
Raymond Buddie  
Charles Lambert  
Pat Zuch  
Dick Seashore

1988 - Present:

Robert Politzer, Chairman  
Cameron Dorsey  
Carl Krause  
Charles Ruby  
Dick Seashore

Past Commission Members participating in the Specific Plan creation include:

Douglas Fancher Chairman 1984-86  
Patrick Nolan  
Mark Scott  
Vance Wilson

MARINSHIP SPECIFIC PLAN ADVISORY COMMITTEE:

Jacques Ullman, Chairman  
John Blayney  
Eric Elsesser  
Adrienne Going  
Arlene Knudsen  
Lore Phillips (to City Council April 1986)  
Sol Silver  
Jack Tracy

**CONSULTANT TEAM:**

**Planning Consultant:**

Walter Raleigh Stewart AIA

**Environmental Consultant:**

EIP Associates

**Economic Consultant:**

Recht Hausrath & Associates

**Traffic Consultant:**

DKS Associates

**Public Hearings and Revisions:**

Lynn Treais

**APPENDIX: B. GLOSSARY OF TERMS**

The Marinship Specific Plan document uses a variety of expressions, many of which are defined in the existing Zoning Ordinance (Section 10.102) or are commonly used planning terminology.

The Glossary of Terms is divided into two categories: terms used when describing, or referring to, the Specific Plan document contents, and the definition of the Specific Plan Uses. The terms are defined as follows:

**1. SPECIFIC PLAN DOCUMENT TERMS**

**AFFORDABLE:** The term has several applications. Affordable rent or sale price is one less than or equal to a percentage of annual personal income, typically a percentage of what is considered a Low and Moderate Marin County income level. An affordable income level is one established by the Sausalito City Council, and may relate to the Marin County Housing Authority definition of Low and Moderate income levels.

**ARKS:** Dwelling, Single Family Ark. A single family dwelling existing in the R-A Zoning District at the time of adoption of Title 10, or a single-family dwelling the exterior design of which is an exact replica of the structure existing at the time of adoption of Title 10.

**BCDC:** San Francisco Bay Conservation and Development Commission.

**BERTH:** A space or harbor slip for the mooring or storage of a boat. A "dry berth" refers to dry boat storage on land.

**COUNCIL or CITY COUNCIL:** The Sausalito City Council.

**CUP:** Conditional Use Permit.

**DENSITY:** A measure of residential intensity expressed as the number of residential dwelling units per acre (du/ac).

**EASEMENTS:** A variety of easements exist in the Marinship area. These include those for streets, railroads, pedestrian and bicycle ways, public access, public use, and navigational access. Of particular interest when calculating the amount of allowable development on a parcel are those described in the Zoning Ordinance, Section: 10.201.

**EIR:** Marinship Specific Plan Environmental Impact Report (Certified by the City Council February 4, 1986).

**FLOOR AREA:** see Zoning Ordinance, Section 10.102.

**FLOOR AREA RATIO:** see Zoning Ordinance, Section 10.102.

**FULL SERVICE SUPERMARKET:** Primarily a retail food store which also sells household supplies such as paper goods, cleaning supplies, and health and beauty items. May also include a small take-out deli or bakery.

**GENERAL PLAN:** City of Sausalito's General Plan, originally adopted in December 1970 and amended in 1979.

**HARBOR:** A part of a body of water protected and deep enough to furnish anchorage. Frequently interchanged with the term "marina".

**HOUSEBOATS:** A boat, vessel or structure in the water intended generally to be supported by means of flotation and to be maintained without a permanent foundation, used principally for residential purposes and generally not used for active navigation, and provided with a city-approved sewer connection.

**INCLUSIONARY USE and RATIO:** A use permitted in the Marinship only when another specified use accompanies its development. For example, commercial is an inclusionary use in the "I" zone and can only be developed when done so concurrently with industrial. Commercial development or construction shall not be done prior to or independently of industrial. The inclusionary ratio is the designated proportional relationship between the inclusionary uses. Using the same example, the inclusionary ratio is the amount of commercial area permitted on a parcel as a proportion of the amount industrial area in the proposed development.

**INTENSITY:** A measure of the amount of permitted Floor Area to the size of the development area or parcel expressed as Square Feet per acre (sf/ac). Similar to Density except that it refers to non-residential uses.

**LIVEABOARD BOATS:** Navigable vessel with an accessory use as a residential dwelling.

**LUMBERYARDS:** Commercial facility devoted to the storage and sale of lumber and other construction materials.

**MARINA:** Frequently interchangeable with the term "harbor". The term generally applies to harbors for pleasure boat use, while the term harbor can also include marine service berths.

**MARINE SERVICE HARBOR:** A part of a body of water protected and deep enough to furnish anchorage for mooring of boats or similar floating vessels used in the performance of a marine industrial activity or service conducted on the vessel or nearby on the land.

**NET LAND AREA:** That dry land portion of a parcel remaining after subtracting the easements stipulated in Zoning Ordinance Section 10.201 and inland of the so called "BCDC water line" (approximately elevation 5.7 feet above mean lower-low water; see BCDC Standards).

**PARCEL:** See Zoning Ordinance, Section 10.102.

**PARCEL AREA:** See Zoning Ordinance, Section 10.102.

**PLAN:** When expressed as the "Plan" it refers to the Marinship Specific Plan.

**PLANNING PARCEL:** A parcel designated in the Marinship Specific Plan as a planning unit typically consisting of Assessor Parcels under a common ownership (given such notations as: Parcel 1A: "1750" Bridgeway). See Specific Plan Document Section: I.B.

**RBSAP:** Richardson Bay Special Area Plan, the version adopted by the City of Sausalito in the fall of 1984.

**SITE:** Frequently used interchangeably with the term "parcel".

**SITE AREA:** Frequently used interchangeably with "Parcel Area".

**SMALL BOATS:** Does not require a trailer to be transported, can be hand carried to and from the water by several persons, and does not require any special equipment to launch or haul out the craft. Such boats could include rowing boats, canoes, small kayaks, and very small sail boats. Such boats are likely to weigh about 100 pounds or less.

**SPECIFIC PLAN:** The Marinship Specific Plan.

**WAREHOUSING:** Commercial facility devoted to the enclosed storage of goods and materials.

**YACHT CLUBS:** The only Yacht Clubs permitted in the Marinship are tax exempt Yacht Clubs (those Yacht Clubs receiving less than 15% of their gross receipts from non-members).

**ZONING ORDINANCE:** The Sausalito Zoning Ordinance.

## 2. MARINSHIP SPECIFIC PLAN USE DEFINITIONS

Note: Each use definition is accompanied by a brief description of the proposed intent of the use, a definition, a list of examples for reference (not intended as a complete list of permitted uses), and attendant remarks.

Listed by major category, the uses are:

**INDUSTRIAL USES:**

Intent:

A primary intent of the Marinship Specific Plan is to maintain the industrial use of the area and to serve the needs of Sausalito residents. These include both general and marine industrial elements.

The intent of the industrial use designations is to focus upon the uses that are most consistent with the needs of a working waterfront and industrial area.

Art uses have in the past have been included within the industrial designations. This Specific Plan study seeks to distinguish the two only to enhance the art usage. Art uses should continue to be permitted with the industrial categories, but also have their own use designation, as described herein.

Definitions:

**GENERAL INDUSTRIAL:**

This use includes a wide range of relatively small scale, low intensity, low traffic generating, non-polluting, light industrial manufacturing, assembly, repair, services, non-office type research and development activities, and arts uses consistent with many of those found in the Marinship and are considered of need or asset to the community. It is not the intent to provide non-industrial commercial uses, such as commercial office or retail within this category.

**Examples:**

The following is a partial list of potential uses which would be consistent with the intent:

Light Manufacturing, industrial research and development uses;

Warehousing;

Industrial, trade, and business service uses such as:

- Blueprinting and photostating,
- Building maintenance,
- Business, professional, trade and cultural schools (CUP),
- Cleaning and laundry plants,
- Flat glass shops,
- Industrial equipment sales and rentals,

- Lumberyards (CUP),
- Marine Industrial uses listed below (see Remark),
- Newspaper publications and print facilities,
- Nurseries (CUP),
- Packing and crating,
- Parcel delivery services,
- Photo finishing labs (CUP),
- Plumbing, heating and ventilating facilities,
- Recording studios,
- Repair shops (automobiles, appliances, radio and T.V., furniture),
- Sign shops.

Remarks:

All Marine Industrial and Arts uses listed below would also be permitted with the General Industrial designations.

MARINE INDUSTRIAL (land and water):

Marine Industrial uses should be consistent with the protection of the waterfront area and promotion of marine-oriented businesses. Permitted uses would include a wide range of relatively small scale, low intensity, non-polluting, low traffic generating, light marine industrial manufacturing, assembly, repair, services, marine industrial research and development activities, and arts uses consistent with those found in the Marinship and considered to be of need or asset to the community, other marine services, and a working waterfront.

Examples:

The following is a partial list of potential uses which would be consistent with the intent of this use:

- Boat building,
- Boat engine repair,
- Boat launching ramps, haul-out, dry docks (CUP),
- Boat maintenance,
- Boat measuring and surveying
- Boat repair,
- Boat restoration,
- Boat service,
- Boat storage,
- Boat towing,
- Commercial fishing facilities (not processing plants) (CUP),
- Diving equipment, lessons and services,
- Engine repair and service,
- Houseboat construction,
- Marine carpentry, cabinet making, woodworking,
- Marine electronics service and repair,
- Marine mechanical systems,
- Marine equipment manufacturing, service and repair,

- Marine Research Laboratories,
- Marine salvage,
- Marine welding and fabricating,
- Rigging,
- Sail, Canvas construction and repair,
- Sailing and marine related skills schools,
- Sewer ejection systems.

Remarks:

Marine service commercial uses are listed separately below. Several marine service uses that could be included under this designation are listed in the maritime category.

ARTS USES:

Intent:

The preservation and enhancement of arts uses in the Marinship is one of the Specific Plan goals. Arts uses are distinguished from other industrial or commercial activities by both their scale of operation (small) and design orientation. Arts development in the Marinship should seek to attain a mix of art orientations including industrial, marine, fine and applied arts uses.

Note: It will be advisable to seek the services of professional arts organizations (e.g., the Marin Arts Council) to provide a review of potential uses and/or users that might qualify for "Arts" status.

INDUSTRIAL ARTS:

Definitions:

These uses include the design, crafting and construction of unique or custom made industrial products.

Examples: The following is a partial list of potential uses which would be consistent with the intent:

- Cabinet Making,
- Metal fabricating,
- Casting (metal, concrete, plaster, plastic, etc.),
- Woodworking shop.

MARINE ARTS:

These uses include the design, crafting and construction of unique or custom made marine products.



Examples: The following is a partial list of potential uses which would be consistent with the intent:

- Boat building, fabricators,
- Marine carpentry, cabinet making, woodworking.

FINE ARTS:

These uses include the design, crafting and construction of unique, fine art products.

Examples: The following is a partial list of potential uses which would be consistent with the intent:

- Artists, such as painters, potters, sculptors, photographers, poets and authors,
- Art and Craft studios,
- Publishers (CUP),
- Theatrical groups (CUP).

APPLIED ARTS:

These uses include the design, crafting and construction of unique, custom made applied art products.

Examples: The following is a partial list of potential uses which would be consistent with the intent:

- Architects, building designers,
- Commercial photographers,
- Computer software and hardware designers,
- Graphic design, including production,
- Home decorators,
- Industrial designer,
- Interior designer,
- Landscape architects, designers
- Marine applied arts such as:
  - Marine graphics, illustrators,
  - Marine photographers,
  - Marine publishers,
  - Nautical arts and photography,
  - Naval architecture, designers
  - Naval engineering.

COMMERCIAL USES:

Intent:

The intent of commercial use is to provide Sausalito, primarily the Marinship, adequate commercial service support to ensure a viable industrial, maritime and art community asset.

Definitions:

**COMMERCIAL OFFICE:**

Any future office use in the Marinship will be limited to accessory office use (the small amount of office activity needed to administer the operations of an approved use) within the same structure to which it is accessory. There shall be no separate and free standing "accessory-office buildings" except as approved by Conditional Use Permit. Existing office buildings and uses may continue as permitted uses.

**RETAIL:**

Community serving retail use intended to provide for the sales of frequently purchased household necessities and services required by Sausalito residents. No retail use, other than a "full service supermarket" in the CS zone will be permitted. A "full service supermarket" refers to a retail food store which also sells household supplies such as paper goods, cleaning supplies, and health and beauty items, and may also include a small take-out deli or bakery.

**COMMERCIAL SERVICES:**

**BUSINESS COMMERCIAL SERVICE:**

Convenience goods and consumer service establishments to service the needs of local businesses.

**Examples:** The following is a partial list of potential uses which would be consistent with the intent:

- Art and business supplies,
- Blueprint and photostat facilities,
- Printing facilities,
- Secretarial services.

**MARINE COMMERCIAL SERVICE:**

Convenience goods and consumer service establishments to service the maritime needs of the community.

**Examples:**

The following is a partial list of potential uses which would be consistent with the intent:

- Bait and tackle shops, including a limited amount of accessory provisioning of food and beverage, ice dispensers,
- Boat engine sales and repair,
- Boat charters,
- Boat sales, rentals,

- Chandlery,
- Engine sales, repair and service,
- Marine electronics sales, service and repair,
- Marine equipment and supplies sales (including provisioning of food and beverages),
- Marine fuel facility (CUP),
- Marine equipment sales, manufacturing, service and repair,
- Marine miscellaneous services (mail services, compass adjuster, provisioning, etc.),
- Sports fishing facilities,
- Veterinary clinic (allowed only as an accessory use to a marine research laboratory, CUP),
- Wholesale and retail fish sales (CUP),
- Yacht sales and delivery.

**RESTAURANTS:** (CUP)

Businesses providing food and drink products for sale, to be consumed on the premises, to meet the needs of Marinship workers and residents. This restaurant activity, limited dining on the premises, does not refer to what would normally be considered serving "fast food". The number of seats and hours of operation will be as determined by the City.

**Examples:**

- Cafe,
- Cafeteria,
- Delicatessen with dining on the premises,
- Restaurant.

**SMALL SCALE EATING ESTABLISHMENTS:** (CUP)

Businesses providing food and drink products for sale, to be consumed on or off the premises, to meet the needs of Marinship workers and residents. This use does not include what would normally be considered serving "fast food". The number of seats shall not exceed twenty, and the actual number of seats and hours of operation will be as determined by the City.

**FOOD SERVICES:** (CUP)

Businesses providing food and drink products for sale, to be consumed off premises, to meet the needs of Marinship workers and residents. This use does not include what would normally be considered serving "fast food".

Examples:

The following is a partial list of potential uses which would be consistent with the intent:

- Bakeries,
- Delicatessen (packaged beer and wine as an accessory use),
- Foodstores (packaged beer and wine as an accessory use).

RESIDENTIAL USES (Land):

No land based residential use will be permitted in the Marinship except as follows:

- That currently permitted in the Houseboat (H) zone;
- Existing legal land based units outside the "H" zone will be allowed as legal non-conforming uses.

RESIDENTIAL USES (Water):

Intent:

It is the intention of the water-based residential use designations to address the special needs of the maritime industries and services, while attempting to enhance the public's access, use and enjoyment of the water areas.

Note: Liveaboard use of Maritime boats is described separately below.

Definitions:

HOUSEBOAT:

A boat, vessel or structure in the water intended generally to be supported by means of flotation and to be maintained without a permanent foundation, used principally for residential purposes and generally not used for active navigation, and provided with a city-approved sewer connection.

ARK:

Dwelling, Single Family Art. A single family dwelling existing in the R-A Zoning District at the time of adoption of Title 10, or a single-family dwelling the exterior design of which is an exact replica of the structure existing at the time of adoption of Title 10.

PLEASURE BOAT LIVEABOARD:

Navigable vessel, in recreational use, with liveaboard residential occupant(s) for harbor or marina security purposes.

**MARITIME USES:**

Definitions:

**WET BERTH HARBORS** (Pleasure and Marine Service):

Fixed or floating piers, docks, slips, and berths in a marina or harbor for the mooring of floating vessels. (See Appendix- B.1 above)

**DRY BERTH HARBORS:**

Storage of vessels out of the water, typically on land. (See Appendix-B.1 above)

**MARINE SERVICE HARBOR:** A part of a body of water protected and deep enough to furnish anchorage or mooring of boats or similar floating vessels used in the performance of a marine industrial activity or service conducted on the vessel or nearby on the land.

**MARITIME SERVICE BERTHS AND BOATS** including:

**MARINE SERVICE BOAT or BERTH:**

A boat, vessel or berth for a boat used in the performance of a marine industrial activity or service conducted on the vessel or nearby on the land. Liveaboard use of the vessel is acceptable where it can be demonstrated, to the City's satisfaction, that such residential use is necessary to provide the maritime service.

**Examples:**

- Boat building,
- Boat engine repair,
- Boat maintenance,
- Boat measuring and surveying,
- Boat repair,
- Boat restoration,
- Boat service,
- Boat towing,
- Commercial fishing facilities (not processing plants) (CUP),
- Diving equipment, lessons and service,
- Engine repair and service,
- Houseboat construction,
- Marine carpentry, cabinet making, woodworking,
- Marine educational boat,
- Marine electronics service and repair,
- Marine mechanical systems,
- Marine equipment manufacturing, service and repair,
- Marine research laboratories,

- Marine salvage,
- Marine welding and fabricating,
- Naval architecture,
- Naval engineering,
- Rigging,
- Sail, canvas construction and repair,
- Sailing schools,
- Sewer ejection systems.

→ MARINE CRAFTSMAN BOAT or BERTH:

A boat, vessel or berth for a boat used by craftpersons in the performance of a marine industrial activity or service conducted on the vessel or nearby on the land. Liveaboard use of the vessel is acceptable where it can be demonstrated, to the City's satisfaction, that such residential use is necessary to provide this maritime activity.

Examples:

- See list of marine industrial uses above,
- Marine Arts uses, such as:
  - Boat building, fabricators,
  - Marine carpentry, cabinet making, woodworking,
  - Marine graphics, illustrators, sculptors,
  - Marine publishers,
  - Nautical arts and photography.

WATER-BASED ART USE BOAT or BERTH:

A boat, vessel or berth for a boat used by Marinship artisans in the performance of their craft on the vessel or nearby on the land, with a preference given to those in a marine activity. Liveaboard use of the vessel is acceptable where it can be demonstrated, to the City's satisfaction, that such residential use is necessary to provide this maritime activity.

Examples:

- Artists, such as painters, potters, sculptors, photographers, poets and authors.

Remarks:

The water-based art use of vessels in the Marinship has existed since the early fifties. The waterfront history is filled with such painters, poets, and writers as Varda, Alan Watts, and Onslow-Ford who were attracted to the Marinship and its water-based residential opportunities. The City will seek the services of professional arts organizations (e.g., the Marin Arts Council) to provide a review of potential uses and/or users that qualify for "Arts" status.

**HISTORIC BOAT or BERTH:**

A vessel of historical significance or interest to the City of Sausalito and so designated by the Sausalito Historical Landmark Board. Liveaboard use of the vessel is acceptable where it can be demonstrated, to the City's satisfaction, that such residential use is necessary to maintain its use or condition, or provide this maritime activity.

**INSTITUTIONAL BOAT BERTH:**

A vessel used on a regular basis by a public institution in the performance of a maritime service or duty. Liveaboard use of the vessel is acceptable where it can be demonstrated, to the City's satisfaction, that such residential use is necessary to provide this maritime activity.

APPENDIX: C. TRAFFIC TRIP GENERATION RATES

The Traffic Trip Generation Rates used by DKS Associates to analyze the projected traffic conditions in the Marinship Specific Plan were provided in the Marinship EIR. They are based on standard trip generation rates developed by CALTRANS and the Institute of Transportation Engineers, supplemented by counts conducted in Sausalito by DKS Associates.

These are reprinted below in Table C.

TABLE C  
WEEKDAY PM PEAK-HOUR TRIP GENERATION RATES FOR SELECTED LAND USES

Type of Use	Per unit	Vehicle Trips per Unit	
		Inbound	Outbound
General Industrial	1000 sf	.41/TSF	.77/TSF
Marine Industrial	1000 sf	.15/TSF	.35/TSF
Arts	1000 sf	.40/TSF	.70/TSF
Offices	1000 sf	.39/TSF	2.42/TSF
Retail	1000 sf	1.47/TSF	1.47/TSF
Restaurant	1000 sf	3.80/TSF	2.40/TSF
Land-Based Residential	Dwelling Unit	.34/Unit	.17/Unit
Live-Work Residential	Dwelling Unit	.20/Unit	.10/Unit
Houseboats	Dwelling Unit	.34/Unit	.17/Unit
Wet Marina Berths	Berth	.09/Brth	.09/Brth
Dry Marina Berths	Berth	.06/Brth	.06/Brth

Note: The following uses were not listed in the EIR table but were included in the Traffic Analysis:

Commercial Service	1000 sf	N/A	.00/TSF
Food Service	1000 sf	N/A	.00/TSF
Liveaboard Boats	Berth		.10/Brth

Note: The following uses have not yet been assigned trip generation rates:

Post Office: this use was treated separately in the Post Office EIR.

Marine Service: water-based use, with and without liveaboard use.

Note: The Outbound Trip Rates are considered critical to Marinship traffic planning.

The Marinship Specific Plan Development Standards, Section III.A, describe the concept of assigning an industrial equivalent



FAR to uses currently above the maximum FAR limits that also produce a PM Peak hour traffic impact greater than General Industrial uses.

To establish the Outbound PM Peak-hour Trip Generation Industrial equivalent of Marinship uses it is necessary to convert the Trip Generation Ratios listed above in Table C into a form that compares all uses to General Industrial. These ratios are provided in Table D below.

TABLE D  
OUTBOUND PM PEAK-HOUR TRIP GENERATION RATE  
GENERAL INDUSTRIAL EQUIVALENTS

Type of Use	Per unit	Vehicle Trips per Unit	
		Outbound	Equivalent Ratio
General Industrial	1000 sf	.77/TSF	1.00
Marine Industrial	1000 sf	.35/TSF	.45
Arts	1000 sf	.70/TSF	.90
Offices	1000 sf	2.42/TSF	3.14*
Retail	1000 sf	1.47/TSF	1.91*
Restaurant	1000 sf	2.40/TSF	3.12*
Land-Based Residential	Dwelling Unit	.17/Unit	.22
Live-Work Residential	Dwelling Unit	.10/Unit	.13
Houseboats	Dwelling Unit	.17/Unit	.22
Wet Marina Berths	Berth	.09/Berth	.17
Dry Marina Berths	Berth	.06/Berth	.08

Note: The following uses were not listed in the EIR table but were included in the Traffic Analysis:

Commercial Service	1000 sf	.00/TSF	.00
Food Service	1000 sf	.00/TSF	.00
Liveaboard Boats	Berth	.10/Berth	.13

\* These uses have Outbound PM Peak-hour trip generation rates greater than General Industrial and are therefore subject to the equivalent FAR considerations required in Section III.A.

APPENDIX: D. PLANNING PARCEL EQUIVALENT ASSESSOR PARCEL NUMBERS

TABLE E  
LIST OF PLANNING PARCEL  
EQUIVALENT ASSESSOR PARCEL NUMBERS  
(by Planning Area and Zone)

PLANNING PARCEL NUMBER		ASSESSOR PARCEL NUMBER
<b>ZONE 1</b>		
Planning Area 1:		
1A	"1750 Bridgeway"	64-082-02
1B	Terra Landing	64-032-01
		64-081-01
		64-082-01
		64-083-02
		64-084-05
1C	City of Sausalito	City Streets
Planning Area 2:		
2B	Schoonmaker Point	63-080-02
		63-080-03
		63-090-06
		63-090-07
2C	Vincent Whitney-Interbay Lumber	63-090-02
2D	Cement Gun Property	63-090-03
2E	Easom's Boatyard	63-100-05
2F	Clipper Yacht Harbor #1	63-100-04
<b>ZONE 2</b>		
Planning Area: 2		
2A	Burkell Property (parcel north of Schoonmaker)	63-100-01
2G	Annicelli (Sea K Fish)	63-060-03
		63-070-04
		63-100-07

Planning Area: 3

3A Army Corps of Engineers, Bay Model  
63-050-02  
63-060-02  
63-070-03  
63-100-11  
63-110-14

3B Record Plant 63-110-01

3C SWA Offices  
63-110-09  
63-110-11

3D Office (Duryee) 63-110-12

3E Marinship Park 63-110-13

3F City of Sausalito  
63-050-03  
63-070-01

Planning Area: 4

4A Marina Plaza  
63-040-02  
63-050-01  
63-110-03  
63-110-04  
63-110-05  
63-110-06  
63-110-07

Planning Area: 5

5A "Gerhardt" parcel west of Arques  
63-120-01

5B Arques Shipyard, Gate #3  
63-040-01  
63-120-02

Planning Area: 6

6A "2401 Marinship Way" 63-130-01

6B Big "G" Supermarket 63-130-02

6C Vacant Site (Post Office site east of 6B)  
63-130-03

Planning Area: 7

7A "150/180 Harbor Drive" 63-130-04, 06

Planning Area: 8

8A Clipper Yacht Harbor #2, #3 & #4  
63-010-16 Partial\*

\* See Parcel 9G 63-020-01

63-030-01

63-140-08

8B Storage Area (west of 8C) 63-030-02

63-030-03

8C Spaulding Boatworks 63-030-04

ZONE 3

Planning Area: 6

6D "One/Three Harbor Drive" 63-140-15  
63-130-05

6E Feng Nian Restaurant 63-140-18

6F Commercial/Office Area (Bridgeway at Coloma)  
63-140-20  
63-140-21

Planning Area: 7

7B Industrial Center Building 63-140-14

7C Heath Ceramics 63-140-04  
63-140-05  
63-140-06

7D Restaurant/Commercial Area (Saus. Food Co.)  
63-140-09  
63-140-10

7E "475 Gate 5 Road" 63-140-24

Planning Area: 9

9A Coloma Industrial Area 63-140-02  
63-140-03

- 9B "200 & 150 Gate 5 Road Area" 63-152-07  
63-152-08
- 9C Auto Repair Area (Swiss Garage, etc.)  
63-162-07  
63-162-08
- 9D Auto Repair Area (Paul's Cabinets, etc.)  
63-162-06
- 9E Joe Ray Auto Body 63-152-06
- 9F Auto Storage Area (Jagger Enterprises)  
63-152-95
- 9G Clipper Property (at Varda Landing Rd)  
63-010-16 Partial\*  
\* See Parcel 8A
- 9H Varda Landing Studios (York) 63-010-09
- 9I Planeaway Sailboards, etc. 63-010-05
- 9J Small Boat Center (Gordy Nash)  
63-010-04
- 9K Gate 5 Road Industrial (north of 9J)  
63-010-03
- 9L Office/Retail/Storage (York)  
63-010-02  
63-010-17

Planning Area: 10

- 10A Houseboat Area (Anshen) 63-010-12
- 10B Houseboat Area (Kingman Prop. Co.)  
63-010-15
- 10C Houseboat Area (Onslow-Ford, Vallejo)  
63-010-14
- 10D Houseboat Area (Veit) 63-010-06  
63-010-07

Planning Area: 11

11A	Winblad Property (Bullard)	63-152-01
		63-152-02
11B	"3000 Bridgeway"	63-162-04
11C	Health Club and Offices	63-162-05
11D	"3030 Bridgeway"	63-162-10
		63-162-13
11E	"4000 Bridgeway"	63-162-01
		63-162-12

APPENDIX E.

PLANNING PARCELS BY ZONING CATEGORY

TABLE F  
LIST OF PLANNING PARCELS BY ZONE

"I" ZONE  
(by Planning Area and Zone)

ZONE 1

Planning Area 1:

1A "1750 Bridgeway"

Planning Area 2:

2B Schoonmaker Point

2C Vincent Whitney-Interbay Lumber

2D Cement Gun Property

ZONE 2

Planning Area: 2

2A Burkell Property (parcel north of Schoonmaker)

Planning Area: 3

3B Record Plant

3C SWA Offices

3D Office (Duryee)

Planning Area: 4

4A Marina Plaza

Planning Area: 5

5A "Gerhardt" parcel west of Arques

5B Arques Shipyard, Gate #3

Planning Area: 6

6A "2401 Marinship Way"

Planning Area: 7

7A "150/180 Harbor Drive"

ZONE 3

Planning Area: 6

6D "One Harbor Drive"

6E Feng Nian Restaurant

6F Commercial/Office Area (Bridgeway at Coloma)

Planning Area: 7

- 7B Industrial Center Building
- 7C Heath Ceramics
- 7D Restaurant/Commercial Area (Saus. Food Co.)
- 7E "475 Gate 5 Road"

Planning Area: 9

- 9A Coloma Industrial Area
- 9B "200 & 150 Gate 5 Road Area"
- 9C Auto Repair Area (Swiss Garage, etc.)
- 9D Auto Repair Area (Paul's Cabinets, etc.)
- 9E Joe Ray Auto Body
- 9F Auto Storage Area (Jagger Enterprises)
- 9G Clipper Property (at Varda Landing Rd.)
- 9H Varda Landing Studios (York)
- 9I Planeaway Sailboards, etc.
- 9J Small Boat Center (Gordy Nash)
- 9K Gate 5 Road Industrial (north of 9J)
- 9L Office/Retail/Storage (York)

Planning Area: 11

- 11A Winblad Property (Bullard)
- 11B "3000 Bridgeway"
- 11C Health Club and Offices
- 11D "3030 Bridgeway"
- 11E "4000 Bridgeway"

"W" ZONE

(by Planning Area and Zone)

ZONE 1

Planning Area 1:

- 1B Terra Landing
- 1C City of Sausalito

Planning Area 2:

- 2B Schoonmaker Point
- 2E Eason's Boatyard
- 2F Clipper Yacht Harbor #1

ZONE 2

Planning Area: 2

- 2G Annicelli (Sea K Fish)

Planning Area: 8

- 8A Clipper Yacht Harbor #2, #3 & #4
- 8B Storage Area (west of 8C)
- 8C Spaulding Boatworks



ZONE 3

None

**"H" ZONE**  
(by Planning Area and Zone)

ZONE 1

None

ZONE 2

None

ZONE 3

Planning Area: 10

- 10A Houseboat Area (Anshen)
- 10B Houseboat Area (Kingman Prop. Co.)
- 10C Houseboat Area (Onslow-Ford, Vallejo)
- 10D Houseboat Area (Veit)

**"CS ZONE"**  
(by Planning Area and Zone)

ZONE 1

None

ZONE 2

Planning Area: 6

- 6B Big "G" Super Market
- 6C Vacant Site (Post Office site east of 6B)

ZONE 3

None

**"P" ZONE**  
(by Planning Area and Zone)

ZONE 1

None

**ZONE 2**

Planning Area: 3

3A Army Corps of Engineers, Bay Model

3E Marinship Park

**ZONE 3**

None

**"OA" ZONE**

(by Planning Area and Zone)

**ZONE 1**

None

**ZONE 2**

Planning Area: 2

2G Annicelli (Sea K Fish)

Planning Area: 3

3A Army Corps of Engineers, Bay Model

3F City of Sausalito

Planning Area: 4

4A Marina Plaza

Planning Area: 5

5B Arques Shipyard, Gate #3

**ZONE 3**

None

RESOLUTION NO. 3708

CITY OF SAUSALITO

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAUSALITO  
ADOPTING THE MARINSHIP SPECIFIC PLAN, DATED APRIL 1988

---

WHEREAS, the City Council referred the December 1987 draft of the Marinship Specific Plan to the Planning Commission for its review and recommendations; and

WHEREAS, the Planning Commission has reviewed and made recommendations for changes to the Marinship Specific Plan, following public meetings on February 3, 10, 24, and 29, 1988; and

WHEREAS, the Planning Commission did adopt a resolution (No. 1988-10) recommending that the City Council adopt the revised Marinship Specific Plan; and

WHEREAS, the City Council has reviewed and made changes to the Marinship Specific Plan, following public hearings on March 8, 22, 24 and April 5, 1988; and

WHEREAS, the City Council's changes have been incorporated into a final draft of the Marinship Specific Plan dated April 1988; and

WHEREAS, the proposed Marinship Specific Plan was the subject of an Environmental Impact Report certified by the City on February 4, 1986;

NOW THEREFORE BE IT RESOLVED THAT the City Council does hereby adopt the Marinship Specific Plan, dated April 1988 and as amended per Exhibit 1, which is incorporated herein by reference.

PASSED AND ADOPTED at a regular meeting of the Sausalito City Council held on April 5, 1988, by the following vote:

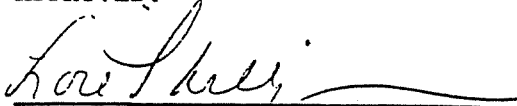
AYES: Phillips, Mitchell, Peltz

NOES: Sweeny

ABSTAIN: None

ABSENT: Taber

APPROVED:

  
Lore Phillips, Vice-Mayor

ATTEST:

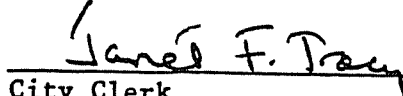
  
City Clerk

EXHIBIT 1

Page 22:

-Permit performing arts theater studio and rehearsal use. Oc-  
casional ~~live~~ performance presentation and film uses are may be permitted  
only with approval the issuance of an Administrative Conditional Use Permit.

Page 32:

Last sentence in second paragraph under GENERAL INTENT

... A terminal for a ferry or similar marine transportation should  
shall not be located in the Marinship area.

Page 39:

Second paragraph under Yacht Clubs

... It is not the objective to permit facilities created to serv-  
ice serve as largely commercial enterprises oriented to non-Sausalito harbor  
users. The facility ~~should~~ shall be limited in size, have limited dining and  
beverage services, including alcoholic beverages, and shall not provide for  
overnight accommodations.

Page 41:

Fourth paragraph.

This parcel has been identified as a potential commercial  
facility, and as a potential site for a combined marine mammal research  
facility and veterinary clinic. ~~This is an~~ These are acceptable uses on this  
parcel.

Page 56:

First full sentence on the page.

The parcel access depicted in the plan documents should be  
required, when reasonable, as part of any development plan...

Page 62:

First sentence of second paragraph.

The implementation of the Pedestrian Paths (A and B) and Bike  
Paths shall be required, when reasonable, as part of any development or  
redevelopment plan...

Page 75:

First sentence of second paragraph.

Implementation of all View Corridors shall be required, when  
reasonable, as part of any development or redevelopment ...

Page 87:

First sentence on the page.

These standards shall be required, when reasonable, as part of any  
new construction, redevelopment, ...

Page 91:

First sentence on the page.

The following standards shall be required, when reasonable, as  
part of any new construction, redevelopment, ...

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAUSALITO  
ADOPTING AN AMENDMENT TO THE MARINSHIP SPECIFIC PLAN  
FOR THE PURPOSE OF ACHIEVING CONSISTENCY BETWEEN THE PLAN  
AND TITLE 10 OF THE MUNICIPAL CODE (ZONING)

WHEREAS, the Sausalito City Council, on 5 April 1988, adopted the Marinship Specific Plan and directed that an amendment to the Zoning Code, Title 10 of the Sausalito Municipal Code, be prepared to carry out and implement the policy directives of the Specific Plan;

WHEREAS, following provision of legal notice as required by state law and local ordinance, the Sausalito Planning Commission conducted public hearings on the proposed amendments to Title 10 and the Specific Plan, commencing on 12 October 1988 and concluding on 14 December 1988;

WHEREAS, in conformance with California Government Code Sections 65453 and 65350 et. seq., the City Council has received and considered the report and recommendations of the Planning Commission on the proposed amendments; and

WHEREAS, following provision of notice as required by law, the City Council has conducted public hearings on the proposed amendment, commencing on 31 January 1989, at which times all interested persons were given an opportunity to be heard.

NOW, THEREFORE BE IT RESOLVED that the City Council does hereby find, declare, and order that:

1. The proposed project is undertaken pursuant to the Marinship Specific Plan Environmental Impact Report certified by the City Council on 4 February 1986.
2. The proposed amendments are in conformity with and further the objectives and policies of the Sausalito General Plan, as amended through 5 April 1988.

3. After having considered the matter, including the report and recommendations of the Planning Commission and the public testimony, the City Council has determined that certain changes to the proposed amendments would be appropriate.

4. The changes approved by City Council are incorporated into Exhibit A, "Amendments to the Marinship Specific Plan", attached hereto and by this reference incorporated herein.

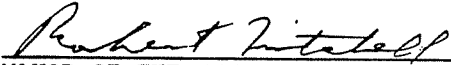
BE IT FURTHER RESOLVED that the City Council hereby approves and adopts the amendments to the Marinship Specific Plan as stated in Exhibit A.

PASSED AND ADOPTED at the regular meeting of the Sausalito City Council on the 2nd day of May, 1989, by the following vote:

AYES: Councilmen: Buddie, Phillips, Rose, Sweeny, Mayor Mitchell

NOES: Councilmen: None

ABSENT: Councilmen: None

  
MAYOR OF THE CITY OF SAUSALITO

ATTEST:

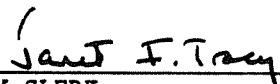
  
CITY CLERK

EXHIBIT A

**Amendment to the Marinship Specific Plan  
Adopted by Resolution No. 3824  
May 2, 1989**

Uses in the Marinship area should be limited to the following, and similar general types of uses as approved by the City, consistent with the goals, objectives and functional organization of the Marinship Specific Plan.

Non-polluting, low traffic generating, low intensity industrial uses, and the following uses to the extent they are compatible to an industrial area: warehousing; wholesale trade establishments; light manufacturing; office service and supply and industrial service and supply; art, including Fine Arts, Maritime Arts, Industrial Arts and Applied Arts, and craft workshops (no retail sales); industrial or marine-oriented research and development laboratories; small-scale appliance and equipment repair and service; boat storage, yacht clubs; wholesale and retail fish sales; employee eating establishments (independent eating establishments should be permitted only after review to determine the need for such a facility to serve the needs of the employees in the Marinship area and determination that the location and signing does not encourage use by persons outside the Marinship area).

Furthermore, the "I" zone shall:

- Permit existing office buildings and uses to remain;
- Prohibit general retail sales, except as a part of a commercial service business (one serving the needs of, and complementary to, the needs of the Marinship, such as a chandlery);
- Permit performing arts theater studio and rehearsal use. Occasional live performance presentation and film uses may be permitted with the issuance approval of an Administrative Conditional Use Permit.

a. TYPICAL CONDITION

The Industrial ("I") zone is the Marinship's largest and includes the widest variety of permitted uses. To the extent possible, especially on the larger sites, a mixture of uses is to be encouraged.

Unless noted otherwise, the typically permitted uses in the "I" zone parcels include: general industrial, marine industrial, arts, commercial service, limited amounts of restaurant and food service, and dry boat storage uses categories. Existing legal office, full service restaurant, and residential uses may remain as permitted uses, as noted elsewhere in this document.



The uses permitted in the "I" zone are defined in Appendix- B: Glossary of Terms. These are further qualified by the following standards:

Arts:

It is the intent of the Arts designation to allow art studio space, not retail art galleries. It is not the intent, however, to prohibit a limited number of "sales events" on-site, featuring the sale of art creations by the artist. The amount of permitted studio space dedicated to formal art display shall be limited. Signage or advertisement of the retail activity, if done on a regular basis, is prohibited. The sale of art work is to be by the actual artist or by a temporary assistant or employee.

Applied Arts:

Applied Arts is to be an inclusionary Arts use (e.g., it is only permitted in association with other Arts uses on a specific parcel). Applied Arts is not to exceed 50% of all Arts use on a parcel, and will be allowed only with the approval of a ~~under an Administrative~~ Conditional Use Permit.

Commercial Office:

The only new office use permitted in the Marinship will be limited to accessory office use (the small amount of office activity needed to administer the operations of an approved use). No new Commercial Office use will be permitted in the Marinship. Existing office buildings and uses may remain as permitted uses.

Commercial Retail:

No new Commercial Retail areas will be permitted in the Marinship. Commercial Retail will be permitted in the form of a full-service supermarket (in the CS Zone) or on parcels, and in amounts, where retail use has been previously approved by the City.

Commercial Restaurants:

A limited number of Commercial Restaurants will be permitted in the Marinship. Existing Restaurant use will continue to be permitted on parcels, and in amounts, where restaurant use has been previously approved by the City. A limited number of small restaurants (limited dining on the premises) will be permitted in the "I" zone within the Marinship. Restaurants with up to 40 seats may be permitted with a Conditional Use Permit on planning parcels of at least four acres. Applications for new restaurants shall require an analysis of the need for such a facility to serve

the needs of employees in the Marinship. A determination shall be made that the location and signing does not encourage use by persons outside the Marinship.

**Commercial Food Service:**

Commercial Food Service (no dining on the premises) will be permitted with a Conditional Use Permit in the Industrial Zone within the Marinship. The amount of food service square footage permitted on a parcel shall be determined after an analysis of the need for such a facility to serve the needs of employees in the Marinship. A determination shall be made that the location and signing does not encourage use by persons outside the Marinship.

**Residential:**

No new residential use will be permitted in the "I" zone. Existing, legal, residential use may remain as a permitted use on parcels, and in amounts, as have been previously approved by the City.

**Public Access:**

All shoreline parcels in the Marinship shall provide for the temporary tie-up of small boats, as required by the City. The number of such spaces shall be a minimum of one per parcel or 2% of the total number of berths in the harbor, whichever is greater, unless otherwise approved by the City.

The allowable development program for the "I" zone shall be as provided in the zoning ordinance, subject to the additional requirements and limitations of this plan. The zoning ordinance shall identify the maximum allowable Floor Area Ratio (FAR) as well as any specific ratios between the amounts of permitted uses. (Currently, the zoning ordinance FAR is 40% with no more than 15% in commercial use).

To maintain the industrial emphasis of this zone, no more the 40% of the permitted FAR shall be allowed for commercial uses. Such commercial use refers to commercial office, commercial services, restaurants and food services. Accessory office use is not included in this consideration. Commercial uses shall be permitted when developed with approved non-commercial uses.

The number of dry boat berths shall not exceed 100 berths per acre.

**b. SITE-SPECIFIC EXCEPTIONS**

The following are site-specific exceptions to

of the Marinship Specific Plan effort. The existing "W" zone is considered to be a Commercial District. As such, all uses in this zone are considered to be commercial. One element of the Specific Plan, in this zone, has been to distinguish between permitted industrial and commercial uses in the same manner as is currently done in the "I" zone. To this end the definition of Marine Industrial use has been narrowed to focus upon the industrial and service uses, relocating the marine commercial service uses to the Commercial Service use category, where they are separately controlled.

Unless noted otherwise, the typically permitted uses in the "W" zone include: marine industrial, arts, marine commercial service, food service, houseboats (no new houseboats allowed--existing houseboats may be legalized with a Conditional Use Permit), live-aboard use of marine service and pleasure boats, dry boat storage, marine service berths, pleasure boat berths, and open space. The uses permitted in the "W" zone are defined in Appendix- B: Glossary of Terms. These are further qualified by the following standards:

Applied Arts:

Applied Arts is to be an inclusionary Arts use (i.e., it is only permitted in association with other Arts uses on a specific parcel). Applied Arts use is not to exceed 30% of all Arts use on a parcel, and shall be limited to those uses listed in the marine applied arts sub-category and will be allowed only with the approval of a under an Administrative Conditional Use Permit.

Commercial Service:

Only Marine Commercial Service is permitted in the "W" zone.

Commercial Food Service:

Commercial Food Service (no dining on the premises) and small-scale Eating Establishments (with limited dining on the premises, not to exceed 20 seats) will be permitted with a Conditional Use Permit on "W" Zone sites. The amount of food service square footage permitted on a parcel shall be determined after an analysis of the need for such a facility to serve the needs of employees in the Marinship. A determination shall be made that the location and signing does not encourage use by persons outside the Marinship.

Residential:

No new land-based residential use shall be permitted in the "W" zone.

boats, as required by the City. The number of such spaces shall be a minimum of one per parcel, or 2% of the total number of berths in the harbor, whichever is greater, unless otherwise approved by the City.

Yacht Clubs:

The only Yacht Clubs permitted in the Marinship are tax-exempt Yacht Clubs (those Yacht Clubs receiving less than 15% of their gross receipts from non-members). Such Yacht Clubs shall provide public service or use facilities, or limited size facilities to accommodate the temporary needs of transient boaters and shall provide a harbor service facility intended to meet the needs of Sausalito harbors and local residents. It is not the objective to permit facilities created to serve as largely commercial enterprises oriented to non-Sausalito harbor users. The facility shall be limited in size, have limited dining and beverage services, including alcoholic beverages, and shall not provide for overnight accommodations.

The allowable development program for the "W" zone shall be as provided in the zoning ordinance/, subject to the additional requirements and limitations of this plan. The zoning ordinance shall identify the maximum allowable Floor Area Ratio (FAR) as well as any specific ratios between the amounts of permitted uses. To maintain the marine and marine industrial emphasis of this zone, no more than 40% of the permitted FAR shall be allowed for commercial uses. Such commercial use refers to marine commercial services and food services. Accessory office use is not included in this consideration. Commercial uses shall be permitted when developed with approved non-commercial uses. The number of dry boat berths shall not exceed 100 berths per acre.

*Note! the W zone is currently considered a Commercial District in the zoning ordinance! The Marinship Specific Plan would change this classification to an Industrial District!*

**b. SITE SPECIFIC EXCEPTIONS**

The following are site specific exceptions to the typical "W" zone treatment described above.

**ZONE 1**

**Planning Area 1:**

**1B Terra Landing (land and water areas)**

The primary development objective is to preserve the maritime use and heritage of the Sausalito waterfront. This particular site has a tradition of mixed maritime, art and live-

a. TYPICAL CONDITION

The Houseboat ("H") zone is the only residential district in the Marinship. Except as noted below, this residential use is permitted on these parcels. ~~New development standards should be developed when revising the existing Zoning Ordinance.~~ Should residential use no longer be permitted in the "H" zone, the district shall be changed to a Waterfront "W" zone designation and be bound by the same standards.

The existing standards for the "H" zone shall be modified as follows:

Arks:

Arks are neither defined nor permitted in the Marinship under the current Zoning Ordinance. BCDC is in the process of evaluating the use and treatment of Arks within their jurisdiction.

An Ark in the Marinship Specific Plan is defined in Appendix B.1. No new Ark use will be permitted in the Marinship. Any Arks that predate the City's General Plan Adoption and BCDC control are to remain as permitted structures. Currently only one such structure, considered to be an Ark and meeting the above criteria, is found in the Marinship area, the Anshen residence, located on Parcel 10A.

Public Access:

All shoreline parcels in the Marinship shall provide for the temporary tie-up of small boats, as required by the City. The number of such spaces shall be a minimum of one per parcel or 2% of the total number of berths in the harbor, which ever is greater, unless otherwise approved by the City.

b. SITE-SPECIFIC EXCEPTIONS

The following are site-specific exceptions to the typical "H" zone treatment described above.

**Planning Area: 10**

**10A Houseboat Area (Anshen)**

This parcel contains a residential structure on pilings located over the water portion of the site. Since this unit is no longer a floating vessel it is not considered a houseboat according to the definitions used by BCDC or this Specific Plan document. Its physical condition most closely resembles an "Ark".

10C Houseboat Area (Onslow-Ford, Vallejo)

The City desires to retain as a historical landmark the ferry "Vallejo" and its site, which has been used for a variety of cultural, artistic and residential uses for over 30 years. The City may want to consider acquiring this parcel for open space or public use.

4. SHOPPING CENTER ("CS") ZONE

GENERAL INTENT

The Marinship Specific Plan objective for this parcel is that the full-service supermarket use in this zone be retained to serve the needs of Sausalito residents. The plan recognizes that a new postal facility is under construction on Parcel 6C. Since this is a federal government agency and does not require City or Plan approval, it does not appear in this plan as a designated use. Should the full-service supermarket use no longer be viable on these parcels, the plan objective would be to allow very limited industrial and marine uses. These are limited to: warehousing, lumberyards, and dry boat storage.

a. TYPICAL CONDITION

The original objective of the Shopping Center "CS" zone was to designate an area with uses that would provide Sausalito residents a place to obtain frequently purchased household goods. This purpose has narrowed in the Specific Plan process to preservation of the existing full service supermarket use on Parcel 6B. *A full service supermarket is also allowed/ with a Conditional Use Permit/ on Parcel 6C/*

The United States Postal Service has recently purchased Parcel 6C and is developing a new local-serving postal facility on that site.

The non-supermarket and Post Office uses that would be permitted in the "CS" Zone are: lumberyard, warehousing, and dry boat storage. These uses are defined in Appendix- B: Glossary of Terms.

Commercial Retail:

The only permitted commercial retail use is a full-service supermarket.

Institutional- Post Office:

The Postal Authority does not require Plan approval from the City.

- Caruso's Deck (Parcel 8A): view of bay, marina, boat launch and maritime activity;
- Sandy Point, between Clipper #2 and #3 (Parcel 8A): views of San Francisco, the bay, marina, Corps operations, fishing boats, houseboats, and hillside;
- Sandy Point, between Clipper #3 and #4 (Parcel 8A): similar to Sandy Point described above;
- Clipper #4 access point (Parcel 8A): views of marina and houseboats;
- Vallejo Ferry Site (Parcel 10C): views of houseboats and bay.

**D. SETBACKS AND EASEMENTS**

**1. BUILDING SETBACKS AND EASEMENTS**

The building setbacks for Marinship parcels shall be as required in the Zoning Ordinance/ and as provided in this section. Evaluation of setback and easement requirements of any development proposal should include consideration of: public safety, use separation/integration, public access, view corridors, and support of the urban industrial character of the Marinship.

Building setbacks should adequately protect the public safety by separating buildings whose use or construction poses a threat to one another.

Building placement on a parcel should be clustered to the extent possible to optimize open space while providing definable urban forms, especially along street frontages. An "urban" rather than "suburban" treatment of building placement is preferred. In this context, buildings should define space rather than become points in space. Zero setbacks along streets and property lines are intended to encourage the placement of structures along the street to give the street definition and continuity. To the extent possible, or unless otherwise noted, buildings should not be set back from the street to provide space for parking lots. Instead, parking should be located behind or alongside the buildings.

The building placement on a parcel should respect the intent to provide public access, to provide views of Richardson Bay as well as views through the Marinship, and to create public and private open space areas.

These standards shall be required, when reasonable, as part of any new construction, redevelopment, or exterior building remodeling involving at least 25% of the existing Floor Area or representing 25% of the market value of the Parcel improvements. Existing structures, or undisturbed portions of existing structures, may remain in their existing locations, providing such positioning does not cause a threat to public safety.

APPENDIX: B. GLOSSARY OF TERMS

The Marinship Specific Plan document uses a variety of expressions, many of which are defined in the existing Zoning Ordinance (Section 10.102) or are commonly used planning terminology.

The Glossary of Terms is divided into two categories: terms used when describing, or referring to, the Specific Plan document contents, and the definition of the Specific Plan Uses. The terms are defined as follows:

1. SPECIFIC PLAN DOCUMENT TERMS

**AFFORDABLE:** The term has several applications. Affordable rent or sale price is one less than or equal to a percentage of annual personal income, typically a percentage of what is considered a Low and Moderate Marin County income level. An affordable income level is one established by the Sausalito City Council, and may relate to the Marin County Housing Authority definition of Low and Moderate income levels.

**ARKS:** *A residential structure, once a legitimate floating vessel, currently supported on piers found over the water, with approved connections to public utilities and services, such as water and sewer. (Dwelling, Single Family Ark). A single family dwelling existing in the R-A Zoning district at the time of adoption of Title 10, or a single-family dwelling the exterior design of which is an exact replica of the structure existing at the time of adoption of Title 10.*

**BCDC:** San Francisco Bay Conservation and Development Commission.

**BERTH:** A space or harbor slip for the mooring or storage of a boat. A "dry berth" refers to dry boat storage on land.

**COUNCIL or CITY COUNCIL:** The Sausalito City Council.

**CUP:** Conditional Use Permit.

**DENSITY:** A measure of residential intensity expressed as the number of residential dwelling units per acre (du/ac).

**EASEMENTS:** A variety of easements exist in the Marinship area. These include those for streets, railroads, pedestrian and bicycle ways, public access, public use, and navigational access. Of particular interest when calculating the amount of allowable development on a parcel are those described in the Zoning Ordinance, Section: 10.201.

**EIR:** Marinship Specific Plan Environmental Impact Report (Certified by the City Council February 4, 1986).

**FLOOR AREA:** see Zoning Ordinance, Section 10.102.



**FLOOR AREA RATIO:** see Zoning Ordinance, Section 10.102.

**FULL SERVICE SUPERMARKET:** Primarily a retail food store which also sells household supplies such as paper goods, cleaning supplies, and health and beauty items. May also include a small take-out deli or bakery.

**GENERAL PLAN:** City of Sausalito's General Plan, originally adopted in December 1970 and amended in 1979.

**HARBOR:** A part of a body of water protected and deep enough to furnish anchorage. Frequently interchanged with the term "marina".

**HOUSEBOATS:** A non-navigable residential structure floating on the water and connected to an approved water and sanitary sewer system. A boat, vessel or structure in the water intended generally to be supported by means of flotation and to be maintained without a permanent foundation, used principally for residential purposes and generally not used for active navigation, and provided with a city-approved sewer connection.

**INCLUSIONARY USE and RATIO:** A use permitted in the Marinship only when another specified use accompanies its development. For example, commercial is an inclusionary use in the "I" zone and can only be developed when done so concurrently with industrial. Commercial development or construction shall not be done prior to or independently of industrial. The inclusionary ratio is the designated proportional relationship between the inclusionary uses. Using the same example, the inclusionary ratio is the amount of commercial area permitted on a parcel as a proportion of the amount industrial area in the proposed development.

**INTENSITY:** A measure of the amount of permitted Floor Area to the size of the development area or parcel expressed as Square Feet per acre (sf/ac). Similar to Density except that it refers to non-residential uses.

**LIVEBOARD BOATS:** Navigable vessel with an accessory use as a residential dwelling.

**LUMBERYARDS:** Commercial facility devoted to the storage and sale of lumber and other construction materials.

**MARINA:** Frequently interchangeable with the term "harbor". The term generally applies to harbors for pleasure boat use, while the term harbor can also include marine service berths.

**MARINE SERVICE HARBOR:** A part of a body of water protected and deep enough to furnish anchorage for mooring of boats or similar floating vessels used in the performance of a marine industrial activity or service conducted on the vessel or nearby on the land.

Examples: The following is a partial list of potential uses which would be consistent with the intent:

- Boat building, fabricators
- Marine carpentry, cabinet making, woodworking.

FINE ARTS:

These uses include the design, crafting and construction of unique, fine art products.

Examples: The following is a partial list of potential uses which would be consistent with the intent:

- Artists, such as painters, potters, sculptors, photographers, poets and authors
- Art and Craft galleries accessory to studios (CUP)
- Publishers (CUP)
- Theatrical groups (CUP).

APPLIED ARTS:

These uses include the design, crafting and construction of unique, custom made applied art products.

Examples: The following is a partial list of potential uses which would be consistent with the intent:

- Architects, building designers,
- Commercial photographers
- Computer software and hardware designers
- Graphic design, including production,
- Home decorators,
- Industrial designer,
- Interior designer,
- Landscape architects, designers
- Marine applied arts such as:
  - Marine graphics, illustrators,
  - Marine photographers
  - Marine publishers
  - Nautical arts and photography
  - Naval architecture, designers
  - Naval engineering

COMMERCIAL USES:

Intent:

The intent of commercial use is to provide Sausalito, primarily the Marinship, adequate commercial service support to ensure a viable industrial, maritime and art community asset.

Examples:

The following is a partial list of potential uses which would be consistent with the intent:

- Bakeries,
- Delicatessen (packaged beer and wine as an accessory use),
- Foodstores (packaged beer and wine as an accessory use).

RESIDENTIAL USES (Land):

No land based residential use will be permitted in the Marinship except as follows:

- That currently permitted in the Houseboat (H) zone;
- Existing legal land based units outside the "H" zone will be allowed as legal non-conforming uses.

RESIDENTIAL USES (Water):

Intent:

It is the intention of the water-based residential use designations to address the special needs of the maritime industries and services, while attempting to enhance the public's access, use and enjoyment of the water areas.

Note: Liveaboard use of Maritime boats is described separately below.

Definitions:

HOUSEBOAT:

A nonnavigable residential structure floating on the water, connected to an approved water and sanitary sewer system. A boat, vessel or structure in the water intended generally to be supported by means of flotation and to be maintained without a permanent foundation, used principally for residential purposes and generally not used for active navigation, and provided with a city-approved sewer connection.

ARK:

A residential structure, once a legitimate floating vessel, currently supported on piers found over the water, with approved connections to public utilities and services, such as water and sewer. (Dwelling, Single Family Ark. A single family dwelling existing in the R-A Zoning District at the time of adoption of Title 10, or a single family dwelling the exterior design of which is an exact replica of the structure existing at the time of adoption of Title 10.

PLEASURE BOAT LIVEABOARD:

Navigable vessel, in recreational use, with liveaboard residential occupant(s) for harbor or marina security purposes.