


# STAFF REPORT

## SAUSALITO PLANNING COMMISSION

**Project**                      **General Plan Amendment: Focused Housing Element Amendment to Remove the Horizontal Mixed Use Program, Add 330 Ebbtide Avenue to the Residential Sites Inventory, and Update Progress in Implementation of Accessory Dwelling Unit, Liveaboard, and Multi-family Development in Multi-family Zones Programs**

**GPA 14-162**

**Meeting Date**              July 9, 2014

**Staff**                          Lilly Schinsing, Administrative Analyst 

### REQUEST

1. Review the draft Addendum to the Initial Environmental Study/Negative Declaration prepared for the 2009-2014 Housing Element (**Exhibit C**) and make any appropriate modifications; and
2. Review the draft Focused Housing Element Amendment (**Exhibits B.1-B.6**) and make any appropriate modifications; and
3. Adopt the draft resolution recommending City Council adoption of the Addendum to the Initial Environmental Study/Negative Declaration and the Housing Element amendment (**Exhibit A**)

### PROJECT INFORMATION

**Applicant**                      City of Sausalito

**Authority**                      California Government Code §65350 authorizes a city to amend its General Plan and Government Code §65353.a requires the Planning Commission to hold at least one public hearing before approving a recommendation on the adoption or amendment of a General Plan.

### SUMMARY

At the June 24, 2014 City Council meeting the Council directed staff to initiate a focused amendment to the current Housing Element to remove the Horizontal Mixed Use program (Program 8b in the Housing Element) and add 330 Ebbtide Avenue to the sites inventory; proceed with a Focused Review of the draft Housing Element amendment with the State Department of Housing and Community Development (HCD); proceed with a public hearing before the Planning Commission and upon receipt of HCD's compliance letter on the amendment, proceed with a public hearing before the City Council, and upon adoption, submit the adopted Housing Element to HCD. This staff report addresses the proposed focused amendment to the current Housing Element.

## BACKGROUND

See the July 9, 2014 Planning Commission staff report<sup>1</sup> on the Special Needs Housing and Vertical Mixed Use Zoning Ordinance amendments for background information and meeting dates on tracks one and two of the Housing Element update.

### HMU PROGRAM

The Horizontal Mixed Use (HMU) Program 8b in the 2009-2014 Housing Element provides an overlay on two properties in the CN-1 Zoning District that allows for ground floor residential use under certain conditions related to affordability and unit type. At the April 22, May 20, and June 24, 2014 City Council meetings the Council considered a number of options for modifying the HMU program pursuant to community concern raised regarding the HMU program and its application to two CN-1 zoned parcels on Bridgeway in the Spring Valley neighborhood. The primary concern enunciated was that allowing residential on the ground floor of these properties coupled with the potential for additional units allowed under the State Density Bonus law would impede views, negatively impact traffic and parking in the neighborhood, and result in a loss of neighborhood businesses and change in character of the neighborhood.

### R-3 ZONING DISTRICT ANALYSIS

Pursuant to Council discussion at the May 20, 2014 meeting and Housing Subcommittee direction at the June 13, 2014 meeting, the City's housing consultants revisited the analysis of the R-3<sup>2</sup> Zoning District (Multiple Family Residential) parcels conducted in the 2011-2012 time period with the goal of developing alternatives to the HMU program. The analysis included a review of the original data files from the county wide property records system (Marin Maps GIS). This information was compared with the consultant's database that was created in order to sort and filter the parcels.

Criteria, or filters, were developed to aid in the selection process for the sites inventory conducted in the 2011-2012 time period. Parcels with the following features were removed from consideration:

- Parcels of 40% average slope
- Landlocked parcels
- Parcels with existing homes built after 1980
- Parcels less than 3,000 square feet
- Parcels on City's List of Noteworthy Structures
- Parcels that had approved or constructed projects
- Parcels that could not reasonably be expected to be redeveloped with at least one additional unit
- Parcels that had obvious parking constraints

With the goal of developing alternatives to the HMU program, the consultants specifically researched R-3 parcels **12,000 s.f. or greater** that could potentially provide viable multi-family housing opportunities. A viable site would be considered a vacant or underutilized site that could provide at least eight units and could be reasonably considered to be developed with new housing within the Housing Element planning period.

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<sup>1</sup> Located online: <http://www.ci.sausalito.ca.us/index.aspx?page=43>

<sup>2</sup> Sites that allow a minimum of 20 dwelling units per acre meet the State's "default density" and may contribute to the lower income category of the Regional Housing Needs Assessment (RHNA). R-3 Parcels have a maximum density of 29 dwelling units per acre, which is above HCD's "default density" of 20 units per acre.

There are a total of 589 parcels that are zoned R-3. Of that total, only 17 of the R-3 sites are 12,000 s.f. or greater. This means that of all the R-3 zoned properties in the City, less than 3% are 12,000 s.f. or greater in size.

The disposition of the 17 sites can be summarized as follows.

- Sites developed as Multi-Family Properties (11)
- Alta Mira Recovery Programs Property (2)
- Single-Family Property (1)
- Sites on adopted Housing Element Sites Inventory (1)
- Church (1)
- Underwater Parcel (1)

The additional review revealed one site that is both developed with existing units and has potential as an opportunity site. This property is located at **330 Ebbtide Avenue**, is 32,477 s.f. and has two existing homes on it. The average slope is 40.77% (which is slightly larger than the 2011-2012 inventory filter of 40%). As the property is zoned R-3 (Multiple Family) under the **current zoning** the property size could support a maximum of 21 units. The property has street frontage on both Ebbtide Avenue and Bridgeway. This is beneficial for vehicular access and would assist in overcoming the constraint of the slope on the site. Adjacent to the site is another smaller vacant parcel (301 Ebbtide) with 47% slope which is under the same ownership. The 301 Ebbtide parcel was not included in the analysis of the site potential but could conceivably be utilized to support some aspect of a future residential development on the 330 Ebbtide Ave. parcel. See **Exhibit C** for a data sheet on 330 Ebbtide Avenue.

Due to the age, condition and size of the structures on the 330 Ebbtide parcel and the parcel slope being just slightly over the 40% threshold, staff and consultants found that the site could reasonably be considered a candidate site for redevelopment within the planning period.

Staff reviewed the 330 Ebbtide Avenue site with Melinda Coy at HCD, and she concurred that it appears to be a suitable replacement site for both HMU sites at 1901 and 2015 Bridgeway. As the 330 Ebbtide Avenue parcel is already zoned R-3, it may be counted towards the RHNA as providing units for lower income households and may be added to the sites inventory, which is a listing of residential sites in the City that are suitable for residential development. A site inventory of land suitable for residential development is a required component in a City's Housing Element. This site inventory includes vacant sites and sites that have the potential for redevelopment, plus an analysis of the relationship of zoning and public facilities and services to these sites. Adding the 330 Ebbtide Avenue site **does not require any zoning map or zoning ordinance modification.** Furthermore, adding the 330 Ebbtide Avenue site **does not** increase the density or modify the allowable development standards on the site in any way.

#### **COUNCIL DIRECTION**

The City Council discussed the HMU regulations (Program 8b) at a meeting on **June 24, 2014** and directed staff to initiate a focused amendment to the current Housing Element to **remove the HMU program** (Program 8b in the Housing Element) and **add 330 Ebbtide Avenue to the sites inventory.** Proceed with a Focused Review of the draft Housing Element amendment with the State Department of Housing and Community Development (HCD). Proceed with a public hearing before the Planning Commission and upon receipt of HCD's compliance letter on the amendment, proceed with a public hearing before the City Council, and upon adoption, submit the adopted Housing Element to HCD (5:0). The redlined copy of the focused amendment of the Housing Element is provided as **Exhibits B.1-B.6.**

## **ANALYSIS: HOUSING ELEMENT AMENDMENTS**

The addition of 330 Ebbtide to the residential sites inventory and the elimination of the HMU program will require an amendment to the City's current Housing Element. At the June 24, 2014 City Council meeting the Council directed that staff initiate the required amendments to the current Housing Element which include<sup>3</sup>:

### *Chapter II - Housing Plan (see **Exhibit B.1** for redlines)*

- ✓ Rewrite Program 8, Mixed-Use in Commercial Districts, to integrate 8a (VMU) with proposed changes to allow small 2nd story commercial, and update timeframe for adoption. Eliminate Program 8b (HMU)
- ✓ Update Program 10, Accessory Dwelling Units, to reflect adoption of ordinance and progress towards new and amnesty ADUs
- ✓ Update Program 11, Liveboards, to reflect current status of local and BCDC marina permitting during planning period
- ✓ Eliminate cross-references to Program 8b (HMU) in policies and programs, and remove from Implementation Table
- ✓ Update Program 20 to reflect adoption of standards to promote multi-family in R-2-2.5 and R-3 zones

### *Chapter IV - Housing Resources (see **Exhibit B.2** for redlines)*

- ✓ Update Residential Sites Inventory and narrative to add 330 Ebbtide Avenue, eliminate HMU, reflect ADU progress during planning period and current status of liveboard permitting

### *Appendix B - Housing Constraints (see **Exhibit B.4** for redlines)*

- ✓ Revise analysis under Land Use Controls to eliminate HMU and reflect revisions to VMU for second story commercial
- ✓ Update to reflect standards adopted in Ordinance No. 1217 to promote multi-family development on R-2-2.5 and R-3 parcels

### *Appendix C - Vacant and Underutilized Sites Analysis (see **Exhibit B.5** for redlines)*

- ✓ Add 330 Ebbtide Avenue
- ✓ Eliminate reference to HMU

### *Appendix G - Vacant and Underutilized Sites Inventory Chart (see **Exhibit B.6** for redlines)*

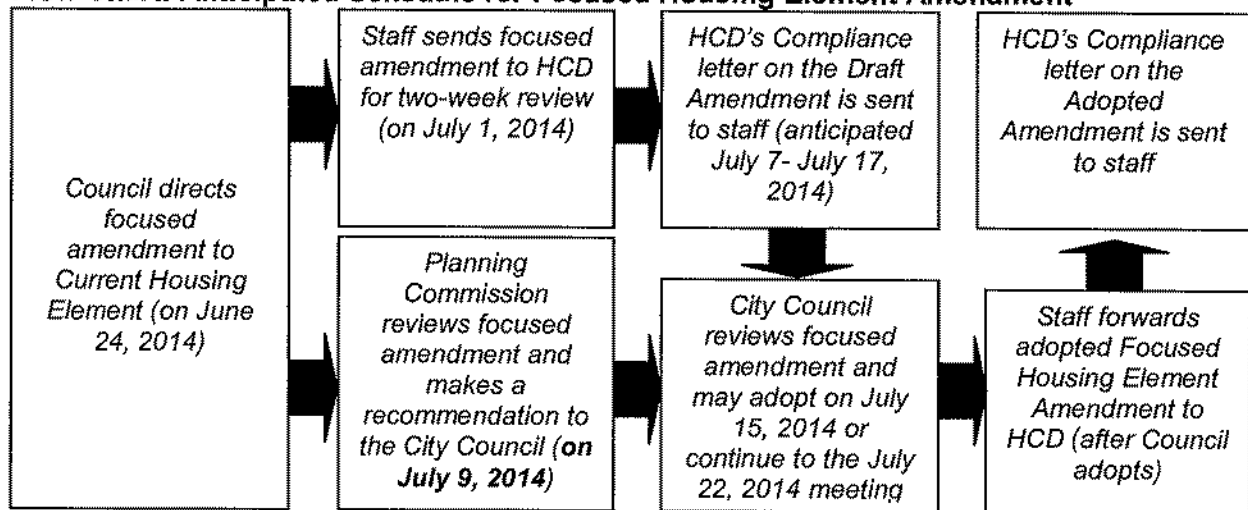
- ✓ Update chart to eliminate HMU references
- ✓ Add 330 Ebbtide Avenue to chart

These changes to the 2009-2014 Housing Element are considered a Focused Amendment by HCD, and can be reviewed in an expedited period of approximately two weeks. During this review period, staff will coordinate with HCD to make any necessary refinements to the Amendment text. At the completion of their review, HCD will issue a compliance letter on the Draft Amendment. Demonstration of the City's progress in implementation of the ADU and liveboard programs in the amendment will eliminate the prior finding of "conditional compliance." Concurrently the City is proceeding with a public hearing before the Planning Commission and public hearing before the City Council for adoption. The adopted amendment to the current Housing Element will then be submitted to HCD and a compliance letter will be issued. The City will proceed with the update of its 5th cycle 2015-2023 Housing Element, and with a compliant 4th cycle Housing Element, will maintain eligibility for streamlined review. See the flow chart below for the anticipated schedule:

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<sup>3</sup> The amendment also includes updates to show progress in implementation of the Accessory Dwelling Unit program, Liveboard program, and Multi-family Development in Multi-family Zones program.

**Flow Chart: Anticipated Schedule for Focused Housing Element Amendment**



**BUTTE STREET SITE**

Neighbors and property owners in proximity to the vacant parcel at Lincoln and Butte Street have requested removal of the parcel (aka Butte Street Site) site from the Site Inventory in Appendix G (see **Exhibit B.6**- Parcel No. 39, APN 064-321-01, listed with address "Butte Street"). See correspondence in **Exhibit A.1**. The Butte Street site is currently zoned R-2-5, and is approximately 83,000 square feet. Due to its size and current zoning, the Butte Street site is listed in the inventory as having the potential for 16 additional units (in the Above Moderate income category). The rationale for the neighbors' request is that the Butte Street site has been the subject of discussion about conversion to open space.

On February 11, 2014 the City Council voted to direct the Butte Street Task Force to enter into discussions with the other interested parties and confirmed the City's intent to donate its interest in the Butte Street property, and that all the terms and conditions will be brought back to the City Council for final action (5:0).

As the City has not taken final action on the disposition of the Butte Street site, nor has the process of rezoning the site for Open Space been initiated, Staff recommends that it is premature at this time to remove the Butte Street site from the inventory. With the Second Track Update of the Housing Element there will be another opportunity in the Fall of 2014 to reexamine appropriateness of removing the Butte Street site from the 2015-2023 Housing Element sites inventory.

**GENERAL PLAN CONSISTENCY**

Staff has reviewed the General Plan objectives and policies and determined the proposed amendments to remove the HMU program 8b from the current Housing Element and add the 330 Ebbtide Avenue site to the residential sites inventory are consistent with the General Plan, including the following policies and programs:

- **Policy HE-2.1. Variety of Housing Choices.** Encourage diversity in the type, size, price and tenure of residential development in Sausalito, while maintaining quality of life goals.
- **Program HE-7. Residential and Mixed-Use Site Inventory.** Maintain a current inventory of vacant and underutilized residential sites, and mixed-use sites within the City's commercial districts. Provide the site inventory and available development incentives information to interested developers.

- **Policy LU-2.5. Commercial/Residential Conflict.** Encourage rebuilding and reuse of commercial space in a manner which minimizes conflict with adjacent residential uses.
- **Policy LU-2.8. Upper Floor Residential Uses.** Encourage residential use on the upper levels of commercial structures.
- **Policy LU-2.12. Neighborhood Commercial Uses.** Promote only those uses that will increase the diversity and economic viability of local neighborhood commercial areas that serve immediate neighborhoods as described in Table 2-1, General Plan Land Use Categories and as shown on the General Plan Land Use Map GP-4.

## ENVIRONMENTAL REVIEW

California Environmental Quality Act (CEQA) regulations require the City to analyze whether the proposed amendment of the Housing Element would result in significant environmental impacts. Prior to the adoption of the current Housing Element, an initial environmental study and negative declaration were completed, circulated, and adopted by the City in October 2012 (see Attachment in **Exhibit C**). These documents concluded that the Housing Element Update would have no significant impact on the environment.

CEQA Guidelines allow for a lead agency to prepare an addendum to an adopted negative declaration if only minor technical changes or additions have been made and other requirements have been met (explained in more detail in **Exhibit C**), and staff has determined that an addendum to the Negative Declaration prepared in 2012 for the Housing Element is the most appropriate environmental review for the Housing Element Update. The Addendum to the 2012 Negative Declaration is included in **Exhibit C** of this report. As reflected in the Addendum, after an analysis of the proposed Focused Housing Element Amendment, it has been determined that adoption of the Amendment will not have a significant impact on the environment. The Amendment does not modify development patterns in the City or propose changes in the pattern of land uses established in the General Plan. The Amendment does not propose specific development projects. As projects are proposed in the future, they will be reviewed for consistency with these documents and for impacts to the environment per CEQA.

Per CEQA requirements, the Addendum does not need to be circulated for public review (CEQA Guidelines Section 15164).

## PUBLIC NOTICE AND WRITTEN COMMENTS

Notice: In February 2014 a postcard noticing was mailed to all property owners and residents in Sausalito providing noticing of the Housing Element Implementation (Track One) Amendments and the Housing Element Update (Track Two), the March 15, 2014 community workshop and to inviting interested community members to join the email notification list for future meeting/hearing dates. Prior to and on **June 28, 2014**, notice was provided to all Sausalito property owners and occupants, given in the *Sausalito Currents*, the Housing Element email notification blast, posted at City Hall, and published in the *Marin Independent Journal*.

Written Comments: As of the writing of this staff report, comments received are submitted in **Exhibit A.1**. Correspondence submitted after the writing of this staff report will be posted on the City's website (<http://www.ci.sausalito.ca.us/>) and available at the City Council public hearing.

## RECOMMENDATION

Staff recommends the Planning Commission take the following actions:

1. Review the draft Addendum to the Initial Environmental Study/Negative Declaration prepared for the 2009-2014 Housing Element (**Exhibit C**) and make any appropriate modifications; and
2. Review the draft Focused Housing Element Amendment (**Exhibits B.1-B.6**) and make any appropriate modifications; and
3. Adopt the draft resolution recommending City Council adoption of the Addendum to the Initial Environmental Study/Negative Declaration and the Housing Element amendment (**Exhibit A**)

## EXHIBITS

- A. Draft Planning Commission Resolution
- B. HE Amendments
  1. Redlined Chapter II - Housing Plan
  2. Redlined Chapter IV - Housing Resources
  3. Figure 4.1: Map of Vacant and Underutilized Sites in Sausalito (inserted on Page IV – 11 of Chapter IV)
  4. Redlined Appendix B - Housing Constraints
  5. Redlined Appendix C - Vacant and Underutilized Sites Analysis
  6. Redlined Appendix G - Vacant and Underutilized Sites Inventory Chart
- C. Addendum to Negative Declaration
- D. 330 Ebbtide Avenue Data Sheet
- E. Correspondence
  1. Hunting, received June 30, 2014

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**SAUSALITO PLANNING COMMISSION RESOLUTION NO. 2014-XX**

**RECOMMENDATION OF CITY COUNCIL APPROVAL OF THE GENERAL PLAN  
AMENDMENT FOR A FOCUSED AMENDMENT TO THE HOUSING ELEMENT  
GPA 14-162**

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**WHEREAS**, the Sausalito Housing Element of the General Plan was adopted by the City Council on October 9, 2012; and

**WHEREAS**, an Initial Environmental Study/Negative Declaration for the 2009-2014 Housing Element Update was adopted by the City Council on October 9, 2012; and

**WHEREAS**, California Government Code Section 65350 authorizes a city to amend its General Plan; and

**WHEREAS**, California Environmental Quality Act (CEQA) Guidelines Section 15164 allow for a lead agency to prepare an addendum to an adopted negative declaration if only minor technical changes or additions have been made and other requirements have been met; and

**WHEREAS**, 11 public meetings were conducted on the implementation programs of the housing element between January and July 2014; and

**WHEREAS**, one public workshop were conducted on the implementation programs of the housing element on March 15, 2014; and

**WHEREAS**, on June 24, 2014 the City Council directed that the City initiate a focused amendment to the current Housing Element to remove the Horizontal Mixed Use program (Program 8b) and add 330 Ebttide Avenue to the sites inventory; and

**WHEREAS**, on July 3, 2014 the State of California Department of Housing and Community Development was provided with a request for a Focused Amendment to the housing element to remove the Horizontal Mixed Use program 8b, add the 330 Ebttide Avenue site to the vacant and underutilized sites inventory chart and reflect the current status of implementation of housing element programs including the accessory dwelling unit and liveaboard permitting; and

**WHEREAS**, Government Code §65353.a requires the Planning Commission to hold at least one public hearing before approving a recommendation on the adoption or amendment of a General Plan; and

**WHEREAS**, a duly noticed public hearing was conducted by the Planning Commission on the focused amendment to the Housing Element of the General Plan to remove the Horizontal Mixed Use program 8b, add the 330 Ebttide Avenue site to the vacant and underutilized sites inventory chart and reflect the current status of implementation of housing element programs including the accessory dwelling unit and liveaboard permitting at a special meeting on July 9, 2014; and

**WHEREAS**, the amendment to the Housing Element was assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the environmental regulations of the City. It can be seen with certainty that there is no possibility that the adoption of the Housing Element may have a significant effect on the environment. Additionally, the Housing Element Update proposes no



substantial changes that will require major revisions of the previous negative declaration, no substantial changes have occurred with respect to the circumstances under which the project is undertaken, and no new information of substantial importance identifies significant effects not discussed in the negative declaration prepared for the prior Housing Element. Therefore, in accordance with Section 15164 of CEQA, an addendum to the adopted 2009-2014 Housing Element Initial Environmental Study/ Negative Declaration was completed. The amendment does not include modifications to development patterns or changes in the pattern of land uses established in the General Plan. Further, the amendment does not propose or contemplate specific development projects. All new development and redevelopment projects in the City, however, are required to be consistent with the general plan and development regulations established in the municipal code. As projects come forward in the future, each project will be reviewed for consistency with these documents and for impact to the environment per CEQA; and

**WHEREAS**, the Planning Commission finds the proposed amendments are consistent with the General Plan as described in the staff report dated July 9, 2014.

**NOW, THEREFORE, THE PLANNING COMMISSION HEREBY RESOLVES AS FOLLOWS:**

- 1- The Planning Commission recommends the City Council adopt the addendum to the adopted 2009-2014 Housing Element Initial Environmental Study/Negative Declaration in **Attachment 1**.
- 2- The Planning Commission recommends that the City Council approve the General Plan Amendment which will amend the Housing Element adopted October 9, 2012 pursuant to the modifications in **Attachment 2**.

**RESOLUTION PASSED AND ADOPTED**, at the regular meeting of the Planning Commission on the \_\_\_ day of \_\_\_\_\_, 2014, by the following vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

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Jeremy Graves, AICP  
Secretary to the Planning Commission

**ATTACHMENTS:**

- 1- Addendum to the Initial Environmental Study/Negative Declaration prepared for the 2009-2014 Housing Element
- 2- Planning Commission Recommended Focused Housing Element Amendment

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1 CHAPTER II – HOUSING PLAN

2  
3 The Housing Plan contains the goals, policies and implementing programs of the Housing  
4 Element. The 2009-2014 Housing Plan, which has been drafted with community and decision-  
5 maker input, identifies housing needs, resources and constraints and is based upon experience  
6 gained from implementation of the former Housing Element adopted in 1995. The first section  
7 of the Housing Plan sets forth the Element’s goals and policies, followed by the second section,  
8 which establishes the implementing programs. Each of these two sections is organized around  
9 the following seven goals of the Element:

- 10
- 11
- 12 • Preserving housing and neighborhood assets.  
13 Goal 1.0: Maintain and enhance the quality of existing housing and ensure that new  
14 residential development is compatible with Sausalito’s small town character.
- 15
- 16 • Encouraging diversity in housing.  
17 Goal 2.0: Provide opportunities for a range of housing types in a variety of locations and  
18 densities to meet the diverse needs of the Sausalito community.
- 19
- 20 • Enhancing housing affordability.  
21 Goal 3.0: Expand and protect opportunities for households of all income levels to find  
22 housing in Sausalito and afford a greater choice of rental and homeownership  
23 opportunities.
- 24
- 25 • Reducing governmental constraints.  
26 Goal 4.0: Reduce governmental constraints on the maintenance, improvement and  
27 development of housing while maintaining community character.
- 28
- 29 • Promoting equal housing opportunities.  
30 Goal 5.0: Promote equal housing opportunities for all residents, including Sausalito’s  
31 special needs populations, so that residents can reside in the housing of their choice.
- 32
- 33 • Implementing environmental sustainability.  
34 Goal 6.0: Promote environmental sustainability through support of existing and new  
35 development which minimizes reliance on natural resources.
- 36
- 37 • Promoting community involvement.  
38 Goal 7.0: Promote the active participation of citizens, community groups, and  
39 governmental agencies in housing and community development activities.
- 40
- 41
- 42

**EXHIBIT B.1**  
(49 PAGES)

1 **A. Goals and Policies**

2  
3 The following Housing Element goals and policies will guide the City's actions pertaining to  
4 housing during the planning period.

5  
6 **Preserving Housing and Neighborhood Assets**

7  
8 **Goal 1.0:** Maintain and enhance the quality of existing housing and ensure that new  
9 residential development is compatible with Sausalito's small town character.

10  
11 **Policies**

12  
13 **Policy 1.1 Housing Design.** Review proposed new housing and accessory dwelling units to  
14 achieve excellence in development design. Encourage design that enhances neighborhood  
15 identity with sensitive transition of scale and building bulk, is compatible to the surrounding  
16 neighborhood, and uses quality building materials.

17 **Implementing Programs:**

18 *Program 4 – Residential Design Review*

19  
20 **Policy 1.2 Historic Preservation.** Support efforts to identify and preserve historic structures.  
21 Ensure the compatibility of infill development in the context of Sausalito's historic resources.

22 **Implementing Programs:**

23 *Program 3 – Historic Design Guidelines and Preservation Incentives*

24  
25 **Policy 1.3 Maintenance and Management of Quality Housing.** Support good management  
26 practices and the long-term maintenance and improvement of existing housing through code  
27 enforcement and housing rehabilitation programs.

28 **Implementing Programs:**

29 *Program 1 – Code Enforcement;*

30 *Program 2 – Residential Rehabilitation Loan and Energy Retrofit Programs*

31  
32 **Policy 1.4 Rental Housing Conservation.** Continue to conserve the existing rental housing stock  
33 by limiting the conversion of rental units to ownership or non-residential uses.

34 **Implementing Programs:**

35 *Program 5 – Condominium Conversion Regulations*

36  
37 **Policy 1.5 Protection of Existing Affordable Housing.** Ensure the continued affordability of  
38 income-restricted housing for lower and moderate income households.

39 **Implementing Programs:**

40 *Program 6 – Preservation of Existing Affordable Rental Housing*

41  
42 **Policy 1.6 Neighborhood Services.** Promote neighborhood vitality and reduced reliance on the  
43 automobile by supporting the provision of neighborhood serving uses, such as grocery stores.

44 **Implementing Programs:**

45 *Land Use Element Program LU-2.13.1 – Zoning Ordinance – Neighborhood Commercial uses*

1 *Economic Development Element Program E-5.1.1 – Permitted Uses (Neighborhood*  
2 *Commercial)*

3 **Encouraging Diversity in Housing**

4  
5 Goal 2.0: Provide opportunities for a range of housing types in a variety of locations and  
6 densities to meet the diverse needs of the Sausalito community.

7  
8 **Policies**

9  
10 Policy 2.1 Variety of Housing Choices. Encourage diversity in the type, size, price and tenure of  
11 residential development in Sausalito, while maintaining quality of life goals.

12 **Implementing Programs:**

13 *Program 8 – Mixed Use Zoning in Commercial Districts*

14 *Program 9 – Non-Traditional Housing Types*

15 *Program 10a – Accessory Dwelling Units – Adoption of Regulations to Encourage New ADUs*

16 *Program 10b – Accessory Dwelling Units – Registration and Amnesty of Existing ADUs*

17 *Program 11 – Liveboard Housing*

18  
19 Policy 2.2 Adequate Sites. Provide adequate housing sites through appropriate land use and  
20 zoning designations, consistent with Sausalito’s regional housing growth needs.

21 **Implementing Programs:**

22 *Program 7 – Residential and Mixed- Use Site Inventory*

23  
24 Policy 2.3 Adaptive Reuse.

25 Support innovative strategies for the adaptive reuse of commercial structures to provide for a  
26 range of housing types and residential uses, for example, the residential use of upper floors of  
27 commercial buildings.

28 **Implementing Programs:**

29 *Program 8 – Mixed Use Zoning in Commercial Districts*

30  
31 Policy 2.4 Legalization of Existing Accessory Dwelling Units.

32 Establish an amnesty program for existing accessory dwelling units by establishing a period of  
33 time for owners of un-permitted units to register their units and make them legal.

34 **Implementing Programs:**

35 *Program 10b – Accessory Dwelling Units – Registration and Amnesty of Existing ADUs*

36  
37 Policy 2.5 Creation of New Accessory Dwelling Units.

38 Enable the construction and/or creation of new accessory dwelling units in residential zoning  
39 districts to increase the supply of affordable housing and address a portion of Sausalito’s  
40 regional housing needs. Ensure accessory dwelling units are designed to be compatible with the  
41 surrounding neighborhood.

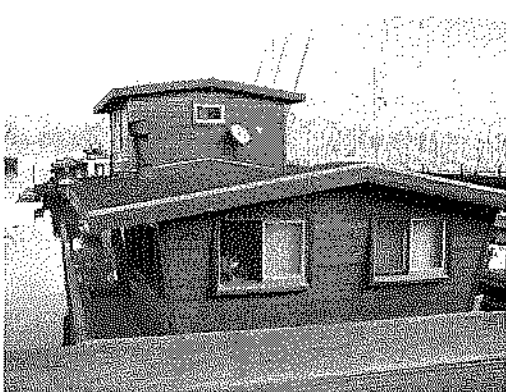
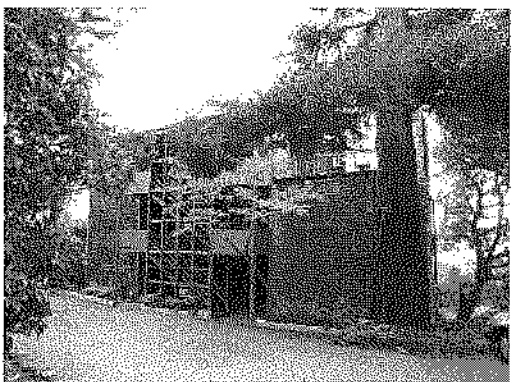
42 **Implementing Programs:**

43 *Program 4 – Residential Design Review*

44 *Program 10a – Accessory Dwelling Units – Adoption of Regulations to Encourage New ADUs*

1 Policy 2.6 Liveboard Housing.  
2 Protect liveboards as a source of affordable housing and officially recognize them as part of the  
3 community's housing stock. Work with residents, marine operators and owners, agencies and  
4 non-profit groups to identify ways to assist in the long-term affordability and maintenance of  
5 this unique form of housing in Sausalito.

6 **Implementing Programs:**  
7 *Program 11 – Liveboard Housing*  
8  
9



10

1 Enhancing Housing Affordability

2  
3 Goal 3.0: Expand and protect opportunities for households of all income levels to find housing  
4 in Sausalito and afford a greater choice of rental and homeownership opportunities.

5  
6 **Policies**

7  
8 **Policy 3.1 Incentives.**

9 Facilitate the development of affordable housing through site assembly, financial assistance, and  
10 regulatory incentives. Implement new models and approaches in the provision of affordable  
11 housing.

12 **Implementing Programs:**

- 13 *Program 12 – Affordable Housing Development Assistance;*  
14 *Program 13 – Local Affordable Housing Fund*

15  
16 **Policy 3.2 Partnerships.**

17 Explore collaborative partnerships with nonprofit organizations, developers, governmental  
18 agencies and the business community to develop, rehabilitate and preserve affordable housing.

19 **Implementing Programs:**

- 20 *Program 14 – Partnerships for Affordable Housing*

21  
22 **Policy 3.3 Homeownership Assistance.**

23 Encourage the provision of financial assistance to low and moderate income first-time  
24 homebuyers through County and State programs.

25 **Implementing Programs:**

- 26 *Program 15 – Homebuyer Assistance*

27  
28 **Policy 3.4 Rental Assistance.**

29 Support and publicize available rental assistance programs for lower income and special needs  
30 households.

31 **Implementing Programs:**

- 32 *Program 16 – Section 8 Rental Assistance*

33  
34 **Policy 3.5 Inclusionary Housing.**

35 Evaluate requiring new residential developments and residential land divisions above a certain  
36 size to provide a percentage of affordable units, or contribute proportionately to the  
37 development of affordable units.

38 **Implementing Programs:**

- 39 *Program 17 – Inclusionary Housing Regulations*

1 Reducing Governmental Constraints

2  
3 Goal 4.0: Reduce governmental constraints on the maintenance, improvement and  
4 development of housing while maintaining community character.

5  
6 **Policies**

7  
8 Policy 4.1 Regulatory Incentives for Affordable Housing.

9 Support the use of various incentives to offset the costs of affordable housing while ensuring  
10 that potential impacts are addressed.

11 **Implementing Programs:**

12 *Program 18 – Fee Deferrals and/or Waivers for Affordable Housing*

13 *Program 19 – Density Bonus and Other Incentives for Affordable Housing*

14  
15 Policy 4.2 Flexible Development Standards.

16 Provide flexibility in development standards to accommodate new models and approaches to  
17 providing housing, such as transit-oriented development, mixed use and co-housing.

18 **Implementing Programs:**

19 *Program 8 – Mixed Use Zoning in Commercial Districts*

20 *Program 9 – Non-Traditional Housing Types*

21 *Program 10a – Accessory Dwelling Units – Adoption of Regulations to Encourage New ADUs*

22 *Program 12 – Affordable Housing Development Assistance*

23  
24 Policy 4.3 Efficient Use of Multi-Family Zoning.

25 Encourage the sustainable use of land and promote affordability by encouraging development of  
26 two-family and multi-family housing within the City's multi-family zoning districts (R-2-5, R-2-2.5,  
27 R-3).

28 **Implementing Programs:**

29 *Program 20 – Multi Family Development in Multi-Family Districts*

30  
31 Policy 4.4 Development Review.

32 Explore continued improvements to the entitlement process to streamline and coordinate the  
33 processing of development permits, design review and environmental clearance.

34 **Implementing Programs:**

35 *Program 3 – Historic Design Guidelines and Preservation Incentives*

36  
37 Policy 4.5 Zoning for Special Needs.

38 Provide for transitional and supportive housing, emergency shelters, and single room occupancy  
39 uses, consistent with State law.

40 **Implementing Programs:**

41 *Program 21 – Zoning Text Amendments for Special Needs Housing*

1 Promoting Equal Housing Opportunities

2  
3 Goal 5.0: Promote equal housing opportunities for all residents, including Sausalito’s special  
4 needs populations, so that residents can reside in the housing of their choice.

5  
6 **Policies**

7  
8 Policy 5.1 Fair Housing.

9 Seek to ensure that individuals and families pursuing housing in Sausalito do not experience  
10 discrimination on the basis of race, color, religion, marital status, disability, age, sex, familial  
11 status, national origin, sexual preference or other arbitrary factors, identified in the Fair Housing  
12 Act.

13 **Implementing Programs:**

14 *Program 22 – Fair Housing Program*

15  
16 Policy 5.2 Senior Housing.

17 Support development and maintenance of affordable senior rental and ownership housing and  
18 supportive services to facilitate maximum independence and the ability of seniors to remain in  
19 their homes and/or in the community.

20 **Implementing Programs:**

21 *Program 6 – Preservation of Existing Affordable Rental Housing*

22 *Program 12 – Affordable Housing Development Assistance*

23 *Program 23 – Sausalito Village Senior Services*

24 *Program 24 – Home Sharing and Tenant Matching Opportunities*

25  
26 Policy 5.3 Family Housing.

27 Support families by encouraging the development of larger rental and ownership housing units  
28 for families with children, and the provision of family support services such as childcare and  
29 after-school care.

30 **Implementing Programs:**

31 ~~*Program 8a – Vertical Mixed Use Zoning Requirements in Commercial Districts*~~

32 ~~*Program 8b – Horizontal Mixed Use Incentives in Commercial Districts*~~

33 *Program 12 – Affordable Housing Development Assistance*

34  
35 Policy 5.4 Housing for Persons with Disabilities.

36 Address the special housing needs of persons with disabilities through provision of supportive  
37 housing, homeowner accessibility grants, zoning for group housing, and adoption of reasonable  
38 accommodation procedures.

39 **Implementing Programs:**

40 *Program 2 – Residential Rehabilitation Loan and Energy Retrofit Programs*

41 *Program 21 – Zoning Text Amendments for Special Needs Housing*

42 *Program 25 – Reasonable Accommodation Procedures*

43 *Program 26 – Universal Design/Visitability*



1 Policy 5.5 Housing for Marine Workers.  
2 Support affordable housing options for persons employed in Sausalito's waterfront to allow  
3 them to live in the community in which they work.

4 **Implementing Programs:**

5 *Program 11 – Liveaboard Housing*

6 *Program 27 – Housing for Marine Workers*

7  
8 Policy 5.6 Homeless Housing and Services.

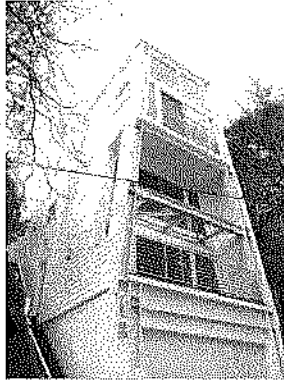
9 Work cooperatively with Marin County and other applicable agencies to provide a continuum of  
10 care for the homeless, including emergency shelter, transitional housing, supportive housing  
11 and permanent affordable housing.

12 **Implementing Programs:**

13 *Program 28 – Homeless Continuum of Care*

14

15



16

17

1 Implementing Environmental Sustainability

2

3 Goal 6.0: Promote environmental sustainability through support of existing and new  
4 development which minimizes reliance on natural resources.

5

6 **Policies**

7

8 Policy 6.1 Green Building.

9 Develop a local Green Building Program to implement practices focused on reducing Sausalito's  
10 greenhouse gas emissions and consumption of natural resources.

11 **Implementing Programs:**

12 *Program 29 – Local Green Building Regulations*

13

14 Policy 6.2 Sustainable Construction.

15 Promote the use of sustainable construction techniques and environmentally sensitive design  
16 for housing.

17 **Implementing Programs:**

18 *Program 29 – Local Green Building Regulations*

19

20 Policy 6.3 Alternative Energy.

21 Promote the use of alternative energy sources such as solar energy, cogeneration, and non-fossil  
22 fuels.

23 **Implementing Programs:**

24 *Program 30 – Climate Action Plan*

25

26 Policy 6.4 Transportation Alternatives.

27 Incorporate transit and other transportation alternatives such as walking and bicycling into the  
28 design of new development.

29 **Implementing Programs:**

30 *Program 29 – Local Green Building Regulations*

31

32 Policy 6.5 Jobs/Housing Balance.

33 Encourage a closer link between housing and jobs in the community, including housing  
34 opportunities for Sausalito workers.

35 **Implementing Programs:**

36 *Program 8 – Mixed Use Zoning in Commercial Districts*

37 *Program 30 – Climate Action Plan*

38

39

1 Promoting Community Involvement

2

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

5

6 Policies

7

8 Policy 7.1 Community Participation.

9 Take an active role in fostering community participation from all economic segments and special  
10 needs groups in the formulation and review of housing needs, issues and programs.

11 **Implementing Programs:**

12 *Program 31 – Ongoing Community Education and Outreach*

13

14 Policy 7.2 Public Review of Development.

15 Encourage public awareness and involvement in housing development proposals to facilitate the  
16 design of new housing that fits within the neighborhood context.

17 **Implementing Programs:**

18 *Program 31 – Ongoing Community Education and Outreach*

19

20 Policy 7.3 Housing Element Implementation.

21 Ensure the timely follow through of actions identified in the Housing Element.

22 **Implementing Programs:**

23 *Program 32 – Housing Element Monitoring/Annual Report*

24 *Program 33 – Association of Bay Area Governments (ABAG) Housing Needs Process*

25 *Program 34 – Staff Affordable Housing Training and Education*

26

27

28

1 **B. Implementing Programs**

2  
3 The goals and policies contained in the Housing Element are implemented through a series of  
4 housing programs. The housing programs described on the following pages include existing  
5 programs, as well as new measures and programs developed to address identified needs. The  
6 overall strategy for addressing housing needs is structured around the Element’s seven goals,  
7 addressing the following themes:

- 8  
9
  - 10 • Preserving housing and neighborhood assets
  - 11 • Encouraging diversity in housing
  - 12 • Enhancing housing affordability
  - 13 • Reducing governmental constraints
  - 14 • Promoting equal housing opportunities
  - 15 • Implementing environmental sustainability
  - 16 • Promoting community involvement

17 The Summary Table 2.1 located near the end of this section specifies the following for each  
18 implementing program: program summary, 2009-2014 program objective; funding sources;  
19 entities responsible for implementation; and implementation time frame.

20  
21 The Programs below are followed by the Policy (or Policies) that they implement in parentheses.

22  
23 Housing Element statutes now require an analysis of the needs of extremely low income (<30%  
24 AMI) households, and programs to assist in the creation of housing for this population.  
25 Sausalito’s Housing Element sets forth several programs which help to address the needs of  
26 extremely low income households, including: Accessory Dwelling Units (Program 10); Affordable  
27 Housing Development Assistance (Program 12); Section 8 Rental Assistance (Program 16); Fee  
28 Deferrals or Waivers for Affordable Housing (Program 18); Density Bonus and Other Incentives  
29 for Affordable Housing (Program 19); Zoning Text Amendments for Special Needs Housing  
30 (Program 21); and Home Sharing and Tenant Matching Opportunities (Program 24).

31  
32 **Goal 1.0: Preserving Housing and Neighborhood Assets**

33  
34 **1. Code Enforcement and Public Information**

35 *(Policy 1.3 Maintenance and Management of Quality Housing)*

36  
37 The existing code enforcement program seeks to protect and preserve the existing housing stock  
38 and the overall quality of neighborhoods. Enforcement of regulatory codes is fundamental to  
39 the protection of life safety within the community. Coordination of housing, building and fire  
40 code compliance can streamline compliance and improve living conditions. The opportunity  
41 exists to move beyond a pure compliance approach and begin to offer information on how  
42 qualifying property owners can utilize existing resources for improving housing conditions.

43  
44 Coordination with *Marin Housing* and PG&E would be increased under this program. The  
45 purpose of this implementation program is to expand the City’s current Code Enforcement

1 program to include the offering of useful referral information. The City will provide information  
2 to property owners on rehabilitation assistance available through the *Marin Housing* for lower  
3 income homeowners, and energy retrofit programs available through PG&E. This will also  
4 include information about community service clubs and other organizations that provide  
5 volunteer labor assistance housing improvement programs for homeowners physically or  
6 financially unable to maintain their homes. The City will support such programs through public  
7 outreach and coordination.

8  
9 **2009-2014 Objectives:** *Develop informational handouts on available rehabilitation*  
10 *assistance and energy retrofit programs for distribution as part of the normal code*  
11 *enforcement process. Provide information about volunteer labor organizations on the*  
12 *City's website.*

13  
14  
15 **2. Residential Rehabilitation Loan and Energy Retrofit Programs**  
16 *(Policy 1.3 Maintenance of Quality Housing, Policy 5.4 Housing for Persons with Disabilities)*

17  
18 As a participating city in Marin County's Community  
19 Development Block Grant (CDBG) program, very low  
20 income Sausalito residents are eligible to participate in  
21 the Residential Rehabilitation Loan Program administered  
22 by *Marin Housing*. This program provides technical  
23 assistance to homeowners and makes low interest  
24 property improvement loans of up to \$35,000 for  
25 correction of substandard conditions, elimination of  
26 health and safety hazards, energy conservation measures, and accessibility improvements.  
27 Loans are available for owner-occupied single-family homes, accessory dwelling units, and  
28 houseboats and liveaboards in approved berths. Applicants apply directly through *Marin*  
29 *Housing*.



30  
31 Sausalito homeowners and renters are eligible for a variety of financial incentives through PG&E  
32 for making energy efficiency improvements to their homes. The Energy Savings Assistance  
33 Program provides free minor home improvements and replacement of old space and water  
34 heating systems for income-qualified residents. PG&E also offers rebates on hundreds of energy  
35 efficient appliances and products.

36  
37 **2009-2014 Objectives:** *Pro-actively publicize the Marin Housing Residential*  
38 *Rehabilitation Loan Program and PG&E energy retrofit programs on the City's website*  
39 *and through brochures at City Hall and other community locations, and strive to assist*  
40 *five households during the planning period. Specifically promote available rehabilitation*  
41 *assistance among the liveaboard community in permitted marinas.*

42  
43  
44 **3. Historic Design Guidelines and Preservation Incentives**  
45 *(Policy 1.2 Historic Preservation, Policy 4.4 Development Review)*

1 The City places a strong emphasis on preserving its historic resources and maintaining a unique  
2 sense of place and community. Preservation of historic buildings contributes to the high  
3 standards of the community's housing and neighborhoods. The City staff, Historic Landmarks  
4 Board, Planning Commission and City Council all work closely with property owners to preserve  
5 historic buildings. The City's Historic Overlay Zoning District provides the following incentives for  
6 preservation:

- 7 • Design Review application fees may be waived;
- 8 • The City utilizes the State of California Historic Building Code;
- 9 • Exceptions to development standards including setbacks, height, parking, coverage and  
10 FAR may be granted; and
- 11 • Uses otherwise not allowed may be approved through a conditional use permit.

12  
13 The City will update the Historic Preservation regulations based on the recently adopted Historic  
14 Design Guidelines. The City will utilize the recently obtained Certified Local Government status  
15 to pursue funds for historic preservation, including funding for preservation of historic wooden  
16 boats being used as housing.

17  
18 ***2009-2014 Objectives:** Update the Historic Preservation regulations contained within the*  
19 *Zoning Ordinance. Provide a brochure on available sources of funds including loans and*  
20 *grants for historic preservation.*

#### 21 22 23 4. Residential Design Review

24 *(Policy 1.1 Housing Design, Policy 2.5 Creation of New Accessory Dwelling Units)*

25  
26 The City is committed to maintaining its small-town character. The Design Review process  
27 ensures proposed projects and modifications to existing buildings are consistent with the  
28 General Plan, Zoning Ordinance, and design guidelines. The Design Review process also checks  
29 whether the proposed development is compatible with its surroundings and the neighborhood.

30  
31 The City of Sausalito seeks to foster creativity and innovation in project design and exerts  
32 minimal control over project architecture, and hence has chosen not to adopt prescriptive  
33 design guidelines. However, in conjunction with proposed development standards to encourage  
34 the development of multi-family uses on multi-family zoned properties, the City is evaluating  
35 amendments to its Design Review Procedures (Chapter 10.54 of the Zoning Code) to address the  
36 following:

- 37  
38 • Guidance on preferred unit sizes for various unit types;
- 39 • Feasibility of constructing the maximum number of units permitted under zoning in the  
40 future by illustrating the potential location of future units and on-site parking and  
41 access; and
- 42 • Requirement for projects to be designed to ensure on-site structures do not crowd or  
43 overwhelm neighboring properties or loom over the street.

44  
45 ***2009-2014 Objectives:** Continue to provide design review to ensure that new projects*  
46 *and modifications of existing buildings are consistent with the small-town character of*

1            *Sausalito. Evaluate revisions to Design Review Procedures to encourage multi-family use*  
2            *in multi-family districts.*

3  
4  
5    **5. Condominium Conversion Regulations**  
6    *(Policy 1.4 Rental Housing Conservation)*

7  
8    As a means of maintaining the supply of rental units and preserving the affordable housing  
9    stock, multi-family rental units proposed for conversion to condominium ownership are subject  
10   to Condominium Conversion regulations (Zoning Ordinance Chapter 10.66). These regulations  
11   set forth a series of tenant protections including tenant noticing, relocation compensation and  
12   right of first purchase, and prohibit the eviction of senior citizen tenants and conversion of low  
13   and moderate income rentals. The regulations limit the number of conversions to no greater  
14   than 5% of the City's potentially convertible rental stock in any given year. Conversions  
15   involving five or more units are subject to a 15% low and moderate income inclusionary  
16   requirement (with not less than one affordable unit provided), with resale restrictions to assure  
17   long-term affordability.

18  
19   In recent years, the primary requests for condominium conversions have involved small projects  
20   (e.g., projects with four or fewer units). In order to mitigate the loss of rentals from these  
21   smaller projects, the City will evaluate strengthening its current regulations to extend the low  
22   and moderate income inclusionary requirement to projects with 3 and 4 units, providing smaller  
23   projects an option to pay an in-lieu housing fee as supported by a nexus study. In order to  
24   assure that long-term homeowners of small projects are not adversely affected, relief may be  
25   provided to projects which are primarily homeowner occupied. The City will also evaluate  
26   prohibiting conversions when the rental vacancy rate falls below a certain level (e.g., 5%).  
27

28            ***2009-2014 Objectives:*** *Continue to assure that the requirements of the Condominium*  
29            *Conversion regulations are met. Evaluate strengthening the current regulations by*  
30            *extending inclusionary requirements to projects with 3 or 4 units and prohibiting*  
31            *conversions during periods of low rental vacancy rates. Examine options for providing*  
32            *relief for condominium conversion projects with 3 or 4 units which are primarily occupied*  
33            *by long-term homeowners.*

34  
35  
36   **6. Preservation of Existing Affordable Rental Housing**  
37   *(Policy 1.5 Protection of Existing Affordable Housing, Policy 5.2 Senior Housing)*

38  
39   Currently three income-restricted affordable rental projects are located in the City: Bee Street  
40   Housing (6 very low income units); Rotary Place (10 very low income units); and Sausalito Rotary  
41   Senior Housing (22 very low income units). In addition, of the 38 berths in Galilee Harbor, five  
42   berths are reserved for extremely low income, 7 for very low income, 15 for low income, and 7  
43   for moderate income houseboat and liveaboard tenants at affordable rents. In total, 72 rent-  
44   restricted affordable housing opportunities are available, none of which are at risk of conversion  
45   to market rate.  
46

1           **2009-2014 Objectives:** Ensure the preservation of 5 extremely low income, 45 very low  
2 income, 15 low income and 7 moderate income housing opportunities. Require long-  
3 term affordability controls on all future affordable housing projects.  
4  
5

6           **Goal 2.0: Encouraging Diversity in Housing**  
7

8           **7. Residential and Mixed-Use Site Inventory**  
9           *(Policy 2.2 Adequate Sites)*  
10

11           As part of this Housing Element, a detailed analysis of all vacant and underutilized residential  
12 and commercial parcels in Sausalito was conducted. The analysis used the Marin Map GIS  
13 system and was confirmed by review of aerial photographs and site visits. A number of filters  
14 were applied in order to identify only those parcels that truly have realistic development  
15 potential. The analysis determined that under existing zoning designations, approximately  
16 | 14000 additional units can be accommodated within the City's residential zoning districts and  
17 approximately 50 units within the City's commercial zones. Only limited vacant sites remain,  
18 with the majority of future residential development opportunities on underutilized parcels that  
19 are more challenging to develop.  
20

21           **2009-2014 Objectives:** Maintain a current inventory of vacant and underutilized  
22 residential sites, and mixed-use sites within the City's commercial districts. Provide the  
23 site inventory and available development incentives information to interested  
24 developers.  
25  
26

27           **8. Mixed Use Zoning in Commercial Districts**  
28           *(Policy 2.1 Variety of Housing Choices, Policy 2.3 Adaptive Reuse, Policy 4.2 Flexible Development*  
29 *Standards, Policy 5.3 Family Housing, Policy 6.5 Jobs/Housing Balance)*  
30

31 | With approximately one-quarter~~third~~ of the City's residential infill potential occurring within its  
32 commercial districts, it will be important that the City's standards facilitate residential mixed  
33 use. The following provisions currently encourage the integration of residential use within the  
34 CC, CR and CN commercial zoning districts:

- 35           • Allowances for residential housing on upper stories, up to the City's height limit of 32  
36 feet, with commercial uses at ground level;
- 37           • Prohibition against conversion of existing residential uses to commercial (except in CC  
38 district where permitted with Minor Use Permit) ;
- 39           • Allowances for commercial and residential users to share their parking with a  
40 conditional use permit (CUP); and
- 41           • Allowances for tandem parking with a CUP.  
42

43           ~~**8a Vertical Mixed Use Requirements in Commercial Districts**~~

44           "Vertical Mixed Use" (VMU) is a new mandatory requirement to be applied throughout the CN-  
45 1, CR and CC zoning districts to better facilitate the provision of upper story residential use  
46 above ground floor commercial (i.e. "vertical" mixed use), and encourage the integration of



1 affordable units within market-rate projects. VMU requirements are as follows:

- 2 • New construction of 2<sup>nd</sup> and 3<sup>rd</sup> stories is limited to residential use.
- 3 • A minimum of one unit must be affordable. Projects with 6 or more units must provide
- 4 20% affordable units.
- 5 • Affordable rental units are targeted to low income (80% AMI) households, and
- 6 affordable ownership units are targeted to moderate income (120% AMI) households.
- 7 • Affordable units must have a minimum of two bedrooms to accommodate families.
- 8 • The affordable units must be deed-restricted for a period of not less than forty years.
- 9 • The conversion of existing upper story residential uses to commercial uses is prohibited.
- 10 • The following exceptions to VMU requirements may be considered approved by the
- 11 Planning Commission ~~City Council~~:
- 12 a. To allow the expansion of an existing business;
- 13 ~~b. To provide for commercial uses of less than 1,000 square feet;~~
- 14 ~~c. If the property owner can demonstrate a financial hardship; and~~
- 15 ~~d. If project applications for non-residential uses are deemed complete prior to March~~
- 16 ~~31, 2013, to allow for potential projects that are currently under consideration to~~
- 17 ~~be reviewed according to existing zoning regulations.~~

18  
19 Incentives to foster the creation of upper story residential VMU units include:

- 20 • Raising the current Conditional Use Permit requirement for 4 or more residential units
- 21 to 7 or more residential units.
- 22 • Allowance for commercial and residential users to share parking, and for tandem and
- 23 off-site parking leases with a Minor Use Permit.
- 24 • Allowance for affordable units to vary in square footage, design and interior amenity
- 25 within reason from non-affordable units to reduce the cost of providing affordable units.
- 26 • Reduction or waiver of certain application and development review fees for the
- 27 affordable units.

28  
29 ***2009-2014 Objectives: Adopt VMU requirements for CN-1, CR and CC zoning districts by***  
30 ***mid-2014 within six months of Housing Element adoption.***

31  
32  
33 **~~8b. Horizontal Mixed Use Incentives in Neighborhood Commercial (CN-1) District~~**

34 ~~To further facilitate the provision of housing within the Neighborhood Commercial (CN-1) Zoning~~  
35 ~~District, the City will implement "Horizontal Mixed Use" (HMU) incentives to encourage the~~  
36 ~~integration of housing with an affordable component<sup>4</sup>. These are voluntary incentives that allow~~  
37 ~~commercial property owners of designated CN-1 zoned sites (1901 Bridgeway and 2015~~  
38 ~~Bridgeway) to utilize the ground floor level of buildings for residential use, rather than the~~  
39 ~~commercial uses otherwise required. The optional HMU incentives may be used in combination~~  
40 ~~with incentives available under State density bonus law for affordable units.~~

41  
42 ~~In exchange for the by right provision of ground floor residential use, the property owner would~~  
43 ~~be required to:~~

<sup>4</sup> ~~The integration of 100% residential projects within a commercial district is referred to as "horizontal"~~  
~~mixed use as it allows residential uses next to commercial uses, on either the same or nearby parcels.~~

- ~~• Ensure a minimum 30% three+ bedroom units to accommodate larger families;~~
- ~~• Ensure 25% very low income and 25% low income households;~~
- ~~• Ensure affordable units are deed restricted for a period of not less than forty years;~~
- ~~• Meet the existing development standards in the Zoning Ordinance and existing findings for Design Review.~~

~~The following two sites are designated for Horizontal Mixed Use incentives:~~

- ~~• 1901 Bridgeway~~
- ~~• 2015 Bridgeway~~

~~**2009-2014 Objectives:** Adopt HMU incentives on designated parcels within six months of Housing Element adoption.~~

## 9. Non-Traditional Housing Types

*(Policy 2.1 Variety of Housing Choices, Policy 4.2 Flexible Development Standards)*

The community recognizes the changing housing needs of its population, including a growing number of non-family households, aging seniors in need of supportive services, and single-parent families in need of childcare and other services. To address such needs, the City can support the provision of non-traditional and innovative housing types to meet the unique needs of residents, including co-housing, shared housing, and assisted living for seniors, among others.

Co-housing is an innovative type of collaborative housing originated in Denmark in the 1960s. Co-housing communities consist of individually owned, private homes clustered around common facilities and amenities in a walkable, sustainable environment. Common features may include a community garden, recreational areas, and a common house where day care and meals can be shared. The communities are managed by the residents who have chosen to live in a close-knit neighborhood. Hundreds of co-housing communities currently exist throughout the country in a variety of settings, including communities in Berkeley, Oakland, Pleasant Hill, Cotati, Grass Valley, Davis and Santa Barbara.

Given the economic downturn, shared housing living situations are becoming more common. Homeowners are taking in renters, and renters are advertising for roommates to share in housing costs. Bringing in a tenant can be particularly helpful to the community's elderly homeowners to provide the necessary support to allow them to remain in their homes. The City supports these types of shared living situations.

Assisted living facilities are designed for elderly individuals needing assistance with certain activities of daily living - such as eating, bathing, and transportation - but desiring to live as independently as possible. Such facilities bridge the gap between independent living and nursing homes. With 7% of Sausalito's population over the age of 75, assisted living can help meet the housing and supportive service needs of the community's more frail senior residents. The Zoning Ordinance currently provides reduced parking standards for senior housing facilities.

1  
2  
3  
4  
5  
6  
7  
8

**2009-2014 Objectives:** *Facilitate the development of alternative housing models suited to the community's housing needs by modifying zoning regulations to allow for such additional housing types.*

1 10. Accessory Dwelling Units

2  
3 An accessory dwelling unit (ADU) is a self-contained living unit with cooking, eating, sleeping,  
4 and full sanitation facilities, either attached to or detached from the primary residential unit on  
5 a single lot. ADUs offer several benefits. First, they typically rent for less than apartments of  
6 comparable size, and can offer affordable rental options for seniors, single persons and even  
7 small families. Second, the primary homeowner receives supplementary income by renting out  
8 the ADU, which can help many modest income and elderly homeowners afford to remain in  
9 their homes. ADUs can offer an important opportunity to help Sausalito address its regional  
10 housing needs while maintaining the community's small town character.

11  
12 The City adopted regulations in 1984 prohibiting the development of ADUs in all residential  
13 zoning districts. As part of the current Housing Element update, the City conducted a survey of  
14 residential property owners which indicated 15% of the 700+ survey respondents had an ADU  
15 on their property, and another 19% of respondents would be inclined to build an ADU if the  
16 City's regulations permitted. The community has come to recognize ADUs as a low impact  
17 approach to addressing a portion of the community's very low and low income housing needs,  
18 and the Housing Element thus establishes the following programs to both allow new ADUs and  
19 legalize existing ADUs built without permits. UPDATE - In November 2012, the Sausalito City  
20 Council adopted Zoning Code Section 10.44.080 - Accessory Dwelling Unit Regulations. The  
21 intent of these regulations are both to encourage the provision of new ADUs, and to encourage  
22 the legalization of exiting ADUs through an amnesty program.

23  
24 10a. Adoption of Zoning Regulations to Encourage New ADUs

25 *(Policy 2.1 Variety of Housing Choices, Policy 2.5 Creation of New Accessory Dwelling Units,*  
26 *Policy 4.2 Flexible Development Standards)*  
27

28 The City is proceeding with preparation of ADU regulations and an amnesty program in  
29 conjunction with the Housing Element, and has established a Working Group of the Housing  
30 Element Task Force to develop draft ADU regulations. The ADU Working Group began meeting  
31 in March 2012, and is scheduled to meet twice monthly through early July after which time they  
32 will forward the recommended ADU regulations and amnesty program to Planning Commission  
33 and City Council for public hearings and adoption.

34  
35 In compliance with AB 1866 adopted by the State in 2002, the City will establish a ministerial  
36 approval process for accessory dwelling units (ADUs) within residential districts. The ADU  
37 Working Group is charged with recommending development standards which both facilitate the  
38 provision of ADUs and promote quality design and neighborhood compatibility. The Working  
39 Group is specifically evaluating the following ADU incentives, and is scheduled to finalize their  
40 recommendations in early July and forward to the Planning Commission and City Council:

- 41  
42 • Flexible development standards including relaxed height limits (under consideration is  
43 an increase from 15 feet to 18 feet) for ADUs in detached structures and exemption of  
44 ADUs from floor area standards;  
45 • Discounted building permit fees; and

- Reduced or waived parking standards on sites with demonstrated parking constraints; allowances for tandem parking; and allowances for parking in setback areas.

The City will work with architects and residents to prepare stock ADU building plans appropriate for local neighborhoods, and will develop a brochure to provide information on the City's ADU standards, and promote their development. Public education on ADUs will also be provided via the ADU amnesty program, described in Program 10b.

**2009-2014 Objectives:** *Adopt accessory dwelling unit (ADU) regulations in 2012 to facilitate the provision of ADUs for seniors, caregivers, and other lower and extremely low income households. Develop a brochure and make information available to the public on the City's website, at the City Hall public counter, and through other community resources. Seek to create 12 ADUs during the remaining 2012-2014 planning period. Monitor the City's progress in conjunction with the Annual Housing Element Report. UPDATE: Between January 2013 - June 2014, 6 new ADUs have been issued building permits and will be credited towards the City's 2007-2014 RHNA.*

#### 10b. ADU Registration and Amnesty Program

*(Policy 2.1 Variety of Housing Choices, Policy 2.4 Legalization of Existing ADUs)*

The City recognizes the existence of numerous ADUs in the community built illegally which may or may not meet basic health and safety guidelines. The City's goal is to legalize these units, bring them into the City's official housing stock to contribute towards meeting regional housing needs allocation (RHNA), and make them safe and sanitary for current and future tenants. To achieve this goal, the City will implement an ADU amnesty program to allow property owners with ADUs not currently recognized as "units" in the U.S. Census the opportunity to register these units with the City without facing fines for non-permitted construction. As an incentive to property owners to apply for an amnesty permit, the City will offer certain modified standards to accommodate existing buildings; property owners will not be penalized for ADUs which do not meet certain amnesty requirements, with the exception of basic defined health and safety requirements. In addition to the standards for new ADUs defined in Program 10a above, the following incentives to legalize existing non-permitted ADUs are being explored by the ADU Working Group:

- Waiver of parking requirements;
- Exemption of ADUs from floor area limits;
- Significant discounts in building permit and utility hook-up fees;
- Elimination of the ADU permit application fee; and
- Rehabilitation assistance to correct for health and safety code violations.

To receive an ADU amnesty permit, all health and safety code violations must be corrected based on City building inspections of the unit. For purposes of crediting the ADU towards the RHNA, property owners will need to demonstrate that the unit did not have an individual address as of the 2000 census and did not have a building permit of record; City planning staff will determine if any building permits exist for the ADU and will assist applicants in providing the appropriate records.

1  
2 Marin County and Mill Valley have had highly successful ADU amnesty programs, which the City  
3 and its ADU advisory body will build upon in establishing its program. Both of these jurisdictions  
4 received a 50% reduction in water connection fees from the Marin Municipal Water District  
5 during the ADU amnesty period; the City will contact the Water District to establish a similar fee  
6 reduction.

7  
8 **2009-2014 Objectives:** *Adopt and begin implementation of an ADU registration and*  
9 *amnesty program in 2012. Seek to legalize a minimum of 12 ADUs during the remaining*  
10 *2012-2014 planning period, bringing them into the City's official housing stock and*  
11 *crediting them towards the RHNA. Monitor progress in conjunction with the Annual*  
12 *Housing Element Report and report to HCD in 2013. To the extent there is a shortfall in*  
13 *the number and affordability of legalized ADUs to address the RHNA, the City will amend*  
14 *the Housing Element to identify additional strategies. UPDATE: Between January 2013 -*  
15 *June 2014, 14 existing ADUs not previously counted in the Census have been approved*  
16 *through the amnesty program and will be credited towards the City's 2007-2014 RHNA.*  
17

#### 18 19 11. Liveaboards and Houseboats

20 *(Policy 2.1 Variety of Housing, Policy 2.6 Liveaboards, Policy 5.5 Housing for Marine Workers)*  
21

22 Sausalito has a well-established and vibrant marine culture that plays an important role in  
23 shaping the character of the community. There are eight marinas in the City where many boat  
24 owners reside in their boats as permanent housing. The San Francisco Bay Conservation and  
25 Development Commission (BCDC)<sup>2</sup> and Sausalito Zoning Ordinance both allow for up to 10% of  
26 marina berths to be used as liveaboard housing. Liveaboards provide a valuable source of  
27 affordable housing in Sausalito, offering one of the few local housing options for marine workers  
28 employed in Sausalito's waterfront. Both the Environmental Protection Agency and the National  
29 Oceanic and Atmospheric Administration support the provision of liveaboards in well-managed  
30 marinas as an environmentally sustainable housing option.  
31

32 The Housing Element recognizes liveaboards as a low impact approach to addressing a key  
33 segment of the City's affordable housing needs, and establishes the following actions to  
34 maintain and enhance liveaboards as a permanent form of housing in the community:  
35

- 36 • Maintain zoning provisions which allow up to 10% of berths in recreational marinas in  
37 the C-W and W Zoning Districts to be occupied by liveaboards and houseboats subject to  
38 a conditional use permit (CUP).
- 39 • While five marinas have recorded permits with BCDC authorizing 146 liveaboards and  
40 have various permits on file with the City, only Galilee Harbor has none have a CUP  
41 which explicitly permits liveaboards. The City has officially recognized liveaboards within  
42 the Waterfront Marinship zone as a legal non-conforming use, encompassing two

<sup>2</sup> While Sausalito fronts on Richardson's Bay and its waterfront is subject to regulation by the San Francisco Bay Conservation and Development Commission (BCDC), the City does not fall within the California Coastal Zone.

1 marinas. The City will work with the other two BCDC-permitted marinas to obtain the  
2 necessary local CUP to officially bring them into ~~If it is determined by the City that a~~  
3 ~~CUP is still required, the City Council will adopt a resolution to recognize these~~  
4 ~~liveboards and officially bring them into Sausalito's housing stock, and begin reporting~~  
5 ~~to the State Department of Finance.~~

- 6 • Coordinate with Sausalito Yacht Harbor to facilitate amendment of its BCDC permit and  
7 issuance of a CUP through the City, along with any required City permits to increase  
8 liveboard capacity to the maximum 10%, no later than 2013.
- 9 • Zoning Ordinance Section 10.44.170.H regarding liveboards states: "As vacancies occur,  
10 marina operators shall give preference to qualified low and moderate income tenants  
11 until such tenants constitute at least 50% of the liveboard vessels in the marina." The  
12 City will establish monitoring and enforcement of these provisions as part of the  
13 approval process.
- 14 • The majority of the City's liveboard community was not counted as part of the 2000  
15 census and do not receive mail on-site. The City will coordinate with marine operators  
16 to establish a bulletin board at each marina for the posting of public notices, and pursue  
17 the establishment of mailboxes for liveboard tenants.

18 ***2009-2014 Objectives:** Contact marina operators and facilitate any required local*  
19 *permitting ~~in 2012. Report permitted liveboards to the State Department of Finance~~*  
20 *(DOF) ~~at the next reporting period in early 2013. Coordinate with Sausalito Yacht Harbor~~*  
21 *to facilitate ensure all BCDC and City permitting required for increasing liveboard*  
22 *capacity to 10% ~~is completed no later than 2013, and report permitted liveboards to~~*  
23 *DOF ~~in early 2014. Establish procedures for monitoring and enforcement of local low and~~*  
24 *moderate income occupancy requirements. Pursue means to improve mail service and*  
25 *public communication with the liveboard community.*

1 **Goal 3.0: Enhancing Housing Affordability**

2  
3 **12. Affordable Housing Development Assistance**

4 *(Policy 3.1 Incentives, Policy 4.2 Flexible Development Standards, Policy 5.2 Senior Housing,*  
5 *Policy 5.3 Family Housing)*

6  
7 The City can play an important role in facilitating the development of quality, affordable housing  
8 in the community through provision of regulatory incentives; and direct financial assistance. By  
9 utilizing various tools to facilitate infill development, the City can help to address the housing  
10 needs of its extremely low, very low, low and moderate income households. The following are  
11 among the types of incentives that will be considered upon request:

- 12  
13
  - 14 • Reduction in development fees
  - 15 • Flexible development standards
  - 16 • Density bonuses as described in Implementing Program 19
  - 17 • City support in affordable housing funding applications
  - 18 • Financial assistance through future Affordable Housing Fund resources *(refer to*  
19 *following program)*

20 ***2009-2014 Objectives:*** *Provide financial and regulatory incentives to private developers*  
21 *for the development of high quality affordable housing for families and seniors.*

22  
23  
24 **13. Local Affordable Housing Fund**

25 *(Policy 3.1 Incentives)*

26  
27 Because Sausalito does not have a Redevelopment Agency and has limited access to state and  
28 federal housing resources, the City faces practical and financial constraints in its ability to  
29 facilitate the construction of affordable housing. To create a more viable funding source, the  
30 City proposes to establish an Affordable Housing Fund that will be used to construct or help  
31 leverage construction of affordable housing. Potential Fund resources include: in-lieu fees from  
32 an Inclusionary Housing Program; in-lieu fees on small condominium conversions (three to four  
33 units); in-lieu fees for development of single-family units in multi-family districts; and  
34 commercial in-lieu fees. Implementing regulations will be established to manage the Fund and  
35 establish parameters for allocation of funds towards projects. This program will move forward  
36 once a funding source has been identified, and will coincide with the collection of fees.

37  
38 ***2009-2014 Objectives:*** *Upon adoption of a program that generates in-lieu housing fees,*  
39 *establish a dedicated Affordable Housing Fund for deposit of in-lieu fee revenues.*  
40 *Consult with Marin County on their Housing Fund, and establish implementing*  
41 *regulations to govern Fund oversight and expenditures.*



1 14. Partnerships for Affordable Housing

2 (Policy 3.2 Partnerships)

3  
4 The Bay Area is home to numerous nonprofit housing developers who have produced thousands  
5 of high-quality affordable housing projects over the past 40 years. In Sausalito, two non-profits  
6 have a track record of developing and managing successful affordable housing projects – Rotary  
7 Housing and the Ecumenical Association for Housing (EAH). The key to the success of non-profits  
8 lies in three areas: 1) their ability to access a diversity of funding sources; 2) their commitment  
9 to working cooperatively with the local community; and 3) their long-term dedication to their  
10 projects. The Nonprofit Housing Association of Northern California serves as a resource  
11 organization for affordable housing developers in the Bay Area.

12  
13 **2009-2014 Objectives:** *Explore partnerships with a variety of affordable housing*  
14 *providers, utilizing the Nonprofit Housing Association of Northern California as a*  
15 *resource to identify nonprofits with experience in developing small scale infill projects*  
16 *consistent with Sausalito's character.*

17  
18  
19 15. Homebuyer Assistance

20 (Policy 3.3 Homeownership Assistance)

21  
22 First-time homebuyers in Sausalito have access to several homebuyer assistance programs  
23 offered through *Marin Housing*.

24  
25 The Mortgage Credit Certificate (MCC) program administered by *Marin Housing* provides  
26 qualified first time homebuyers with a federal income tax credit of up to 15% of the annual  
27 interest paid on the homebuyer's mortgage. This enables homebuyers to have more disposable  
28 income available to qualify for a mortgage loan and make the monthly mortgage payments.  
29 Eligibility includes maximum household incomes of approximately \$100,000 (for 2 person  
30 household), and sales price limits of approximately \$400,000.

31  
32 *Marin Housing* also administers a Below Market Rate (BMR) first-time homebuyer program on  
33 behalf of jurisdictions in the County with inclusionary housing requirements. The BMR program  
34 includes over 300 affordable ownership units within the unincorporated County and seven  
35 participating cities. Any inclusionary units generated through Sausalito's condominium  
36 conversion regulations or potential future inclusionary housing regulations could also be  
37 administered by *Marin Housing*, thereby reducing the administrative burden to the City.

38  
39 **2009-2014 Objectives:** *Contact Marin Housing regarding participation in the Mortgage*  
40 *Credit Certificate (MCC) program and potential future participation in the Below Market*  
41 *Rate program. As MCCs become available on an annual basis, actively publicize*  
42 *availability through local media and on the City's website.*

1 16. Section 8 Rental Assistance  
2 (Policy 3.4 Rental Assistance)  
3

4 The Section 8 Rental Assistance Program extends rental subsidies to very low-income  
5 households (50% area median income or AMI<sup>2</sup>), including families, seniors, and the disabled.  
6 The Section 8 Program offers a voucher that pays the difference between the current fair  
7 market rent (FMR) and what a tenant can afford to pay (i.e. 30% of household income). The  
8 voucher allows a tenant to choose housing that costs above the payment standard, provided the  
9 tenant pays the extra cost. Given the significant gap between market rents and what very low  
10 income households can afford to pay for housing, Section 8 plays a critical role in allowing such  
11 households to remain in the community, and is a key program to address the needs of extremely  
12 low and very low income households. The City will offer tenants information regarding Section 8  
13 rental subsidies and referrals to *Marin Housing* for assistance. The City will also encourage  
14 landlords to register units with the Housing Authority by providing informational brochures to  
15 rental property owners.  
16

17 **2009-2014 Objectives:** *The City will continue to provide information regarding Section 8*  
18 *to extremely low to very low-income tenants and refer inquiring parties to Marin*  
19 *Housing for assistance, and encourage landlords to register their units with the Housing*  
20 *Authority by providing informational brochures to rental property owners,*  
21  
22

23 17. Inclusionary Housing Regulations  
24 (Policy 3.5 Inclusionary Housing)  
25

26 Inclusionary zoning is a tool used by cities to integrate affordable units within market rate  
27 developments. One-third of cities in California have adopted some form of inclusionary zoning,  
28 requiring a stated percentage (typically 10 to 20%) of affordable units to be provided within  
29 newly constructed housing projects. The majority of these regulations allow for payment of a  
30 housing in-lieu fee as an alternative to providing the required affordable units on-site. Within  
31 Marin, seven cities and the county have adopted inclusionary zoning requirements to help  
32 address local affordable housing needs and contribute towards housing element production  
33 requirements.  
34

35 The City will pursue adoption of inclusionary housing regulations to require a minimum  
36 percentage of units within new residential development above an established size threshold to  
37 be price-restricted as affordable to lower and moderate income households.<sup>3</sup> The City will  
38 consider granting in-lieu fees where there are hardships or site-specific constraints to the  
39 provision of on-site or off-site affordable housing, and the City will conduct an Inclusionary  
40 Housing Nexus Study to document the relationship between residential development and

---

<sup>2</sup> Freddie Mac, Glossary of Finance and Economic Terms, [http://www.freddiemac.com/smm/a\\_f.htm](http://www.freddiemac.com/smm/a_f.htm)  
<sup>3</sup> Current case law (*Palmer/Sixth Street Properties v. City of Los Angeles*) limits the application of  
inclusionary requirements to: 1) rental projects receiving financial or regulatory assistance from the City  
subject to a written development agreement; and 2) for-sale housing projects.

1 demand for affordable housing, and to determine both the maximum supportable and  
2 recommended in-lieu fee amount. In-lieu fees generated from the program will be placed in an  
3 Affordable Housing Fund to support affordable housing activities.

4  
5 ***2009-2014 Objectives:*** *Conduct an Inclusionary Housing Nexus and In-Lieu Fee Study*  
6 *including an analysis of alternative strategies to address inclusionary requirements, such*  
7 *as the provision of an ADU above a detached garage. Based on the Study's findings,*  
8 *develop and adopt inclusionary housing regulations structured to offer incentives to help*  
9 *offset the cost of providing affordable units.*

1 **Goal 4.0: Reducing Governmental Constraints**

2  
3 **18. Fee Deferrals and/or Waivers for Affordable Housing**  
4 *(Policy 4.1 Regulatory Incentives for Affordable Housing)*

5  
6 The City collects various fees from development projects to cover the costs of processing  
7 permits and providing services and facilities. While these fees are assessed on a pro rata share  
8 basis, they are an element in the cost of housing and could potentially constrain the provision of  
9 affordable housing. The deferral, reduction or waiver of City fees can lower the production costs  
10 of affordable housing.

11  
12 The City will continue to offer a reduction in City fees as an incentive for affordable housing. In  
13 order to specifically encourage the provision of housing affordable to extremely low income  
14 (ELI) households (<30% AMI), the City will waive 100% of application processing fees for  
15 projects with a minimum of 5% ELI units.

16  
17 In addition, the California legislature passed AB 641 in 2007, which helps to address the cash  
18 flow challenges inherent in many affordable housing projects during the construction phase. For  
19 affordable housing developments in which at least 49 percent of the units are affordable to low  
20 or very low-income households, AB 641 prohibits local governments from requiring the payment  
21 of local developer fees prior to receiving a certificate of occupancy.

22  
23 ***2009-2014 Objectives:** Provide information to the affordable housing community that*  
24 *fee deferrals, reductions and waivers may be requested for affordable housing projects.*  
25 *Adopt a resolution waiving 100% of application processing fees for projects with a*  
26 *minimum of 5% ELI units.*

27  
28  
29 **19. Density Bonus and Other Incentives for Affordable Housing**  
30 *(Policy 4.1 Regulatory Incentives for Affordable Housing)*

31  
32 Under Government Code section 65915-65918, for housing projects of at least five units cities  
33 must grant density bonuses ranging from 5% to 35% (depending on the affordability provided by  
34 the housing project) when requested by the project sponsor, and provide up to three incentives  
35 or concessions unless specific findings can be made. Local jurisdictions are required to adopt  
36 regulations that specify how compliance with the State’s density bonus law will be  
37 implemented. The City is also required to establish procedures for waiving or modifying  
38 development and zoning standards that would otherwise inhibit the utilization of the density  
39 bonus on specific sites. These procedures must include, but not be limited to, such items as  
40 minimum lot size, side yard setbacks, and placement of public works improvements.

41  
42 ***2009-2014 Objectives:** Amend the Zoning Ordinance text to comply with current State*  
43 *requirements, including permit processing procedures as well as regulatory concessions*  
44 *and incentives. Define the relationship between ~~HMU Incentives~~ VMU Requirements,*  
45 *and State density bonus law.*



1 20. Multi-family Development in Multi-family Districts  
2 (Policy 4.3 Efficient Use of Multi-Family Zoning)

3  
4 Encourage two-family and multi-family development on ~~R-2.5, R-2.5~~ and R-3  
5 residentially-zoned sites, and discourage the development of large single-family homes  
6 on such sites which eliminate the development potential for additional units.  
7 Implement Municipal Code Section 10.44.330 (Development Standards for Dwelling  
8 Units in Two-Family and Multi-family Residential Zoning Districts), and accompanying  
9 Code Sections adopted by City Council (Ordinance No. 1217) which establish the  
10 following provisions within the R-2.5 and R-3 zone districts:

- 11 • Decreased allowable floor area, building coverage and impervious surfaces for  
12 any single dwelling unit. The total maximum allowable amount of floor area,  
13 building coverage and impervious surface is not reduced, but required to be  
14 distributed among multiple units on the parcel;
- 15 • Parking reductions for small units, including one space per unit under 700 square  
16 feet, and allowances for off-site parking with a CUP;
- 17 • Tandem parking as a permitted use (without a CUP) for projects which propose  
18 the maximum number of units allowed; and
- 19 • Requirement for conceptual site design to demonstrate the feasibility of  
20 achieving the maximum units under zoning in the future, or the ability to build  
21 ADUs on the site.

22 ~~by evaluating the establishment of minimum density thresholds and/or varied development~~  
23 ~~standards for multiple units on a sliding scale (e.g., reduced Floor Area Ratio or Lot Coverage~~  
24 ~~Ratio for projects with a lower density). These would apply except where there are physical or~~  
25 ~~environmental constraints, or significant incompatibility with neighborhood character.~~  
26 ~~Evaluate options for provision of an ADU or payment of an in-lieu housing fee as an alternative~~  
27 ~~to developing multi-family units (this measure is currently under study by a Planning Commission~~  
28 ~~subcommittee).~~

29 ~~Evaluate the following incentives for addition to the Zoning Ordinance, for projects that propose~~  
30 ~~the maximum number of units allowed on parcels, or projects that propose multiple units:~~  
31 ~~Adoption of new parking standards specifically for projects with multiple units;~~  
32 ~~Tandem parking opportunities; and~~  
33 ~~Processing priority and expedited plan checks for projects that propose multiple units.~~

34  
35 ~~Amend the Design Review regulations in the Zoning Ordinance to add requirements for the~~  
36 ~~submittal of schematic site design to demonstrate the feasibility of constructing the maximum~~  
37 ~~number of units allowed under zoning, or reserving site capacity for the future addition of an~~  
38 ~~Accessory Dwelling Unit on the subject parcel.~~

39  
40 **2009-2014 Objectives:** *Develop and adopt standards within the Zoning Ordinance in*  
41 *early 2014~~2012~~ that promote and incentivize the development of two-family and multi-*

1 family developments in multi-family zoning districts, and discourage the development of  
2 single-family homes in such districts.  
3  
4

5 **21. Zoning Text Amendments for Special Needs Housing**

6 *(Policy 4.5 Zoning for Special Needs, Policy 5.4 Housing for Persons with Disabilities)*  
7

8 Consistent with Senate Bill 2 (Government Code sections 65582, 65583 and 65589.5) the City  
9 will specify transitional and supportive housing to be treated as a residential use under the  
10 Zoning Ordinance, identify a zoning district where emergency shelters will be permitted by right,  
11 and specify provisions for Single-Room Occupancy buildings. The City will establish procedures  
12 to encourage and facilitate the creation of emergency shelters and transitional housing, by:  
13

- 14 • Adding transitional housing and supportive housing to the Zoning Ordinance's  
15 definition section, and regulate as a permitted use within residential zoning  
16 districts;
- 17 • Adding single room occupancy (SRO) facilities within the Zoning Ordinance's  
18 definition section, and conditionally allow within the CC, CR and CN-1 commercial  
19 zoning districts; and
- 20 • Identifying emergency shelters as a permitted use in the Public Institutional Zoning  
21 District and in local churches.  
22

23 Emergency shelters will be subject to the same development and operational standards as other  
24 permitted uses in the Public Institutional Zoning District. However, the City will develop written,  
25 objective standards to regulate the following, as permitted under SB 2:  
26

- 27 • The maximum number of beds or persons permitted to be served nightly by the  
28 facility;
- 29 • Off-street parking based on demonstrated need, but not to exceed parking  
30 requirements for other residential or commercial uses in the same zoning district;
- 31 • The size and location of exterior and interior onsite waiting and client intake areas;
- 32 • The provision of onsite management;
- 33 • The proximity of other emergency shelters, provided that emergency shelters are  
34 not required to be more than 300 feet apart;
- 35 • The length of stay;
- 36 • Lighting; and
- 37 • Security during hours that the emergency shelter is in operation.  
38

39 **2009-2014 Objectives:** *Adopt text amendments to the Zoning Ordinance to make explicit*  
40 *provisions for a variety of special needs housing. Develop objective standards to*  
41 *regulate emergency shelters as provided for under SB 2, and amend the Zoning*  
42 *Ordinance text within one year of Housing Element adoption.*  
43  
44

1 **Goal 5.0: Promoting Equal Housing Opportunities**

2  
3 **22. Fair Housing Program**  
4 *(Policy 5.1 Fair Housing)*

5  
6 Fair Housing of Marin (FROM) is the designated provider of fair housing and tenant-landlord  
7 information in Marin County. FROM provides fair housing investigation and coordinates referral  
8 services to assist individuals who may have been the victims of discrimination. Many of the  
9 people who contact FROM have basic questions about landlord and tenant rights and  
10 responsibilities; FROM's housing counselors provide clients with comprehensive information to  
11 help resolve tenant/landlord issues. FROM conducts extensive fair housing education and  
12 outreach throughout Marin County, and is a certified HUD Foreclosure Counseling agency.

13  
14 *2009-2014 Objectives: Continue to promote fair housing practices, and refer fair housing*  
15 *complaints to Fair Housing of Marin. As a means of furthering fair housing education*  
16 *and outreach in the local community, the City will publicize the fair housing program*  
17 *through placement of fair housing services brochures at the public counter, on the City's*  
18 *website and in other community locations.*

19  
20  
21 **23. Sausalito Village Senior Services**  
22 *(Policy 5.2 Senior Housing)*

23  
24 Sausalito Village, and its parent Marin Village, is a non-profit membership organization  
25 dedicated to providing resources and assistance to enable seniors to remain in their own homes  
26 as they age. Since its establishment in October 2010, Sausalito Village has been recruiting a  
27 growing team of Sausalito volunteers to help members with occasional transportation  
28 assistance, household tasks, home visits and phone check-ins. In addition to home support  
29 services, Sausalito Village hosts social events, cultural programs, and educational and fitness  
30 classes to support seniors in remaining active and connected to their community. The  
31 organization publishes a weekly on-line newsletter and maintains a community calendar of  
32 meetings and events, which can be accessed at <http://www.marinvillage.org/sausalito>.

33  
34 *2009-2014 Objectives: Support the efforts of Sausalito Village to allow seniors to age in*  
35 *place and utilize as a resource to help promote available housing assistance programs*  
36 *for seniors.*



1 24. Home Sharing and Tenant Matching Opportunities  
2 (Policy 5.2 Senior Housing)

3  
4 "Home Connection of Marin" is a free shared housing program which matches very low income  
5 home seekers with home providers interested in sharing their homes. Housing counselors  
6 interview each potential roommate and obtain references and background checks, leaving the  
7 decision to the potential roommates whether to make a match. Sharing a home promotes  
8 independent living, provides additional income for the provider, an affordable rent for the  
9 seeker, and the potential for deeper relationships for both. The average age of community  
10 members in Sausalito is growing older, and over 330 seniors currently live alone in single-family  
11 homes in the City. Shared housing promotes the efficient use of the housing stock, and can  
12 help address the housing needs of seniors in our community.

13  
14 **2009-2014 Objectives:** *Implement a homesharing/matching program for homeseekers*  
15 *and single-family homeowners with excess space. Collaborate with Marin Housing and*  
16 *Sausalito Village Senior Services to actively promote "Home Connection of Marin" within*  
17 *Sausalito.*

18  
19  
20 25. Reasonable Accommodation Procedures  
21 (Policy 5.4 Housing for Persons with Disabilities)

22  
23 It is the policy of the City to provide reasonable accommodation for persons with disabilities  
24 seeking fair access to housing in the application of its zoning and building regulations.  
25 Depending on the nature and extent of a requested accessibility modification, the City would  
26 accommodate such requests either through a building permit, an administrative adjustment, or  
27 a zoning permit. While Sausalito has not identified any constraints on the development,  
28 maintenance or improvement of housing for persons with disabilities, the City does not have in  
29 place specific procedures for requesting and granting a reasonable accommodation. As a means  
30 of facilitating such requests and removing constraints for persons with disabilities, the City will  
31 develop specific written reasonable accommodation procedures.

32  
33 **2009-2014 Objectives:** *Amend the Zoning Ordinance and develop written procedures to*  
34 *allow the Community Development Director to authorize reasonable accessibility*  
35 *accommodations with respect to zoning, permit processing, and building regulations.*  
36 *Procedures will specify who may request an accommodation, time frame for decision-*  
37 *making and modification provisions.*

1 26. Universal Design/Visitability  
2 (Policy 5.4 Housing for Persons with Disabilities)

3  
4 As the community's population continues to age, providing housing that is accessible to people  
5 of all abilities becomes increasingly important. The majority the City's housing stock was built  
6 prior to 1991 when current ADA accessibility standards took effect, and thus it is important for  
7 the City to facilitate the retrofit of existing housing to provide greater accessibility, as well as to  
8 promote accessibility in new construction. The goal of universal design is to accommodate a  
9 wide range of abilities including children, aging populations, and persons with disabilities by  
10 providing features in residential construction that enhance accessibility. Examples of universal  
11 design features include:

- 12
- 13 • Entrances without steps that make it easier for persons to enter the home;
- 14 • Wider doorways that enhance interior circulation and accommodate strollers and  
15 wheelchairs;
- 16 • Lever door handles that are easier to use, especially by parents with an infant or  
17 persons with arthritis; and
- 18 • Light switches and electrical outlets that are located at a height more convenient  
19 and accessible to the elderly.
- 20

21 Housing that is "visitable" is accessible at a basic level, enabling persons with disabilities to visit  
22 the homes of their friends, relatives, and neighbors. Visitability can be achieved in new  
23 construction by utilizing two simple design standards: (1) providing a 32-inch clear opening in all  
24 interior and bathroom doorways; and (2) providing at least one accessible means of ingress and  
25 egress for each unit.

26  
27 **2009-2014 Objectives:** *Develop guidelines encouraging principles of universal design and*  
28 *visitability, and provide to residential development applicants.*

29  
30  
31 27. Housing for Marine Workers  
32 (Policy 5.5 Housing for Marine Workers)

33  
34 Marine workers are an integral part of Sausalito's history and the community's working  
35 waterfront. Marine-related occupations including boat builders and boat repair workers,  
36 sailmakers, canvas workers, marine surveyors, harbor masters, ship mates, captains and  
37 merchant marines, among others. Many of Sausalito's marine workers reside on liveboards,  
38 and the majority is lower income. The Galilee Harbor co-op was specifically established to  
39 provide an affordable liveboard community for Sausalito's artists and maritime workers, and  
40 since the opening of its new marina in 2003, has provided 38 rent- and income-restricted berths.  
41 Support of similar and other affordable housing options would help workers to locate in  
42 Sausalito, and showcase the skills of local marine workers.

43  
44 **2009-2014 Objectives:** *Support liveboard and other affordable housing options, which*  
45 *address the housing needs of local marine workers and allow them to live in the*  
46 *community in which they work.*

1 28. Homeless Continuum of Care  
2 (Policy 5.6 Homeless Housing and Services)

3  
4 Support Countywide programs and the Marin Continuum of Care in the provision of resources to  
5 address the needs of the homeless and persons at risk of homelessness, including emergency  
6 shelter, transitional housing, supportive housing and permanent housing. Provide flyers and  
7 information on the City's website about the emergency 211 toll-free call system for information  
8 and referral.

9  
10 **2009-2014 Objectives:** Support implementation of the Homeless Countywide Continuum  
11 of Care and publicize the emergency 211 call system.  
12  
13

1 **Goal 6.0: Implementing Environmental Sustainability**

2  
3 **29. Local Green Building Regulations**

4 *(Policy 6.1 Green Building, Policy 6.2 Sustainable Construction, Policy 6.4 Transportation*  
5 *Alternatives)*

6  
7 Green building is also known as green construction or sustainable building, and refers to using  
8 environmentally responsible and resource-efficient processes throughout the life cycle of a  
9 building, from its conceptual phases to deconstruction. Local Green Building regulations (e.g.,  
10 Marin County “Green Building, Energy Retrofit, & Solar Transformation” or BERST) aim to reduce  
11 the overall impact of the built environment on human health, the environment, and resources.

12  
13 Community Development Department staff will be tasked with the development of local Green  
14 Building regulations consistent with the State Green Building Code, to require and encourage  
15 residents and the development sector to build green.

16  
17 Examples of green regulations include:

- 18  
19 • Incorporating sustainable materials in new construction or remodels;  
20 • Creating healthy indoor environments with minimal pollutants; and  
21 • Landscaping that utilizes native plants to reduce water usage.

22  
23 The City will include community participation by residents and the construction sector in the  
24 preparation of the Green Building regulations, and market the information upon completion.

25  
26 **2009-2014 Objectives:** *The City will adopt local Green Building regulations, including*  
27 *appropriate policies and programs. The preparation process will include community*  
28 *input from City residents and the construction sector. The completed documents will be*  
29 *provided to residents, developers, and architects who wish to build in Sausalito.*

30  
31  
32 **30. Climate Action Plan**

33 *(Policy 6.3 Alternative Energy, Policy 6.5 Jobs/Housing Balance)*

34  
35 As the State of California continues to develop environmental laws (such as Assembly Bill 32 and  
36 Senate Bill 375) and increased mandatory reporting requirements of greenhouse gas emissions,  
37 the City would benefit from integrating greenhouse gas reduction measures into its General Plan  
38 and City infrastructure. The City Council adopted Resolution No. 4935 in 2008, to join ICLEI –  
39 Local Governments for Sustainability (International Council for Local Environmental Initiatives)  
40 as a full member, and participation in the Cities for Climate Protection Campaign. As a  
41 participant, the City pledged to take a leadership role in promoting public awareness about the  
42 causes and impacts of climate change.

43  
44 The City has completed a municipal Greenhouse Gas Emissions Inventory, and aims to complete  
45 a baseline Community-wide Greenhouse Gas Emissions inventory. These inventories give an  
46 accounting of greenhouse gases emitted by residents and businesses, as well as the City’s

1 municipal operations. It also establishes a baseline for tracking the community's emission  
2 trends.

3  
4 The Climate Action Plan will encourage and require, to the extent required by State law, the  
5 City, its residents, and businesses, to reduce greenhouse gas emissions in many sectors and  
6 aspects of their daily activities. The Plan would identify emission reduction targets and strategies  
7 to accomplish those targets. These areas include building energy use, transportation, land use,  
8 green purchasing, waste and water use. Energy use, in particular, may be significantly reduced in  
9 the community by defining emissions reduction strategies related to building construction and  
10 operation. The mandatory and encouraged measures would include the local Green Building  
11 regulations, to achieve a wider net reduction in emissions.

12  
13 *2009-2014 Objectives: Complete the Community-wide Greenhouse Gas Emissions*  
14 *Inventory, and adopt and implement the Climate Action Plan. Provide community*  
15 *outreach and education to residents and the development sector to include their inputs*  
16 *on sustainability in new and existing building structures.*  
17  
18  
19

1 **Goal 7.0: Promoting Community Involvement**

2  
3 **31. Ongoing Community Education and Outreach**

4 *(Policy 7.1 Community Participation, Policy 7.2 Public Review of Development)*

5  
6 In late 2009, the City Council appointed the Housing Element Task Force, comprised of City  
7 Council and Planning Commission representatives, as well as City residents. The Task Force has  
8 held over 45 public meetings, including three publicly noticed Community Workshops to engage  
9 residents and property owners in the decision-making process.

10  
11 In addition to the City's direct efforts, Sausalito residents have also formed grassroots  
12 organizations to forward their concerns with regards to the potential impacts of specific  
13 strategies proposed in the draft Housing Element.

14  
15 After the adoption of the Housing Element, several programs would begin implementation  
16 through City staff work and initiatives by various agencies. The public meetings held by the  
17 Planning Commission and City Council would continue to serve as platforms for residents to  
18 comment and provide input on specific items discussed for implementation, and the annual  
19 progress report would be presented at City Council meetings as well where public comment may  
20 be given.

21  
22 As part of an effective implementation program, City staff members will post information and  
23 assistance programs on affordable housing on the City's website to provide resources for  
24 homeowners, renters, and property owners.

25  
26 ***2009-2014 Objectives:** Continue to include residents and community organizations in the*  
27 *implementation of this Housing Element and the development of the next Housing*  
28 *Element, by publicizing public meetings through the local newspapers, City website, and*  
29 *email lists, and taking public comment and feedback at such meetings. When the*  
30 *Housing Element is adopted, various programs and efforts will be publicized in the*  
31 *community through online information and the direct distribution of educational*  
32 *handouts to relevant parties.*

33  
34  
35 **32. Housing Element Monitoring/Annual Report**

36 *(Policy 7.3 Housing Element Implementation)*

37  
38 The Community Development Department will be responsible for establishing the regular  
39 monitoring of the Housing Element, and preparing an Annual Progress Report for review by the  
40 public, City decision-makers and submittal to State HCD, by April 1 of each year.

41  
42 The reports need to show:

- 43  
44  
45
- A report of Sausalito's annual building activity, including moderate, low, and very low-income units and mixed-income multi-family projects;
  - A report summary for above moderate income units;

- 1 • Progress on the Regional Housing Needs Allocation; and
- 2 • The implementation status of various programs.

3 **2009-2014 Objectives:** *The Community Development Department will review the*  
4 *Housing Element annually and provide opportunities for public participation, in*  
5 *conjunction with the submission of the City's Annual Progress Report to the State*  
6 *Department of Housing and Community Development by April 1st of each year.*

7  
8  
9 **33. Association of Bay Area Governments (ABAG) Housing Needs Process**  
10 *(Policy 7.3 Housing Element Implementation)*

11  
12 Actively monitor and participate in ABAG's future Regional Housing Needs Allocation (RHNA)  
13 planning process, and provide ongoing reporting to Council.

14  
15 The City Council has appointed an ABAG delegate, and has participated at the ABAG RHNA  
16 planning meetings for the next housing planning cycle to bring perspective and actual data from  
17 Sausalito for ABAG's consideration, and will continue to provide reports to the City Council on  
18 the projected and confirmed RHNA numbers, until the end of the planning cycle.

19  
20 **2009-2014 Objectives:** *The City Council's ABAG delegate will continue to monitor,*  
21 *participate and provide reports to the City Council on the preparation and confirmation*  
22 *of the RHNA for the next Housing Element planning cycle.*

23  
24  
25 **34. Staff Affordable Housing Training and Education**  
26 *(Policy 7.3 Housing Element Implementation)*

27  
28 In order to effectively administer available housing programs to residents, designated City staff  
29 needs to be responsible for providing information, responding to questions, and making  
30 referrals to appropriate programs. A budget should also be set aside for the designated staff to  
31 receive training. Training could include attendance at relevant sessions held by public agencies,  
32 or meetings with local organizations such *Morin Housing*, to gain familiarity with the  
33 implementation of existing and new offered programs.

34  
35 **2009-2014 Objectives:** *Designated City staff members shall attend training sessions and*  
36 *provide on-going assistance to homeowners, renters, and developers by posting*  
37 *information on the City's website and taking public queries.*

1  
2

**Table 2.1: Implementing Programs – Summary 2009-2014**

Implementing Program	Program Summary	2009-2014 Objective	Funding Source	Responsible Entity	Time Frame
<b>PRESERVING HOUSING AND NEIGHBORHOOD ASSETS</b>					
<b>1. Code Enforcement and Public Information</b>	Expand the City's current Code Enforcement program to include the offering of useful referral information from Marin Housing, P&E, and community service clubs.	Develop and distribute informational handouts on available rehabilitation and energy retrofit assistance. Provide information on volunteer service organizations on City website.	General Fund	Community Development Department	Begin publicizing in 2012.
<b>2. Residential Rehabilitation Loan and Energy Retrofit Programs</b>	Provide financial assistance for home repairs to very low income households.	Publicize the <i>Marin Housing Rehab</i> program and PG&E energy retrofit programs on City website and through brochures at City Hall and other community locations. Seek to assist five very low income households.	County CDBG funds; PG&E	Community Development Department; <i>Marin Housing</i> ; PG&E	Begin publicizing in 2012.
<b>3. Historic Design Guidelines and Preservation Incentives</b>	Preserve and maintain historic structures, and revitalize older housing and neighborhoods. Pursue state grants for historic preservation actions.	Provide a brochure on funding sources for historic preservation. Update Historic Preservation regulations in Municipal Code and Zoning Ordinance.	General Fund	Community Development Department	Brochure by mid 2013, regulation update by end 2013.
<b>4. Residential Design Review</b>	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	Fees	Community Development Department; Planning Commission	Complete amendments to Design Review Procedures in 2012.



Implementing Program	Program Summary	2009-2014 Objective	Funding Source	Responsible Entity	Time Frame
		the small-town character of Sausalito. Evaluate revisions to Design Review Procedures to encourage multi-family use in multi-family districts.			
<b>5. Condominium Conversion Regulations</b>	Provide protections for tenants in apartments proposed for conversion to condominiums.	Evaluate strengthening regulations to extend inclusionary requirements to smaller projects and prohibit conversions during periods of low rental vacancy rates. Examine relief options for long-term homeowners.	General Fund; Potential In-Lieu Fee revenues	Community Development Department; Planning Commission; City Council	Evaluate Zoning Ordinance text amendments in 2013.
<b>6. Preservation Existing Rental Housing</b>	Maintain affordability in income-restricted housing for low and moderate income households.	Preserve 5 extremely low income, 45 very low income, 15 low income and 7 moderate income housing opportunities. Require long-term affordability controls in future affordable housing projects.	General Fund	Community Development Department	Within 2009-2014 planning period.
<b>ENCOURAGING DIVERSITY IN HOUSING</b>					
<b>7. Residential and Mixed Use Site Inventory</b>	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
<del>8a. Vertical Mixed Use Zoning Requirements in Commercial Districts</del>	Facilitate provision of upper story residential use above ground floor commercial.	Establish VMU requirements and initiate related zoning text amendments.	General Fund	Community Development Department; Planning Commission	Adopt VMU incentives and zoning text amendments by mid-2014 within six months of Housing Element adoption.
<del>8b. Horizontal Mixed Use Incentives in Neighborhood Commercial (CN-1) District</del>	Facilitate provision of housing within Neighborhood Commercial District.	Establish HMU incentives on designated CN-1 sites and initiate related zoning text amendments.	General Fund	Community Development Department; Planning Commission	Adopt HMU incentives and zoning text amendments within six months of Housing Element adoption.
9. Non-Traditional Housing Types	Support the provision of non-traditional, innovative housing types to meet unique needs.	Offer flexible zoning and other incentives to foster alternative housing types.	General Fund	Community Development Department; Planning Commission; City Council	Within 2009-2014 planning period.
10a. Accessory Dwelling Units – Adoption of Regulations to Encourage New ADUs	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 12 new ADUs during the remaining 2012-2014 planning period. <u>UPDATE - ADU Ordinance adopted in November 2012, and 6 new units approved (Jan 2013-June 2014)</u>	General Fund	Community Development Department; Planning Commission; City Council	Adopt new ADU regulations in 2012, prepare educational materials and publicize. <del>Seek to achieve 12 new ADUs during the remaining 2012-2014 planning period.</del>
10b. Accessory	Provide a process	Develop and	General	Community	Begin amnesty

Implementing Program	Program Summary	2009-2014 Objective	Funding Source	Responsible Entity	Time Frame
Dwelling Units – Registration and Amnesty of Existing ADUs	to legalize existing, non-permitted ADUs, making them safe and sanitary, and acknowledge their contribution to community's housing supply.	initiate ADU registration and amnesty program. Seek to legalize at least 12 units. Monitor progress and report to HCD. If shortfall, amend Housing Element to identify additional strategies. <u>UPDATE - ADU Ordinance adopted in November 2012, and 14 existing units not counted in census approved through amnesty program (Jan 2013- June 2014)</u>	Fund	Development Department; Planning Commission; City Council	in 2013. Legalize at least 12 ADUs in remaining planning period 2012-2014. Report to HCD in 2013, and amend the Element as necessary.
11. Liveaboard Housing	Maintain and enhance liveaboards as a permanent form of affordable housing in Sausalito.	Contact marina operators and facilitate necessary local permitting. Coordinate with Sausalito Yacht in amendment of BCDC permit. <del>Report permitted liveaboards to Dept. of Finance.</del> Establish monitoring procedures for local low/mod income occupancy requirements. Pursue improved mail service and communication with liveaboard residents.	General Fund	Community Development Department	Complete local permitting process <del>in 2012 and report permitted liveaboards to Dept. of Finance in early 2013.</del> <u>Facilitate complete amendment of BCDC permit for Sausalito Yacht Harbor, and issuance of CUP, no later than 2013 and report to DOF in early 2014.</u>
<b>ENHANCING HOUSING AFFORDABILITY</b>					
12. Affordable Housing	Facilitate development of	Consider financial and regulatory	Potential Affordable	Community Development	Within 2009-2014 planning

Implementing Program	Program Summary	2009-2014 Objective	Funding Source	Responsible Entity	Time Frame
Development Assistance	high quality affordable housing with financial and regulatory incentives.	incentives to private developers upon request, for the development of high quality affordable housing for families and seniors.	Housing Fund revenues	Department; City Council	period.
13. Local Affordable Housing Fund	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.
14. Partnerships for Affordable Housing	Partner with affordable housing developers to leverage their expertise and access to funds.	Explore partnerships with a variety of affordable housing providers, utilizing the Nonprofit Housing Association of Northern California as a resource.	Potential Affordable Housing Fund revenues	Community Development Department; City Council	Contact NPH in 2012.
15. Homebuyer Assistance	Explore financial assistance programs for low and moderate income homebuyers.	Contact <i>Marin Housing</i> regarding participation in MCC and BMR programs. Publicize MCCs as they become available.	Federal funds	Community Development Department; <i>Marin Housing</i>	Publicize MCCs and BMR programs in 2012.
16. Section 8 Rental Assistance	Assist extremely low and very low income households with rental payments.	Provide information and refer tenants to <i>Marin Housing</i> for Section 8 assistance. Provide handout for distribution to	HUD Section 8	Community Development Department; Marin Housing Authority	Within 2009-2014 planning period.

Implementing Program	Program Summary	2009-2014 Objective	Funding Source	Responsible Entity	Time Frame
		rental property owners to encourage them to register units with <i>Marin Housing</i> .			
<b>17. Inclusionary Housing Regulations</b>	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.
<b>REDUCING GOVERNMENTAL CONSTRAINTS</b>					
<b>18. Fee Deferrals and/or Waivers for Affordable Housing</b>	Reduce production costs of affordable housing.	Adopt resolution to waive 100% application processing fees for projects with min. 5% ELI units. Provide information to affordable housing community regarding fee deferrals, reductions, and waivers.	General Fund; Potential Affordable Housing Fund Revenues	Community Development Department; City Council	By mid 2013.
<b>19. Density Bonus and Other Incentives for Affordable Housing</b>	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.
<b>20. Multi-Family Development in Multi-Family Districts</b>	Encourage two-family and multi-family development in R-2-5, R-2-2.5 and R-3 zoning districts, and discourage single-family	Develop standards in Zoning Ordinance to promote two-family and multi-family developments in two-family and multi-family zoning	General Fund	Community Development Department; Planning Commission; City Council	Currently ongoing; to be completed by 2012. Adopt standards in early 2014 (completed).

Implementing Program	Program Summary	2009-2014 Objective	Funding Source	Responsible Entity	Time Frame
	developments in these districts.	districts, and discourage single-family developments in these districts. Evaluate alternatives.			
<b>21. Zoning Text Amendments for Special Needs Housing</b>	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. For emergency shelters, amend the Zoning Ordinance within one year of Housing Element adoption.
<b>PROMOTING EQUAL HOUSING OPPORTUNITIES</b>					
<b>22. Fair Housing Program</b>	Promote fair housing practices and prevent housing discrimination.	Refer fair housing complaints to Fair Housing of Marin. Publicize the fair housing program.	General Fund; CDBG	Community Development Department; Fair Housing of Marin	2009-2014
<b>23. Sausalito Village Senior Services</b>	Support Sausalito Village programs for seniors, including support services and volunteers.	Support the efforts of Sausalito Village to allow seniors to age in place and promote housing assistance for seniors.	General Fund	Community Development Department	Beginning in 2012.
<b>24. Home Sharing and Tenant Matching Opportunities</b>	Facilitate homesharing and tenant matching programs for seniors and other single person households.	Collaborate with <i>Marin Housing</i> and Sausalito Village Senior Services to implement and actively promote "Home Connection in Marin" within Sausalito.	General Fund; CDBG	Community Development Department; Fair Housing of Marin; Sausalito Village Senior Services	Beginning in 2012.
<b>25. Reasonable Accommodation Procedures</b>	Ensure accessible housing is available to	Amend Zoning Ordinance and develop procedures	General Fund	Community Development Department;	By end of 2013.

Implementing Program	Program Summary	2009-2014 Objective	Funding Source	Responsible Entity	Time Frame
	persons with disabilities.	to allow reasonable accessibility accommodations.		Planning Commission; City Council	
<b>26. Universal Design / Visitability</b>	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.
<b>27. Housing for Marine Workers</b>	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
<b>28. Homeless Continuum of Care</b>	Support the homeless and persons at risk of homelessness in obtaining shelter and services.	Support implementation of the Homeless Countywide Continuum of Care and publicize the emergency 211 call system.	General Fund	Community Development Department	2009-2014
<b>IMPLEMENTING ENVIRONMENTAL SUSTAINABILITY</b>					
<b>29. Local Green Building Regulations</b>	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.
<b>30. Climate Action Plan</b>	Track City's greenhouse gas emissions and implement strategies to reduce emissions.	Complete the Community-wide Greenhouse Gas Emissions Inventory, and adopt and implement the Climate Action Plan.	General Fund	Community Development Department; Planning Commission; City Council	Initiate within planning period 2009-2014.

Implementing Program	Program Summary	2009-2014 Objective	Funding Source	Responsible Entity	Time Frame
<b>PROMOTING COMMUNITY INVOLVEMENT</b>					
<b>31. Ongoing Community Education and Outreach</b>	Ensure ongoing community involvement in the implementation of the housing element through dissemination of information after the Housing Element is adopted.	Continue to include residents and community organizations in the implementation of this Housing Element and the development of the next Housing Element through multiple means.	General Fund	Community Development Department	Ongoing.
<b>32. Housing Element Monitoring/ Annual Report</b>	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.
<b>33. Association of Bay Area Governments (ABAG) Housing Needs Process</b>	Actively monitor and participate in ABAG's future Regional Housing Needs Allocation (RHNA) planning process, and provide ongoing reporting to Council.	The City Council's Sausalito ABAG delegate will continue to monitor and provide reports to the City Council on the preparation and confirmation of the RHNA for the next Housing Element cycle.	General Fund	City Council	Through the end of the planning cycle in 2014.
<b>34. Staff Affordable Housing Training and Education</b>	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.



1  
2

1 **Summary of Quantified Objectives: 2009-2014**

2  
 3 The following table summarizes the City's quantified objectives for the 2009-2014 Housing  
 4 Element planning period. The City's new construction objectives reflect Sausalito's regional  
 5 housing needs allocation (RHNA) for 2009-2014; the rehabilitation objectives reflect *Marin*  
 6 *Housing's* Rehabilitation Loan Program; and the conservation objectives reflect conserving  
 7 affordable units within the three affordable rental projects and conserving the 34 rent and  
 8 income-restricted berths in Galilee Harbor. The Area Median Income (AMI) is the midpoint in  
 9 the family-income range for Marin County and is used as the basis to stratify incomes into very-  
 10 low, low, moderate and above moderate ranges.

11 **Table 2.2: Quantified Objectives for Sausalito's 2009-2014 Housing Element planning period**

Income Level	New Construction Objectives	Rehabilitation Objectives**	Conservation Objectives***
Extremely Low* (0-30% AMI)	23	---	5
Very Low (31-50% AMI)	22	5	45
Low (51-80% AMI)	30	---	15
Moderate (81-120% AMI)	34	---	7
Above Moderate (>120% AMI)	56	---	---
<b>Totals</b>	<b>165</b>	<b>5</b>	<b>72</b>

13 \*Of the City's total 45 unit very low income RHNA allocation, half is allocated to extremely-low income  
 14 households, and half to very low income households.

15 \*\* The Rehabilitation Objectives are based on Program 2 described in Section B. Implementing Programs  
 16 in this Chapter. The City will strive to assist five very-low income households during the 2009-2014  
 17 planning period to participate in the Residential Rehabilitation Loan Program administered by *Marin*  
 18 *Housing*.

19 \*\*\* Conservation Objectives: 34 berths in Galilee Harbor are income and rent restricted. Based on Galilee  
 20 Harbor Community Association use restrictions, 5 berths are reserved for extremely low income, 7 for  
 21 very low, 15 for low, and 7 for moderate income. All 38 units of the three senior housing projects in  
 22 Sausalito (Rotary Village with 22 units, Rotary Place with 10 units, and Bee Street Housing with 6 units) are  
 23 at the very low income level, as published on Marin County's list of affordable projects.

24  
 25  
 26 I:\CDD\PROJECTS - NON-ADDRESS\GPA\2014\GPA 14-162\Focused Amendment-Review Drafts\Planning Commission- 7-9-14\Chapter II - Housing  
 27 Plan\_redline amendment 7-9-14.docx  
 28  
 29

1 **CHAPTER IV – HOUSING RESOURCES**

2  
3 An important component of the Housing Element is the identification of sites for future housing  
4 development, and an evaluation of the adequacy of these sites in fulfilling the City’s share of  
5 regional housing needs (RHNA). This “Housing Resources” chapter describes the resources  
6 available for development, rehabilitation, and preservation of housing in Sausalito, including  
7 sites for new housing; financial and administrative resources available to facilitate housing  
8 production and housing-related services; and opportunities for energy conservation in existing  
9 and new residential development as a means of reducing housing costs.

10  
11 **A. Sites to Accommodate the 1999-2006 RHNA**

12  
13 As described in the prior section on Future Housing Needs, California State Housing Law states:

14  
15 “For housing elements due on or after January 1, 2006, if a city or county in the  
16 prior planning period failed to identify or make available adequate sites to  
17 accommodate the regional housing need allocated, then the city or county shall,  
18 within the first year of the planning period of the new housing element, zone or  
19 rezone adequate sites to accommodate the unaccommodated portion of the  
20 regional housing need allocation from the prior planning period.”

21  
22 Sausalito did not adopt a housing element for the prior 1999-2006 planning period. Hence, the  
23 City must carry over any unaccommodated RHNA need to the new housing element. The State  
24 Department of Housing and Community Development (HCD) recommends the following steps to  
25 determine the “unaccommodated” RHNA need:

- 26  
27 **Step 1:** Subtract the number of units from the RHNA approved or constructed  
28 (by income category) since the start of the prior planning period.  
29 **Step 2:** Subtract the number of units from the RHNA that could be  
30 accommodated on any appropriately zoned sites specifically identified  
31 in the element adopted for the previous planning period.  
32 **Step 3:** Subtract the number of units from the RHNA accommodated on sites  
33 rezoned for residential development pursuant to the site identification  
34 programs in the element adopted for the prior planning period.  
35 **Step 4:** Subtract the number of units from the RHNA accommodated on sites  
36 rezoned for residential development independent of the sites rezoned  
37 in conjunction with the element’s site identification program.  
38

39 As illustrated in Table 4.1, Sausalito has fully addressed its 207 unit RHNA need for the 1999-  
40 2006 planning period through:

- 41 a) Units approved or built during the prior planning period  
42 b) Existing residential zoning  
43

44 Because the City does not have an unaccommodated housing need, its 1999-2006 RHNA does  
45 not carry over into the future planning period.  
46

**EXHIBIT B2**  
(31 PAGES)

1

**Table 4.1: Unaccommodated Housing Need Analysis – 1999-2006 RHNA**

Income Levels	Very Low	Low	Moderate	Above Moderate	Total
<b>RHNA</b>	<b>36</b>	<b>17</b>	<b>50</b>	<b>104</b>	<b>207</b>
<b>Units Approved/Built</b>	34	26	0	11	71
<b>Existing Residential Zoning</b>					
R-1	0	0	0	19	19
R-2-5	0	0	0	16	16
R-2-2.5	0	0	50	0	50
R-3	<del>1121</del>	<del>011</del>	27	0	<del>3859</del>
CN-1/CR	208	210	21	0	51
<b>Total</b>	<b>753</b>	<b>2847</b>	<b>98</b>	<b>46</b>	<b>26645</b>
<b>Remaining Need</b>	<b>-397</b>	<b>-3011</b>	<b>-48</b>	<b>58</b>	<b>0</b>

2

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**1. Housing Constructed in Prior Planning Period**

As presented in Table 4.1, a total of 71 net new units were provided in Sausalito during the prior 1999-2006 planning period, including 60 units affordable to very low and low income households.

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19

- 22 very low income units were developed by the non-profit Rotary Housing as part of the Rotary Village senior housing project.
- The 38 slip Galilee Harbor marina was completed in 2003, providing permanent space for liveaboard boats and houseboats occupied by members of the Galilee cooperative. 12 berths (or units) in Galilee Harbor are restricted to very low income households and another 26 berths are restricted or priced at low income levels, as described in greater detail in the Liveaboard section of this chapter.
- The City issued building permits for 11 market rate units during the planning period, providing housing for above moderate income households.

20

21

**2. Site Capacity within Existing Zoning**

As detailed in the Sites Inventory section which follows, Sausalito has developed a thorough and realistic approach to identifying sites suitable for development during the planning period. Through this more refined site inventory analysis, the City is able to demonstrate sufficient site capacity zoned at appropriate densities to accommodate its RHNA for both the prior and current planning periods.

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31

32

As summarized in Table 4.1 (and provided in greater detail in Table 4.3), sites have been identified within Sausalito's residential and commercial districts suitable to accommodate ~~3941~~ units affordable to very low income households, ~~21~~ units affordable to low income households, 98 units affordable to moderate income households, and 35 units affordable to above moderate income households. (While the sites inventory provides a shortfall of sites to accommodate

1 Sausalito's above moderate income needs, the excess site capacity under very low and low  
2 income units can offset this shortfall.)

3  
4 **B. Sites Inventory**

5  
6 This section documents the methodology used to demonstrate the capacity of the City's land  
7 supply for the 2009 – 2014 Housing Element planning period. The methodology recognizes  
8 Sausalito's unique small-town character and the residents' strong desire to preserve and  
9 strengthen the community's history, character and overall sense of place.

10  
11 The methodology for meeting the City's regional housing needs allocation (RHNA) employs a  
12 balanced approach utilizing the full range of options allowed under State Housing Element law.  
13 HCD recommends that jurisdictions provide extra capacity in their site inventory to offset sites  
14 that may be developed at lower densities, and therefore a "buffer" is provided above the  
15 required RHNA. Sausalito's sites strategy includes housing units built or issued building permits  
16 during the planning period, accessory dwelling units, liveaboards, and potential housing units on  
17 vacant and under-utilized parcels.

18  
19 This strategy acknowledges the built-out, dense development pattern of the City, its unique  
20 demographics (very high percentage of single-person households), and significant physical  
21 constraints to the development of new residential and mixed-use projects (e.g., steep slopes,  
22 small lots, proximity to watercourses). **Table 4.2** summarizes the potential housing units and  
23 provides a comparison with Sausalito's 2007-2014 RHNA. A list of sites with potential housing  
24 units is provided in Appendix C – Residential Sites Analysis.

1

Table 4.2: Potential Housing Units during 2007-2014 Planning Period

Income Levels	Very Low	Low	Moderate	Above Moderate	TOTALS	% Total Units
<b>RHNA TARGETS</b>	<b>45</b>	<b>30</b>	<b>34</b>	<b>56</b>	<b>165</b>	
<b>Approved/Built (2007-2013)</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>1923</b>	<b>240</b>	<b>69%</b>
<b>R-1 District Capacity</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>19</b>	<b>19</b>	<b>67%</b>
<b>R-2.5 District Capacity</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>16</b>	<b>16</b>	<b>56%</b>
<b>R-2.2.5 District Capacity</b>	<b>0</b>	<b>0</b>	<b>50</b>	<b>0</b>	<b>50</b>	<b>1619%</b>
<b>R-3 District Capacity</b>	<b>121</b>	<b>111</b>	<b>27</b>	<b>0</b>	<b>3859</b>	<b>122%</b>
<b>Commercial District Capacity</b>	<b>208</b>	<b>110</b>	<b>21</b>	<b>0</b>	<b>51</b>	<b>1619%</b>
<b>Existing Liveaboards</b>	<b>0</b>	<b>386</b>	<b>0</b>	<b>0</b>	<b>386</b>	<b>12%</b>
<b>Future Liveaboards</b>	<b>0</b>	<b>3013</b>	<b>2511</b>	<b>0</b>	<b>5524</b>	<b>189%</b>
<b>New Accessory Dwelling Units</b>	<b>32</b>	<b>73</b>	<b>21</b>	<b>0</b>	<b>126</b>	<b>42%</b>
<b>Existing Accessory Dwelling Units</b>	<b>34</b>	<b>78</b>	<b>2</b>	<b>0</b>	<b>114</b>	<b>45%</b>
<b>TOTALS</b>	<b>475</b>	<b>8451</b>	<b>12813</b>	<b>584</b>	<b>311269</b>	
<b>Percentage Over/Under RHNA Target:</b>	<b>0&lt;1%</b>	<b>1870%</b>	<b>23276%</b>	<b>-4&lt;1%</b>	<b>8863%</b>	<b>BUFFER</b>
<b>Unit Capacity Over/Under RHNA Target:</b>	<b>02</b>	<b>5421</b>	<b>9479</b>	<b>-2</b>	<b>10446</b>	

2  
3

1 **1. Units Built or Approved within the Planning Period**

2  
3 The City has issued building permits for twenty-four housing units since the start of the current  
4 Housing Element planning period (January 2007 – December 2013). One of these units was  
5 affordable to moderate income households (a residential unit above commercial), with twenty-  
6 three ~~nineteen~~ units priced at levels for above moderate income households.

7  
8 **2. Vacant and Underutilized Land**

9  
10 State Housing Element law requires local governments to prepare an inventory of land suitable  
11 for residential development, including vacant sites and sites having the potential for  
12 redevelopment, and an analysis of the relationship of zoning and public facilities and services to  
13 these sites. The inventory of land suitable for residential development must be used to identify  
14 sites that can be developed for housing within the planning period. In terms of evaluating the  
15 adequacy of these sites to address the affordability targets established by the RHNA, State  
16 Housing Element law provides for use of “default densities” to assess affordability. Based on its  
17 population, Sausalito falls within the default density of 20 units/acre for providing sites  
18 affordable to very low and low income households. For moderate income households, a  
19 threshold of 12 units/acre is used to reflect a reasonable density for achieving moderate income  
20 development.

21  
22 **Table 4.3: Acreage and Number of Parcels by Zoning District**

Land Use Category	Zoning	No. of Parcels	Acreage	Average Density	Projected Dwelling Units
<b>VACANT RESIDENTIAL SITES</b>					
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
<b>Subtotal</b>		<b>28</b>	<b>9.66</b>		<b>60</b>
<b>UNDERUTILIZED TWO-FAMILY &amp; MULTI-FAMILY SITES</b>					
Medium High Density Residential	R-2-2.5	25	3.66	18.6 du/acre	36
High Density Residential	R-3	<del>156</del>	<del>2,333.08</del>	27.0 du/acre	<del>2,748</del>
<b>Subtotal</b>		<b>419</b>	<b>6,740.0</b>		<b>6,384</b>
<b>UNDERUTILIZED MIXED USE SITES</b>					
Neighborhood Commercial	CN-1	10	1.35	20.47 du/acre	25
Mixed Residential & Commercial	CR	9	1.12	25.3 du/acre	26
<b>Subtotal</b>		<b>19</b>	<b>2.47</b>		<b>51</b>
<b>TOTAL</b>		<b>87</b>	<b>18.13</b>		<b>179</b>

1 **a. Residential Infill Sites**

2 A review of all parcels within the City with residential zoning in place yields a total of ~~698~~ parcels  
3 that are considered good candidates for infill residential development (refer to **Table 4.3**). On  
4 these parcels, it is estimated that ~~14423~~ new residential units could be built in the future under  
5 existing zoning regulations.  
6

7 In order to assure a meaningful analysis, a number of filters were developed in order to identify  
8 only those properties that truly have realistic development potential. The filters indicate  
9 parameters below which development would likely be challenging and less feasible. Please see  
10 Appendix C – Vacant and Underutilized Sites Analysis for a more detailed explanation of each  
11 filter.

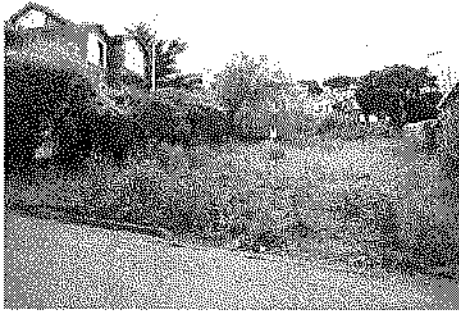
- 12 • Parcels of 40% average slope or more were excluded for R-2 and R-3 Districts as  
13 steeper slopes create more development constraints<sup>1</sup>;
- 14 • All landlocked parcels were removed as access would be a challenge;
- 15 • Underutilized parcels with existing homes built after 1980 were removed;
- 16 • All parcels less than 3,000 square feet (s.f.) in size were removed as parcels that are too  
17 small present challenges meeting development standards;
- 18 • All parcels on the City's List of Noteworthy Historic Structures were removed;
- 19 • All parcels on the City's list of Constructed and Approved projects were removed to  
20 avoid double-counting;
- 21 • All parcels that could take on only one additional unit were included if there was  
22 relatively straightforward development potential. Lots that were included had  
23 underutilized portions, or had existing buildings where another floor could be added  
24 without conflicting with development standards, or had existing buildings that were  
25 dilapidated or abandoned;
- 26 • All parcels that had obvious parking constraints preventing the addition of units were  
27 removed; and
- 28 • Visual checks were made using Google Earth and Google Streetview, and site visits were  
29 made to all parcels listed, to ascertain the actual build out and visual conditions of  
30 buildings.

31  
32 The City allows a fairly dense development pattern through the application of the zoning  
33 regulations which allow floor area ratios of 35% and 50%, front yard setbacks of zero feet  
34 (including corner lots), five foot side yard setbacks typically, and a height limit of 32 feet.  
35

---

1 One R-3 parcel with an average slope just slightly above the 40% threshold (40.7%) has been included in the sites inventory due to its larger size (.75 acres) and site access from two streets.





1  
2  
3 **b. Commercial Infill Sites**

4 As approximately ~~one-quarter-third~~ of the City's residential infill potential occurs within its  
5 commercial districts, it will be important that the City's standards facilitate residential mixed  
6 use. The following provisions currently encourage the integration of residential use within the  
7 CC, CR and CN commercial zoning districts:

- 8
- 9 • Allowances for residential housing on upper stories, up to the City's height limit of 32 feet, with commercial uses at ground level;
  - 10 • Prohibition against conversion of existing residential uses to commercial (except in CC district where permitted with Minor Use Permit);
  - 11 • Allowances for commercial and residential users to share their parking with a conditional use permit (CUP); and
  - 12 • Allowances for tandem parking with a CUP.
- 13  
14  
15

16 The allowance for residential uses on upper floors of commercially-zoned property presents an  
17 ideal form of mixed-use infill development for the City to utilize its existing stock of parcels  
18 currently served by existing roads and utilities. Residents over ground-floor commercial provide  
19 passive security for the area, provide a built-in customer base, and create increased activity and  
20 vitality within commercial areas. This form of traditional mixed-use enhances the historic  
21 development pattern found in the commercial areas of the City where a number of apartments  
22 and flats exist above street level retail spaces.

23

24 Parcels with residential development potential in the CC, CN-1, and CR Zoning Districts were  
25 identified based on the following filters:

- 26 • Parcels of 40% slope were excluded as steeper slopes create more development constraints;
  - 27 • All landlocked parcels were removed as access would be a challenge;
  - 28 • All parcels less than 3,000 square feet (s.f.) in size were removed as parcels that are too small present challenges meeting development standards;
  - 29 • All parcels that were deemed infeasible due to size, age and condition of existing buildings were removed;
  - 30 • All parcels on the City's List of Noteworthy Historic Structures were removed;
  - 31 • All parcels that had obvious parking constraints preventing the addition of units were removed;
  - 32 • All parcels that were on the City's list of Constructed and Approved projects were removed to avoid double-counting; and
- 33  
34  
35  
36  
37

- Visual checks were made using Google Earth and Google Streetview, and site visits were made to all parcels listed, to ascertain the actual build out and visual conditions of buildings.

As depicted in **Table 4.3**, **19** parcels were identified as good candidates for mixed-use development under existing zoning designations. There are **51** potential units in this category. Some sites would support adding new residences by converting existing commercial space, constructing new upper levels, or above existing buildings, where other sites would involve a redevelopment of the site by demolishing existing buildings and erecting new buildings.

1 To better facilitate the provision of upper-story residential use above ground floor commercial,  
2 and encourage the integration of affordable units within market-rate projects, Housing Element  
3 Program 8a establishes new **Vertical Mixed Use (VMU)** requirements to be applied throughout  
4 the CN-1, CR and CC zoning districts. VMU requirements are as follows:

- 5 • New construction of 2<sup>nd</sup> and 3<sup>rd</sup> stories is limited to residential use.
- 6 • A minimum of one unit must be affordable. Projects with 6 or more units must provide  
7 20% affordable units.
- 8 • For rental units, the affordability is targeted at low income (up to 80% county median  
9 income) households.
- 10 • For ownership units, affordability targeted to moderate income (up to 120% county  
11 median incomes) households.
- 12 • Affordable units must have a minimum of two bedrooms to accommodate families.
- 13 • The affordable units must be deed-restricted for a period of not less than forty years, to  
14 ensure long-term affordability.
- 15 • The conversion of existing upper story residential uses to commercial uses is prohibited.
- 16 • The following exceptions to the VMU requirements may be considered approved by the  
17 Planning Commission; City Council:
  - 18 a. To allow the expansion of an existing business;
  - 19 ~~a.~~ b. To provide for commercial uses of less than 1,000 square feet;
  - 20 ~~b.~~ c. If the property owner can demonstrate a financial hardship; and
  - 21 ~~c.~~ d. If project applications for non-residential uses are deemed complete prior to March  
22 31, 2013, to allow for potential projects that are currently under consideration to  
23 be reviewed according to existing zoning regulations.

24  
25 Incentives to foster the creation of upper story residential VMU units include:

- 26 • Raising the current Conditional Use Permit requirement for 4 or more residential units  
27 to 7 or more residential units.
- 28 • Allowance for commercial and residential users to share parking, and for tandem and  
29 off-site parking leases with a Minor Use Permit.
- 30 • Allowance for affordable units to vary in square footage, design and interior amenity  
31 within reason from non-affordable units.
- 32 • Reduction or waiver of certain application and development review fees for the  
33 affordable units.

34  
35 ~~Housing Element Program 8b establishes and applies **Horizontal Mixed Use (HMU)** incentives to~~  
36 ~~two key larger CN-1 Zoning District sites (1901 Bridgeway and 2015 Bridgeway). The HMU~~  
37 ~~incentives are designed to enhance the feasibility of developing affordable housing in mixed use~~  
38 ~~zoning districts by allowing residential uses on the ground floor in exchange for the dedication of~~  
39 ~~25% very low income and 25% low income units. In order to accommodate larger families, 30%~~  
40 ~~of HMU units must have 3 or more bedrooms. Any proposed development on these HMU sites~~  
41 ~~would still need to meet parking and height standards in the current Zoning Ordinance, and~~  
42 ~~meet current Design Review findings with regards to view impacts. By providing 50% lower~~  
43 ~~income units, properties taking advantage of HMU incentives qualify for a 25% State density~~  
44 ~~bonus.~~

1 An additional visual survey of all commercial parcels in the City in December 2011 showed that  
2 there were at least eight existing upper-floor commercial units with lease signs, and were  
3 suitable for conversion into housing.  
4

5 None of the Commercial Infill Sites are located within the Marinship. Changes in land use within  
6 the Marinship are subject to the Fair Traffic Initiative, which ~~may~~<sup>would</sup> require a city-wide vote.  
7



8  
9

1  
2  
3

Reserved for Figure 4.1  
Map of Vacant and Underutilized Sites in Sausalito

1 **3. Liveboards**

2  
3 Sausalito has a long-standing tradition as a working waterfront with a vibrant marine culture  
4 that has defined the community for over 100 years. There are eight marinas in the City with over  
5 1,500 vessels where several hundred boat owners reside on their boats as permanent  
6 "liveaboard" housing. In recognition of the important role liveboards play in providing  
7 affordable housing for the community's marine workers and other modest income residents, the  
8 San Francisco Bay Conservation and Development Commission (BCDC) and Sausalito Zoning  
9 Ordinance both allow for up to 10% of marina berths to be used as permanent liveaboard  
10 housing. The Environmental Protection Agency and the National Oceanic and Atmospheric  
11 Administration support the provision of liveboards in well-managed marinas as an  
12 environmentally sustainable housing option.  
13

14 In order to document the nature and affordability of liveboards in Sausalito, the City conducted  
15 an anonymous survey of liveaboard tenants in Sausalito's marinas in 2009. A total of 42 written  
16 surveys were completed, providing the following insights into Sausalito's liveaboard population<sup>2</sup>:

- 17 • Liveaboard residents are generally not transient and tend to stay on their boats for  
18 extended periods of time. The average tenure of those surveyed was over 10 years, with  
19 73% of respondents living on their boats at least the last five years.
- 20 • The overwhelming majority of liveboards consider themselves permanent residents of  
21 their boats, and when asked whether they would prefer to spend their money on a boat  
22 or an apartment, 94% expressed a preference for living on board.
- 23 • In addition to lifestyle preference, many liveaboard tenants earn modest incomes and  
24 are only able to afford to live in Sausalito by living on their boats. The survey documents  
25 a median income of \$42,500 among liveboards and the median cost of a berth at \$660,  
26 well below the \$1,900 average rent for a one-bedroom apartment in Sausalito.
- 27 • Nearly half of those surveyed (46%) were unsure whether they were "legal" liveboards.
- 28 • While the majority (62%) of liveboards are single-person households, 33% of survey  
29 respondents are two person households, and 5% are three person households.  
30 Roommates, couples and single-parent households typify Sausalito's multi-person  
31 liveboards.
- 32 • A large number of liveaboard residents are employed in marine-related occupations,  
33 and include boat builders and repair, sail makers, restorers of historic boats, maritime  
34 artists, marine surveyors, harbor masters, shipmates and boat captains, among others.  
35 Living on the water allows these marine workers to showcase their skills and to live near  
36 work opportunities.  
37

38 For purposes of the Housing Element site inventory, the following methodology is utilized to  
39 quantify the number of existing and future liveboards that can be credited towards Sausalito's  
40 RHNA:

- 41 1. Document the number of liveboards counted in the 2000 census and thus already  
42 reflected in ABAG's count of existing units in Sausalito in the 2009-2014 RHNA;

<sup>2</sup> The complete results of the survey are published in the *Liveaboard Technical Report* dated May 25, 2011 and available at the Community Development Department and on the City's website under the Housing Element link.

2. Document the number of existing “legal” liveaboards in each census block with permits from the San Francisco Bay Conservation and Development Commission (BCDC);
3. Quantify the number of permitted liveaboards not counted by the 2000 census by census block or subsequently counted by the Department of Finance, and apply towards the City’s RHNA;
4. Conduct a follow-up survey with the marina operators to confirm berth rents, liveboard fees and other monthly housing costs to assess affordability, and;
5. Identify future liveboard “sites” based on any unused liveboard capacity within each marina and credit towards the RHNA.

**a. 2000 Census Count of Liveaboards**

The U.S. Census defines a housing unit as “a living quarters in which the occupant or occupants live separately from any other individuals in the building and have direct access to their living quarters from outside the building or through a common hall.” The Census further states that “nontraditional living quarters such as boats, RVs, and tents are considered to be housing units only if someone is living in them and they are the occupant’s usual residence or the occupant has no usual residence elsewhere. These nontraditional living arrangements are not considered to be housing units if they are vacant.”

Sausalito’s legally permitted liveaboards represent a permanent form of housing which conforms to the Census definition of a housing unit. The liveboard survey documents the non-transient nature of Sausalito’s liveboard residents, with three-quarters of survey respondents living on their boats for at least five years. Furthermore, housing elements for two other jurisdictions – Marin County and Redwood City - recognize liveaboards as permanent housing, and have utilized liveaboards to address a portion of their respective RHNA’s.

**Table 4.4** compares the 2000 Census count of liveaboards by census block with the actual number of existing “legal” liveaboards as authorized by BCDC. As indicated by this table, the 2000 Census identifies 76 housing units<sup>3</sup> within the three census blocks which encompass the City’s eight marinas. In contrast, a total of 108 existing liveaboards with BCDC permits are located within these census blocks (excluding the 38 berth Galilee Harbor which was occupied in 2003 and thus counted as a project for the prior planning period). A comparison of the 2000 Census housing unit count within each census block with the number of existing BCDC permitted liveaboards reflects a net Census undercount of 38 liveboard units. Most of the City’s marinas do not provide on-site mailboxes for liveboard residents, and thus many liveaboards do not receive census forms, as well as other public notices, thus contributing to the Census undercount.<sup>4</sup>

In the years since the 2000 Census, the 38 undercounted liveboard berths have remained an uncounted segment of Sausalito’s housing stock. Review of State Department of Finance annual housing unit counts for the years 2000 to 2010 indicate no change in the number of “mobile homes/other” units in Sausalito, the category that encompasses a variety of miscellaneous

<sup>3</sup> The Census does not break down housing units by type of unit at the block level. However, the three census blocks which contain the City’s eight marinas coincide with the City’s waterfront and contain no housing units on land.

<sup>4</sup> As a means of better integrating liveaboards within the community, Housing Element Implementing Program 11 includes coordination with marina operators to establish a bulletin board at each marina for the posting of public notices and the potential establishment of mailboxes for liveboard tenants.

1 housing types including boats<sup>5</sup> (refer to table in Appendix). The City will begin reporting these 38  
 2 undercounted berths to the State Department of Finance at the next reporting period in  
 3 February 2013, thus bringing all permitted liveaboards within the City's official housing stock.  
 4

**Table 4.4: Comparison of Existing Permitted Liveaboards and 2000 Census**

Census Block (Tract 1302, Block Group 1)	2000 Census Housing Unit Count	Marina	Existing Liveaboards in 2000 with BCDC Permits	2000 Census Undercount of Permitted Liveaboards
1000	8	Pelican Harbor	9	32
		Sausalito Yacht Harbor	31	
1001	10	Galilee Harbor*	(38)	6
		Schoonmaker Marina	16	
		Sausalito Marine Ways	--	
1020	58	Clipper Yacht Harbor	52	0
		Marina Plaza	--	
		Sausalito (Arques) Shipyard	--	
<b>Totals</b>	<b>76 units</b>		<b>108</b>	<b>38 units</b>
<b><u>Undercount of Liveaboards currently permitted under City zoning</u></b>				<b><u>6 units</u></b>

Source: 2000 U.S. Census; San Francisco Bay Conservation and Development Commission (BCDC) December 2011; City of Sausalito *Liveaboard Technical Report*, May 25, 2011.

\*Note: As the new Galilee Harbor opened as a legally permitted marina in 2003, it is assumed none of the 10 units counted in 2000 in census block 1001 are attributable to Galilee Harbor.

5 While the existing liveaboards identified in Table 4.4 have their required BCDC permits,  
 6 liveaboards must also have the necessary City permits to be recognized as a legal unit reportable  
 7 to the State. ~~The City has is currently evaluating~~ additional local permitting required for each  
 8 marina, ~~and determined that the Zoning Ordinance requires a Conditional Use Permit (CUP) for~~  
 9 ~~liveaboard use in marinas, with Galilee Harbor the only marina with a CUP for liveaboards on file~~  
 10 ~~with the City. However, an exception is in the Waterfront Marinship zoning district (in which~~  
 11 ~~Clipper and Schoonmaker marinas are located). The City's 1981 Zoning Ordinance identifies~~  
 12 ~~liveaboards as a principally permitted use (without a CUP) in this zoning district. While the City's~~  
 13 ~~2003 Zoning Ordinance added the requirement for a CUP in the Waterfront Marinship zone,~~  
 14 ~~liveaboards at Clipper and Schoonmaker were established prior to 2003, therefore rendering~~  
 15 ~~liveaboards in these marinas a legal non-conforming use.~~

16 ~~If it is determined that a Conditional Use Permit (CUP) is required the following options will be~~  
 17 ~~evaluated to legally recognize the existing liveaboard units:~~  
 18  
 19

<sup>5</sup> The Department of Finance updates each year's housing count by unit type adding new construction and annexations, and subtracting demolitions and conversions from the 2000 census benchmark based on data provided by the local jurisdiction.



- ~~Require that the marina operators apply for a CUP with reduced or waived permitting fees;~~
- ~~Initiate CUP applications for the marina operators;~~
- ~~Action by the City Council which indicates that the existing liveboard units are legally recognized by the City.~~

**b. Liveaboard Affordability**

The City's liveaboard survey confirms that many liveaboard tenants earn very modest incomes (median income of \$42,500 among survey respondents) and are only able to afford to live in Sausalito by living on their boats. When asked what caused them to decide to become a liveaboard, 45% of survey respondents cited affordability as a primary factor.

In order to assess the affordability of liveaboard rents, the City compiled data on monthly berth rents as reported in the survey of liveaboard residents, and conducted follow-up interviews with marina operators to more precisely define total monthly housing costs (liveaboard, parking and storage fees; utility and propane costs; and pump out charges).<sup>6</sup> Adding these additional housing costs to the berth rents identified in the liveaboard surveys results in total monthly housing costs ranging from \$825-\$1,415 for one person households, and from \$1,000-\$1,675 for two person households. As indicated in **Table 4.5**, these total liveaboard housing costs fall well within the levels affordable to low income households in Marin County. In order to provide a conservative estimate of affordability for the RHNA and account for other potential costs such as boat maintenance, taxes and insurance, a portion of the projected new liveaboards in Sausalito will be assumed to be affordable at the moderate income level.

**Table 4.5: Liveaboard Rents and Affordability**

Household Size	Total Monthly Housing Costs (e.g., berth rent, liveaboard fee, parking, storage, pump out, and utilities)		Max Affordable Housing Cost to Low Income
	Range	Median	
1	\$825 - \$1,415	\$1,000	\$1,500
2	\$1,000 - \$1,675	\$1,500	\$1,710

Source: City of Sausalito *Liveaboard Technical Report*, May 25, 2011;  
 State Income Limits for 2011 (Marin County).  
 Note: Does not include rent restricted berths in Galilee Harbor.

One of the City's marinas – Galilee Harbor – is a member-run cooperative maintained as an affordable housing community with rent and income restrictions. The Galilee Harbor Community Association (GHCA) was formed in 1980 by boatworkers and artists who lived in vessels on and near the historic Napa Street Pier in response to development proposals which would uproot their long-term liveaboard community. After prolonged negotiations, GHCA received BCDC and City permits for a live-aboard marina providing low-cost housing to artists and maritime workers, thereby helping to preserve the working Sausalito waterfront. As member boats moved in to the 38-slip marina in 2003, Galilee is counted as an approved project under the prior planning period (refer to Table 4.1).

<sup>6</sup> Mortgage costs were not included as the majority of liveaboards own their boats, as confirmed by the liveaboard survey which documents 90% of respondents own their boats.

1  
2 Income and affordability restrictions at Galilee Harbor are governed by the Memorandum of  
3 Understanding between GHCA, BCDC and the City, as well as affordability restrictions imposed  
4 by the various sources of public funds used to build the marina, including Federal Home Loan  
5 Bank AHP funds, Marin County CDBG funds, and Marin Community Foundation funds. In  
6 aggregate, the income restrictions at Galilee are as follows:  
7

- 8 Minimum 5 berths – extremely low income (<30% AMI)
- 9 Minimum 7 berths – very low income (<50% AMI)
- 10 Minimum 15 berths – low income (<80% AMI)
- 11 Up to 7 berths – moderate income (<120% AMI)
- 12 Up to 4 berths - unrestricted

13  
14 While 11 of Galilee’s 38 berths are not restricted to low income occupancy (either moderate  
15 income or unrestricted income), based on discussions with Galilee’s marina manager and market  
16 rents at other marinas, rent levels still fall within levels affordable to low income households.  
17 The non-profit housing corporation EAH conducts annual income certification of tenants in  
18 Galilee to ensure continued compliance with the Memorandum of Understanding.  
19

20 Zoning Ordinance Section 10.44.170.H regarding liveaboards states: “As vacancies occur, marina  
21 operators shall give preference to qualified low and moderate income tenants until such tenants  
22 constitute at least 50% of the liveboard vessels in the marina.” The liveboard program in the  
23 Housing Element calls for monitoring and enforcement of these provisions as part of the  
24 liveboard Conditional Use Permit.  
25

26 **c. Future Liveboard Capacity**

27 Similar to residential sites capacity under zoning, several marinas have additional capacity within  
28 their existing berths for liveaboards as authorized by BCDC and the City. As illustrated in **Table**  
29 **4.6**, BCDC has authorized 201 liveaboards within five marinas in the City whereas 146 permitted  
30 liveaboards currently exist in these marinas, providing capacity for 55 additional liveaboards.  
31 Given the rent structure in these marinas, it can be assumed the majority of future liveaboards  
32 will continue to provide affordability to low income households, with the balance falling well  
33 within the levels affordable to moderate income households in Marin County.  
34

**Table 4.6: Additional Liveboard Capacity in Permitted Marinas**

Marinas with BCDC Permits	Authorized Liveaboards under BCDC Permit	Existing Permitted Liveaboards	Additional Liveboard Capacity
Pelican Harbor	9	9	0
Sausalito Yacht Harbor	62	31	31
Galilee Harbor	38	38	0
Schoonmaker Marina	20	16	4
Clipper Yacht Harbor	72	52	20
<b>Totals</b>	<b>201</b>	<b>146</b>	<b>55</b>
<b>Additional Liveboard capacity with City/BCDC permits in place</b>			<b>24</b>

Source: San Francisco Bay Conservation and Development Commission (BCDC) December 2011; City of Sausalito *Liveaboard Technical Report*, May 25, 2011.

Two of the marinas with unused liveaboard capacity (Clipper Yacht Harbor and Schoonmaker Marina) have the necessary permits in place and can accommodate a combined total of 24 additional liveaboards at any time. The BCDC permit for the third marina with additional liveaboard capacity (Sausalito Yacht Harbor) currently authorizes 5%, or 31, liveaboard berths; BCDC indicates the permit can be amended to increase liveaboard berths to 10% upon the owner's request and demonstration of compliance with the San Francisco Bay Plan and Richardson's Bay Plan policies and requirements. The City has reviewed the requirements of these Plans with representatives of Sausalito Yacht Harbor, and they believe they can meet the requirements and have indicated they will be moving forward with an amendment to their BCDC permit to increase their liveaboard capacity to 10%, and in conjunction, will obtain the necessary CUP from the City.

**d. Summary of Liveaboard RHNA Credits**

Based on the preceding analysis, **Table 4.7** summarizes the number and affordability of liveaboards which can be credited towards the 2007-2014 RHNA:

**Table 4.7: Summary of Liveaboard RHNA Credits**

	Total Liveaboard Units	Affordability Category	
		Low	Moderate
2000 Census Undercount of Permitted Liveaboards*	<del>386</del>	<del>386</del>	
Additional Liveaboard Capacity	<del>5524</del>	<del>3013</del>	<del>2511</del>
<b>Totals</b>	<del>6330</del>	<del>6819</del>	<del>2511</del>

1 **4. New and Existing Accessory Dwelling Units**

2  
3 The Housing Element allows and encourages the creation of new accessory dwelling units  
4 (ADUs) as a form of small scale, contextual infill development that will provide an affordable  
5 housing type throughout the City. Due to the City's very high percentage (47%) of single person  
6 households, this strategy is ideally suited to Sausalito.

7  
8 **a. Existing Accessory Dwelling Units**

9 ADUs, also referred to as second units, are small, self-contained dwelling units that provide a  
10 kitchen, bathroom and sleeping area. The unit can be attached to the main home with a  
11 separate entrance or can be a small detached unit located in the rear yard or above a garage.  
12 ADUs can provide affordable rental options for smaller households, such as caregivers or the  
13 elderly parents of the primary homeowner, and can provide rental income for the homeowner.

14  
15 While Sausalito adopted a zoning regulation in 1984 prohibiting the development of ADUs in all  
16 residential zone districts, the City recognizes the existence of hundreds of ADUs in the  
17 community illegally built without permits. In order to collect information on the extent and  
18 nature of ADUs for the Housing Element, in 2010 the City mailed surveys to all 3,200+ residential  
19 property owners in the City. A total of 715 of these postage-paid, anonymous questionnaires  
20 were completed and returned.<sup>7</sup> The results of the ADU survey can be summarized as follows:

21  
22 **Property Owners with an Existing ADU**

- 23
- 24 • 108 respondents (15% of total) indicated they currently have an ADU on their property
  - 25 • Nearly half (46%) of respondents with an ADU said they would apply for amnesty if the  
26 City adopted an amnesty program to legalize unpermitted ADUs, 6% said they would not  
27 apply for amnesty, 26% said they were not sure, and 22% said amnesty did not apply  
28 (ADU likely built prior to the 1984 regulation prohibiting ADUs)
  - 29 • Two-thirds of respondents indicated their ADU was currently occupied, and three-  
30 quarters of respondents indicated their ADU was rented to a tenant.
  - 31 • 97 respondents provided information on the rents charged for the ADU. 28% of rents  
32 were within the level affordable to very low income households, 57% were affordable to  
33 low income households, and 15% were affordable to moderate income households.
  - 34 • While the majority of existing ADUs (88%) are suitable for one and two person  
35 households, 12% of respondents identified their ADU as having two or more bedrooms,  
36 a suitable size for small family households.

---

<sup>7</sup> The complete results of this survey are published in the *ADU Single-Family Technical Report* and *ADU Multi-family Technical Report*, both dated March 28, 2011, and available at City Hall and on the City's website under the Housing Element link.

1

Table 4.8: ADU Rents and Affordability

Bedrooms	Very Low Income		Low Income		Moderate Income	
	Max Affordable Rent	# ADUs	Max Affordable Rent	# ADUs	Max Affordable Rent	# ADUs
Studio/One	\$935	26	\$1,500	52	\$2,135	13
Two	\$1,070	1	\$1,710	3	\$2,440	2
<b>Total</b>		<b>27</b>		<b>55</b>		<b>15</b>
<b>ADU Rent Distribution</b>		<b>28%</b>		<b>57%</b>		<b>15%</b>

2

3

**Property Owners without an Existing ADU**

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- 606 survey respondents indicated they do not currently have an ADU on their property.
- 62 (10%) of respondents indicated they have an existing structure on their property that could potentially be converted into an ADU.
- 186 respondents (31%) indicated they have at least 500 square feet of undeveloped space on their lot which could potentially accommodate an ADU.
- 115 respondents said they would be inclined to build an ADU if City regulations permitted, representing 19% of non-ADU property owners.
- Among those respondents who had considered building an ADU or incorporating one into their house, the primary reason was for extra income, followed by having a location for relatives to live. Other responses included having space for a live-in caregiver and space for relatives visiting from out of town.

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In summary, the community has come to recognize ADUs as a low impact approach to addressing a portion of the community's lower income housing needs, and the Housing Element thus establishes programs to both allow new ADUs and legalize existing ADUs which were built without permits. The City is proceeding with preparation of ADU regulations and an amnesty program in conjunction with the Housing Element, and has established a Working Group of the Housing Element Task Force to develop draft ADU regulations. The ADU Working Group began meeting in March 2012, and is scheduled to meet twice monthly through early July after which time they will forward the recommended ADU regulations and amnesty program to Planning Commission and City Council for public hearings and adoption. UPDATE - In November 2012, the Sausalito City Council adopted Zoning Code Section 10.44.080 - Accessory Dwelling Unit Regulations. The intent of these regulations are both to encourage the provision of new ADUs, and to encourage the legalization of exiting ADUs through an amnesty program.

29

**b. New Construction of Accessory Dwelling Units**

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The City's survey indicates a strong interest by property owners in building an ADU, and illustrates the physical capacity of adding a detached unit on nearly one-third of respondents' parcels. Given the City's very high percentage (47%) of single person households, combined with the high incidence of senior households (26%), ADUs are a good match for the City's housing needs; allowance for two bedroom ADUs will also help address the needs of small families. The City's goal will be to establish development standards which both encourage and facilitate the provision of ADUs and promote quality design and neighborhood compatibility.

1  
2 The ADU Working Group, in consultation with interested community members, is evaluating the  
3 following preliminary development standards for new ADUs:

- 4 • Permit in all single-family (R-1-20, R-1-8, R-1-6), two-family (R-2-5, R-2-2.5) and multi-  
5 family (R-3) zoning districts;
- 6 • Allowance for four types of ADUs – internal conversions, garage conversions, attached  
7 units, and detached units;
- 8 • Ministerial review for studio and one-bedroom ADUs with floor area of 500 to 700  
9 square feet, units up to 1,000 square feet and two bedrooms permitted with a CUP;
- 10 • Exemption of up to 500 square feet of ADU from floor area ratio;
- 11 • Parking standard of one space per bedroom for units under 700 square feet, and two  
12 spaces for units greater than 700 square feet. Parking would be allowed in required  
13 setback areas. Where demonstrated parking constraints, allowances for tandem parking  
14 and exceptions for elimination of parking requirement.
- 15 • Other parameters including reduced permit fees, deed restrictions, and relaxed height  
16 limits for ADUs in detached structures to account for Sausalito’s steep slopes.

17  
18 Extensive public education and outreach is being provided in conjunction with development of  
19 the ADU regulations and amnesty program. Once adopted, the City will develop a brochure  
20 describing the new ADU standards and incentives to promote their development. In addition,  
21 the Community Development Department will work with local architects and residents to  
22 prepare “stock” ADU building plans appropriate for local neighborhoods. The intent is to provide  
23 applicants with designs, elevations and floor plans that comply with the City’s ADU standards,  
24 thereby expediting permit approval. Alternatively, the City will work with local architects to  
25 create a list of architects who would provide ADU building plans at reduced fees.

26  
27 Given the strong demand for ADUs, the demonstrated capacity to provide such units, and the  
28 incentives to be adopted to encourage their development, the City’s objective will be to achieve  
29 the creation of a minimum of 12 new ADUs (six per year) during the balance of the 2007-2014  
30 planning period. This modest goal is well supported by findings from the City’s 2010 ADU  
31 survey, as well as ADU trends in Mill Valley :

- 32 • Of the 607 residential property owners responding to the City’s ADU survey without an  
33 existing ADU, 19% (115 property owners) indicated they would be inclined to create a  
34 new ADU if City regulations permitted.
- 35 • Applying this 19% to the 1,800 single-family detached homes in the City yields 342  
36 potential new ADUs based on general property owner interest. Additional ADU  
37 potential exists on the numerous single-family attached and duplex properties in the  
38 City.
- 39 • As Sausalito has prohibited ADUs since 1984, trend data from the adjacent community  
40 of Mill Valley (6,400 dwelling units compared to Sausalito’s 4,600 dwelling units) can be  
41 used to estimate the level of ADU development Sausalito might anticipate.
- 42 • Mill Valley amended its ADU regulations in 2003 to better facilitate the creation of new  
43 ADUs, allowing for ministerial processing, providing for increased unit sizes, reducing  
44 parking requirements and allowing for reduced City fees. Over the past five years (2007-  
45 2011), the annual number of new ADU permits in Mill Valley ranged from 7 to 18, with a  
46 five year average of 10 new ADUs per year.

1 Based on the above factors, the level of ADU development in Sausalito may well exceed the  
 2 annual goal of six new units, particularly once the City's new ADU regulations have been in place  
 3 for several years. The City has purposely established a modest ADU goal for the remaining two  
 4 years of this planning period, and will reassess this goal as part of the 2014-2022 Housing  
 5 Element update to reflect actual performance.

6  
 7 The affordability of the projected 12 ADUs is based on rent levels from the City's ADU survey as  
 8 follows:  
 9

**Table 4.9: 2012-2014 Objectives for New Accessory Dwelling Units**

	Total	Income Category		
		Very Low	Low	Moderate
<del>Number of New ADUs</del>	<del>12</del>	<del>3</del>	<del>7</del>	<del>2</del>
% by Income Category	--	28%	57%	15%
<u>New ADU Permits Issued:</u> <u>Jan 2013 - June 2014</u>	<u>6</u>	<u>2</u>	<u>3</u>	<u>1</u>

10  
 11 **c. Registration and Amnesty for Existing Accessory Dwelling Units**

12 Given the existence of possibly hundreds of accessory dwelling units in the community built  
 13 illegally which may or may not meet basic health and safety guidelines, the City's goal is to  
 14 legalize these units, bring them into the official housing stock to contribute towards meeting  
 15 regional housing needs allocation (RHNA), and make them safe and sanitary for current and  
 16 future tenants. To achieve this goal, the City will implement an amnesty program to allow  
 17 property owners with ADUs not currently recognized as "units" in the Census the opportunity to  
 18 register these units with the City without facing fines for non-permitted construction.  
 19

20 Both Marin County and Mill Valley have had highly successful ADU amnesty programs, with  
 21 legalization of over 100 unpermitted ADUs in each jurisdiction. Sausalito will follow the model  
 22 these amnesty programs used to build public trust, conducting extensive community outreach  
 23 to reassure the public that applicants will not be penalized for illegal construction and explaining  
 24 the benefits of legalization (increase in property value, allowance for relaxed development  
 25 standards, reduced fees, opportunity to register unit without facing fines).  
 26

27 As an incentive to property owners to apply for a ministerial ADU amnesty permit, the City will  
 28 offer certain modified standards to accommodate existing buildings. In addition to the flexibility  
 29 in development standards identified for *new* ADUs, the following additional incentives have  
 30 been identified by the ADU Working Group for evaluation to encourage legalization of *existing*  
 31 ADUs:

- 32 • Waiver of parking requirements;
- 33 • Exemption of 500 square feet of existing ADUs from floor area limits;
- 34 • Consideration of existing ADUs non-compliant with floor area, building coverage and  
 35 impervious surfaces as "legal non-conforming";
- 36 • Significant discounts in building permit and utility hook-up fees;
- 37 • Elimination of the ADU permit application fee; and
- 38 • Rehabilitation assistance to correct health and safety code violations.  
 39

1 Both Marin County and Mill Valley received a 50% reduction in water connection fees from the  
 2 Marin Municipal Water District during the amnesty period of their highly successful ADU  
 3 amnesty programs. Sausalito will contact the Water District to establish a similar fee reduction.  
 4

5 To receive an ADU amnesty permit, all health and safety code violations must be corrected  
 6 based on City building inspections of the unit. For purposes of crediting the ADU towards the  
 7 RHNA, property owners will be required to demonstrate that the unit did not have an individual  
 8 address as of the 2000 census and does not have a building permit of record, and thus has not  
 9 been accounted for in the count of existing units in the City's 2009-2014 RHNA. City planning  
 10 staff will determine if there are any City permits for the ADU and will assist applicants in  
 11 compiling the appropriate documentation, such as:

- 12 • Written affidavits from current and/or former owners, tenants, or neighbors, signed and  
 13 notarized under penalty of perjury;
- 14 • County Assessor records;
- 15 • Rental contracts and/or receipts;
- 16 • Income tax records; and
- 17 • Utility bills.

18  
 19 The City is proceeding with development of the ADU amnesty program in combination with  
 20 creation of the updated regulations for new ADUs. The ADU Working Group is on schedule to  
 21 finalize the amnesty program regulations in June, after which time the regulations will go before  
 22 Planning Commission and City Council for public hearings and adoption. The City anticipates the  
 23 accessory dwelling unit amnesty program will, at a minimum, bring 12 previously unpermitted  
 24 units not previously recorded by the Census into the City's official housing stock during the  
 25 balance of the 2007-2014 planning period, as supported by the following findings from the City's  
 26 ADU survey:

- 27 • The ADU survey demonstrated that 15% of residential property owners have an existing  
 28 ADU on their property.
- 29 • Applying this 15% to all 1,800 single-family detached units yields 270 existing ADUs,  
 30 with additional ADUs existing on Sausalito's numerous single-family attached and duplex  
 31 properties.
- 32 • Approximately 25% of owners indicated their ADUs were constructed without building  
 33 permits. Applying this 25% to the estimated 270 existing ADUs yields 68 existing illegal  
 34 ADUs.
- 35 • The survey documents that half of nearly half (46%) of respondents with an ADU would  
 36 apply for amnesty, equating to 34 of the estimated 68 illegal units.
- 37 • For the remaining two years of this planning period, the City has adopted a modest goal  
 38 of legalizing 12 ADUs through the amnesty program.

39  
 40 The affordability of these 12 ADUs is based on rent levels from the City's ADU survey as follows:

**Table 4.10: 2012-2014 Objectives for Existing Accessory Dwelling Units under Amnesty Program**

	Total	Income Category		
		Very Low	Low	Moderate
Number of Existing ADUs Legalized	12	3	7	2
% by Income Category	--	28%	57%	15%
Amnesty Permits Approved:	14	4	8	2



Jan 2013 - June 2014				
----------------------	--	--	--	--

1

1 **5. Residential Development Potential Compared to the RHNA**

2  
3 As detailed earlier in **Table 4.2**, the City’s residential development potential during the planning  
4 period is comprised of the following:

- 5 • 240 units issued residential permits during the 2007-2014 planning period to be credited  
6 towards the RHNA,
- 7 • 14423 residential units from unmet capacity in residential zoning districts, within the  
8 current General Plan and zoning framework,
- 9 • 51 residential units from unmet capacity in mixed-use zoning districts, within the  
10 current General Plan and zoning framework,
- 11 • 638 existing liveboards undercounted in the 2000 Census,
- 12 • 2455 liveboards from the remaining capacity in marinas with BCDC permits,
- 13 • 426 future Accessory Dwelling Units issued permits (1/2013-6/2014), projected to be  
14 constructed, and
- 15 • 124 existing unpermitted Accessory Dwelling Units to be permitted under an amnesty  
16 program (1/2013-6/2014).

17  
18 In total, the City’s site inventory provides for 269246 units. In terms of evaluating the adequacy  
19 of these sites to address the affordability targets established by the RHNA, affordability for  
20 vacant and underutilized sites is based on “default densities” of 20 units/acre for very low and  
21 low income households for sites that can accommodate a minimum of six units, with smaller 20+  
22 unit/acre sites and sites with minimum 12 unit/acre densities attributed to moderate income  
23 households; affordability for liveboards is based on the surveys of liveboard tenants and  
24 marina rents, with a portion of future liveboards attributed towards moderate income; and  
25 affordability for accessory dwelling units is based on rents levels documented in the City’s ADU  
26 survey. As summarized in **Table 4.11** below, the City has provided adequate sites to address its  
27 2007-2014 RHNA of 165 units, for all income categories, providing a 6392% buffer above its  
28 minimum RHNA requirement. The City aims to further encourage and facilitate the production  
29 of affordable units throughout the community through implementation of the policies and  
30 programs set forth in Chapter II – Housing Plan.  
31

**Table 4.11 Comparison of RHNA and Sites Inventory**

	Very Low	Low	Moderate	Above Moderate	TOTALS
<b>2007-2014 RHNA</b>	45	30	34	56	165
<b>Residential Sites Inventory</b>	<u>475</u>	<u>5184</u>	<u>11328</u>	<u>548</u>	<u>311269</u>
<b>Buffer</b>	<u>20</u> ( <u>0&lt;1%</u> )	<u>5421</u> ( <u>1870%</u> )	<u>9479</u> ( <u>23276%</u> )	<u>-2</u> ( <u>-4&lt;1%</u> )	<u>146104</u> ( <u>8863%</u> )

1 **6. Availability of Infrastructure and Public Services**

2  
3 Sausalito is an urbanized community therefore land designated for residential use can be linked  
4 up to the existing infrastructure grid easily, including sewer and water lines, streets, storm  
5 drains, telephone, electrical and gas lines. The Sausalito-Marín City Sanitary District provides the  
6 City's sewer needs, and Bay Cities Refuse serves the garbage removal function, with fees based  
7 on volume. The Marin Municipal Water District provides Sausalito with its water supply, with  
8 most of the water coming from rainfall collected in Marin reservoirs. There is no shortfall  
9 anticipated during the 2009-2014 planning period in the ability of these districts to provide  
10 these necessary public services.

11  
12 However, Sausalito's sewer infrastructure system is old and in need of repair. The City has over  
13 27 miles of sewer pipe, some over 60 years old. In recent years, the antiquated pipes have  
14 caused sewage spills, releasing raw sewage into Richardson's Bay. In April 2008, the U.S.  
15 Environmental Protection Agency (EPA) issued an Administrative Order mandating that the City  
16 assess, repair, or replace its aging sewer pipes. In addition, the City was sued by Northern  
17 California River Watch for violations under the Clean Water Act. In November 2008, the City  
18 reached a settlement with River Watch. The City is implementing plans to upgrade its  
19 antiquated sewer system, complying with terms laid out by EPA and River Watch. To fund the  
20 estimated \$7.6 million upgrade, sewer fees were increased in 2009.

21  
22 In addition to improving the City's sewer lines, the City must also explore strategies to hasten  
23 the repair of private lateral sewer pipes on private property. Every residence has a private  
24 lateral sewer line connecting to a city sewer line. Unfortunately, many of these private laterals  
25 are also in need of repair, and add stress to the current sewer system.

26  
27 The City has put various programs in place, such as assessment and mandated repair of private  
28 sewer lateral lines when a property is sold. Still, by some estimates this strategy alone would  
29 take 60 years or more to adequately address the private lateral sewer line problem. As a result,  
30 the City continues to explore additional programs and options for private lateral sewer pipe  
31 repair.

32  
33 Research is also on-going regarding the sanitation conditions and practices of marinas in the  
34 City. Detailed documentation on these practices is not readily available at the time of writing,  
35 however, the City recognizes the importance of preventing pollution to the waterways and the  
36 Bay, and will continue working with relevant agencies such as BCDC to ensure that the marina  
37 and harbor activities remain sustainable. Direct discharge of effluent into Richardson's Bay is a  
38 misdemeanor. There are also organizations that seek to provide environmentally clean facilities  
39 to the boating community and protect waterways from pollution. The Richardson's Bay Regional  
40 Agency (RBRA), in co-operation with the Department of Boating and Waterways, operates  
41 sewage pump-out services for Richardson's Bay area marinas and anchored vessels. Another  
42 example is Clean Marina, and the Clipper Yacht Harbor is a certified Clean Marina under their  
43 program. It is in the City's interest to ensure that the new implementing program to permit the  
44 marinas would involve conditions for meeting certain sanitary standards.

1 **C. Financial Resources**

2  
3 The extent to which the City can achieve its Housing Element goals and objectives is due in some  
4 part to the availability of financial resources for implementation. Below is a summary of major  
5 sources of existing and potential funding available to carry out housing activities.

6  
7 **1. Local Programs**

8  
9 **a. Affordable Housing Fund**

10 Chapter II of the Housing Element sets forth an implementing program to establish an  
11 Affordable Housing Fund that will be used to construct or help leverage construction of  
12 affordable housing. Potential Fund resources include: in-lieu fees from an Inclusionary Housing  
13 Program; in-lieu fees on small condominium conversions (three to four units); in-lieu fees for  
14 development of single-family units in multi-family zones; and commercial in-lieu fees.  
15 Implementing regulations will be established to manage the Fund and establish parameters for  
16 allocation of funds towards projects. This program will move forward once a funding source  
17 have been identified, and will coincide with the collection of fees.

18  
19 **b. Marin Workforce Housing Trust**

20 The Marin Workforce Housing Trust is a public/private partnership that has been created to  
21 meet the challenges of housing affordability for workers in Marin County. Through a revolving  
22 loan fund, the Trust provides low-interest rate loans to nonprofit and for-profit developers who  
23 are constructing homes affordable to lower income families, as well as special needs  
24 populations. Every dollar that is contributed to the Housing Trust is matched by both the Marin  
25 Community Foundation and the County of Marin, thereby tripling the value of each donation.

26  
27 **c. Community Development Block Grant (CDBG)**

28 Sausalito is a participating city in Marin County's Community Development Block Grant (CDBG)  
29 program, and is thus income qualified residents are eligible for participation in several of the  
30 County's CDBG programs, including the Residential Rehabilitation Loan Program and Home  
31 Connection of Marin matching services for home seekers and people interested in sharing their  
32 homes.

33  
34 **d. Section 8 Rental Assistance Program**

35 The Section 8 Rental Assistance Program extends rental subsidies to very low-income  
36 households (50% AML), offering a voucher that pays the difference between the current fair  
37 market rent and what a tenant can afford to pay (i.e., 30% of household income). The program is  
38 administered by *Marin Housing*. Given the significant gap between market rents and what very  
39 low income households can afford to pay for housing in the City, Section 8 plays a critical role in  
40 allowing such households to remain in the community. Several of liveaboard residents receive  
41 Section 8 assistance.

1 **2. State Programs**

2  
3 The State Department of Housing and Community Development (HCD) administers more than  
4 20 programs that award loans and grants for the construction, acquisition, rehabilitation and  
5 preservation of affordable rental and ownership housing, homeless shelters and transitional  
6 housing, public facilities and infrastructure, and the development of jobs for lower income  
7 workers. Most of these programs award points for jurisdictions with an adopted housing  
8 element found in substantial compliance by HCD. The following highlights several of the State's  
9 programs with potential relevance in Sausalito:

10  
11 **a. Building Equity and Growth in Neighborhoods (BEGIN) Program**

12 The BEGIN Program is a homeownership program providing grants to local governments that  
13 reduce regulatory constraints to housing. Grants are provided for down payment assistance to  
14 low- and moderate-income first-time homebuyers.

15  
16 **b. Infill Incentive Grant (IIG) Program**

17 The IIG Program provides funds for infrastructure improvements necessary to facilitate new infill  
18 housing development.

19  
20 **c. HOME Investment Partnership Programs (HOME)**

21 The HOME Program provides grants to cities, counties, and Community Housing Development  
22 Organizations (CHDOs) for housing rehabilitation, new construction, and acquisition and  
23 rehabilitation for both single-family and multi-family housing projects serving lower income  
24 renters and owners.

25  
26 **d. Housing Enabled by Local Partnerships (HELP) Program, California Housing Finance Agency**

27 The HELP Program and the Residential Development Loan Program (RDLP) offer reduced rate  
28 loans to local government entities for locally determined affordable housing activities and  
29 priorities (acquisition, construction, rehabilitation, single-family homeownership, or  
30 preservation of multi-family and special needs units).

31  
32 **e. Local Housing Trust Funds (LHTF)**

33 State funding is available to assist existing and new Local Housing Trust Funds (LHTFs). The State  
34 will provide matching grant funds to LHTFs. Approved activities include development of  
35 affordable multi-family rental and ownership housing and emergency shelters. New Local  
36 Housing Trust Funds that are in a county with a population of less than 425,000 persons will be  
37 given priority for receiving funding during each of the NOFA rounds.

38  
39 **f. Multifamily Housing Program (MHP)**

40 Provides deferred payment loans to assist the new construction, rehabilitation and preservation  
41 of permanent and transitional rental housing for lower income households. The conversion of  
42 non-residential structures to rental housing are also eligible.

1 **D. Administrative Resources**

2  
3 The Bay Area is home to numerous nonprofit housing developers who have produced thousands  
4 of high-quality affordable housing projects over the past 40 years. These non-profit agencies can  
5 serve as resources in helping Sausalito to address its housing needs, and in the implementation  
6 of its Housing Element programs.

7  
8 In Sausalito, two non-profits have a track record of developing and managing successful  
9 affordable housing projects – Rotary Housing and EAH. The recently incorporated Sausalito  
10 Village can also serve as a resource to the City in implementing its senior-oriented housing  
11 programs. The Nonprofit Housing Association of Northern California (NPH) serves as a local  
12 networking agency, advocacy group and resource organization for affordable housing  
13 developers in the Bay Area.

14  
15 The key to the success of non-profit developers lies in three areas: first, in their ability to draw  
16 upon a diversity of funding sources and mechanisms to make their developments work  
17 financially; second, in their commitment to working cooperatively and constructively with the  
18 local community, including local officials as well as neighborhood residents; and third, in their  
19 long-term commitment to ensuring excellence in design, construction and management of their  
20 developments, creating assets that are valued by the people who live in the developments as  
21 well as their neighbors and others in the community.  
22  
23

24 **E. Opportunities for Energy Conservation**

25  
26 Conventional building construction, use and demolition along with the manufacturing of  
27 building materials have multiple impacts on our environment. Nationwide, the building industry  
28 accounts for:

- 29
- 30 ✓ 65 percent of electricity consumption
- 31 ✓ 30 percent of greenhouse gas emissions
- 32 ✓ 30 percent of raw materials use
- 33 ✓ 30 percent of landfill waste
- 34 ✓ 12 percent of potable water consumption
- 35

36 Interest in addressing these impacts at all levels of government has been growing. In 2004, the  
37 State of California adopted legislation requiring LEED (Leadership in Energy and Environmental  
38 Design) certification for new and renovated public buildings. Some local jurisdictions have not  
39 only adopted similar standards for their public buildings, but have also required LEED  
40 certification for larger commercial and residential developments.

41  
42 LEED certification building standards are one piece of a coordinated green building program. In  
43 an effort to promote green buildings, cities are adopting green building programs. Most local  
44 building standards already consider energy and stormwater issues. In addition, many  
45 jurisdictions have programs related to energy, recycling, water conservation, stormwater  
46 management, land use, and public health. However, these programs are often overlapping and

1 uncoordinated. One of the primary goals behind establishing a green building program is to  
2 create a holistic and integrated design approach to green building.

3  
4 A green building program considers a broad range of issues, including community and site  
5 design, energy efficiency, water conservation, resource-efficient material selection, indoor  
6 environmental quality, construction management, and building maintenance. The end result will  
7 be buildings that minimize the use of resources, are healthier for people, and reduce harm to  
8 the environment.

9  
10 Both the public and private sectors currently offer grants, refunds, and other funding for green  
11 building. In addition, developments built to green standards assist both the owners and tenants  
12 with energy and maintenance costs over time. The following presents a variety of ways in which  
13 Sausalito can promote energy conservation and green building:

- 14
- 15 ✓ Develop green (energy-efficient and environmentally-sensitive) building standards for  
16 public buildings.
- 17 ✓ Provide incentives, such as expedited plan check, for private developments that are  
18 building green.
- 19 ✓ Encourage higher densities and mixed use development within walking distance of  
20 commercial, thereby reducing vehicular trips and reducing greenhouse gas emissions.
- 21 ✓ Promote financial resources available through the California Energy Commission for use  
22 of solar panels.
- 23 ✓ Provide resource materials and training opportunities regarding green building and  
24 energy conservation.
- 25 ✓ Apply green building criteria to rehabilitation of single and multi-family buildings.
- 26

27 As part of the Housing Element, Sausalito will implement green building regulations consistent  
28 with the State Green Building Code, and complete a Climate Action Plan that would have  
29 programs for ensuring more efficient energy use in the lifespan of buildings. The adoption of  
30 these measures emphasizes the City's leadership role in encouraging "green" building  
31 techniques. In addition, the community's emphasis on liveaboards and accessory dwelling units  
32 create a reduced environmental footprint in comparison to larger types of housing, and are  
33 recognized by the Environmental Protection Agency and the National Oceanic and Atmospheric  
34 Administration as environmentally sustainable housing options.

### 35 36 37 **1. Energy Conservation Programs Offered through Local Utilities and Organizations**

38  
39 Utility rebate programs and energy audits are available through Marin County and Pacific Gas  
40 and Electric, particularly connected to housing rehabilitation programs. Lower-income  
41 households are also eligible for State sponsored energy and weatherization programs. The City  
42 will be pro-actively publicizing these programs on the City's website to promote rehabilitation  
43 assistance in the City, and also among the liveaboard community in permitted marinas.

44  
45 Some non-profit organizations also provide free energy audits. Berkeley-based Rising Sun Energy  
46 organization offers free home energy audits to Marin County residents. This program hires

1 youth professional Energy Specialists to conduct the audits and offer tips and suggestions for  
2 improving energy efficiency.

## 3 **2. Pacific Gas & Electric**

4  
5 Pacific Gas & Electric ([www.pge.com](http://www.pge.com)) provides both natural gas and electricity to residential  
6 consumers in Marin County, including Sausalito. The company provides a variety of energy  
7 conservation services for residents and PG&E also participates in several other energy assistance  
8 programs for lower-income households, which help qualified homeowners and renters conserve  
9 energy and control electricity costs. These include the following:

- 10  
11 • **The California Alternate Rates for Energy (CARE) Program** – Provides a 20 percent  
12 monthly discount on gas and electric rates to income qualified households, certain non-  
13 profits, facilities housing agricultural employees, homeless shelters, hospices and other  
14 qualified non-profit group living facilities.
- 15  
16 • **The Relief for Energy Assistance through Community Help (REACH) Program** – Provides  
17 one-time emergency energy assistance to low income customers who have no other  
18 way to pay their energy bill. REACH aims to assist who are in jeopardy of losing their  
19 electricity services, particularly the elderly, disabled, sick, working poor, and the  
20 unemployed, who experience severe hardships and are unable to pay for their necessary  
21 energy needs. Customers who have experienced an uncontrollable or unforeseen  
22 hardship may receive an energy credit up to \$200.
- 23  
24 • **The Balanced Payment Plan (BPP)** – Designed to eliminate big swings in a customer’s  
25 monthly payments by averaging energy costs over the year. On enrollment, PG&E  
26 averages the amount of energy used by the household in the past year to derive the  
27 monthly BPP amount. PG&E checks the household’s account every four months to make  
28 sure that its estimated average is on target. If the household’s energy use has increased  
29 or decreased dramatically, PG&E will change the amount of monthly payment so that  
30 the household does not overpay or underpay too much over the course of a year.
- 31  
32 • **The Low-Income Home Energy Assistance Program (LIHEAP) Block Grant** – Funded by  
33 the federal Department of Health and Human Services, it provides two basic types of  
34 services. Eligible low-income persons, via local governmental and nonprofit  
35 organizations, can receive financial assistance to offset the costs of heating and/or  
36 cooling dwellings, and/or have their dwellings weatherized to make them more energy  
37 efficient. This is accomplished through these three program components:
  - 38  
39 ○ The Weatherization Program provides free weatherization services to improve  
40 the energy efficiency of homes, including attic insulation, weather-stripping,  
41 minor home repairs, and related energy conservation measures.
  - 42 ○ The Home Energy Assistance Program (HEAP) provides financial assistance to  
43 eligible households to offset the costs of heating and/or cooling dwellings.
  - 44 ○ The Energy Crisis Intervention Program (ECIP) provides payments for weather-  
45 related or energy-related emergencies.



- 1 • **The Family Electric Rate Assistance (FERA) Program** – PG&E’s rate reduction program  
2 for large households of three or more people with low- to middle-income. It enables low  
3 income large households to receive a Tier 3 (131 percent to 200 percent of baseline)  
4 electric rate reduction on their PG&E bill every month.  
5
- 6 • **Medical Baseline Allowance Program** – PG&E offers additional quantities of energy at  
7 the lowest (baseline) price for residential customers that have special medical or  
8 heating/cooling needs.  
9

10 In addition, PG&E launched a campaign to hand out one million compact fluorescent light bulbs  
11 (CFLs) as part of Energy Star’s “Change a Light, Change the World” campaign in October 2007  
12 (<http://www.pge-cfl.com/>). PG&E is also educating its customers on how to work directly with  
13 manufacturers and retailers to discount the bulbs at the point of sale and are working with state  
14 and local governments to promote fluorescent lamp recycling through the California Take-It-  
15 Back Partnership (<http://www.dtsc.ca.gov/TIB/index.cfm>).  
16

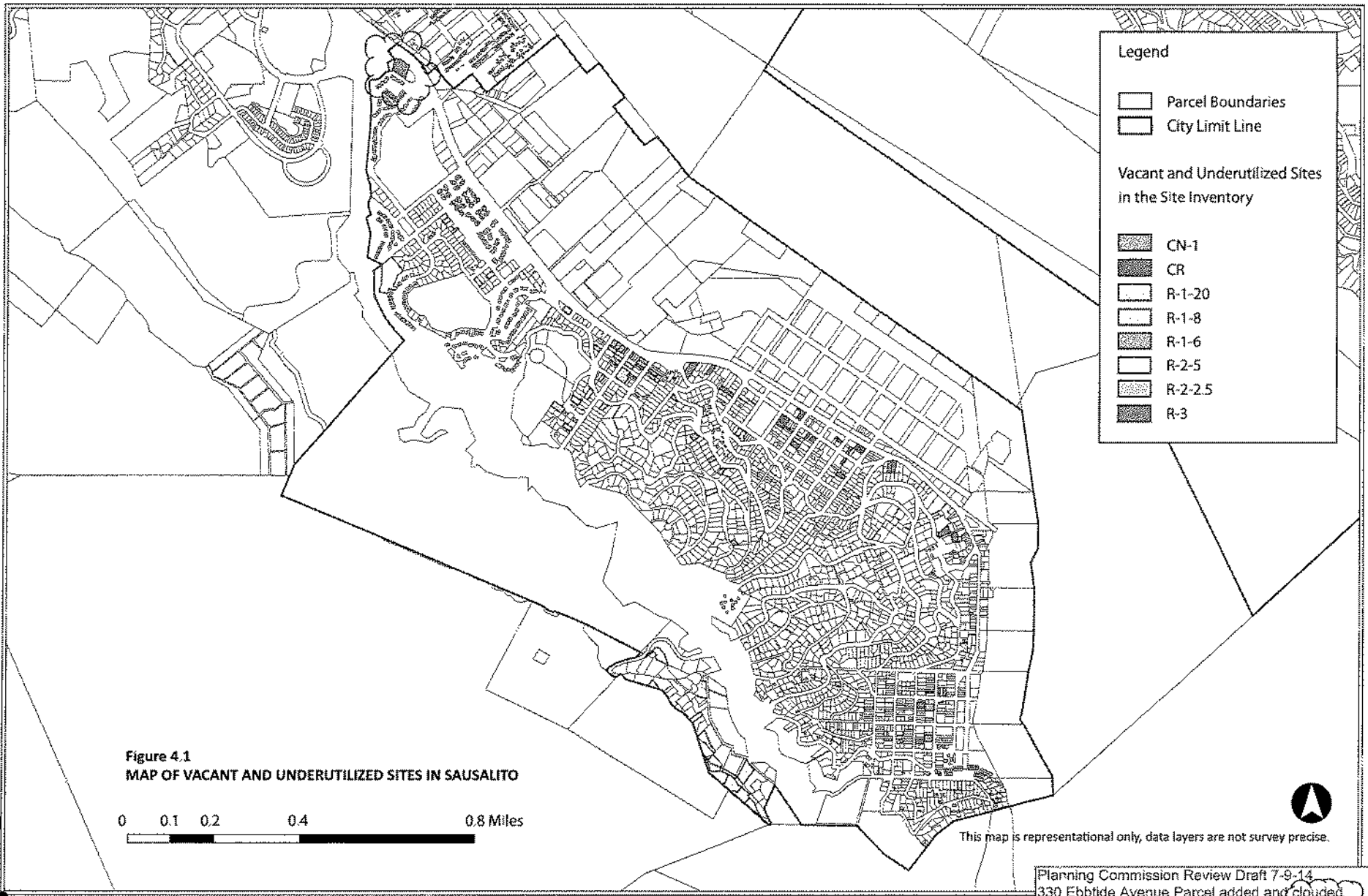
### 17 **3. Marin Energy Authority**

18  
19 The Marin Energy Authority (MEA) is a not-for-profit public agency formed by the County of  
20 Marin and eight other towns and cities. MEA administers the **Marin Clean Energy** program by  
21 partnering with PG&E, to deliver green energy and reduce greenhouse gas emissions in Marin  
22 County. MEA purchases power from clean, renewable sources, and the power is delivered to  
23 residential and business customers through PG&E’s power distribution system.  
24

25 Marin Clean Energy is offered at two tiers. The first is known as ‘Light Green’, which delivers  
26 State certified 27% renewable energy procured from wind, solar, and biomass projects in  
27 northern California, Oregon, and Washington. The second tier is called ‘Deep Green’ and offers  
28 100% renewable energy, produced entirely by non-polluting, renewable sources such as water,  
29 wind, and sunlight by projects in California and the western United States.  
30

31 Marin Clean Energy was launched in 2010 and is rolling out in phases. Residents, commercial  
32 and municipal customers in Marin County incorporated jurisdictions, including those in  
33 Sausalito, are automatically signed up for the program. These customers will receive notices  
34 informing them of their pending enrollment, but may also choose to opt out.  
35

36  
37  
38 I:\CDD\PROJECTS - NON-ADDRESS\GPA\2014\GPA 14-162\Focused Amendment-Review Drafts\Planning Commission- 7-9-  
39 14\Chapter IV - Housing Resources\_redline amendment 7-9-14.docx



1 **APPENDIX B – HOUSING CONSTRAINTS**

2  
3 **A. Constraints and Opportunities**

4  
5 Section 65583(a) of the Government Code requires a discussion of constraints to the  
6 development of housing. Such constraints include both governmental and non-governmental  
7 constraints. Governmental constraints include potential and actual constraints upon the  
8 maintenance, improvement or development of housing for all income levels, and for persons  
9 with disabilities as a result of land use controls, codes and their enforcement, site  
10 improvements, fees and other exactions, and local processing and permit procedures. Non-  
11 governmental constraints include potential and actual constraints upon the maintenance,  
12 improvement or development of housing for all incomes such as availability of financing, the  
13 price of land, and the cost of construction. State housing law requires the identification of these  
14 constraints so that where possible, such constraints may be addressed and removed. An  
15 inventory of land suitable for residential development is also required, including vacant sites and  
16 sites having the potential for redevelopment, and an analysis of the relationship of zoning and  
17 public facilities and services to these sites. In addition, the analysis must include the  
18 identification of a zoning district or districts where emergency shelters are allowed as a  
19 permitted use without a conditional use or other discretionary permit.  
20

21 **B. Governmental Constraints**

22  
23 Like all local jurisdictions, the City of Sausalito has a number of procedures and regulations it  
24 requires any developer to follow, and fees to pay. There are many locally imposed land use and  
25 building requirements that can affect the type, appearance, and cost of housing built in  
26 Sausalito. These local requirements include zoning standards, permitting fees, parking  
27 requirements, subdivision design standards, and design review. Other building and design  
28 requirements enforced by Sausalito follow state laws, such as the California Building Code,  
29 Subdivision Map Act, and energy conservation requirements.  
30  
31

32 **1. Endangered and Threatened Species**

33  
34 The City of Sausalito is 2.2 square miles total, of which 1.9 square miles is land, and the  
35 remaining 0.3 is water (Source: Census Bureau). Sausalito’s 1.9 square miles of land is bound by  
36 sensitive eco-habitat for endangered and threatened species. The city’s small size and proximity  
37 to endangered and threatened species habitat is a constraint when considering construction;  
38 birds, plants, and insects do not distinguish property lines.  
39

40 The city’s geographical constraints include: (1) Richardson’s Bay (water) running the length of  
41 the city’s base, and (2) Sausalito’s Marin Headlands’ Golden Gate National Recreation Area  
42 (GGNRA) running the length of the city’s upper most ridge. The GGNRA also serves as the city’s  
43 southern border.  
44  
45

**EXHIBIT B4**  
(29 PAGES)

1 Sausalito's Marin Headlands (GGNRA) is:  
2

- 3 • Located at the center of the California Floristic Province, one of only five regions in the  
4 world with a Mediterranean climate. This climate promotes high floral diversity and  
5 unique assemblages rivaled only by the equatorial rainforests.  
6
- 7 • Provides habitat for the endangered mission blue butterfly, one of the first species ever  
8 listed on the endangered species list, as well as the California red-legged frog, and  
9 migratory insects such as the monarch butterfly.  
10
- 11 • Home to thirty-eight rare or special status plant species, of which 9 are Federally  
12 Endangered, 1 is Federally Threatened, 13 are Federal Species of Concerns, and the  
13 remaining 15 species are included or proposed for inclusion by the California Native  
14 Plant Society."  
15
- 16 • Lies in the middle of the Pacific Flyway. Every year, hundreds of migratory bird species  
17 use the area as a rest and refueling space (National Parks Service).  
18

19 Sausalito's waterfront provides a habitat for "zostera marina", or eelgrass. According to a recent  
20 Sausalito study of the Marinship area and Sausalito waterfront (5/18/2010), "Eelgrass provides  
21 foods, shelter, and spawning grounds for many bay fish and invertebrates." Richardson's Bay,  
22 the major body of water forming Sausalito's northern waterfront, is a major subtidal spawning  
23 area for Pacific herring. The report also notes that "Eelgrass is also vital to bird species that  
24 forage on the fauna associated with eelgrass, such as the California least tern. Further  
25 degradation of eelgrass bed health will have a negative impact on bay fish, invertebrates, and  
26 some bird species as well as potential financial impacts on fisherman." The Sausalito General  
27 Plan notes that Richardson's Bay is especially susceptible to water pollution due to its enclosed  
28 shape, shallowness, and minimal tidal flushing action.  
29

30 According to the California Department of Fish and Game's Natural Diversity Data Base (NDDDB),  
31 two threatened or endangered plant species and four animal species are located within the  
32 Sausalito planning area. Plant species include the Point Reyes Bird's Beak and the white-rayed  
33 Pentachaeta. Animal species include the California Clapper Rail, California Black rail, the Salt  
34 March Harvest Mouse, and the Mission Blue Butterfly.  
35  
36

## 37 **2. Sausalito's Sewer System**

38

39 Many cities in California have sewer infrastructure challenges, but Sausalito's situation is unique  
40 and especially urgent. The City of Sausalito has over 27 miles of sewer pipe, some over 60 years  
41 old. Many of these aging pipes are cracked, broken, or literally crumbling; some are made of  
42 clay. In recent years, Sausalito's antiquated pipes have caused several sewage spills releasing  
43 millions of gallons of raw sewage into Richardson's Bay.  
44

1 One of the hardest hit areas for environmental contamination is Sausalito's Marinship area,  
2 located to the north and built from landfill and bayfill during World War II. The sewer system  
3 and storm drains, constructed hastily during wartime, are old and substandard. According to a  
4 recent Sausalito task force study of the Marinship area and Sausalito waterfront (May 18, 2010),  
5 the Marinship endures environmental contamination from seawater intrusion and storm water  
6 run-off year-round. In the Marinship, since the end of World War II, there has been no  
7 coordinated effort to maintain or upgrade various portions of the public infrastructure system.  
8 The City has not assumed the overall responsibility of the infrastructure and has not uniformly  
9 required development projects to provide off-site general improvements. Except where recent  
10 development has occurred, most of the utility systems are approaching obsolescence. Sewer  
11 pipe joints have been disconnected in multiple areas because of uneven settling of the ground.  
12 Sewer lines are prone to both leaking sewage out and leaking groundwater and seawater in.  
13 Raw sewage also leaks into broken storm drains and straight into the bay. The storm sewer  
14 systems cannot handle the storm volumes and back-up during high tides.  
15 Sausalito's current sewer system is so inadequate that in April 2008 the U.S. Environmental  
16 Protection Agency (EPA) issued an Administrative Order mandating that the city of Sausalito  
17 assess, repair, or replace its aging sewer pipes within a specific timeframe. The EPA called for  
18 aggressive action and long-range plans to stop chronic sewage spills into Richardson's Bay.

19  
20 In addition to the EPA mandate, the city of Sausalito was sued by Northern California River  
21 Watch for violations under the Clean Water Act. In November 2008 Sausalito reached a  
22 settlement with River Watch. Sausalito is now creating and implementing plans to address its  
23 antiquated sewer system, complying with terms laid out by EPA and River Watch.

24  
25 To fund the estimated \$7.6 million required to meet the EPA mandates, in 2009 Sausalito  
26 residents accepted a large sewer fee increase, with some property owners receiving up to a 67%  
27 rate fee hike.

28  
29 In addition to improving the city's sewer lines, Sausalito must also explore strategies to hasten  
30 the repair of private lateral sewer pipes on private property. Every home in Sausalito has a  
31 private lateral sewer line connecting to a city sewer line. Unfortunately, many of these private  
32 laterals are also in need of repair, and add stress to the current system.

33  
34 The City has put various programs in place, such as point-of-sale assessment and mandated  
35 repair of private lateral lines when a property is sold. Still, by some estimates this strategy alone  
36 would take 60 years or more to adequately address the private lateral sewer line problem. As a  
37 result, the city continues to explore additional programs and options for private lateral sewer  
38 pipe repair.

1 **3. Density**

2

3 Sausalito’s density per square mile ranks 6<sup>th</sup> among Marin County’s 14 cities (see Table B.1).

4

5 **Table B.1: Marin County Jurisdiction Densities Ranked High to Low**

Marin County Jurisdiction	Density per Square Mile
San Anselmo	4,584.4/sq mi
Belvedere	3,935.2/sq mi
Larkspur	3,833.7/sq mi
Fairfax	3,485.2/sq mi
San Rafael	3,352.3/sq mi
SAUSALITO	3,331.8/sq mi
Corte Madera	2,870.7/sq mi
Mill Valley	2,833.3/sq mi
Kentfield/Green Brea	2,117/sq mi
Novato	1,683/sq mi
Ross	1,461.5/sq mi
Stinson Beach	683/sq mi
Tiburon	656.5/sq mi
Muir Beach	590/sq mi

6 Source: <http://en.wikipedia.org/wiki/Sausalito,California>

7 Note: Another source, realestate.yahoo.com, raised Sausalito’s density to 3,813.

8 <http://realestate.yahoo.com/California/Sausalito/neighborhoods>

9

10 Sausalito’s current high density is above average for Marin County and would pose a constraint  
11 under the best circumstances. However, factoring in the current state of Sausalito’s situation,  
12 with miles of crumbling sewers, narrow, winding roads, and the city’s close proximity to  
13 sensitive ecosystems, the prospect of increasing density becomes especially challenging.

14

15

16 **4. Federal and State Regulations regarding Hazardous / Toxic Waste**

17

18 Housing located near toxic and hazardous waste dumps or collection and processing services,  
19 and housing located on landfill/bayfill could struggle to receive mortgage financing per new  
20 federal regulations. On June 12<sup>th</sup>, 2009 the FHA announced a new approval process to insure  
21 mortgages on individual units in condominium projects under Section 203(b) of the National  
22 Housing Act in accordance with the passage of the Housing and Economic Recovery Act (HERA)  
23 of 2008. The FHA states, in *Item IV. General Requirements, D. Environmental Review*  
24 *Requirements*, that

25

26 “...the lender must avoid or mitigate the following conditions before completing its  
27 review process....The property is located within 3000 feet of a dump or landfill, or of a  
28 site on an EPA Superfund (NPL) list or equivalent state list, or a Phase I Environmental  
29 Site Assessment indicates the presence of a Recognized Environmental Condition or

1 recommends further (Phase II) assessment for the presence of contaminants that could  
2 affect the site....”  
3

4 Large flat land sections within as well as outside and adjacent to the Marinship were used as  
5 dumping sites for toxic and hazardous waste (lead, paint, oil, etc.). Since this dumping occurred  
6 during wartime and under a state of emergency, toxic and hazardous waste was not subject to  
7 monitoring or environmental review.  
8

9 Today, the Marinship area of Sausalito is home to federal and state agencies that conduct  
10 dredging, toxic waste, and hazardous waste collection and processing for the bay area.  
11 As such, the Marinship area is subject to a complex overlay of federal, state, and local land use  
12 and water use regulations. Federal and State Health and Safety Codes also apply.  
13

14 The U.S. Army Corps of Engineers has a Base Yard facility in Sausalito’s Marinship area and  
15 operates hazard collection boats that patrol for debris and toxic hazards throughout the bay,  
16 removing approximately 90 tons a month<sup>1</sup>.  
17

18 The Dredged Material Management Office (DMMO) dredges Sausalito’s “Raccoon Straights”, the  
19 body of water running the length of the Marinship waterfront. DMMO consists of  
20 representatives from the San Francisco District US Army Corps of engineers (COE), the U.S.  
21 Environmental Protection Agency (EPA), and San Francisco Bay Conservation and Development  
22 Commission (BCDC), the San Francisco Bay Regional Water Quality Control Board (RWQCB), and  
23 the state Lands Commission (SLC). In addition to these agencies, wildlife agencies lend advise  
24 and expertise to the DMMO process. These wildlife agencies include the National Marine  
25 Fisheries Service, the US Fish and Wildlife Service, and the California Department of Fish and  
26 Game; the agencies offer advice and expertise to the DMMO process.  
27

28 In addition to historic and modern-day activities involving toxic and hazardous waste in northern  
29 Sausalito and, specifically, the Marinship area, flooding caused by landfill/bayfill subsidence,  
30 antiquated sewer systems, sea level rise, and cyclical tidal actions pollute sidewalks, streets, and  
31 structures with environmental contaminants such as nitrogen, herbicides, insecticides, oil,  
32 grease, toxic chemicals from urban runoff including the nearby 101 freeway, and sediment from  
33 improperly managed construction sites and erosion.  
34  
35

## 36 **5. Land Use Controls**

37

38 The 1995 “Land Use and Growth Management Element” in Sausalito’s General Plan includes  
39 density standards ranging from up to 2.2 dwelling units per acre to 29 dwelling units per acre,  
40 with an average density of about 13 dwelling units per acre (see Table B.2). One third is  
41 designated for ‘medium-low’ development at 7.3 dwelling units per acre while another third is  
42 designated for ‘medium-high’ at 17.4 dwelling units per acre.  
43  
44

---

<sup>1</sup> [http://www.spn.usace.army.mil/hazard\\_removal/index.html](http://www.spn.usace.army.mil/hazard_removal/index.html)

1 **Table B.2: Sausalito's Residential Density Standards**

Land Use	General Plan Designation	Maximum Allowed Density (dwelling units per acre)
Single Family	Very Low Residential (R-1-20)	2.2
	Low Density Residential (R-1-8)	5.4
	Medium Low Density Residential (R-1-6)	7.3
	Arks (A)	0.35
	Houseboats (H)	4.35
Two Family	Medium Density Residential (R 2-5)	8.7
	Medium High Density Residential (R-2-2.5)	17.4
Multifamily	Planned Development High Density Residential (P-R)	22.3
	High Density Residential (R-3)	29.0

2 Source: Sausalito Zoning Ordinance

3  
 4 As an older city, there are numerous lots in Sausalito that were created prior to the current  
 5 standards and are less than 5,000 square feet in area. In the R-2-2.5 (Two-Family) Zoning District  
 6 Sausalito's Zoning Ordinance allows lots that were subdivided prior to 1963 (the majority of  
 7 existing lots) with an area of 3,000 square feet to have two units. These are fairly high densities  
 8 for land with topography as steep as what is prevalent in Sausalito.

9  
 10 Table B.3 lists the basic development standards for all of Sausalito's residential districts. The  
 11 development standards regulating bulk and mass (floor area ratio and lot coverage) increase for  
 12 the two-family and multi-family districts to allow for more units and greater design flexibility. In  
 13 addition, the City of Sausalito does not have a required setback from the front property line,  
 14 which gives owners greater flexibility in developing their properties.

15  
 16 **Table B.3: Residential Development Standards**

Development Requirement	R-1			R-2		P-R	R-3	H	A
	R-1-6	R-1-8	R-1-20	R-2-2.5	R-2-5				
Min. parcel size	6,000 sf	8,000 sf	20,000 sf	5,000 sf	10,000 sf	20,000 sf	5,000 sf	10,000 sf	1,500 sf
Min. lot width	50'	50'	50'	50'	50'	50'	50'	50'	30'
Max. Density (du/parcel)	1du/parcel	1du/parcel	1du/parcel	1 du/2,500 sf	1 du/5,000 sf	1 du/1,980 sf	1 du/1,500 sf	1du/10,000 sf	1 du/1,500 sf
Max. Floor Area Ratio	0.45	0.40	0.35	0.65	0.40	0.65	0.8	0.25	0.30
Max. Building Coverage	35%	30%	30%	50%	35%	50%	50%	25%	30%
Minimum Setbacks									
Front	0'	0'	0'	0'	0'	0'	0'	0'	0'
Side	5'	5'	10'	5'	5'	5'	5'	varies	0'
Rear	15'	15'	20'	15'	15'	15'	15'	15'	0'
Max. Height	32'	32'	32'	32'	32'	32'	32'	25'	12'



1 Source: Sausalito Zoning Ordinance

2  
3 The Zoning Ordinance restricts building heights to 32 feet in all residential districts (R-1, R-2, R-3)  
4 and commercial districts that allow residential uses (CN-1, CR, CC). Chapter 10.40.060 of the  
5 Zoning Ordinance measures building height as the vertical distance from the average level of the  
6 natural ground surface under the building to the highest point of the building or structure. The  
7 maximum building height would therefore depend on where the highest and lowest points of  
8 contact of the building are with the natural grade. Also, building height is computed individually  
9 for each detached structure. This method of measurement presents design flexibility for many  
10 residential parcels as a large proportion of them are on hillsides. Within the commercial districts  
11 which are on relatively flat land, Sausalito has several examples of three story residential and  
12 commercial developments built within the 32 foot height limit.

13  
14 Currently, commercial zoning districts (CN-1, CR, CC) allow housing by right only on upper  
15 stories. The Zoning Ordinance encourages the integration of residential uses with commercial  
16 uses to a certain extent by prohibiting the conversion of existing residential uses to commercial  
17 uses (except in the CC District where residential conversion is permitted with a Minor Use  
18 Permit (MUP). Allowances are also made for tandem parking, and the sharing of parking  
19 between commercial and residential uses, through MUPs.

20  
21 In order to better facilitate the provision of upper story residential above ground floor  
22 commercial uses, the Housing Element establishes a program for "Vertical Mixed Use" (VMU)  
23 requirements throughout the commercial districts (CN-1, CR, CC). The following incentives will  
24 be provided in support of VMU developments:

- 25
- 26 • Increase in the current CUP threshold from 4 to 7 units
  - 27 • Provisions for shared parking between residential and commercial users, tandem  
28 parking and off-site parking leases with a Minor Use Permit
  - 29 • Allowance for affordable units to vary in square footage, design and interior amenity  
30 within reason from market units to reduce the cost of providing affordable units.
  - 31 • Reduction or waiver of certain application and development review fees for the  
32 affordable units.
- 33

34 Implementation of VMU regulations will limit new construction of 2<sup>nd</sup> and 3<sup>rd</sup> stories in the  
35 commercial districts to residential use, and prohibit the conversion of existing upper story  
36 residential to commercial.<sup>2</sup> As detailed in Housing Element Implementation Program 8, VMU  
37 regulations will support the dispersion of affordable units throughout the commercial districts  
38 by requiring a minimum of one affordable unit in each mixed use project.

39

---

<sup>2</sup> Exceptions to these VMU requirements may be approved by the Planning Commission under the following conditions: 1) to allow expansion of an existing business; 2) to provide for commercial uses of less than 1,000 square feet; 3) if the property owner can demonstrate financial hardship; or 4) if a project application for non-residential use is deemed complete by March 31, 2013.

1 The City has also increased efforts to encourage the provision of housing at or near the  
2 prescribed maximum density levels in respective zoning districts. As a means of encouraging  
3 multi-family development on parcels zoned for multi-family use, between January 2011 - May  
4 2013, a Planning Commission subcommittee conducted extensive public outreach to evaluate  
5 and recommend amendments to development standards within the Multi-Family (R-2-2.5 and R-  
6 3) Zoning Districts. Following additional public input, in March 2014, the City Council adopted  
7 an Ordinance adding Municipal Code Section 10.44.330 (Development Standards for Dwelling  
8 Units in Two-Family and Multi-family Residential Zoning Districts), and modifying other Code  
9 sections to discourage the development of large single-family residences in multi-family zones  
10 which eliminate development potential for future units. Housing Element Implementation  
11 Program 20, Multi-family Development in Multi-family Districts, reflects the newly adopted  
12 Ordinance, which establishes the following provisions within the R-2-2.5 and R-3 zone districts:

- 13 • Decreased allowable floor area, building coverage and impervious surfaces for any single  
14 dwelling unit. The total maximum allowable amount of floor area, building coverage and  
15 impervious surface is not reduced, but required to be distributed among multiple units  
16 on the parcel;
- 17 • Parking reductions for small units, including one space per unit under 700 square feet,  
18 and allowances for off-site parking with a CUP;
- 19 • Tandem parking as a permitted use (without a CUP) for projects which propose the  
20 maximum number of units allowed; and
- 21 • Requirement for conceptual site design to demonstrate the feasibility of achieving the  
22 maximum units under zoning in the future, or the ability to build ADUs on the site.

23

1 **6. Provisions for a Variety of Housing Types**

2  
3 Housing element law specifies that jurisdictions must identify adequate sites to be made  
4 available through appropriate zoning and development standards to encourage the  
5 development of various types of housing for all economic segments of the population. This  
6 includes single-family homes, multi-family housing, mobile homes, emergency shelters and  
7 transitional housing, among others. Table B.4 below summarizes housing types permitted within  
8 residential and commercial districts.

9  
10 **Table B.4: Housing Types Permitted by Zoning District**

Housing Types Permitted	R-1	R-2	R-3	PR	CC	CR	CN-1	CW	W	H	R-A
<b>Residential Uses</b>											
Single family dwellings	P	P	P	P						P	P
Two-family (duplex) dwelling		P	P	P							
Multiple family dwellings			P	P							
Secondary dwellings, existing	C										
Residential Accessory uses	P	P	P	P	P	P	P			P	
Ground floor residential					C	C	C				
Upper floor residential (1-3 units)					P	P or C	P				
Upper floor residential (4 or more units)					C	C	C				
Mobile Homes	M	M	M	M							
Liveaboards								C	C		
Single family ark dwelling											P
Single family ark dwelling group											P
Houseboat										P	
Multiple Unit Houseboat										C	
<b>Special Needs Housing</b>											
Residential care homes, 6 or fewer clients	P	P	P	P							
Residential care homes, 7 or more clients			C								
Senior housing projects			C		C	C	C				

11 P = Permitted, C = Conditionally Permitted, M = Requires a Minor Use Permit

12  
13 Legend: R-1: Single Family, R-2: Two Family, R-3: Multiple Family, PR, CR: Commercial Residential, CC:  
14 Central Commercial, CN-1: Neighborhood Commercial, H: Houseboats, R-A: Arks.

15 Note: no residential uses are allowed in CN-2, Neighborhood Commercial.

16 Source: Sausalito Zoning Ordinance.

17  
18 **a. Condominiums**

19 Condominiums in Sausalito include "community apartments" (developments where an undivided  
20 interest in the land is coupled with the right of exclusive occupancy of any apartment located  
21 thereon) and "stock cooperative". Condominiums also include an estate in real property consisting

1 of an undivided interest in common in a portion of a parcel of real property developed for marina  
2 or yacht harbor purposes, together with a separate interest in a berthing space in such marina or  
3 yacht harbor. In Sausalito, condominiums are common in the two-family and multi-family zoning  
4 districts.

5  
6 In order to preserve the supply of rental units and the affordable housing rental stock, Sausalito's  
7 Zoning Ordinance includes regulations that protect tenants and prevent the conversion of low and  
8 moderate income rentals. The Housing Element includes a program to assure that the  
9 requirements of the Condominium Conversion regulations are met, and to evaluate strengthening  
10 the regulations by extending inclusionary requirements to projects with three or four units and  
11 prohibiting conversions during periods of low rental vacancy rates. The program also includes the  
12 examination of options for providing relief for condominium conversion projects with three or four  
13 units which are primarily occupied by long-term homeowners.

14  
15 **b. Accessory Dwelling Units**

16 An accessory dwelling unit (ADU) or a second permanent dwelling (aka, secondary dwelling unit)  
17 is a dwelling accessory to a primary dwelling on a site. An ADU may be either a detached or  
18 attached dwelling unit that provides complete, independent living facilities for one or more  
19 persons, and includes permanent provisions for living, sleeping, eating, cooking, and sanitation on  
20 the same parcel or parcels as the primary dwelling.

21  
22 While the City adopted a zoning regulation in 1984 prohibiting the development of ADUs in all  
23 residential zoning districts, the City recognizes the existence of hundreds of ADUs in the  
24 community illegally built without permits. Based on a City-wide survey conducted in 2010 and  
25 analysis of the survey results, the community has come to recognize ADUs as a low impact  
26 approach to addressing a portion of the community's lower income housing needs, and the  
27 Housing Element thus establishes programs to both allow new ADUs and legalize existing ADUs  
28 which were built without permits. This is discussed in detail in Chapter IV – Housing Resources.

29  
30 **c. Multi-Family Dwelling Units**

31 The Multiple Family Residential (R-3) Zoning District provides areas for residential  
32 neighborhoods of single-family dwellings, two family dwellings, duplexes, apartments, and other  
33 multiple family attached dwelling units, such as condominiums. The multiple family district  
34 provides for innovative site planning, while providing on-site recreational amenities and location  
35 near community facilities, businesses and/or major streets. Sausalito has 590 individual parcels  
36 in the R-3 Zoning District, encompassing a total of nearly 50 acres of land.

37  
38 **d. Residential in Commercial Districts**

39 Sausalito's existing zoning regulations allow for residential uses on upper floors of commercially-  
40 zoned properties. This form of mixed-use infill development has contributed to residential uses  
41 in commercial districts, served by transit. Residences over ground floor commercial provide  
42 passive security for the area, provide a built-in customer base for commercial and retail uses,  
43 and create increased activity and vitality within commercial areas. This form of traditional  
44 mixed-use enhances the historic development pattern found in the commercial areas of the City  
45 where a number of apartments and flats exist above street level retail spaces.

1 **e. Liveaboards, Houseboats and Ark Dwellings**

2 Sausalito has a long-standing tradition as a working waterfront with a vibrant marine culture  
3 that has defined the community for over 100 years. There are eight marinas in the City with over  
4 1,500 vessels where several hundred boat owners reside on their boats as permanent  
5 “liveaboard” housing. In recognition of the important role liveaboards play in providing  
6 affordable housing for the community’s marine workers and other modest income residents, the  
7 San Francisco Bay Conservation and Development Commission (BCDC) and Sausalito Zoning  
8 Ordinance both allow for up to 10% of marina berths to be used as permanent liveaboard  
9 housing.

10  
11 The City conducted an anonymous survey in 2009 of liveaboard tenants in Sausalito, in order to  
12 document the nature and affordability of liveaboards in Sausalito. A detailed discussion can be  
13 found in Chapter IV – Housing Resources.

14  
15 **f. Manufactured Housing/Mobile Homes**

16 Section 65852.3 of the California Government Code requires jurisdictions to administratively  
17 allow manufactured homes on lots zoned for single-family dwellings if they meet certain  
18 standards. More specifically, the Government Code requires the following:

19  
20 *“Except with respect to architectural requirements, jurisdictions can only subject the*  
21 *manufactured home and the lot on which it is placed to the same development*  
22 *standards to which a conventional single-family residential dwelling on the same lot*  
23 *would be subject, including, but not limited to, building setback standards, side and rear*  
24 *yard requirements, standards for enclosures, access, and vehicle parking, aesthetic*  
25 *requirements, and minimum square footage requirements. Any architectural*  
26 *requirements imposed on the manufactured home structure itself shall be limited to its*  
27 *roof overhang, roofing material, and siding material. These architectural requirements*  
28 *may be imposed on manufactured homes even if similar requirements are not imposed*  
29 *on conventional single-family residential dwellings, but requirements may not exceed*  
30 *those which would be required of conventional single-family dwellings constructed on*  
31 *the same lot. In no case may a jurisdiction apply any development standards that will*  
32 *have the effect of precluding manufactured homes from being installed as permanent*  
33 *residences.”*

34  
35 Sausalito allows mobile homes as a land use under the definition of “Single-family dwellings” as  
36 a form of affordable housing. Mobile homes are subject to design review and installation  
37 standards pursuant to State codes.

38  
39 **g. Residential Care Homes**

40 The Zoning Ordinance defines residential care homes as facilities that provide residential social  
41 and personal care for children, elderly, people with limited self-care abilities, but where medical  
42 care is not a major element. Residential care homes include children’s homes, halfway houses,  
43 orphanages, rehabilitation centers, and self-help group homes. The Zoning Ordinance  
44 distinguishes between smaller (six or fewer clients) and larger (seven or more clients) residential  
45 care homes.

1  
2 Section 1566.3 of the California Health and Safety Code requires residential facilities serving six  
3 or fewer persons to be considered a residential use of property for purposes of local zoning  
4 ordinances. No local agency can impose stricter zoning or building and safety standards on these  
5 residential facilities – such as a conditional use permit, variance or other zoning clearance - than  
6 is required of a family dwelling of the same type in the same district. The Zoning Ordinance  
7 permits residential care homes serving six or fewer persons by right in all residential zoning  
8 districts (R-1, R-2, R-3, and PR), and does not subject such facilities to a use permit, building  
9 standard, or regulation not otherwise required of single-family homes in the same district.  
10 Within the R-3 (Multi-Family Residential) district, residential care homes with seven or more  
11 clients can be allowed through a Conditional Use Permit granted by the Planning Commission  
12 through a public hearing process.

#### 13 14 **h. Senior Housing Projects**

15 Approximately 21 percent of Sausalito’s population is made up of seniors (age 65 and over). A  
16 few senior housing projects have been built in Sausalito, including Rotary Village (22 units,  
17 2004), Rotary Place (10 units, 1992), and Bee Street Housing (6 units, 1985).

18  
19 Sausalito Village is a non-profit membership organization in Sausalito dedicated to providing  
20 resources and assistance to enable seniors to remain in their own homes as they age. Sausalito  
21 Village has a team of volunteers to help members, and hosts programs, events and classes for  
22 seniors. The Housing Element includes a Program to support the efforts of Sausalito Village to  
23 allow seniors to age in place, and promote available housing assistance programs for seniors.

24  
25 A more detailed discussion on the needs of the senior population can be found in Section 5b of  
26 Appendix A – Housing Needs Assessment.

#### 27 28 **i. Transitional and Supportive Housing and Emergency Shelters**

29 **Transitional housing** is temporary housing (generally six months to two years) for a homeless  
30 individual or family transitioning to permanent housing. Residents are also provided with one-  
31 on-one case management, education and training, employment assistance, mental and physical  
32 services, and support groups.

33  
34 **Supportive housing** is generally defined as permanent, affordable housing with on-site services  
35 that help residents transition into stable, more productive lives. Services may include childcare,  
36 after-school tutoring, career counseling, etc. Most transitional housing includes a supportive  
37 services component.

38  
39 California’s Health and Safety Code Section 50801(e) defines **emergency shelters** as housing  
40 with minimal supportive services for homeless persons that is limited to occupancy of six  
41 months or less by a homeless person. No individual or household may be denied emergency  
42 shelter because of an inability to pay.

43  
44 The Housing Element includes policies and programs to provide resources for transitional and  
45 supportive housing, emergency shelters, and single-room occupancy uses, and bring the Zoning

1 Ordinance into consistency with the State law by allowing for these uses. Housing Policy 5.6,  
2 Homeless Housing and Services, is implemented by Program 28, Homeless Continuum of Care.  
3 This program supports the implementation of the Marin Continuum of Care and countywide  
4 programs in the provision of resources to address the needs of the homeless and persons at risk  
5 of homelessness, which includes emergency shelters, transitional housing, supportive housing,  
6 and permanent housing.

7  
8 Housing Policy 4.5, Zoning for Special needs, is implemented by Program 21, Zoning Text  
9 Amendments for Special Needs Housing. This program brings the Zoning Ordinance into  
10 consistency with State law by establishing procedures to encourage and facilitate the creation of  
11 emergency shelters and transitional housing. Sausalito will:

- 12
- 13 • Add transitional housing and supportive housing to the Zoning Ordinance’s  
14 definition section, and regulate as a permitted use within residential zoning  
15 districts;
- 16 • Add single room occupancy (SRO) facilities within the Zoning Ordinance’s definition  
17 section, and conditionally allow within the CC, CR and CN-1 commercial zoning  
18 districts; and
- 19 • Identify emergency shelters as a permitted use in the Public Institutional Zoning  
20 District.

21  
22 Pursuant to SB2, jurisdictions with an unmet need for emergency shelters are required to  
23 identify a district(s) where emergency shelters will be allowed as a permitted use without a  
24 conditional use permit or other discretionary permit. The identified zoning district must have  
25 sufficient capacity to accommodate the shelter need, and at a minimum provide capacity for at  
26 least one year-round shelter. Permit processing, development and management standards for  
27 emergency shelters must be objective and facilitate the development of, or conversion to,  
28 emergency shelters.

29  
30 As discussed in the homeless section of Appendix A – Housing Needs Assessment, the 2011  
31 Marin Homeless Point in Time Count conducted by the Marin Health and Human Services on  
32 January 27, 2011 identified 30 unsheltered homeless persons in Sausalito, and therefore there is  
33 an unmet need of 30 emergency shelter beds.

34  
35 In compliance with SB 2, Sausalito has reviewed its zoning districts and determined that the  
36 Public Institutional (PI) Zoning District, together with Sausalito’s local churches, are best suited  
37 to house an emergency homeless shelter.

38  
39 The purpose of the PI Zoning District is to provide locations for public facilities that offer needed  
40 services to the community, and to ensure that public facilities are compatible with adjacent uses  
41 and the character of the area in which they are located. The PI Zoning District covers a total of  
42 64.2 acres and encompasses 24 parcels with an average lot size of approximately 116,530 sq. ft  
43 (2.67 acres). Development standards in the PI zoning district include side setbacks of 10’ and  
44 rear setbacks of 20’ only if abutting a residential district, and a maximum building height of 32’.

1 There is no minimum parcel size, and no maximum Floor Area Ratio or Building Coverage limits  
2 in the PI Zoning District.

3  
4 The 24 parcels may be grouped into the major sites listed below:

- 5
- 6 • Spencer Avenue Fire Station,
- 7 • Fire and police stations on Johnson Street,
- 8 • Large parcel utilized by Bayside Elementary school and Willow Creek Academy School,
- 9 • Parking lots and land near the downtown and ferry terminal,
- 10 • City Hall and Robin Sweeny Park,
- 11 • Electrical station bordered by Marin Avenue, Woodward Avenue and Rodeo Avenue,
- 12 • Public Works Department corporation yard at the corner of Tomales Street and Nevada  
13 Street,
- 14 • Martin Luther King Jr. Park,
- 15 • US Post Office on Harbor Drive, and
- 16 • The US Army Corps of Engineers Bay Model and US Veterans Affairs Machine Shop  
17 parcels, bordered by the Marinship Park and the Schoonmaker Point Marina.
- 18

19 Of these, the following sites are examples of sites within the PI Zoning District that are vacant,  
20 underutilized, or have existing structures which could be suitable for conversion to shelter use.  
21 These parcels are located centrally within the city and/or have good proximity to transit (bus  
22 service).

- 23
- 24 • Spencer Avenue Fire Station. (The former fire station building is currently unoccupied.  
25 This location has easy access to Highway 101.)
- 26 • Martin Luther King Jr. Park. (This 17 acre site is close to Bridgeway and transit. Some of  
27 the park land could be converted for use as an emergency shelter.)
- 28 • US Post Office on Harbor Drive within the Marinship Specific Plan area. (This site is close  
29 to Bridgeway and has good access to transit. Part of the parking lot could be converted  
30 into a site for an emergency shelter.)
- 31 • The US Army Corps of Engineers Bay Model and US Veterans Affairs Machine Shop  
32 parcels, bordered by the Marinship Park and the Schoonmaker Point Marina. (Part of  
33 the parking lot could be converted into a site for an emergency shelter. This site is close  
34 to Bridgeway and has good access to transit.)
- 35

36 Based on the 2011 estimate of Sausalito's homeless population of 30 persons, it appears that  
37 the PI Zoning District is suitable for this purpose.

38  
39 In addition to the application of development standards in the PI District, pursuant to SB 2, the  
40 City will also specify written, objective standards to regulate the following, as permitted under  
41 SB 2, as described in Housing Program 21:

- 42
- 43 • The maximum number of beds or persons permitted to be served nightly by the  
44 facility;



- 1 • Off-street parking based on demonstrated need, but not to exceed parking
- 2 requirements for other residential or commercial uses in the same district;
- 3 • The size and location of exterior and interior onsite waiting and client intake areas;
- 4 • The provision of onsite management;
- 5 • The proximity of other emergency shelters, provided that emergency shelters are
- 6 not required to be more than 300 feet apart;
- 7 • The length of stay;
- 8 • Lighting; and
- 9 • Security during hours that the emergency shelter is in operation.

10

11 Sausalito also has local churches located in different residential zoning districts that are  
12 providing services to the needy in Sausalito. These churches include the St. Mary Star of the Sea,  
13 Sausalito Presbyterian Church, Sausalito Christian Fellowship, and the Christ Episcopal Church of  
14 Sausalito. According to community members and church staff, none of the four churches  
15 currently provide emergency shelter services to homeless persons, however, the Presbyterian,  
16 Episcopal and St. Mary Star of the Sea rotate monthly to provide weekly hot lunches, and the  
17 Presbyterian church provides a hot dinner on Fridays. St. Mary Star of the Sea also provides free  
18 bags of groceries every Monday. With these precedent activities, the City recognizes that these  
19 churches have established themselves as go-to locations in the community for those in need,  
20 and may choose to offer shelter services to homeless persons in the future.

21

#### 22 **j. Single Room Occupancy**

23 Single room occupancy (SRO) residences are small, one room units (generally 100-250 sq. ft.)  
24 occupied by a single individual, and may either have shared or private kitchen and bathroom  
25 facilities. SROs are rented on a weekly to monthly basis typically without rental deposit, and can  
26 provide an entry point into the housing market for extremely low income individuals, formerly  
27 homeless and disabled persons. The Zoning Ordinance does not currently explicitly address  
28 Single Room Occupancy uses. Commercial districts are the most conducive to provision of SROs,  
29 either through new development or reuse of an existing building. Program 21 in the Housing  
30 Element will amend the Zoning Ordinance to explicitly specify SROs as a conditionally permitted  
31 use within this zoning district.

32

33 The City will conditionally allow SROs in the CC, CR and CN-1 commercial zoning districts. These  
34 districts allow development up to 27 dwelling units per gross acre. These zoning districts are  
35 distributed in areas throughout Sausalito, with a large area concentrated along Bridgeway near  
36 the waterfront, starting from Napa Street, along Bridgeway past the ferry terminal, and  
37 terminating about 1,000 feet north of Tiffany Park.

38

39 There are 137 parcels in the three commercial zoning districts combined, with an average lot  
40 size of 5,000 sq. ft. Sites may possibly be combined to create an SRO, and development  
41 standards allow buildings up to a maximum height of 32', providing sufficient sites for SRO use.

42

43

## 44 **7. Building Codes and Enforcement**

45

1 The City is built on a tree-covered 980 foot slope with an average grade of 22 percent. Sausalito  
2 is bound by Richardson’s Bay (water) at its base, Highway 101 to the north, and the Golden Gate  
3 National Recreation Area (GGNRA) at the south and along its ridgeline. The national recreation  
4 area includes highly combustible grass, brush and trees. Strong gale-force winds blow over the  
5 City from the Golden Gate National Recreation Area throughout the year. This fire danger is  
6 exacerbated by the fact that most of the city consists of frame structures, many over 100 years  
7 old, which are built on small lots with little or no side yard setbacks. In addition, the streets are  
8 narrow, steep and winding making access for firefighting difficult.

9  
10 In response to these challenges, the City requires Class A roofing on all new buildings and on all  
11 re-roofs where more than 50 percent of the roofing material is replaced and fire sprinklers are  
12 required for all new construction and major remodels. Additional erosion control and  
13 encroachment permit requirements have also been added in response to the slope and right-of-  
14 way requirements.

15  
16 The Building Inspector is responsible for enforcement of a substandard housing ordinance which  
17 is aimed at ensuring that housing in the city is safe and sanitary. The standard used is that  
18 provided by the State Health and Safety Code and is not a constraint to the development of  
19 affordable housing. Typically, enforcement is triggered either on a complaint basis or from in-  
20 field citations by the Building Inspector.

## 21 **8. Parking**

22  
23  
24 Sausalito is a community with narrow, winding roads and steep terrain. Many houses were built  
25 before private ownership of cars was common and on lots where it is difficult to provide on-site  
26 parking. As a result parking throughout the city is at a premium and it is necessary that on-site  
27 parking be provided for new development wherever possible. The Zoning Ordinance requires  
28 two on-site parking spaces be provided per dwelling unit for new single-family dwellings, two-  
29 family dwellings and two or more bedroom multi-family units. A half-space reduction is provided  
30 for new multi-family studios or one-bedroom units. Tandem parking for two-family and multi-  
31 family uses is allowed through the Conditional Use Permit process.

32  
33 Table B.5 and Table B.6 below compare the parking requirements for jurisdictions within Marin  
34 County. In addition to having lower requirements in the amount of parking spaces required,  
35 Sausalito provides greater flexibility in that parking spaces are not required to be covered.

1 **Table B.5: Parking Requirements for Single Family Dwellings**

Sausalito's Requirement	Least Restrictive Requirement (other Marin jurisdictions)	Most Restrictive Requirement (other Marin jurisdictions)	Most Common	Common Additional Requirements
2 spaces/dwelling- none are required to be covered	2 spaces/dwelling	4 spaces/dwelling	2 spaces/dwelling	1 or all spaces covered

2 Source: Marin Workbook, 2009

3  
4 **Table B.6: Parking Requirements for Multi-Family Dwellings**

Unit Type	Sausalito's Requirement*	Least Restrictive Requirement (other Marin jurisdictions)	Most Restrictive Requirement (other Marin jurisdictions)	Most Common	Common Additional Requirements
Studio	1.5	0	3	1	
1 bedroom	1.5	1	3	1.5	
2 bedrooms	2	1.25	3	2	
3 bedrooms+	2	2	3	2	1 covered space

\*No requirement to provide covered parking

5 Source: Marin Workbook, 2009

6

7 **9. Roads and Related Constraints**

8

9 Sausalito's streets are narrow, in fact much narrower than the public right-of-way. The steep  
10 hilly, winding terrain generally makes widening impractical. Access by emergency vehicles,  
11 including fire trucks, is constrained along many streets.

12

13 The concrete streets in the southern portion of the community are estimated to be over 80  
14 years old, as are the streets in the downtown and Caledonia Street commercial-residential  
15 district. Many hillside streets in the central and southern neighborhoods are 15-20 years old,  
16 and many of the Hillside streets in the northern neighborhoods are over 20 years old.

17

18 While past city efforts have focused on pavement maintenance, the City is implementing a  
19 comprehensive street rehabilitation strategy, given the state of roads and the extent of needed  
20 repairs. City staff has determined that street facilities are "generally past their service life".

21

22 In addition to the aging streets, the condition of the storm drain network is largely unknown.  
23 Numerous storm drain segments around the City are known to be in a failed state of condition  
24 and do not contain flows inside the sewer pipe.

25

26 In the Marinship, the public streets include approximately the northern 200 feet of Marinship  
27 Way, all but the eastern end of Harbor Drive, Gate 5 Road, Coloma Street and one block of  
28 Heath Way. All other roadways are privately owned. There are a series of access easements

1 granted to downstream property owners and, in some cases, the public. No methods of  
2 maintenance have been established for these private roads and traffic laws are not routinely  
3 enforced, which could lead to increasing personal injury and property damage. Many of these  
4 roadways are ill defined. Amenities such as sidewalks, street lights, street trees and street  
5 furniture are generally lacking on both the private and public streets in the Marinship. Many do  
6 not meet minimum city street standards.  
7  
8

## 9 **10. Historic Preservation**

10  
11 Incorporated in 1893, Sausalito is an older California city. Several mechanisms are in place to  
12 preserve and maintain the older structures in the City. First, any exterior modification to any  
13 structure proposed in the City's Downtown Historic Overlay District or on the local register must  
14 undergo Design Review at a joint meeting with the Historic Landmarks Board and Planning  
15 Commission. Next, any structure older than fifty years in age subject to discretionary permitting  
16 must be evaluated by the Historic Landmarks Board to determine its historical significance. The  
17 Historic Landmarks Board uses several criteria in evaluating the historic nature of a property,  
18 including events that may have made a significant contribution to the broad patterns of the  
19 history or cultural heritage of the City, state, or nation, association with the life or lives of one or  
20 more important people, embodiment of the distinctive characteristics of a type, period, region,  
21 or method of construction, or representative of the work of an important creative individual. In  
22 2011 the City adopted Historic Design Guidelines to assist with the review of applications to  
23 modify historic structures and ensure that they are compatible with the existing historic fabric of  
24 the City.  
25  
26

## 27 **11. Permit Processing**

28  
29 The City strives to process permits as quickly as possible while providing the opportunity for  
30 appropriate public input. However, the development review process for discretionary permits  
31 required by the Zoning Ordinance can act as a constraint to the production of affordable  
32 housing. A description and analysis of the current residential development review process in the  
33 City is provided below. The analysis addresses properties that allow housing development, both  
34 in residential districts and in commercial districts.  
35

36 In all of the City's zoning districts, a discretionary Design Review Permit is required to construct  
37 single family and/or multi-family housing. The purpose of Design Review is to address issues  
38 such as the provision of adequate light and air to surrounding residences, architectural  
39 compatibility within the neighborhood, protection of public and private views, and minimization  
40 of site degradation. Table B.7 lists the City's required findings for approval of a Design Review  
41 Permit. The purview of Design Review does not extend to the project's overall merits or the  
42 residential use itself.  
43  
44

**1 Table B.7: Required Findings for Approval of a Design Review Permit**

1	The proposed project is consistent with the General Plan, any applicable specific plans and this chapter.
2	The proposed architecture and site design complements the surrounding neighborhood and/or district by either: <ul style="list-style-type: none"> <li>a. Maintaining the prevailing design character of the neighborhood and/or district; or</li> <li>b. Introducing a distinctive and creative solution which takes advantage of the unique characteristics of the site and contributes to the design diversity of Sausalito.</li> </ul>
3	The proposed project is consistent with the general scale of structures and buildings in the surrounding neighborhood and/or district.
4	The proposed project has been located and designed to minimize obstruction of public views and primary views from private property.
5	The proposed project will not result in a prominent building profile (silhouette) above a ridgeline.
6	The proposed landscaping provides appropriate visual relief, complements the buildings and structures on the site, and provides an attractive environment for the enjoyment of the public.
7	The design and location of buildings provide adequate light and air for the project site, adjacent properties, and the general public.
8	Exterior lighting, mechanical equipment, and chimneys are appropriately designed and located to minimize visual, noise, and air quality impacts to adjacent properties and the general public.
9	The project provides a reasonable level of privacy to the site and adjacent properties, taking into consideration the density of the neighborhood, by appropriate landscaping, fencing, and window, deck and patio configurations.
10	Proposed entrances, exits, internal circulation, and parking spaces are configured to provide an appropriate level of traffic safety and ease of movement.
11	The proposed design preserves protected trees and significant natural features on the site to a reasonable extent and minimizes site degradation from construction activities and other potential impacts.
12	The project site is consistent with the guidelines for heightened review for projects which exceed 80% of the maximum allowed Floor Area Ratio and/or site coverage, as specified in Chapter 10.54.050 E and F (Heightened Review Findings).

1 The Planning Commission acts on Design Review Permit applications following a public hearing  
 2 and simultaneously reviews any other discretionary applications associated with the project.  
 3 While the discretionary Design Review Permit triggers environmental review, the vast majority  
 4 of projects in Sausalito are determined to be exempt from CEQA under the urban infill  
 5 exemption (CEQA Guidelines Section 15332). If the decision of the Planning Commission is  
 6 appealed to the City Council, the Council will hold an appeal hearing and make the final decision  
 7 on the application. Table B.8 presents the specific steps and typical timeline for a Design Review  
 8 Permit. Past approved residential infill projects that met City standards received Planning  
 9 Commission approval in approximately 2-3 meetings. In summary, Sausalito's design review  
 10 process is comparable to other Marin County communities, and does not serve as a constraint to  
 11 development.  
 12

13

**Table B.8: Typical Design Review Permit Timeline**

Task	Range	Typical
Application filed		--
Project sponsor submits completed application forms, drawings, supporting documents and fees		
Completeness review	15-30 days	20 days
The application is routed to applicable local, regional, state and federal agencies and departments to determine whether additional information is required to process the application, and for recommended conditions of approval		
Incomplete Notification	Varies	20 days
If the application is incomplete, the applicant will be required to submit follow-up information as requested. The time to complete this task is determined by the project sponsor. If the application was initially found to be complete, this step is skipped		
Environmental Review	1 day - 6 months	1 day
The application is reviewed to determine whether the project is exempt from the requirements of the California Environmental Quality Act (CEQA) or if an Initial Environmental Study is required. The vast majority of projects in Sausalito are found to be exempt from CEQA under the urban infill exemption. If a Negative Declaration is prepared, environmental review may take the full 6 months allowed by law		
Staff Report	10 days - 2 months	10 days
A detailed evaluation of the application is conducted by staff and a written report is prepared for public review		
Public Hearing	10 days	10 days
A hearing notice is sent at least 10 days before the meeting to property owners and occupants within 300 feet of the property. The Planning Commission conducts a public meeting and takes action on the application		

1  
2 The City fosters creativity and innovation in project design and exerts minimal control over  
3 project architecture, and hence has chosen not to adopt prescriptive design guidelines.  
4 However, in conjunction with proposed development standards to encourage the development  
5 of multi-family uses on multi-family zoned properties, the City is evaluating amendments to its  
6 Design Review Procedures (Chapter 10.54 of the Zoning Code) to address the following:

- 7 • Guidance on preferred unit sizes for various unit types;
- 8 • Feasibility of constructing the maximum number of units permitted under zoning in the  
9 future by illustrating the potential location of future units and on-site parking and  
10 access; and
- 11 • Requirement for projects to be designed to ensure on-site structures do not crowd or  
12 overwhelm neighboring properties or loom over the street.

## 13 14 **12. Fees and Exactions**

15  
16 In terms of cost of development, fees can be a more significant factor than processing time.  
17 Particularly since Proposition 13, cities are concerned with the need to recover processing costs.  
18 Sausalito has a fixed fee system, which is based upon average costs of typical projects. Use of a  
19 fixed fee approach may lead to disparity between controversial projects, which due to the  
20 amount of community input, Planning Commission discussion, and staff time, may not pay their  
21 full costs, while less controversial projects with features addressing community and  
22 neighborhood concerns may pay more than their share.

23  
24 With the exception of the Construction Traffic Road Fee the City has no development impact  
25 fees, and in addition, does not collect impact fees for the local school district. The Construction  
26 Traffic Road Fee, instituted in 2003 to recover costs from developers for accelerated wear and  
27 tear to the City's roads as a result of construction projects, is paid at the time of building permit  
28 issuance. Building permit fees are determined by the valuation of the project (labor and  
29 materials), which can vary dramatically in Sausalito based on the project location. In 2012 a  
30 typical building permit and processing fee for a new single-family home was \$11,000, and  
31 \$21,000 for a two-family home. Table B.9 below summarizes the planning and development fees  
32 collected by the City.

33  
34 These fees, some of which are substantial, could act as a constraint to the development of  
35 affordable housing. The Municipal Code includes a provision that allows the City Council to  
36 waive permitting fees for any non-profit organization, public body, district or agency of federal,  
37 state, county or municipal government or under other circumstances that the City Council in its  
38 discretion justifies such a waiver. In the early 2000s, the City waived over \$5,000 in building  
39 permit fees for the multi-family Rotary Housing Corporation project. The Rotary Housing was  
40 also allowed to use the City's bonding capabilities to secure a low loan rate.

1 **Table B.9: City of Sausalito Planning and Building Fees**  
 2

<b>Planning Fees</b>	Design Review - Administrative	\$ 1,746
	Design Review - Planning Commission (Addition- 500 square feet or less)	\$ 2,478
	Design Review - Planning Commission (addition- 500 square feet or more)	\$ 3,656
	Design Review - Planning Commission (addition- 500 square feet or more)	\$ 5,297
	Variance – Administrative	\$ 1,746
	Variance - Planning Commission	\$ 2,991
	Minor Use Permit	\$ 957
	Conditional Use Permit	\$ 2,405
	Condominium Conversion Permit (4 or less units)	\$ 2,405
	Condominium Conversion Permit (5 or more units)	\$ 4,810
	General Plan/Specific Plan Map or Text Amendment	\$ 5,186
	Rezoning	\$ 5,186
	Zoning Ordinance Text Amendment	\$ 5,186
	Environmental Review - Categorical Exemption	\$ 450
	Negative Declaration - Staff Preparation	\$ 2,597
	Mitigated Negative Declaration - Staff Preparation	\$ 4,332
	Mitigated Negative Declaration - Consultant Preparation	20% of contract amount
	Environmental Impact Report - Consultant Preparation	20% of contract amount
	Lot Line Adjustment	\$ 3,176
	Tentative Subdivision Map Application (5+ parcels)	\$ 6,551
	Parcel Map Application (4 or less parcels)	\$ 4,787
	Appeal of Staff Action	\$ 861
Appeal of Zoning Administrator Action	\$ 1,105	
Appeal of Planning Commission Action - Appeal by Applicant	\$ 2,910	
Appeal of Planning Commission Action - Appeal by Non-Applicant	\$ 1,000	
<b>Building Fees</b>	Building Permit Fees (based upon valuation)*	
	\$1 to \$2,000	\$60
	\$2,001 to \$25,000	\$76 for the first \$2,000 + \$10 for ea add'l \$1,000 or fraction thereof
	\$25,001 to \$50,000	\$306 for the first \$25,000 + \$8 for ea add'l \$1,000 or fraction thereof
	\$50,001 to \$100,000	\$506 for the first \$50,000 + \$5 for ea add'l \$1,000 or fraction thereof.
	\$100,001 to \$500,000	\$756 for the first \$100,000 + \$4 for ea add'l \$1,000 or fraction thereof
	\$500,001 to \$1,000,000	\$2,356 for the first \$500,000 + \$4 for ea add'l \$1,000 or fraction thereof
	\$1,000,001 and up	\$3,956 for the first \$1,000,000 + \$3 for ea add'l \$1,000 or fraction thereof
	Electrical Permit Fees	see Building Permit fees
	Mechanical Permit Fees	see Building Permit fees
Plumbing Permit Fees	see Building Permit fees	



<b>Building Fees (cont'd)</b>	Plan Check Fee (First three checks)	65% of Building Permit fee, plus 10% consultant administrative surcharge for plans checked by City's consultant. Expedited plan check is available at applicant's option for additional consultant fee.
	State Building Standards Commission Surcharge	
	\$1 to \$25,000	\$1
	\$25,001 to \$50,000	\$2
	\$50,001 to \$75,000	\$3
	\$75,001 to \$100,000	\$4
	Every \$25,000 or fraction thereof above \$100,000	Add \$1
	Construction Tax (SMC Section 3.16.030)	\$300/dwelling
	Commercial Use	\$0.20/sq.ft.
	Industrial Use	\$0.05/sq.ft.
	Seismic	Per State fee schedule for Strong Motion Instrumentation Program
Energy Code (Title 24) Review	20% of Building Permit fee	

Source: City of Sausalito Fee Schedule, revised June 1, 2010

As a means of assessing the cost that fees contribute to development in Sausalito, the City has calculated the total planning, building, public works and non-city agency fees associated with development of three different residential prototypes. The first prototype consists of a new single-family residence on a vacant lot, the second prototype is a per-unit cost for a multi-family development on a vacant R-2 or R-3 lot, and the third is a per-unit cost for residential units above existing ground-floor commercial in commercial districts that allow residential uses. As indicated in Table B.10, planning fees for the three prototypes are the same at \$5,511, whereas building fees (which are based on the valuation of the project) for the prototypical single-family project are approximately \$32,000, about four to five times higher than the per unit costs for multi-family residential units and residential units over existing ground-floor commercial uses.

**Table B.10: City and Non-City Fees for Single and Multi-Family Residences**

	<b>Planning Permit Fees</b>	<b>Building Permit Fees*</b>
Single Family – with a valuation of \$1.9 mil	\$5,511	\$31,904
Duplex (per unit) – with a valuation of \$1 mil	\$5,511	\$8,591 per unit
New Residential over Existing Commercial (per unit)- with a valuation of \$1.5 mil for 4 units	\$5,511	\$6,409 per unit (estimate)

\*Includes construction road impact fee

Source: City of Sausalito Community Development Department, January 18, 2011

1 **13. On- and Off-Site Improvements**

2  
3 Improvement requirements for development in Sausalito are very limited. As the City is  
4 essentially fully subdivided, streets and utilities are in place. For new residential development  
5 the City requires standard utility connections, for sewer, water and stormwater runoff. Since  
6 most streets in Sausalito are narrow with inadequate room to add sidewalks these off-site  
7 pedestrian improvements may not be required. The City requires the undergrounding of  
8 overhead utilities. However, the City's Undergrounding Committee has the authority to grant  
9 waivers to this requirement for reasons of financial hardship.

10  
11 **14. Prehistoric Cultural Resources**

12  
13 In 1907 UC Berkeley researcher N.C. Nelson recorded four prehistoric site locations in Sausalito,  
14 three of which fall within the City limits, though it is probable that more sites exist under landfill  
15 and bay fill. For example, in 2009, Native American relics were uncovered during construction of  
16 a restaurant on Bridgeway ("Likely American Indian Burial Site Stops Construction in Sausalito"  
17 Marin IJ, 2/26/09).

18  
19 Native American burial grounds are protected under the California environmental Quality Act,  
20 and state-wide law protects these locations. According to the General Plan, three sensitivity  
21 sites include:

22  
23 **Zone 1:** The shoreline at El Portal Park extending to the south to South Street. Prehistoric sites  
24 could be found extending from the shoreline itself up to and into the mouths of the drainages,  
25 approximately at Third Street in this area.

26  
27 **Zone 2:** Area from El Portal Park to the west, approximately ending at Napa Street. Archeological  
28 site placement could again range from the old shoreline to the upper reaches of the drainages  
29 running down from the south; Bonita Street, at least on its eastern end, probably marked the  
30 line of extension. Further to the west the actual toe of the hills drops lower down to the vicinity  
31 of Caledonia Street near Bee Street.

32  
33 **Zone 3:** Area from the original shoreline between Dunphy Park and Martin Luther King School  
34 The construction of the Marinship shipyard to build supply ships during World War II caused a  
35 massive filling of the marshlands found on the bay side of Bridgeway in this area. Bridgeway,  
36 which occupies high ground from its intersection with Napa Street to the west as far as  
37 approximately the intersection of Bridgeway and Nevada Street probably marked the extension  
38 of any aboriginal site placement. From Nevada Street to the Martin Luther King school site,  
39 archeological site placement may have continued in as far as Tomales Street behind the former  
40 distillery, now an area of housing (Willow and Cypress Lanes). The City dictates specific  
41 requirements, such as subsurface archaeological testing, for any future development on  
42 recorded archaeological sites identified by the Northwest Information Center. The California  
43 Environmental Quality Act requires assessment of potential impact that development may have  
44 on prehistoric archaeological resources, and requires environmental assessment of historical  
45 archaeological resources.

1 **15. Housing for Persons with Disabilities**

2  
3 Senate Bill 520 (SB 520), passed in 2002), requires housing elements to provide a needs analysis  
4 for persons with disabilities, and analyze potential governmental constraints to the  
5 development, improvement and maintenance of housing for persons with disabilities. The  
6 Element must also include a program to remove constraints to, or provide reasonable  
7 accommodations for housing designed for occupancy by, or with supportive services for persons  
8 with disabilities.

9  
10 As discussed in Appendix A – Housing Needs Assessment, Census data shows that 24% of  
11 Sausalito’s population has a disability (i.e., sensory, physical, mental, and self-care disabilities).  
12 Among the City’s senior citizens, 34% have disabilities. The analysis acknowledges the wide  
13 range of housing needs due to the differing disabilities.

14  
15 A goal of the Fair Housing Act is to ensure that a City’s development regulations and Zoning  
16 Ordinance do not create barriers to housing for persons with disabilities. In Sausalito, where the  
17 majority of residential properties are developed, this means allowing for building modifications  
18 that will adapt a home to meet the special housing needs of persons with disabilities.

19  
20 Given the steep topography of the community, access to homes can be difficult to those persons  
21 with disabilities. To compound the issue, due to the steep terrain, it is often difficult for sites to  
22 be developed with a single-level only residence. To address these potential constraints on  
23 housing the Planning Commission has demonstrated a willingness to grant variances to setbacks  
24 to accommodate for the construction of ADA (Americans with Disabilities Act) compliant ramps  
25 and “hillevators.” In addition, many new or substantially remodeled homes have been  
26 constructed with elevators to provide access between floors. The City does not discourage the  
27 construction of elevators; the area used for elevator shafts is not counted toward the allowable  
28 floor area ratio (FAR).

29  
30 As described in Section 6g above, residential care homes with six or fewer clients are permitted  
31 by right within all residential zoning districts. Within the R-3 (Multi-Family Residential) District,  
32 residential care homes with seven or more clients can be allowed through a Conditional Use  
33 Permit granted by the Planning Commission through a public hearing process. The Zoning  
34 Ordinance does not require special findings for approving a Conditional Use Permit for these  
35 facilities and does not restrict their siting, such as requiring a certain distance between facilities.  
36 The City’s residential parking standards apply to care home facilities and, as with all projects, a  
37 parking reduction could be considered by the Planning Commission. However, historically, there  
38 has been little or no demand for such housing in Sausalito.

39

1 **C. Non-Governmental Constraints**

2  
3 State law requires an analysis of potential and actual non-governmental constraints to the  
4 maintenance, improvement, and development of housing for all income levels. The Housing  
5 Element must identify these constraints and ways, if any, to reduce or overcome these  
6 constraints in order to meet the City's housing needs.  
7

8 **1. Flooding, Subsidence and Seismic Considerations**

9  
10 The Sausalito waterfront, particularly in the northern "light industrial" area known as the  
11 Marinship, was created with landfill/bayfill and is subject to liquefaction. Liquefaction occurs  
12 when water in ground soil – especially fill – is agitated during the shaking of an earthquake. This  
13 water rises and literally makes the soil liquid. Buildings built on liquefaction can literally shake  
14 apart because the soil cannot support their structure. According to research conducted since the  
15 1989 Loma Prieta earthquake, U.S. Geological Survey (USGS) and other scientists predict a 62%  
16 probability of at least one magnitude 6.7 or greater quake, capable of causing widespread  
17 damage, striking the San Francisco Bay region before 2032. The San Andreas fault lies  
18 approximately 6.5 miles southwest of Sausalito in the Pacific Ocean. Other faults near Sausalito  
19 include the Hayward fault and Rodgers Creek fault 13 miles east and 22 miles northeast of  
20 Sausalito.  
21

22 The Marinship was created from landfill / bayfill during World War II and used for ship-building.  
23 In just three months, 2,000 workers converted bay mud and marsh into a 210 acre shipyard. An  
24 estimated 838,763 cubic yards of earth and rock, excavated from nearby areas, was spread over  
25 the shoreline and tidal mudflats. 26,000 pilings were driven into bay mud to create the  
26 shipways and support for the new warehouses and fabrication workshops. As a result of its  
27 hasty construction during war time, today sections of the Marinship are sinking at a rate of  
28 between ½ to ¾ inches per year.  
29

30 Flooding is a concern in Sausalito, mostly for the low-lying areas east of Bridgeway. The  
31 National Flood Insurance program indicates that the flooding risk is high in this area. In addition,  
32 sea level rise, caused by melting land-based ice and the expansion of seawater by thermal  
33 warming, is another constraint for Sausalito. The Bay Conservation and Development  
34 Commission (BCDC) has determined that areas of Sausalito are expected to experience a 16 inch  
35 rise in sea level by 2050 and a 55 inch rise by the end of the century.  
36

37 **2. Land Costs**

38  
39 Vacant land within the City is extremely limited and the City's location, for many reasons  
40 including the views and proximity to San Francisco, is very desirable. Additionally, development  
41 costs in Sausalito are higher than in many other parts of the Bay Area because of steep slopes,  
42 irregular topography, bay mud or slide-prone areas. The technical and engineering costs of  
43 mitigating these factors are very high. Development costs vary both between and within  
44 jurisdictions based on factors such as the desirability of the location and the permitted density.

1 Two other major factors contribute to high land costs: Marin County is considered a desirable  
2 place to live and available land is in short supply.<sup>3</sup>  
3

4 In Sausalito, a 3,614 square foot vacant parcel with approved plans for a single family home has  
5 recently sold for \$508,980 The major contributors to the cost of land are the amount of land  
6 available, the density of residential use allowed, location, "buildability", availability of  
7 community services, and attractiveness of the neighborhood. The upward pressures on land  
8 value are so strong that it more than off-sets the extra costs involved in building on Sausalito's  
9 steep terrain.  
10

11 For Marin County, land costs average around 15-20 percent of construction costs for multifamily  
12 developments. Even though land costs for single family homes vary widely throughout the  
13 county, the costs (as a percentage) are significantly higher than for multifamily developments.  
14

### 15 **3. Geographical Constraints**

16

17 Sausalito is a town of steep terrain, built on a 980 foot slope with an average grade of 22  
18 percent. Slope stability is a recurrent problem, and can result where excavations (cut slopes)  
19 are made into hillsides, triggering instability. Underground springs, seasonal and permanent  
20 creeks and streams also exist in Sausalito, limiting the availability of developable land.  
21 Richardson's Bay, located on the east side of the City, also limits developable land.  
22

### 23 **4. Construction Costs**

24

25 Multifamily Developments. Construction costs include both hard costs, such as labor and  
26 materials, and soft costs, such as architectural and engineering services, development fees and  
27 insurance. For multifamily homes in Marin County, hard costs account for 60-70 percent of the  
28 building cost and soft costs average around 15-20 percent (the remaining 15-20 percent is land  
29 costs). Based on recent multifamily developments in the county, hard costs are currently  
30 between \$250 and \$400 per square foot for a multifamily unit (EAH).  
31

32 With all construction costs and land costs are included, total multifamily unit development costs  
33 rise to \$300 to \$500 per square foot, or between \$400,000 and \$500,000 per unit. These high  
34 costs reflect the high cost of land and the expensive finishes which are typical in Marin County.  
35

36 Single Family Homes. For single family homes, hard costs often are roughly 40 percent of the  
37 total construction cost, soft costs are 20 percent and land is the remainder. In the region, single  
38 family homes cost roughly \$125 per square foot for a two story house and \$160 for a three story  
39 home. According to the Association of Bay Area Governments, wood frame construction at 20-  
40 30 units per acre is generally the most cost efficient method of residential development.

---

<sup>3</sup> According to the Marin Economic Commission's Marin Profile 1999: A Survey of Economic, Social and Environmental Indicators, 84 percent of land area in Marin is designated for agriculture, park lands and open space and watershed. Of the remaining land, 11 percent is developed and five percent is listed as potentially developable development.

1 However, local circumstances affecting land costs and market demand will impact the economic  
2 feasibility of construction types.

3  
4 One factor affecting costs is the use of prevailing wage labor. Construction costs for a typical  
5 apartment complex in the region (45 units per acre, structured parking, 800 square units), are  
6 around \$200,000 a unit for prevailing wage labor and \$175,000 a unit for non-prevailing wage  
7 labor. Projects receiving public subsidies, such as affordable housing developments, often must  
8 pay prevailing wages. Costs can change dramatically over time. From 2000-2007 construction  
9 costs were rising faster than inflation. In late 2007 they leveled off and have since been declining  
10 (EAH). In late 2008 and early 2009, construction costs dropped roughly ten percent.

## 11 12 **5. Financing**

13  
14 Home Financing. Until mid-2008, home mortgage financing was readily available at attractive  
15 rates throughout Marin County and California. Rates vary, but ranged from around 6.25 percent  
16 to seven percent between 2006 and 2008 for a 30 year fixed rate loan (HSH Associates Financial  
17 Publishers). However, rates have been as high as ten or 12 percent in the last decade.

18  
19 Starting in late 2008, it became harder to get a home purchase loan, but the average interest  
20 rate dropped to around four percent in 2010. In particular, people with short credit history,  
21 lower incomes or self-employment incomes, or those with other unusual circumstances, have  
22 had trouble qualifying for a loan or were charged higher rates.

23  
24 Small changes in the interest rate for home purchases dramatically affect affordability. A 30-  
25 year home loan for \$400,000 at five percent interest has monthly payments of roughly \$2,150. A  
26 similar home loan at seven percent interest has payments of roughly 20 percent more, or  
27 \$2,660.

28  
29 Construction Financing. Construction loans for new housing are difficult to secure in the current  
30 market. In past years, lenders would provide up to 80 percent of the cost of new construction  
31 (loan to value ratio). In recent years, due to market conditions and government regulations,  
32 banks require larger investments by the builder.

33  
34 Many builders are finding it nearly impossible to get construction loans for residential property  
35 at the current time. Complicated projects, like mixed use developments, are often the hardest to  
36 finance. Non-profit developers may find it especially difficult to secure funding from the private  
37 sector.

38  
39 Affordable housing developments face additional constraints in financing. Though public funding  
40 is available, it is allocated on a highly competitive basis and developments must meet multiple  
41 qualifying criteria, often including the requirement to pay prevailing wages. Smaller  
42 developments with higher per unit costs are among the hardest to make financially feasible. This  
43 is because the higher costs result in a sale price that is above the affordability levels set for many  
44 programs. Additionally, smaller projects often require significant inputs of time by developers,

1 but because the overall budget is smaller and fees are based on a percentage of total costs, the  
2 projects are often not feasible (Marin Environmental Housing Collaborative).

3  
4  
5  
6 **6. Community Resistance to New Housing**

7  
8 Another common constraint to housing production in Marin County is community resistance to  
9 new developments. There are a number of concerns that are often expressed at meetings,  
10 including: 1) new developments will cause increased traffic, 2) additional housing or density will  
11 adversely affect the community character, 3) affordable housing will impact property values,  
12 and 4) valuable open space will be lost.

13  
14 **Sources:**

- 15  
16 • Affordable Housing Finance Basics, Marin Environmental Housing Collaborative,  
17 November 2007.  
18 • Inclusionary Zoning Ordinance In-lieu Fee Analysis, Submitted to Marin County, March  
19 2008. Prepared by Vernazza Wolfe Associates, Inc.  
20 • Ecumenical Association for Housing (EAH)  
21 • Development Advisory Services, Inc.  
22 • North Bay Family Homes

23  
24  
25  
26 I:\CDD\PROJECTS - NON-ADDRESS\GPA\2014\GPA 14-162\Focused Amendment-Review Drafts\Planning Commission- 7-9-  
27 14\Appendix B - Housing Constraints\_redline amendment 7-9-14.docx

1 **APPENDIX C: VACANT AND UNDERUTILIZED SITES ANALYSIS**

2  
3 The housing element is required to identify specific sites or parcels that are available for  
4 residential development in the planning period in a land inventory. The land inventory is  
5 required to include an inventory and analysis of vacant parcels (i.e., those parcels which do not  
6 contain residential units and could potentially accommodate units based on the current General  
7 Plan and zoning regulations) and an inventory and analysis of underdeveloped parcels (i.e.,  
8 those parcels which are not "built-out" and could potentially accommodate additional units  
9 based on the current General Plan and zoning regulations).

10  
11 **A. Data Sources**

12  
13 Parcel data for the City of Sausalito was retrieved from Marin Map, the Geographic Information  
14 System (GIS) for Marin County, California. The parcel dataset was published by the County of  
15 Marin Community Development Agency beginning in 1994. Attribute data (such as owner's  
16 name, average slope, construction year for existing units, parcel size, etc.) is updated on a  
17 weekly basis, and the geometry of parcels is updated on a monthly basis, with new available  
18 data from the Marin County's Assessor-Recorder's office. The data used for its analysis was first  
19 retrieved for a study on vacant and underutilized sites, initiated by the City in early 2011.  
20 Subsequently, detailed supplementary data for each parcel was retrieved in October 2011.

21  
22 **B. Methodology and Considerations for Development Constraints**

23  
24 The methodology used to determine the realistic development capacity of each of the sites in  
25 this analysis was a combination of factors specific to each site, including zoning designation and  
26 accompanying developments standards, lot size, and other land constraints applicable to the  
27 specific site.

28  
29 City staff had completed a *Vacant and Underdeveloped Land Technical Study* for the Housing  
30 Element update, identifying vacant and underutilized parcels from the Marin County Assessor's  
31 Office using attribute data. Additional parameters were applied to assess realistic potential  
32 development, considering factors such as slope and parcel size. Site visits and aerial imagery  
33 checks were made to assess site conditions and build-out.

34  
35 **Table C.1: Applied parameters to assess realistic development potential**

Zoning District and Type	Applied parameters to assess realistic potential development
Vacant Single-Family Districts <sup>1</sup> (R-1-20, R-1-8, R-1-6)	<ul style="list-style-type: none"> <li>- Using MarinMap data, vacant parcels were located. If there was a structure on the parcel, but the improvement value was less than \$200,000 and was not being coded as having a living unit, the parcel was inventoried as being vacant.</li> <li>- Parcels of all slope degrees were included;</li> <li>- All landlocked parcels were removed;</li> <li>- All parcels less than 3,000 square feet (s.f.) in size were</li> </ul>

<sup>1</sup> Single-Family parcels are not identified as only one unit is allowed on every lot. Regardless of the size of the lot, a single unit on a lot would render it "built out", and not vacant or underutilized.

**EXHIBIT B.5**  
(12 PAGES)



Zoning District and Type	Applied parameters to assess realistic potential development
	<ul style="list-style-type: none"> <li>removed;</li> <li>- All parcels on the City's List of Noteworthy Historic Structures were removed;</li> <li>- All parcels that were on the City's list of Constructed and Approved projects were removed;</li> <li>- All parcels that had parking constraints preventing the addition of units were removed; and</li> <li>- Visual checks were made using Google Earth and Google Streetview, and site visits were made to all parcels listed, to ascertain the actual build out and visual conditions of buildings.</li> </ul>
Vacant and Underutilized Two-Family and Multi-Family Districts (R-2-2.5, R-2-5, R-3)	<ul style="list-style-type: none"> <li>- Using MarinMap data, vacant parcels were located. If there was a structure on the parcel, but the improvement value was less than \$200,000 and was not being coded as having a living unit, the parcel was inventoried as being vacant.</li> <li>- Using MarinMap data, the lot size, maximum density and number of existing units on each parcel were analyzed to determine underutilized parcels. See Table C.2 for maximum densities in different zoning districts.</li> <li>- Parcels of 40% slope or more were excluded<sup>2</sup>;</li> <li>- All landlocked parcels were removed;</li> <li>- Parcels with buildings built after 1980 were removed;</li> <li>- All parcels less than 3,000 square feet (s.f.) in size were removed;</li> <li>- All parcels on the City's List of Noteworthy Historic Structures were removed;</li> <li>- All parcels that were on the City's list of Constructed and Approved projects were removed;</li> <li>- All parcels that could take on an additional unit were included if the lot had an underutilized portion, or the existing building could add another floor without conflicting with development standards, or if the existing building was dilapidated and abandoned;</li> <li>- All parcels that had obvious parking constraints preventing the addition of units were removed; and</li> <li>- Visual checks were made using Google Earth and Google Streetview, and site visits were made to all parcels listed, to ascertain the actual build out and visual conditions of buildings.</li> </ul>
Underutilized Commercial Districts	<ul style="list-style-type: none"> <li>- The residential unit potential of commercial properties was determined by taking the difference between the maximum</li> </ul>

<sup>2</sup> One parcel with an average slope just slightly above the 40% threshold (40.7%) has been included in the sites inventory due to its larger size (.75 acres) and site access from two streets.

Zoning District and Type	Applied parameters to assess realistic potential development
(CR, CC, CN-1)	<p>number of units allowed on each lot by maximum density, and the number of existing units. See Table C.2 for maximum densities in different zoning districts.</p> <ul style="list-style-type: none"> <li>- For parcels in the CN-1 zone, the maximum number of potential units were calculated using the maximum Floor Area Ratio, as this was more restrictive than the maximum density. An average of 800 square feet was assumed for residential units.</li> <li>- Parcels of 40% slope or more were excluded;</li> <li>- All landlocked parcels were removed;</li> <li>- All parcels less than 3,000 square feet (s.f.) in size were removed;</li> <li>- All parcels on the City's List of Noteworthy Historic Structures were removed;</li> <li>- All parcels that were on the City's list of Constructed and Approved projects were removed;</li> <li>- All parcels that had obvious parking constraints preventing the addition of units were removed; and</li> <li>- Visual checks were made using Google Earth and Google Streetview, and site visits were made to all parcels listed, to ascertain the actual build out and visual conditions of buildings.</li> </ul>
Other Zoning Districts	Other zoning districts such as Public Facilities, Open Space, and Industrial were not considered for this analysis, as sites in those districts would require rezoning.

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The resulting density for each site was calculated by dividing the maximum possible number of whole units by the parcel size in acres. The maximum number of units was derived from dividing the parcel size by the maximum density allowed in that particular zoning district (see Table C.2 below for maximum densities allowed). Due to the rounding down of units to whole numbers, the resulting density was generally lower than the maximum density permitted.

For sites in the CN-1 Zoning District, the maximum number of units was derived by the maximum Floor Area Ratio allowed, as this was a more restrictive development standard compared to the maximum density. A three-story building was assumed, as the maximum height allowed in the Commercial Zoning Districts is 32 feet (as measured from average natural grade). Assuming an equal distribution of floor area per level, the floor area of the ground level is subtracted, and the remainder is divided by an assumed residential unit size of 800 square feet. The number of units was rounded down to a whole number for the calculation of the resulting density.

1 **Table C.2: Maximum Zoning Densities**

Zoning District	Maximum Density*
R-3	29 du/acre
R-2-2.5	17.4 du/acre
R-2-5	8.7 du/acre
R-1-6	7.3 du/acre
R-1-8	5.4 du/acre
R-1-20	2.2 du/acre
<b>Commercial zones that allow residential (CC, CR, CN-1)</b>	29 du/acre

2 Source: Sausalito Zoning Ordinance, 2012

3 \*Note: Higher densities can be achieved on existing substandard parcels.  
 4 For example, lots in the R-2-2.5 zone subdivided prior to 1963 (the majority  
 5 of existing lots) with a minimum area of 3,000 square feet are permitted to  
 6 have 2 units, equating to 29 units/acre.  
 7

8 Table C.3 below shows examples of past higher density infill housing projects in Sausalito.  
 9 Factors such as substandard lot sizes and zoning incentives for affordable housing projects for  
 10 seniors have contributed to higher densities for certain projects.  
 11

12 **Table C.3: Examples of Higher Density Infill Projects**

Year Built	Project Name / Address	Zoning District	Parcel Size	Zoning Density allowed	Housing Type	Built no. of units	Built Density	Status
1992	Rotary Place (412/414 Bee Street)	R-3	5,953 sf	29 du/ac	Senior Affordable Housing Project	10	73 du/ac	Completed and occupied
1999	538 Easterby St	R-2-2.5	3,000 sf (sub-standard lot)	29 du/ac (due to substandard lot size)	New Duplex	2	29 du/ac	Completed and occupied
2003	Rotary Village (501 Olima St)	R-3	24,000 sf	29 du/ac	Senior Affordable Housing Project	22	40 du/ac	Completed and occupied
2007	85 Crescent Ave	R-2-2.5	2,210 sf (sub-standard lot)	29 du/ac (due to substandard lot size)	New Duplex	2	19.7 du/ac	Completed and occupied
2011	317 Johnson St	CR	2,708 (sub-standard lot)	29 du/ac	Second Residential Unit	2 (1 unit existing)	32 du/ac	Built, currently for lease

13 Source: Sausalito Community Development Department, January 2012

14  
 15  
 16 In order to demonstrate the viability of small scale infill of both rental and ownership units,  
 17 Table C.4 provides examples of small infill projects in Sausalito which add just one to two units.

1 Small infill projects in the City take several forms, and include: development on vacant land;  
2 demolition of an existing unit and the replacement with one to two new units; adding new units  
3 to the existing development; and splitting larger units into smaller units. Over the past 13 years  
4 (1999-2011), Sausalito has approved a total of 28 residential development applications,  
5 contributing to 52 approved or built units. Of the total 28 applications, 26 were for one, two  
6 and three unit projects.

7  
8 The development trends reflected in Tables C.3 and C.4 help to substantiate the feasibility of  
9 development on small parcels in Sausalito, and the ability to achieve maximum densities under  
10 zoning.

1 **Table C.4: Examples of Small Infill Projects adding 1-2 units**

Year Built	Project Name / Address	Zoning District	Parcel Size	Zoning Density	Housing Type	Prior no. of units	Built no. of units	Built Density	Project Status
2011	565 Bridgeway	CR	2,500 square feet	29 du/ac	Live/work (Conversion of three-story office building to Art Gallery on first level, rental unit on upper levels).	0	1	34.8 du/ac	Building Permit issued in 2011
2011	317 Johnson St	CR	2,708 (sub-standard lot)	29 du/ac	New upper level second residential unit above existing commercial space created by dividing an existing residential unit into two rental units.	1	2	32 du/ac	Built, currently for rent
2005	521-525 Bridgeway	R-3	7,500 square feet	29 du/ac	One single family home demolished and replaced with a new duplex and new single family home.	1	3	17.4 du/ac	Building Permit finalized in 2010
2010	147 Edwards	R 2-2.5	3,614 square feet	17.4 du/ac	New single-family home built on vacant lot.	0	1	12.1 du/ac	Building Permit finalized in 2012
2007	88/90 Cazneau Ave	R-2-2.5	7,398 square feet	17.4 du/ac	One cottage unit demolished and replaced by duplex.	1	2	11.8 du/ac	Built in 2009
2007	85 Crescent Ave	R-2-2.5	2,210 sf (sub-standard lot)	29 du/ac (due to standard lot size)	New duplex built on vacant lot.	0	2	19.7 du/ac	Completed and occupied
1999	538 Easterby St	R-2-2.5	3,000 sf (sub-standard lot)	29 du/ac (due to standard lot size)	New duplex built on vacant lot.	0	2	29 du/ac	Completed and occupied
2009	58 Miller Ave	R-1-6	7,100 square feet	7.3 du/ac	New single-family home built on vacant lot.	0	1	6.1 du/ac	Under construction

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1 **C. Inventory of Sites**

2  
3 The following list shows parcels in the City with the potential to support additional housing  
4 units, and includes commercial and residential sites. This list demonstrates that the City has  
5 capacity for housing units within its current zoning designations. This capacity is one of the  
6 proposed strategies that work towards fulfilling planned housing for the Housing Element  
7 for planning cycles 1999 – 2006 and 2007 – 2014.

8  
9 This list is not intended to:

- 10  
11
- 12 • suggest or promote any sites for sale or lease.
  - 13 • suggest that any sites are pre-approved or “fast tracked” for development.
  - 14 • suggest or propose the rezoning of any sites within the City for the purposes of  
15 housing.
  - 16 • suggest the value of any property, or any changes in current property values.
  - 17 • indicate that any existing or future residential units are automatically designated  
18 at the income levels determined through default density. Actual rents and future  
19 development would be determined by individual property owners. The default  
20 density is a planning tool to ensure that the Housing Element plans for housing  
21 across various income levels.
  - 22 • highlight any non-conformity with the Zoning Ordinance or development  
23 standards.

24 Each parcel listed would be subject to the normal development review process by the City,  
25 including environmental review under the California Environmental Quality Act.  
26

27 **Table C.5: Inventory of Sites**

	APN	Address (or approximate address for vacant sites)
1	065-267-37	107 SECOND ST
2	065-238-41	217 SECOND ST
3	064-141-05	1901 BRIDGEWAY
4	064-141-06	510 EASTERBY ST
5	064-135-28	2015 BRIDGEWAY
6	064-135-24	BRIDGEWAY AND OLIVE
7	064-135-29	2007 BRIDGEWAY
8	064-141-01	1919 BRIDGEWAY
9	064-135-26	2005 BRIDGEWAY
10	065-238-25	203 SECOND ST
11	065-052-03	209 CALEDONIA ST
12	065-053-05	326 PINE ST
13	065-056-02	41 CALEDONIA ST
14	065-055-06	42 CALEDONIA ST
15	065-052-23	201 CALEDONIA ST
16	064-166-04	302 CALEDONIA ST

	APN	Address (or approximate address for vacant sites)
17	064-167-27	333 CALEDONIA ST
18	065-055-02	1103 BRIDGEWAY
19	065-055-03	JOHNSON ST
20	064-274-03	WOLFBACK RIDGE ROAD
21	064-276-23	3 WOLFBACK RIDGE ROAD
22	200-240-10	WOLFBACK TERRACE ROAD
23	200-240-23	WOLFBACK TERRACE ROAD
24	200-310-01	WOLFBACK RIDGE ROAD
25	200-310-03	WOLFBACK RIDGE ROAD
26	200-310-04	WOLFBACK RIDGE ROAD
27	200-310-05	WOLFBACK RIDGE ROAD
28	200-310-06	WOLFBACK RIDGE ROAD
29	200-310-08	WOLFBACK RIDGE ROAD
30	200-310-09	WOLFBACK RIDGE ROAD
31	200-310-12	CLOUDVIEW TRAIL
32	200-310-16	WOLFBACK RIDGE ROAD
33	065-222-05	105 CRESCENT AVE
34	064-204-03	PLATT AVE
35	064-204-35	CAZNEAU AVE
36	064-213-22	CAZNEAU AVE
37	064-243-22	GEORGE LANE
38	064-242-10	GEORGE LANE
39	064-135-06	522 SPRING ST
40	064-141-10	530 EASTERBY ST
41	064-201-01	35 MARIE ST
42	064-141-18	518 EASTERBY ST
43	065-261-04	107 FOURTH ST
44	064-137-03	107 PEARL ST
45	064-142-30	515 EASTERBY ST
46	065-264-12	110 FOURTH ST
47	064-062-14	175 TOMALES ST
48	064-062-15	163 TOMALES ST
49	064-135-03	510 SPRING ST
50	064-141-17	511 SPRING ST
51	064-342-07	20 BUCHANAN DR
52	064-342-11	11 TOMALES ST
53	064-181-24	812 SPRING ST
54	064-138-02	254 WOODWARD AVE
55	065-231-17	211 WEST ST
56	065-236-04	209 FOURTH ST
57	064-192-02	141 WOODWARD AVE
58	064-062-19	TOMALES STREET (See Note 1)

	APN	Address (or approximate address for vacant sites)
59	064-181-01	21 GORDON ST
60	064-182-06	38 GORDON ST
61	064-136-03	155 WOODWARD AVE
62	064-142-29	EASTERBY STREET
63	064-131-07	OLIVE STREET
64	064-135-23	511 OLIVE STREET
65	065-252-64	37-39 CRESCENT AVE
66	065-253-02	MAIN STREET THROUGH TO CRESCENT AVE (See Note 2)
67	064-163-06	BONITA STREET (See Note 3)
68	064-163-07	417 BONITA ST
69	065-301-05	115 SOUTH STREET
70	064-141-13	523 SPRING ST
71	064-321-01	BUTTE STREET (See Note 4)
72	065-072-12	10 READE LN
73	065-063-08	911 BRIDGEWAY
74	064-151-06	1733 BRIDGEWAY
75	065-071-22	30 EXCELSIOR LN
76	065-063-07	925 BRIDGEWAY
77	064-151-02	1757 BRIDGEWAY
78	065-267-41	104 THIRD ST
79	065-238-15	214 THIRD ST
80	065-241-10	210 RICHARDSON ST
81	065-056-07	416 JOHNSON ST
82	064-167-21	411 LITHO ST
83	065-235-46	303 SECOND ST
84	065-241-12	214 RICHARDSON ST
85	064-167-03	408 LOCUST ST
86	065-052-26	419 LOCUST ST
87	064-151-16	412 NAPA ST
88	052-322-02	330 EBBTIDE AVENUE

**Notes**

- 1 Owned by the City of Sausalito
- 2 Owned by the Marin Municipal Water District
- 3 Unknown owner
- 4 50% owned by the City of Sausalito

Two sites were selected for the Horizontal Mixed Use Incentives, as described in Program 8b of Chapter II. The two sites are described below in Table C.6. These two sites belong to the CN-1 Zoning District, and are part of the vacant and underutilized inventory of sites in Table C.5. They were selected for the Mixed Use Opportunity incentives due to their larger lot sizes, relative to other commercially-zoned parcels, and the ability to yield eight units each. The two sites are in close proximity to major thoroughfares and transit routes, and are on generally flat or gently



1 | ~~sloping surfaces. Due to the Fair Traffic Initiative, there is no increase in the Floor Area Ratio~~  
2 | ~~under the Horizontal Mixed Use incentives.~~  
3 |  
4 |

**Table C.6: Mixed Use Opportunity Sites in the CN-1 zone**

Location / APN	Lot Size / maximum units	General Description
<del>2015 Bridgeway Cross Street Olive (APN 064-135-24, 064-135-28)</del>	<del>12,000 sf combined lot size; 8 units under current zoning standards</del>	<del>Older three-story L-shaped office building with ground floor parking, that appears to be a former apartment building.</del>
<del>1901 Bridgeway Cross Street Easterby (APN 064-141-05, 064-141-06)</del>	<del>12,000 sf combined lot size; 8 units under current zoning standards</del>	<del>1966 commercial strip-center with surface parking lot. Tenants include 7-Eleven, coin laundry, and Integrated Fitness. Structure in satisfactory condition with assessed value under \$150,000.</del>

**C. Uncounted Liveboards**

**Table C.76: Uncounted Liveboards in 2000 Census and 2000 – 2010 Department of Finance**

YEAR	TOTAL	Housing Units in the City of Sausalito				
		SINGLE		MULTIPLE		MOBILE HOMES /OTHER
		DETACHED	ATTACHED	2 TO 4	5 PLUS	
2000	4,511	1,706	423	1,353	805	224
2001	4,518	1,713	423	1,353	805	224
2002	4,522	1,717	423	1,353	805	224
2003	4,527	1,722	423	1,353	805	224
2004	4,529	1,724	423	1,353	805	224
2005	4,549	1,725	423	1,350	827	224
2006	4,551	1,728	423	1,349	827	224
2007	4,560	1,737	423	1,349	827	224
2008	4,567	1,743	427	1,346	827	224
2009	4,570	1,746	427	1,346	827	224
2010	4,573	1,751	427	1,344	827	224

Source: California Department of Finance, E-5 Population and Housing Estimates 2000-2010.

The California Department of Finance updates each year's housing count by unit type adding new construction and annexations, and subtracting demolitions and conversions from the 2000 census benchmark based on data provided by the local jurisdiction. Review of State Department of Finance annual housing unit counts for the years 2000 to 2010 indicate no change in the number of "mobile homes/other" units in Sausalito, the category that encompasses a variety of miscellaneous housing types including boats. Thus, in the years since the 2000 Census, the 38 undercounted liveboard berths have remained an uncounted segment of Sausalito's housing stock. (While 38 BCDC permitted liveboards were undercounted in the 2000 Census, only the 6 uncounted liveboards within the Waterfront Marinship Zone where liveboards are a legal non-conforming use will be credited towards the 2009-2014 RHNA). The City will begin reporting these 38 undercounted berths to the State Department of Finance at the next reporting period in February 2013, thus bringing all permitted liveboards within the City's official housing stock. Discussions with the State Department of Finance (February 2014)

1 regarding the appropriate reporting of undercounted liveboards indicate that from this point  
 2 forward, the City will need to evaluate any undercount in comparison with the housing unit  
 3 counts from the 2010 Census. So while the 2009-2014 RHNA developed by ABAG is based on  
 4 unit counts from the 2000 Census, the current unit counts reported by the Department of  
 5 Finance now utilize the 2010 Census as the baseline.

6  
 7 Review of the 2010 Census maps for Sausalito indicate both the block numbers and boundaries  
 8 have changed significantly from the 2000 Census, with census blocks now encompassing both  
 9 waterfront homes and marinas. As shown in Table C.7, the 2010 housing unit count by census  
 10 block now exceeds the number of BCDC permitted liveboards.

11  
 12 Discussion of this issue with the State Department of Housing and Community Development  
 13 (HCD) has confirmed the City's ability to continue to utilize the 2000 Census as the basis for the  
 14 liveboard undercount in the City's 2009-2014 Housing Element.

15  
 16 **Table C.7: Comparison of Existing Permitted Liveboards and 2010**

Census Block # (Tract 1302.02 Block Group 1)	2010 Census Housing Unit Count	Census	
		Marina	Existing Liveboards with BCDC Permits
1023	75	Clipper Yacht Harbor	52
1035	80	Galilee Harbor	38
		Schoonmaker Marina	16
1038	27	Sausalito Marine Ways	--
1039	62	Sausalito Yacht Harbor	31
		Pelican Harbor	9
<b>Totals</b>	<b>244 units</b>		<b>146</b>

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 20 M:\CDD\PROJECTS - NON-ADDRESS\GPA\2014\GPA 14-162\Focused Amendment-Review Drafts\Planning  
 Commission- 7-9-14\Appendix C - Vacant and Underutilized Sites Analysis\_redline amendment 7-9-14.docx

**IMPORTANT NOTES:**

Please see Chapter III and Appendix C for a detailed explanation on the purpose of this site inventory, and the calculation methodology. 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	Ave. Slope	Existing (Resid) Units	Age of Existing Bldg	Total Units possible based on max density	Resulting Density	Income Category	Actual additional units after Visual Checks
#1 064-135-24	Underutilized	CN-1	Commercial	Neighborhood Commercial	1 du/ 1,500 sf	BRIDGEWAY AND OLIVE	6,000	Combined parcels (single-ownership) straddled by L-shaped three-story office building with tuck under parking. Older structure built in 1975 without apparent exterior upgrades. Building appears to look like former apartments, making conversion back into apartments fairly efficient. Parcel may be subject to VMU* requirements.	Building is in good condition, although older (1975) without the upgrades necessary to command market rents.	13.6	0	1975	8	29.0	Very Low/Low	8
#2 064-135-28	Underutilized	CN-1	Commercial	Neighborhood Commercial	1 du/ 1,500 sf	2015 BRIDGEWAY	6,000			10.0	0	NA				
#3 064-141-05	Underutilized	CN-1	Commercial	Neighborhood Commercial	1 du/ 1,500 sf	1901 BRIDGEWAY	6,000	Combined parcels (single ownership) developed with 1966 commercial strip center and surface parking lot. Tenants include 7-Eleven, coin laundry, and integrated Fitness. Structure in satisfactory condition with assessed value under \$150,000. Parcel may be subject to VMU* requirements.	Buildings in satisfactory condition.	7.3	0	1966	8	29.0	Very Low/Low	8
#4 064-141-06	Underutilized	CN-1	Commercial	Neighborhood Commercial	1 du/ 1,500 sf	510 EASTERBY ST	6,000			8.2	0	1966				
#5 064-135-26	Underutilized	CN-1	Commercial	Neighborhood Commercial	1 du/ 1,500 sf	2005 BRIDGEWAY	3,000	One story building tenanted by FLO De-stressing wellness center. The roof space could be reconfigured to accommodate a residential unit above the shop space. Parcel may be subject to VMU* requirements.	Building is in good condition.	4.0	0	1920	2	14.5	Moderate	1
#6 064-135-29	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. Parcel may be subject to VMU* requirements.	Building is in good condition.	12.6	0	1960	2	14.5	Moderate	1
#7 064-141-01	Underutilized	CN-1	Commercial	Neighborhood Commercial	1 du/ 1,500 sf	1919 BRIDGEWAY	3,000	This is a one-story building tenanted by Hair Solutions. The building can have an additional floor for residential use. Parcel may be subject to VMU* requirements.	Building is in good condition.	4.4	0	1931	2	14.5	Moderate	1
#8 065-238-25	Underutilized	CN-1	Commercial	Neighborhood Commercial	1 du/ 1,500 sf	203 SECOND ST	3,500	One story building tenanted by Carousel Laundry & Cleaners. More than two-thirds of the property is vacant, and additional floors could be added to the building to accommodate residential units. Parcel may be subject to VMU* requirements.	Building is in good condition.	13.5	0	1923	1	13.2	Moderate	1
#9 065-238-41	Underutilized	CN-1	Commercial	Neighborhood Commercial	1 du/ 1,500 sf	217 SECOND ST	9,526	This site has infill potential. There is an existing 2-story building surrounded by parking space, with a Frank Howard Allen office on the ground floor. There are also two existing units at the back and on the upper floor, and therefore only one more unit can be counted. Under existing zoning, additional buildings up to 3 stories could be built adjoining the current building, with space reserved for parking either at the back or on the side. Parcel may be subject to VMU* requirements.	Building is in good condition.	14.5	2	1909	3	13.7	Moderate	1
#10 065-267-37	Underutilized	CN-1	Commercial	Neighborhood Commercial	1 du/ 1,500 sf	107 SECOND ST	9,900	One story office building with medical office tenants including Soluna Health, and surface parking. To add residential units under existing zoning, both buildings could 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. This site has known view impact issues. Parcel may be subject to VMU* requirements.	Buildings are in satisfactory condition.	10.1	0	1967	4	17.6	Moderate	4

EXHIBIT B.6  
(GRAPHS)

Technical Appendix G - Vacant and Underutilized Site Inventory Chart

APN	Status	Zoning	Category	General Plan Land Use	Max Density (du/sf)	Address	Parcel Size	Development Assessment	Visual Condition	Ave. Slope	Existing (Resid) Units	Age of Existing Bldg	Total Units possible based on max density	Resulting Density	Income Category	Actual additional units after Visual Checks		
#11	064-169-04	Underutilized	CR	Commercial	Mixed Residential & Commercial	1 du/ 1,500 sf	302 CALEDONIA ST	8,629	Offices with a parking lot taking up about one-third of the lot. There are 6 suites and 4 suites are currently empty. These suites could be converted into apartments, or a new building with first-floor parking could be built on the same lot to add units. Parcel may be subject to VMU* requirements.	Building is in excellent condition.	0.0	0	1991	5	25.3	Moderate	4	
#12	064-167-27	Underutilized	CR	Commercial	Mixed Residential & Commercial	1 du/ 1,500 sf	333 CALEDONIA ST	12,000	2 warehouses on site tenanted by Studio 333. Both warehouses could be reconfigured to make way for a new three-story building with parking on the ground floor. If warehouses are not reconfigured, a new building with less units could still be erected on the Litho St side of the lot. Parcel may be subject to VMU* requirements.	Buildings are in satisfactory condition.	11.5	0	1946	6	29.0	Very Low/Low	6	
#13	065-052-03	Underutilized	CR	Commercial	Mixed Residential & Commercial	1 du/ 1,500 sf	209 CALEDONIA ST	3,000	Both floors currently have a commercial use. The upper floor could be converted to a residential apartment. There is adequate street parking. Parcel may be subject to VMU* requirements.	Building is in excellent condition.	4.4	0	1884	2	29.0	Moderate	2	
#14	065-052-23	Underutilized	CR	Commercial	Mixed Residential & Commercial	1 du/ 1,500 sf	201 CALEDONIA ST	4,200	Existing two-story building on the lot, with Tyrax Jewellers and a fine framing shop on the ground floor. More than half of the lot is currently garden space. One more building could be added to create another unit. Parcel may be subject to VMU* requirements.	Building is in satisfactory condition.	3.1	1	1912	2	20.7	Moderate	1	
#15	065-053-05	Underutilized	CR	Commercial	Mixed Residential & Commercial	1 du/ 1,500 sf	328 PINE ST	3,185	Both floors currently have a commercial use. The upper floor could be converted to a residential apartment. There is adequate parking at the back of the lot. Parcel may be subject to VMU* requirements.	Building is in good condition.	3.8	0	1920	2	27.4	Moderate	2	
#16	065-055-02	Underutilized	CR	Commercial	Mixed Residential & Commercial	1 du/ 1,500 sf	1103 BRIDGEWAY	4,320	Two parcels under single ownership. Currently developed as a small independent Bridgeway Gas station, meaning it could be a brownfield and could require clean-up. The site is entirely flat and could easily support redevelopment. Parcel may be subject to VMU* requirements.	Building is in good condition.	0.0	0						
#17	065-055-03	Underutilized	CR	Commercial	Mixed Residential & Commercial	1 du/ 1,500 sf	JOHNSON ST	6,000			3.4	0	1958	6	25.3	Very Low/Low	6	
#18	065-055-06	Underutilized	CR	Commercial	Mixed Residential & Commercial	1 du/ 1,500 sf	42 CALEDONIA ST	4,000	The site has a one story building with ground floor retail, and has 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 an adjacent property. Parcel may be subject to VMU* requirements.	Building is in good condition.	2.5	0	1925	2	21.8	Moderate	2	
#19	065-056-02	Underutilized	CR	Commercial	Mixed Residential & Commercial	1 du/ 1,500 sf	41 CALEDONIA ST	3,500	1-story building tenanted by Plate Shop restaurant. There is potential for more units to be built on top of existing buildings or at the back of the property. Parking for the new unit would require coordination with adjacent property. Parcel may be subject to VMU* requirements.	Building is in good condition.	2.9	1	1927	2	24.9	Moderate	1	
#20	064-274-03	Vacant	R-1-20	Residential	Very Low Density Residential	1 unit/ parcel	WOLFBACK RIDGE ROAD	5,700	Vacant triangular lot.	Site is currently vacant.	25.3	0	NA	1	7.6	Above Moderate	1	
#21	064-276-23	Vacant	R-1-20	Residential	Very Low Density Residential	1 unit/ parcel	3 WOLFBACK RIDGE ROAD	29,947	Vacant site. On Approved list for new Single Family Development, no Building Permit issued yet.	Site is currently vacant.	41.0	0	NA	1	1.5	Above Moderate	1	
#22	200-240-10	Vacant	R-1-20	Residential	Very Low Density Residential	1 unit/ parcel	WOLFBACK TERRACE ROAD	20,273	Vacant site.	Site is currently vacant.	61.7	0	NA	1	2.1	Above Moderate	1	
#23	200-240-23	Vacant	R-1-20	Residential	Very Low Density Residential	1 unit/ parcel	WOLFBACK TERRACE ROAD	9,851	Vacant site.	Site is currently vacant.	54.6	0	NA	1	4.4	Above Moderate	1	
#24	200-310-01	Vacant	R-1-20	Residential	Very Low Density Residential	1 unit/ parcel	WOLFBACK RIDGE ROAD	13,407	Vacant site.	Site is currently vacant.	35.4	0	NA	1	3.2	Above Moderate	1	
#25	200-310-03	Vacant	R-1-20	Residential	Very Low Density Residential	1 unit/ parcel	WOLFBACK RIDGE ROAD	7,643	Vacant site.	Site is currently vacant.	18.9	0	NA	1	5.7	Above Moderate	1	
#26	200-310-04	Vacant	R-1-20	Residential	Very Low Density Residential	1 unit/ parcel	WOLFBACK RIDGE ROAD	5,510	Vacant site.	Site is currently vacant.	36.1	0	NA	1	6.8	Above Moderate	1	
#27	200-310-06	Vacant	R-1-20	Residential	Very Low Density Residential	1 unit/ parcel	WOLFBACK RIDGE ROAD	30,032	Vacant site.	Site is currently vacant.	39.0	0	NA	1	1.5	Above Moderate	1	

51 units  
Mixed Use

Technical Appendix G - Vacant and Underutilized Site Inventory Chart

APN	Status	Zoning	Category	General Land Use	Max Density (du/parcel)	Address	Parcel Size	Development Assessment	Visual Condition	Ave. Slope	Existing (Resid) Units	Age of Existing Bldg	Total Units possible based on max density	Resulting Density	Income Category	Actual additional units after Visual Checks	
#28	200-310-06	Vacant	R-1-20	Residential	Very Low Density Residential	1 unit/ parcel	WOLFBACK RIDGE ROAD	29,166	Vacant site.		48.5	0	NA	1	1.5	Above Moderate	1
#29	200-310-08	Vacant	R-1-20	Residential	Very Low Density Residential	1 unit/ parcel	WOLFBACK RIDGE ROAD	24,287	Vacant site.		52.4	0	NA	1	1.8	Above Moderate	1
#30	200-310-09	Vacant	R-1-20	Residential	Very Low Density Residential	1 unit/ parcel	WOLFBACK RIDGE ROAD	17,874	Vacant site.		49.5	0	NA	1	2.4	Above Moderate	1
#31	200-310-12	Vacant	R-1-20	Residential	Very Low Density Residential	1 unit/ parcel	CLOUDVIEW TRAIL	33,792	Vacant site.		59.6	0	NA	1	1.3	Above Moderate	1
#32	200-310-16	Vacant	R-1-20	Residential	Very Low Density Residential	1 unit/ parcel	WOLFBACK RIDGE ROAD	14,469	Vacant site.		41.7	0	NA	1	3.0	Above Moderate	1
#33	064-242-10	Vacant	R-1-6	Residential	Low Density Residential	1 unit/ parcel	GEORGE LANE	9,546	Vacant site.		36.8	0	NA	1	4.6	Above Moderate	1
#34	064-204-03	Vacant	R-1-6	Residential	Medium Low Density Residential	1 unit/ parcel	PLATT AVE	5,624	Vacant site.		54.4	0	NA	1	6.6	Above Moderate	1
#35	064-204-35	Vacant	R-1-6	Residential	Medium Low Density Residential	1 unit/ parcel	CAZNEAU AVE	5,969	Vacant site on a slope.		57.4	0	NA	1	7.3	Above Moderate	1
#36	064-213-22	Vacant	R-1-6	Residential	Medium Low Density Residential	1 unit/ parcel	CAZNEAU AVE	5,406	Vacant site on a slope.		71.2	0	NA	1	8.1	Above Moderate	1
#37	064-243-22	Vacant	R-1-6	Residential	Medium Low Density Residential	1 unit/ parcel	GEORGE LANE	5,059	Vacant site.		56.4	0	NA	1	8.6	Above Moderate	1
#38	065-222-05	Vacant	R-1-6	Residential	Medium Low Density Residential	1 unit/ parcel	105 CRESCENT AVE	5,040	Was approved by the City in 2011 for a new single-family residence, but no Building Permit has been applied for yet.		40.0	0	1961	1	8.6	Above Moderate	1
#39	064-321-01	Vacant	R-2-5	Residential	Medium Density Residential	1 du/ 5,000 sf	BUTTE STREET	82,730	This site is vacant.		30.0	0	NA	16	8.4	Above Moderate	16 units
#40	064-062-14	Under-utilized	R-2-2.5	Residential	Medium High Density Residential	1 du/ 2,500 sf	175 TOMALES ST	6,000	One house on corner lot with space in backyard. Adequate driveway space for parking and street parking.		16.5	1	1931	2	14.5	Moderate	1
#41	064-062-15	Under-utilized	R-2-2.5	Residential	Medium High Density Residential	1 du/ 2,500 sf	163 TOMALES ST	6,000	Has space at the back for another unit.		15.4	1	1915	2	14.5	Moderate	1
#42	064-062-19	Vacant	R-2-2.5	Residential	Medium High Density Residential	1 du/ 1,600 sf	TOMALES STREET	3,000	Has a small road running through it to neighboring house. This site is owned by the City of Sausalito.		19.0	0	NA	2	29.0	Moderate	2
#43	064-131-07	Vacant	R-2-2.5	Residential	Medium High Density Residential	1 du/ 2,500 sf	OLIVE STREET	5,240	Site is currently vacant and has development potential.		22.0	0	NA	2	16.6	Moderate	2
#44	064-135-03	Under-utilized	R-2-2.5	Residential	Medium High Density Residential	1 du/ 2,500 sf	510 SPRING ST	6,000	Garage in front and house at the back, has potential for another building to be placed in the middle of the site.		11.4	1	1914	2	14.5	Moderate	1
#45	064-135-06	Under-utilized	R-2-2.5	Residential	Medium High Density Residential	1 du/ 1,500 sf	522 SPRING ST	3,000	This is a substandard lot. There is potential for an additional building to be built behind the existing building. There is adequate street parking.		14.4	1	1930	2	29.0	Moderate	1
#46	064-135-23	Under-utilized	R-2-2.5	Residential	Medium High Density Residential	2 du/ 2,500 sf	511 OLIVE STREET	6,000	There is currently one unit on the site and an additional house or ADU may be built behind the existing building.		17.9	1	1914	2	14.5	Moderate	1

Technical Appendix G - Vacant and Underutilized Site Inventory Chart

APN	Status	Zoning	Category	General Plan Land Use	Max Density (du/lot)	Address	Parcel Size	Development Assessment	Visual Condition	Avg. Slope	Existing (Retail) Units	Age of Existing Bldg	Total Units possible based on max density	Resulting Density	Incent Category	Actual additional units after Visual Checks
#47	Under-utilized	R-2-2.5	Residential	Medium High Density Residential	1 du/ 2,500 sf	155 WOODWARD AVE	8,220	This site has a single two-story house in good condition with an undeveloped backyard.	Building is in good condition.	17.9	1	1945	3	15.9	Moderate	2
#48	Under-utilized	R-2-2.5	Residential	Medium High Density Residential	1 du/ 1,500 sf	167 PEARL ST	3,500	This is a substandard lot. There is potential for an additional building to be built behind the existing building for a second unit on the lot. Street parking is adequate, or parking in the driveway is possible.	Building is in good condition.	14.6	1	1930	2	24.9	Moderate	1
#49	Under-utilized	R-2-2.5	Residential	Medium High Density Residential	1 du/ 2,500 sf	264 WOODWARD AVE	6,240	Only one house on the property, large yard space. An additional unit is possible. Street parking is available, or the driveway could be expanded.	Building is in excellent condition.	33.9	1	0	2	14.0	Moderate	1
#50	Under-utilized	R-2-2.5	Residential	Medium High Density Residential	1 du/ 1,500 sf	530 EASTERBY ST	3,000	This is a substandard lot. There is potential for an additional building or extension to be built behind the existing building.	Building is in excellent condition.	8.0	1	1991	2	28.0	Moderate	1
#51	Under-utilized	R-2-2.5	Residential	Medium High Density Residential	1 du/ 2,500 sf	523 SPRING ST	22,592	There are 4 houses on Spring St (5 units), 1 house on Pearl St (1 unit), and parking spaces on Pearl St for the Spring St houses. The site is large and can support reconfiguration to add an additional building or two for a total of three additional units.	Buildings are in good condition.	9.5	6	0	9	17.4	Moderate	3
#52	Vacant	R-2-2.5	Residential	Medium High Density Residential	1 du/ 2,500 sf	511 SPRING ST	6,000	Currently empty yard and parking garage only.	Garage is in satisfactory condition.	9.9	0	0	2	14.5	Moderate	2
#53	Underutilized	R-2-2.5	Residential	Medium High Density Residential	1 du/ 1,500 sf	518 EASTERBY ST	3,000	This is a substandard lot. There is potential for an additional building or extension to be built behind the existing building.	Building is in excellent condition.	14.2	1	1955	2	29.0	Moderate	1
#54	Vacant	R-2-2.5	Residential	Medium High Density Residential	1 du/ 2,500 sf	EASTERBY ST	5,000	The site is vacant and has direct road access.	Site is currently vacant.	19.0	0	NA	2	17.4	Moderate	2
#55	Under-utilized	R-2-2.5	Residential	Medium High Density Residential	1 du/ 2,500 sf	515 EASTERBY ST	5,460	May have some room for a smaller ADU behind the existing building.	Building is in good condition.	15.9	1	1920	2	16.0	Moderate	1
#56	Vacant	R-2-2.5	Residential	Medium High Density Residential	1 du/ 2,500 sf	BONITA STREET	6,491	There is an easement with stairs going lengthwise through the site. The remaining area is able to support 2 units on the site.	Site is currently vacant.	29.0	0	NA	2	13.4	Moderate	2
#57	Under-utilized	R-2-2.5	Residential	Medium High Density Residential	1 du/ 2,500 sf	417 BONITA ST	8,640	Single house plus terraced decks at the back. There is space for two more units at the back.	Building is in good condition.	30.1	1	1943	3	15.1	Moderate	2
#58	Under-utilized	R-2-2.5	Residential	Medium High Density Residential	1 du/ 2,500 sf	21 GORDON ST	12,675	Single house plus terraced gardens up the slope at the back. Additional units could be created in the terraced areas.	Building is in excellent condition.	35.6	1	1951	5	17.2	Moderate	4
#59	Under-utilized	R-2-2.5	Residential	Medium High Density Residential	1 du/ 2,500 sf	812 SPRING ST	6,048	Has space at the back for another unit.	Building is in good condition.	27.8	1	1926	2	14.4	Moderate	1
#60	Under-utilized	R-2-2.5	Residential	Medium High Density Residential	1 du/ 2,500 sf	38 GORDON ST	9,600	Single-story house with a lawn. This lot could support another small structure, or have another story added. Part of the site is an easement for driveway access.	Building is in excellent condition.	16.9	1	1960	3	13.6	Moderate	2

Technical Appendix G - Vacant and Underutilized Site Inventory Chart

APN	Status	Zoning	Category	General Plan Land Use	Max Density (du/sf)	Address	Parcel Size	Development Assessment	Visual Condition	Avg. Slope	Existing (Resid) Units	Age of Existing Bldg	Total Units possible based on max density	Resulting Density	Income Category	Actual additional units after Visual Checks
#61	Under-utilized	R-2-2.5	Residential	Medium High Density Residential	1 du/ 2,500 sf	141 WOODWARD AVE	5916	Another building could be built adjacent to the existing 1-story unit, or another floor could be added to the unit. Adequate street parking.	Building is in good condition.	12.4	1	1954	2	14.7	Moderate	1
#62	Under-utilized	R-2-2.5	Residential	Medium High Density Residential	1 du/ 1,500 sf	35 MARIE ST	4,058	This is a substandard lot. This property has some room for an additional building at the back of the site. Additional parking spaces on site are also possible.	Building is in fair condition.	14.2	1	1969	2	21.5	Moderate	1
#63	Under-utilized	R-2-2.5	Residential	Medium High Density Residential	1 du/ 2,500 sf	26 BUCHANAN DR	6,000	The existing 1-story building could be reconfigured for 2 units.	The existing building is in fair condition.	7.9	1	1956	2	14.5	Moderate	1
#64	Under-utilized	R-2-2.5	Residential	Medium High Density Residential	1 du/ 2,500 sf	11 TOMALES ST	6,000	There is potential for an additional building to be built behind or in front of the existing building. It is also possible that the existing building could be reconfigured and a new house with two units built in its place.	The existing building is in fair condition.	8.8	1	1955	2	14.5	Moderate	1
#65	Under-utilized	R-2-2.5	Residential	Medium High Density Residential	1 du/ 1,500 sf	211 WEST ST	3,600	This is a substandard lot. This building appears to be vacant and is in a dilapidated condition. Considered to have zero existing units.	Building is in a poor condition.	26.7	0	1941	2	24.2	Moderate	2
#66	Under-utilized	R-2-2.5	Residential	Medium High Density Residential	1 du/ 1,500 sf	209 FOURTH ST	3,300	This is a substandard lot. This building appears to be vacant and is in a dilapidated condition. Considered to have zero existing units.	Building is in a poor condition.	19.9	0	1930	2	26.4	Moderate	2
#67	Vacant	R-2-2.5	Residential	Medium High Density Residential	1 du/ 2,500 sf	37-39 CRESCENT AVE	6,512	Was approved by City in 2009 for 2 new detached residences, but no Building Permit has been issued yet as of 2011.	Site is currently vacant.	71.0	0		3	15.4	Moderate	2
#68	Vacant	R-2-2.5	Residential	Medium High Density Residential	1 du/ 2,500 sf	MAIN STREET THROUGH TO CRESCENT AVE	6,330	Site is currently vacant and has development potential.	Site is currently vacant.	28.0	0	NA	2	16.3	Moderate	2
#69	Under-utilized	R-2-2.5	Residential	Medium High Density Residential	1 du/ 1,500 sf	107 FOURTH ST	3,300	This is a substandard lot. There is potential for an additional building to be built between the existing building and the garage.	The garage is in satisfactory condition and the house is in good condition.	9.1	1	1957	2	26.4	Moderate	1
#70	Under-utilized	R-2-2.5	Residential	Medium High Density Residential	1 du/ 2,500 sf	110 FOURTH ST	5,500	This lot has a one story building. There is space at the back for another building, or an additional floor may be built, or the existing building could be reconfigured for two units.	Building is in satisfactory condition.	31.6	1	1952	2	15.6	Moderate	1
#71	Under-utilized	R-2-2.5	Residential	Medium High Density Residential	1 du/ 2,500 sf	115 SOUTH STREET	6,600	On Approved List for a new Duplex/Condo. No Building Permit issued yet.	Site is currently vacant.	54.0	0		2	14.5	Moderate	2
#72	Vacant	R-3	Residential	High Density Residential	1 du/ 1,500 sf	1757 BRIDGEWAY	17,932	The existing buildings on the site are blighted and therefore the site may be considered vacant (per HCD direction).	Current buildings blighted, therefore site considered vacant.	22.0	0	NA	11	26.7	Very Low/Low	3
#73	Underutilized	R-3	Residential	High Density Residential	1 du/ 1,500 sf	1733 BRIDGEWAY	7,470	Has a house on the lot, three units currently on the site. Has roadway access. An additional unit could be built in front over the current parking spaces.	Building is in satisfactory condition.	32.4	3	0	4	23.3	Moderate	1
#74	Under-utilized	R-3	Residential	High Density Residential	1 du/ 1,500 sf	412 NAPA ST	10,000	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.	Building is in good condition.	32.0	1	1950	6	26.1	Moderate	5
#75	Under-utilized	R-3	Residential	High Density Residential	1 du/ 1,500 sf	408 LOCUST ST	3,000	There is potential for an additional building to be built behind the existing building.	Building is in excellent condition.	21.4	1	1951	2	29.0	Moderate	1
#76	Under-utilized	R-3	Residential	High Density Residential	1 du/ 1,500 sf	411 LITHO ST	6,000	Single house plus lawn at the back. There is existing access to the backpart of the lot.	Existing building is in good condition.	14.3	2	1963	4	29.0	Moderate	2
#77	Under-utilized	R-3	Residential	High Density Residential	1 du/ 1,500 sf	419 LOCUST ST	8,063	There are 3 meters and 3 mailboxes on this property.	Buildings are in fair condition.	13.8	3	NA	5	27.0	Moderate	2

50 units  
R-2-2.5



Technical Appendix G - Vacant and Underutilized Site Inventory Chart

APN	Status	Zoning	Category	General Plan Land Use	Max Density (du/sf)	Address	Parcel Size	Development Assessment	Visual Condition	Ave. Slope	Existing (Resid) Units	Age of Existing Bldg	Total Units possible based on max density	Resulting Density	Income Category	Actual additional units after Visual Check
#78 065-066-07	Under-utilized	R-3	Residential	High Density Residential	1 du/ 1,500 sf	416 JOHNSON ST	6,000	One story building in front and 2 stories at the back, with driveway and backyard. A new building could be built at the back for 2 units, and include parking spaces for existing units. Next door is a good example of infill at the rear of the lot (420, 422 Johnson St).	Building is in good condition.	9.8	2	0	4	29.0	Moderate	2
#79 065-063-07	Under-utilized	R-3	Residential	High Density Residential	1 du/ 1,500 sf	925 BRIDGEWAY	8,050	There is one building on the lot with three existing units. The undeveloped portion of the lot is in front of the existing building.	Building is in fair condition.	35.1	3	1922	5	27.1	Moderate	1
#80 065-063-08	Under-utilized	R-3	Residential	High Density Residential	1 du/ 1,500 sf	911 BRIDGEWAY	8,000	This site appears to have four existing units and therefore has potential for only one more unit under the maximum density allowed.	Building is in fair condition.	34.5	4	1925	5	27.2	Moderate	1
#81 065-071-22	Under-utilized	R-3	Residential	High Density Residential	1 du/ 1,500 sf	30 EXCELSIOR LN	11,000	This site has a five unit apartment building on the lot. There is space for two units to be built in a single building, with a carport on the ground floor.	Building is in good condition.	21.7	5	1955	7	27.7	Moderate	2
#82 065-072-12	Under-utilized	R-3	Residential	High Density Residential	1 du/ 1,500 sf	10 READE LN	7,980	There are 4 meters for the property, indicating that there are 4 units. Only one more unit can be added under the maximum density. Part of the lot is underutilized, and access or parking for the additional unit could come off of Reade Lane.	Building is in good condition.	20.3	4	0	5	27.3	Moderate	1
#83 065-235-46	Under-utilized	R-3	Residential	High Density Residential	1 du/ 1,500 sf	303 SECOND ST	3,300	There is potential for an additional building to be built behind the existing building for a second unit on the lot.	Building is in good condition.	25.9	1	1928	2	28.4	Moderate	1
#84 065-238-15	Under-utilized	R-3	Residential	High Density Residential	1 du/ 1,500 sf	214 THIRD ST	7,500	Combined with a strip of land at the back of this lot, which is under the same owner, this lot would add up to a 8,250 sf lot. Half of the lot is currently used for parking only and can be built on to add two residential units, inclusive of parking.	Existing building is in good condition.	13.0	3	1970	5	29.0	Moderate	2
#85 065-241-10	Under-utilized	R-3	Residential	High Density Residential	1 du/ 1,500 sf	210 RICHARDSON ST	4,800	The back of the lot is not easily visible from the street, however Google Earth aeriels show that more than half the lot is a vacant backyard. It is possible to put another structure on the back of the lot.	Building is in excellent condition.	20.5	1	1965	3	27.2	Moderate	2
#86 065-241-12	Under-utilized	R-3	Residential	High Density Residential	1 du/ 1,500 sf	214 RICHARDSON ST	3,840	There is potential for an additional building to be built closer to Richardson St where the garden currently is. There is adequate space on the site for parking.	Building is in excellent condition.	24.3	1	1986	2	22.7	Moderate	1
#87 065-267-41	Under-utilized	R-3	Residential	High Density Residential	1 du/ 1,500 sf	104 THIRD ST	6,573	Two single-story buildings on property with a backyard. Constructing new units with more stories would be in keeping with the street character.	Building is in good condition.	9.2	2	0	4	28.5	Moderate	2
#88 052-322-02	Under-utilized	R-3	Residential	High Density Residential	1 du/ 1,500 sf	330 Ebbtide	32,477	Site contains two small houses, a 525 sf cottage and a dilapidated garage. Street frontage on both Bridgeway and Ebbtide, beneficial for site access. Adjacent 7,700 sf parcel under common ownership, providing opportunity for consolidation.	Buildings are in fair condition, garage in poor condition.	40.8	2	1900	21	28.1	Very Low/Low	21
<b>Total Units 195</b>																

\$9 units  
R-3

**ADDENDUM**

TO

**NEGATIVE DECLARATION**  
State Clearing House No. 2012052034

**Subject**

City of Sausalito Focused Housing Element Amendment

**Environmental Setting**

Entire City of Sausalito

**Background**

This document is an Addendum to the Initial Environmental Study/Negative Declaration prepared for the 2009-2014 Housing Element (Original Project) adopted by the City of Sausalito in October 2012 (State Clearinghouse No. 2012052034). This document is provided in Appendix A.

The Initial Environmental Study/Negative Declaration for the Original Project studied the potential environmental effects on aesthetics, agriculture and forest resources, air quality, biological resources, cultural resources, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, mineral resources, noise, population and housing, public services, transportation/traffic, utilities and service systems, and mandatory findings of significance. No environmental factors were found to be potentially affected by the implementation of the 2009-2014 Housing Element and the project would not have a significant effect on the environment.

Since the adoption of the Negative Declaration, the City has amended the Original Project. This addendum to the Negative Declaration addresses the minor technical changes or additions made to the 2009-2014 Housing Element, referred to as the "Focused Housing Element Amendment."

**Statutory Requirements**

Section 15164 of the California Environmental Quality Act (CEQA) Guidelines allows for a lead agency to prepare an addendum to an adopted negative declaration or environmental impact report (EIR) if only minor technical changes or additions are necessary or if none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred. Pursuant to CEQA Section 15162, no subsequent negative declaration shall be prepared for the project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:

- (1) Substantial changes are proposed in the project that will require major revisions of the previous negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

- (2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or,
- (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:
  - a. The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
  - b. Significant effects previously examined will be substantially more severe than shown in the previous EIR;
  - c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
  - d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

This Addendum evaluates the Focused Housing Element Amendment and demonstrates that the amendment to the housing element does not meet any of the requirements set forth in section 15162. This Addendum shall be considered by the decision making body prior to making a decision on the adoption of the Focused Housing Element Amendment. The Addendum does not need to be circulated for public review (CEQA Section 15164[c]).

### **Project Description**

The Focused Housing Element Amendment is an amendment to the 2009-2014 Housing Element to add an existing R-3 zoned site to the sites inventory and to remove the Horizontal Mixed Use (HMU) program. The amendment also includes updates to show progress in implementation of the Accessory Dwelling Unit program, Liveaboard program, and Multi-family Development in Multi-family Zones program. The Focused Housing Element Amendment is consistent with the policies and programs set forth in the adopted General Plan.

The Focused Housing Element Amendment (provided in Appendix B) is substantially the same as the 2009-2014 Housing Element with minor technical changes and additions, as summarized in the remainder of this addendum.

The Focused Housing Element Amendment includes the following changes:

**1. Minor revisions to programs**

The City’s Housing Plan includes programs to address the community’s housing needs. One program, Program 8b “Horizontal Mixed Use Incentives in Neighborhood Commercial (CN-1) District” was removed as a part of the Focused Housing Element Amendment.

Updated progress in implementation of Program 10a, “Adoption of Zoning Regulations to Encourage New ADUs” and Program 10b, “ADU Registration and Amnesty Program,” Program 11 “Liveaboards and Houseboats,” and Program 20, “Multi-family Development in Multi-family Districts” program was also provided in the Focused Housing Element Amendment.

**2. Addition of existing R-3 zoned site to the Vacant and Underutilized Sites Inventory**

As the 330 Ebbtide Avenue parcel is already zoned R-3, it may be counted towards the RHNA as providing units for lower income households and may be added to the sites inventory, which is a listing of residential sites in the City that are suitable for residential development. A site inventory of land suitable for residential development is a required component in a city’s Housing Element. This site inventory includes vacant sites and sites that have the potential for redevelopment, plus an analysis of the relationship of zoning and public facilities and services to these sites. Adding the 330 Ebbtide Avenue site does not require any zoning map or zoning ordinance modification. Furthermore, adding the 330 Ebbtide Avenue site does not increase the density or modify the allowable development standards on the site in any way.

**3. Updated Progress towards RHNA numbers**

State Housing Element law requires each city and county to identify and analyze existing and projected housing needs in its jurisdiction and prepare goals, policies, and programs to encourage the development, improvement and preservation of housing (Government Code 65580-65589). The programs developed are meant to help the city meet its “fair share” of housing needs, as determined by the State and allocated by the Association of Bay Area Governments (AGAG) through the Regional Housing Needs Assessment (RHNA) Allocation Plan. In the Focused Housing Element Amendment the City has updated the progress towards the RHNA numbers.

Potential Housing Units during 2007-2014 Planning Period						
Income Levels	Very Low	Low	Moderate	Above Moderate	TOTAL LS	% Total Units
<b>RHNA TARGETS</b>	<b>45</b>	<b>30</b>	<b>34</b>	<b>56</b>	<b>165</b>	
<b>Approved/Built (2007-2013)</b>	0	0	1	23	24	9%
<b>R-1 District Capacity</b>	0	0	0	19	19	7%
<b>R-2-5 District Capacity</b>	0	0	0	16	16	6%
<b>R-2-2.5 District Capacity</b>	0	0	50	0	50	19%

Potential Housing Units during 2007-2014 Planning Period						
<b>R-3 District Capacity</b>	21	11	27	0	<b>59</b>	22%
<b>Commercial District Capacity</b>	20	10	21	0	<b>51</b>	19%
<b>Existing Liveaboards</b>	0	6	0	0	<b>6</b>	2%
<b>Future Liveaboards</b>	0	13	11	0	<b>24</b>	9%
<b>New Accessory Dwelling Units</b>	2	3	1	0	<b>6</b>	2%
<b>Existing Accessory Dwelling Units</b>	4	8	2	0	<b>14</b>	5%
<b>TOTALS</b>	<b>47</b>	<b>51</b>	<b>113</b>	<b>58</b>	<b>269</b>	
<b>Percentage Over/Under RHNA Target:</b>	<b>&lt;1%</b>	<b>70%</b>	<b>232%</b>	<b>&lt;1%</b>	<b>63%</b>	<b>BUFFER</b>
<b>Unit Capacity Over/Under RHNA Target:</b>	<b>2</b>	<b>21</b>	<b>79</b>	<b>2</b>	<b>104</b>	

### Review of Environmental Impacts and Determination

An analysis of the Focused Housing Element Amendment, changes in circumstances, and any new information since the certification of the previous Initial Environmental Study/Negative Declaration (IES/ND) has been completed to determine if any new environmental impacts could occur. The environmental analysis and conclusions provided in the IES/ND remain current and applicable to the proposed project. All potential impacts in the CEQA Environmental Checklist were considered during the preparation of this Addendum, and it has been determined that no impacts would result from the minor changes made to the City's Housing Element. Nothing in the Focused Housing Element Amendment will impact aesthetics, agriculture and forestry resources, air quality, biological resources, cultural resources, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, mineral resources, noise, population and housing, public services, recreation, transportation and traffic, utilities and service systems or mandatory findings of significance.

Further, the modifications proposed for the Housing Element are minor and none of the conditions outlined in CEQA Section 15162 have occurred as explained below, specifically:

- (1) *No substantial changes are proposed in the project that will require major revisions of the previous negative declaration due to the involvement of new, significant environmental effects or a substantial increase in the severity of previously identified significant effects.*

The Focused Housing Element Amendment proposes only minor technical changes to the City's Housing Element in the General Plan to reflect addition of site to the Vacant and Underutilized Sites Inventory, updated RHNA numbers, accomplished programs, and the removal of a housing program. The Focused Housing Element Amendment does not

include modifications to development patterns or changes in the pattern of land uses established in the General Plan. The Focused Housing Element Amendment does not propose or contemplate specific development projects. Environmental review of any implementing actions would occur at that time when project details are known. The adoption of the Focused Housing Element Amendment will not result in any changes to the physical environment.

- (2) *No substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.*

It has been determined that no substantial changes have occurred with respect to the circumstances under which the project is undertaken and thus no major revisions of the previous negative declaration are necessary. The Focused Housing Element Amendment is proposing only minor technical changes to update the Element based on current information and will not cause any significant effects.

- (3) *New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the negative declaration was adopted, shows any of the following:*

- a. The project will have one or more significant effects not discussed in the previous EIR or negative declaration;*

Analysis of the Focused Housing Element Amendment indicates that there is no new information of substantial importance, which was not known at the time the negative declaration was adopted in 2012 that shows the project will have significant effects, or effects that will be substantially more severe than shown in the negative declaration.

- b. Significant effects previously examined will be substantially more severe than shown in the previous EIR;*

No significant effects were previously identified and no EIR was previously prepared.

- c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or*

No significant or potentially significant effects were identified for the Original project and thus no mitigation measures or alternatives were necessary.

- d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.*

No significant or potentially significant effects were identified for the Original project and thus no mitigation measures or alternatives were necessary.

### **Conclusion**

Given the analysis presented in this Addendum, it is therefore found that the proposed Focused Housing Element Amendment would not result in a measurable increase in environmental impacts over what was previously analyzed in the Negative Declaration and Initial Environmental Study. There are no changes with respect to the circumstances under which the project is undertaken that will require revisions to the previous Negative Declaration. Therefore, pursuant to CEQA Guidelines Section 15164, an Addendum to the Negative Declaration is appropriate and has been prepared to document the minor technical changes made to the Focused Housing Element Amendment of the City of Sausalito General Plan.

July 2, 2014

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NAME

ATTACHMENT: INITIAL ENVIRONMENTAL STUDY AND NEGATIVE DECLARATION,  
2009-2014 HOUSING ELEMENT

I:\CDD\PROJECTS - NON-ADDRESS\GPA\2014\GPA 14-162\Environmental\Neg Dec Addendum for Focused HE Amendment-PC  
Review Draft-7-9-14.docx

Housing Element Update

Initial Environmental Study/  
Negative Declaration

GPA/ENV 12-117

Approved October 9, 2012

City of Sausalito  
Community Development Department  
420 Litho Street  
Sausalito, California 94965  
415/289-4128

**ATTACHMENT**





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## INTRODUCTION

The project is an update of the Housing Element of City of Sausalito General Plan. The California Government Code requires all cities and counties to adopt a housing element as part of the jurisdiction's respective General Plan. The housing element establishes objectives, policies and programs addressing community housing conditions and needs. The Housing Element Update is a comprehensive statement by the City of Sausalito of its current and future housing needs and a listing of proposed actions to facilitate the provision of housing to meet those needs. The Housing Element Update is a policy-level document which provides policy direction for the implementation of various programs to accommodate the housing needs of current and future residents and to encourage the production of housing units in a range of prices affordable to all income groups.

The Housing Element Update is consistent with the General Plan. The Housing Element Update continues to allow development in locations which are currently designated for development. All new development analyzed in the Housing Element Update is in areas already designated for residential, mixed use, or public institutional development. The Housing Element Update contains policies and programs organized under the following seven goals:

- **Preserving housing and neighborhood assets.** Maintain and enhance the quality of existing housing and ensure that new residential development is compatible with Sausalito's small town character.
- **Encouraging diversity in housing.** Provide opportunities for a range of housing types in a variety of locations and densities to meet the diverse needs of the Sausalito community.
- **Enhancing housing affordability.** Expand and protect opportunities for households of all income levels to find housing in Sausalito and afford a greater choice of rental and homeownership opportunities.
- **Reducing governmental constraints.** Reduce governmental constraints on the maintenance, improvement and development of housing while maintaining community character.
- **Promoting equal housing opportunities.** Promote equal housing opportunities for all residents, including Sausalito's special needs populations, so that residents can reside in the housing of their choice.
- **Implementing environmental sustainability.** Promote environmental sustainability through support of existing and new development which minimizes reliance on natural resources.
- **Promoting community involvement.** Promote the active participation of citizens, community groups, and governmental agencies in housing and community development activities.

In accordance with the requirements of CEQA Guidelines Section 15071, this Initial Environmental Study/ Negative Declaration (IES/ND) describes the proposed project; and identifies, analyzes, and evaluates the potential significant environmental impacts that may result from the proposed project (i.e., adoption of the Housing Element Update). This IES/ND applies only to the Housing Element Update and does not apply to actual housing projects that may be proposed in the future, including those that are proposed as a result of Housing Element policies and programs. Any actual projects that are proposed must still undergo environmental review as required by CEQA, and the City's required zoning and design review process.

This IES/ND determines the adoption of the Housing Element Update will result in no impacts or less-than-significant impacts on the environmental resources and issues evaluated herein and hence, would not have a significant impact on the environment. As a result, this document serves as a Negative Declaration pursuant to Public Resources Code Sections 21064 and 21080(e), and Article 6 of the CEQA Guidelines.

Since the amount of residential development that would be allowed under this Housing Element Update is the same as the amount of development analyzed in the General Plan Environmental Impact Report (EIR), the impacts of that development have been disclosed, analyzed and mitigated to the extent feasible in the General Plan EIR. Pursuant to the requirements for tiering set forth in CEQA Guidelines Section 15152, a copy of the General Plan EIR is available for inspection in the Community Development Department.

**A. PROJECT DESCRIPTION**

1. **Project Title** Housing Element Update
2. **Lead Agency Name and Address**  
City of Sausalito  
420 Litho Street  
Sausalito, CA 94965
3. **Contact Person and Phone Number**  
Lilly Schinsing, Associate Planner (415) 289-4134
4. **Project Location** City-wide
5. **Project Sponsor's Name and Address**  
City of Sausalito  
420 Litho Street  
Sausalito, CA 94965
6. **Report Author**  
Lilly Schinsing, Associate Planner  
Community Development Department  
420 Litho Street  
Sausalito, CA 94965  
Phone: (415) 289-4134  
Fax: (415).339-2256  
Email: lschinsing@ci.sausalito.ca.us
7. **Project Number** GPA/ENV 12-117
8. **Type of Approval** Adoption of General Plan Amendment for Housing Element Update
9. **Present and Previous Use of Site or Structures** Vacant, mixed use, residential, and public institutional developed parcels throughout Sausalito
10. **General Plan Designation** Various General Plan land use categories allow residential uses. The project is a proposed amendment of the City of Sausalito General Plan to replace the Housing Element adopted in 1995 with a new Housing Element. The General Plan, including the Housing Element, covers all land within the City limits.
11. **Zoning** Various mixed use, residential, and public institutional zoning designations.
12. **Description of Project** The City of Sausalito is a community of approximately 7,000 residents located on 2.2 square miles consisting mostly of steeply sloping terrain with narrow roads and aging infrastructure, constrained between Richardson's Bay to the east and the Golden Gate National Recreation Area to the west. Neighborhoods vary in age from the late 1800s to the present.

The California Government Code requires all cities and counties to adopt a housing element as part of their respective General Plan. The housing element establishes objectives, policies and programs addressing community housing conditions and needs. The Housing Element Update is a comprehensive statement by the City of Sausalito of its current and future housing needs and a listing of proposed actions to facilitate the provision of housing to meet those needs. The Housing Element Update is a policy-level document which provides policy direction for the implementation of various programs to accommodate the housing needs of current and future residents and to encourage the production of housing units in a range of prices affordable to all income groups.

The Housing Element Update process was initiated in 2009 when the City Council established a Housing Element Committee, which subsequently was transformed into the Housing Element Task Force in 2011. The Task Force was composed of City Council representatives, Planning Commission representatives, and City residents. Over 45 public meetings were held to engage community residents and property owners in the discussion of topics related to the Housing Element Update. In addition, community workshops were held in February, July and December 2011 to obtain community input for the Housing Element Update. These meetings and workshops plus a field trip identified key issues and strategic directions pursued in the Housing Element Update.

The City's current Housing Element was adopted by the City Council in 1995 and was later certified by the California Department of Housing and Community Development (HCD). The 1995 Housing Element served as the "baseline" for environmental review purposes, and an environmental impact report was certified for the adoption of 1995 General Plan update, including the 1995 Housing Element. Key changes proposed in the Housing Element Update from the 1995 Housing Element include the following:

- (A) **Accessory Dwelling Units.** The City adopted regulations in 1984 prohibiting the development of accessory dwelling units (ADUs) or second/granny units in all residential zoning districts. As part of the Housing Element Update, the City conducted a survey of residential property owners which indicated 15% of the 700+ survey respondents had an ADU on their property, and another 19% of respondents would be inclined to build an ADU if permitted by the City's regulations. The community has come to recognize ADUs as a low impact approach to addressing a portion of the community's very low and low income housing needs, and the Housing Element Update thus establishes programs to both allow new ADUs and legalize existing ADUs built without permits. Section 21080.17 of the CEQA guidelines stipulates that CEQA does not apply to the adoption of an ordinance by a city to implement the provision of Section 65852.2 of the Government Code regarding the construction of second units.
  
- (B) **Liveaboards.** Sausalito has a well-established and vibrant marine culture that plays an important role in shaping the character of the community. There are eight marinas in the City where many boat owners reside in their boats as permanent housing. The San Francisco Bay Conservation and Development Commission (BCDC) and Sausalito Zoning Ordinance both allow for up to 10% of marina berths to be used as liveboard housing. Liveaboards provide a valuable source of affordable housing in Sausalito, offering one of the few local housing options for marine workers employed in Sausalito's waterfront. The Housing Element Update recognizes liveaboards as a low impact approach to addressing a key segment of the City's affordable housing needs, and establishes actions to maintain and enhance liveaboards as a permanent form of housing

in the community.

- (C) **Inclusionary Housing Regulations.** Inclusionary zoning is a tool used by cities to integrate affordable units within market rate developments. As a part of the current Housing Element Update the City will pursue adoption of inclusionary housing regulations to require a minimum percentage of units within new residential development above an established size threshold to be price-restricted as affordable to lower and moderate income households.
- (D) **Multi-family Development in Multi-family Zones.** Encourage two-family and multi-family development on R-2-5, R-2-2.5 and R-3 residentially-zoned sites by evaluating the establishment of minimum density thresholds and/or varied development standards for multiple units on a sliding scale (e.g., reduced Floor Area Ratio or Lot Coverage Ratio for projects with a lower density). Encourage multi-family development on two selected commercial-zoned parcels by allowing ground floor residential by-right (“Horizontal Mixed Use--HMU” incentives). Encourage multi-family development on mixed use commercial/residential sites by requiring that new construction of levels above the ground level be limited to residential use and the prohibition of the conversion of existing upper level residential use to commercial use (“Vertical Mixed Use--VMU” regulations)
- (E) **New and Ongoing Programs.** The Housing Element Update continues several successful programs from the 1995 Housing Element and proposes several new programs. These new and ongoing programs include the following:
- Maintain a current inventory of vacant and underutilized residential sites, and mixed-use sites within the City’s commercial districts.
  - Provide a site inventory and list of available development incentives to interested developers.
  - Facilitate the development of alternative housing models suited to the community’s housing needs by modifying zoning regulations to allow for such additional housing types.
  - Upon adoption of a program that generates in-lieu housing fees, establish a dedicated Affordable Housing Fund for deposit of in-lieu fee revenues. Consult with Marin County on the County’s Housing Fund, and establish implementing regulations to govern Fund oversight and expenditures.
  - Explore partnerships with a variety of affordable housing providers, utilizing the Nonprofit Housing Association of Northern California as a resource to identify nonprofits with experience in developing small scale infill projects consistent with Sausalito’s character.
  - Conduct an Inclusionary Housing Nexus and In-Lieu Fee Study including an analysis of alternative strategies to address inclusionary requirements, such as the provision of ADUs above detached garages.
  - Provide information to affordable housing developers that fee deferrals, reductions and waivers may be granted for affordable housing projects.
- (F) **Updated Socio-Economic Data and Projections and Background Information.** The Housing Element Update contains updated statistics and analysis of housing issues including housing needs, affordability, land availability, governmental constraints, and non-governmental constraints per State law. The projections in the Housing Element Update are consistent with ABAG projections and the California Department of Finance.

State law establishes detailed content requirements for Housing Elements and requires a regional “fair share” approach to distributing housing needs. The Housing Element Update utilizes the Association of Bay Area Government’s (ABAG) Regional Housing Needs Allocation (RHNA) for the 7-year planning period from 2007-2014. Assembly Bill 1233, which took effect on January 1, 2006, requires local governments to “carry over” RHNA allocations if a housing element fails to identify or make adequate sites available in a prior planning period. Since Sausalito did not adopt housing element for the prior 1999-2006 planning period, the City must evaluate a possible carry-over of the RHNA allocation from the prior planning period into the current 2007-2014 planning period. However, since the analysis within the Housing Element determined that there was not any unaccommodated need from the 1999-2006 planning cycle, there was no carry-over.

**RHNA for 1999-2006 and 2007-2014 Planning Periods**

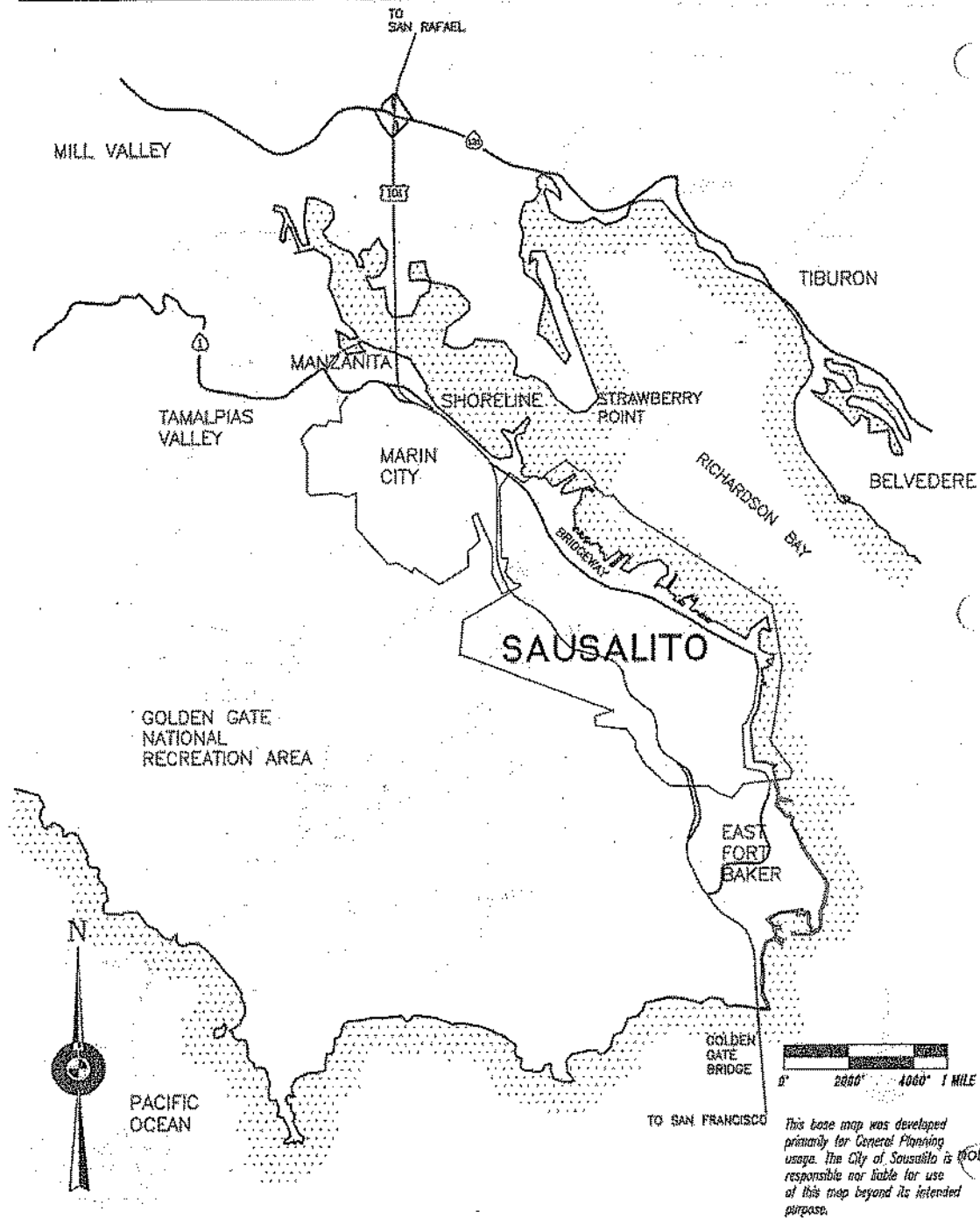
RHNA	Very Low	Low	Moderate	Above Moderate	Totals
1999-2006	36	17	50	104	207
2007-2014	45	30	34	56	165

13. **Surrounding Land Uses and Setting:** Uses in the unincorporated areas surrounding the City of Sausalito city limits, include residential and open space.
14. **Other agencies or utility providers whose approval is required (e.g., permits, financing approval, or participation agreement.):** Review by the State of California Housing and Community Development Department (HCD), although the project does not require HCD approval or the approval of any other state agency. There are no responsible or trustee agencies for this project pursuant to CEQA.



**Project Location and Vicinity Map - Figure 1**

SOUTH MARIN COUNTY  
CITY OF SAUSALITO - GENERAL PLAN



GP-2

## ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- |   |  |   |
|---|--|---|
| <input type="checkbox"/> Aesthetics               | <input type="checkbox"/> Agriculture and Forestry        | <input type="checkbox"/> Air Quality                        |
| <input type="checkbox"/> Biological Resources     | <input type="checkbox"/> Cultural Resources              | <input type="checkbox"/> Geology/Soils                      |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards and Hazardous Materials | <input type="checkbox"/> Hydrology/Water Quality            |
| <input type="checkbox"/> Land Use/Planning        | <input type="checkbox"/> Mineral Resources               | <input type="checkbox"/> Noise                              |
| <input type="checkbox"/> Population/Housing       | <input type="checkbox"/> Public Services                 | <input type="checkbox"/> Recreation                         |
| <input type="checkbox"/> Transportation/Traffic   | <input type="checkbox"/> Utilities/Service Systems       | <input type="checkbox"/> Mandatory Findings of Significance |

### B. DETERMINATION

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an EARLIER EIR or NEGATIVE DECLARATION pursuant to applicable legal standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

\_\_\_\_\_  
Jeremy Graves, AICP  
Community Development Director

\_\_\_\_\_  
Date

## C. REFERENCES

The following is a list of references used in the preparation of this document. Each of the topics addressed in Section D, Evaluation of Environmental Impacts, includes a list of references by number. The numbers for the reference sources correspond with the sources that are listed below by number.

1. City of Sausalito General Plan
2. City of Sausalito Zoning Ordinance
3. Draft City of Sausalito Housing Element
4. Marin Housing Workbook
5. Hazardous waste list website: [http://www.dtsc.ca.gov/database/Calsites/Cortese\\_List.cfm](http://www.dtsc.ca.gov/database/Calsites/Cortese_List.cfm).
6. State Planning and Zoning Law
7. National Pollution Discharge Elimination System (NPDES)
8. Composite Flood Hazard Areas - HUD National Flood Insurance Program
9. Field Inspection
10. Experience with other projects of this size and nature
11. Aerial Photography
12. State of California Department of Conservation Marin County Important Farmland 2010 Map
13. Bay Area Air Pollution Control District
14. California Natural Areas Coordinating Council Maps
15. U.S. Census
16. ABAG Projections
17. BAAQMD CEQA Guidelines Assessing the Air Quality Impacts of Projects and Plans
18. Department of Fish & Game
19. US Army Corps of Engineers
20. USGS Data Contribution
21. California Natural Diversity Database
22. State/Federal Environmental Standards
  - (a) Ambient Air Quality Standards
  - (b) Noise Levels for Construction Equipment
23. Federal Environmental Standards
  - (a) Water Quality Standards - 40 CFR 120
  - (b) Low-Noise Emission Standards - 40 CFR 203
  - (c) General Effluent Guidelines & Standards - 40 CFR 401
  - (d) National Primary & Secondary Ambient Air Quality Standards - 40 CFR 50

## D. EVALUATION OF ENVIRONMENTAL IMPACTS

Note: For each topic listed below, a reference source was used to complete the Environmental Checklist. The reference sources are listed by number in Section B of this document.

1. Aesthetics Would the project have:				
	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista? (Sources: 1, 2, 3, 9, 10, 11)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? (Sources: 1, 2, 3, 9, 10, 11)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings? (Sources: 1, 2, 3, 9, 10, 11)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area? (Sources: 1, 2, 3, 9, 10, 11)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### Discussion:

A substantial adverse effect to visual resources could result in situations where a development project introduces physical features that are not characteristic of current development, obstructs an identified public scenic vista, impairs views from other properties, or has a substantial change to the natural landscape. All new development under the Housing Element Update would be required to be consistent with the City's General Plan and current zoning standards (including findings for Design Review Permits, if applicable). The revisions to the current 1995 Housing Element that are proposed in the Housing Element Update will not result in a significant increase in visual impacts over those identified in the environmental impact report for the 1995 Housing Element or allowed by the City's current development review process. The Housing Element Update will not affect scenic vistas or damage scenic resources because any new development, including possible homeless facilities, would be subject to the City's zoning and design review requirements intended to protect the visual character and quality of areas and to limit light sources on any property to avoid any new sources of substantial light or glare. The City's current development standards are consistent with the Housing Element Update in the regulation of building height, setbacks, massing, and overall design in the City. These development standards provide property owners and project designers certain basic development and design criteria in order to reinforce the desired building forms and character of the community. Policies in the General Plan also protect open hillsides, open space, and environmentally sensitive land areas. No rezoning is proposed in the Housing

Element Update, including rezoning that would permit new or increased construction in areas near scenic vistas or State scenic highways. Any housing development analyzed in the Housing Element would not be of a higher density than is allowed by the current General Plan and Zoning Ordinance. Two selected parcels within the CN-1 (mixed use commercial/residential) district would be allowed to be developed without a commercial component. Additionally, new construction of levels above the ground level on parcels in mixed use commercial/residential zoning districts would be limited to residential use and there would be a prohibition of the conversion of existing upper level residential use to commercial use. As the anticipated density and building massing on these parcels would not be affected, the Housing Element Update would have a less than significant impact on aesthetics and visual resources.

<b>2. Agriculture and Forestry Resources:</b>				
Would the project:				
	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? (Sources: 1, 2, 3, 9, 10, 11, 12)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? (Sources: 1, 2, 3, 12)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? (Sources: 1, 2, 10, 12)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forestland or conversion of forestland to non-forest use? (Sources: 1, 2, 10, 12)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment that, due to their location or nature, could result in conversion of Farmland, to non-agricultural use? (Sources: 1, 2, 9, 10, 11, 12)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

There is no land within the City of Sausalito that is shown as Prime Farmland, Unique Farmland or Farmland of Statewide Importance on the Marin County Important Farmland map produced by the State Department of Conservation, Division of Land Resource Protection, Farmland Mapping and Monitoring Program. There would be no impact. The Housing Element Update does not change any boundaries or the potential for agricultural activities. There are no proposals contained in the Housing Element Update to convert Prime Farmland or any farmland of unique or State-wide importance. In addition, there is no rezoning or development proposed on forest land or land or timber property zoned Timberland Production. There are also no proposals that would conflict with existing agricultural zoning or a Williamson Act contract, or result in the conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use, or conversion or loss of forest land. Based on the above, the Housing Element Update would result in no impacts to agricultural or forest resources.

<b>3. Air Quality</b>				
Would the project:				
	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan? (Sources: 1, 2, 3, 10, 13, 17)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (Sources: 1, 2, 3, 10, 13, 17)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? (Sources: 1, 2, 3, 10, 12, 13, 17)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations? (Sources: 1, 2, 3, 9, 10, 11, 12, 13, 17)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people? (Sources: 1, 2, 3, 9, 10, 11, 12, 13, 17)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

The Housing Element Update would not conflict with or obstruct implementation of the *Bay Area Clean Air Plan* (BAAQMD, 2000). The City of Sausalito is within the San Francisco Bay Area Air Basin. The Bay Area Air Quality Management District (BAAQMD) is the regional government agency that monitors and regulates air pollution within the air basin. The BAAQMD is responsible for measuring the air quality of the region. The closest monitoring station is the Fort Cronkhite Monitoring Site located in Marin County. More localized pollutants (e.g., carbon monoxide [CO], sulfur dioxide, and total

suspended particulates [TSP]) experienced a peak in 1981 and have decreased since then. Concentrations of CO and nitrogen oxides (NOX) in the Bay Area meet State/federal standards. In addition, PM10 concentrations meet the federal 24-Hour standards, but not the State 24-Hour standards. Ozone concentrations and PM2.5 concentrations have exceeded the State and federal standards, but they exhibit wide variations from year-to-year related to meteorological conditions. Both ozone and PM10 are considered regional pollutants, because their concentrations are not determined by proximity to individual sources, but show a relative uniformity over a region. Carbon monoxide is considered a local pollutant, because elevated concentrations are usually only found near the source (e.g., congested intersections).

The Housing Element Update will not generate more vehicle trips as compared with the 1995 Housing Element or create more vehicle trips than permitted under the City's current zoning or general plan. The number of dwelling units that could be developed under the Housing Element Update would not result in significant cumulative impacts to air quality as growth and land use intensity are consistent with the City's current General Plan and current zoning designations. Development under the Housing Element Update is also consistent with ABAG's projections for Sausalito. Since the Housing Element Update is consistent with ABAG projections and the General Plan and zoning designations, development under the Housing Element Update will not conflict with or obstruct implementation of the applicable air quality plans. Because they generate few vehicle trips traffic and few air pollutants, homeless facilities, transitional and supportive housing uses will not violate any air quality standard or contribute substantially to an existing or projected air quality violation, nor would they result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in "non-attainment" under an applicable federal or state ambient air quality standard.

The Housing Element Update contains policies encouraging housing near transit. These policies are consistent with current General Plan policies as they relate to the identification of potential sites for housing. The Housing Element Update would not expose sensitive receptors to substantial pollutant concentrations or create objectionable odors affecting a substantial number of people.

Any housing development analyzed in the Housing Element would not be of a higher density than is allowed by the current General Plan and Zoning Ordinance. Two selected parcels within the CN-1 (mixed use commercial/residential) district would be allowed to be developed without a commercial component. Additionally, new construction of levels above the ground level on parcels in mixed use commercial/residential zoning districts would be limited to residential use and there would be a prohibition of the conversion of existing upper level residential use to commercial use. As the anticipated development potential on these parcels would not be affected, the Housing Element Update would result in no impact or less than significant impact to air quality.

4. Biological Resources Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>



Wildlife Service? (Sources: 1, 2, 3, 9, 10, 11, 18, 21)				
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service? (Sources: 1, 2, 3, 9, 10, 11, 18, 21)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? (Sources: 1, 2, 3, 9, 10, 11, 18, 22)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? (Sources: 1, 2, 3, 9, 10, 11, 18, 21)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

Depending on the location, any future urban development in the City has the potential to affect important biological resources by disturbing or eliminating areas of remaining natural communities. This could include (a) a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service, (b) a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service, (c) a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act, or (d) interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites. However, the Housing Element Update would not modify the location or amount of residentially-designated land allowed in the City's current General Plan and Zoning Ordinance. Development of possible homeless facilities, transitional and supportive housing would be allowed in the Public Institutional Zoning District. All new development under the Housing Element Update would be consistent with the General Plan and current zoning designations, and would be consistent with local policies and regulations protecting biological resources, such as the tree preservation regulations, and it will not conflict with the provisions of an adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or state habitat conservation plan. Biological impacts would not be intensified over those identified in the certified 1995 General Plan update environmental impact report. Based on the above, the Housing Element Update would result in no impact or less than significant impact to biological resources.

<b>5. Cultural Resources</b>				
Would the project:				
	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines Section 15064.5? (Sources: 1, 2, 3, 9, 10)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines Section 15064.5? (Sources: 1, 2, 3, 9, 10, 11)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? (Sources: 1, 2, 3, 9, 10, 11)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries? (Sources: 1, 2, 3, 9, 10, 11)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

Depending on the location, any future development in the City has the potential to (a) cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines Section 15064.5, (b) cause a substantial adverse change in the significance of an archaeological resource pursuant to Guidelines Section 15064, (c) directly or indirectly destroy a unique paleontological resource or site or unique geologic feature, or (d) disturb any human remains, including those interred outside of formal cemetery. The General Plan contains policies for the protection of cultural resources and all new development must be consistent with these policies. Based on the above, the Housing Element Update would result in no impact or less than significant impact to cultural resources.

<b>6. Geology And Soils</b>				
Would the project:				
	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Division of Mines and Geology Special Publication 42. (Sources: 1, 2, 3, 9, 10, 11, 20)				
ii) Strong seismic ground shaking? (Sources: 1, 2, 3, 9, 10, 11, 20)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction? (Sources: 1, 2, 3, 9, 10, 11, 20).	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides? (Sources: 1, 2, 3, 9, 10, 11, 20)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil? (Sources: 1, 2, 3, 9, 10, 11, 20)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? (Sources: 1, 2, 3, 9, 10, 11, 20)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in California Building Code, creating substantial risks to life or property? (Sources: 1, 2, 3, 9, 10, 11, 20)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? (Sources: 1, 2, 3, 9, 10, 11, 20)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

There are no Alquist-Priolo Earthquake Fault Zones within the City of Sausalito and the City is not near any known active faults. The nearest known active faults are the San Andreas fault, about 6.5 miles to the southwest, and the Hayward fault, about 13 miles to the northeast, and the Rodgers Creek fault, 22 miles northeast. Therefore, the potential for fault surface rupture (as opposed to ground shaking) within the City limits is low and there would be no impact from the approval of the Housing Element Update. Most lowland areas with relatively level ground surface are not prone to landslides. Other forms of slope instability, such as the formation of slumps, translational slides, or earth flows, are also unlikely to occur except along stream banks and terrace margins. The highland areas are more susceptible to slope instability. The strong ground motion that occurs during earthquakes is capable of inducing landslides and debris flow (mudslides). These types of failure generally occur where unstable slope conditions already exist. The City has in place geologic review procedures to address these hazards. Hillside areas with landslide potential are of particular concern, and slope stability requires appropriate treatment of vegetative cover during and after residential development. The City's General Plan and Zoning designations do not prohibit new development on areas of geologic hazard, however many precautionary recommendations and restrictions are established in the policies and City requirements in order to minimize potential impacts from developing on geologically hazardous land. City regulations and policies cover slope stability, landslides, earthquake faults, seismic shaking requirements, and expansive soils. All new development is required to be consistent with the General Plan and current Zoning and development regulations.

Depending on the location, any future urban development in the City has the potential to expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death. This could include (a) rupture of a known earthquake fault, strong seismic ground shaking, and seismic-related ground failure, including liquefaction, (b) result in substantial soil erosion or the loss of topsoil, (c) be located on a geologic unit or soil that is unstable, or that would become unstable as a result of future development, and potentially result in on-or off-site landslide, lateral spreading, subsidence, liquefaction or collapse, (d) be located on expansive soil, as defined in the California Building Code (CBC), creating substantial risks to life or property, or (e) have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water. The Housing Element Update will not permit development in areas where development is currently prohibited in the General Plan, Marinship Specific Plan, and Zoning Ordinance. New development analyzed in the Housing Element Update would be in areas already designated for residential, mixed use, or public institutional development. Any new construction would be required to meet CBC requirements and all development regulations of the City of Sausalito. Based on the above, the Housing Element Update would result in no impact or less than significant impact on geology and soils.

<b>7. Greenhouse Gas Emissions</b>				
Would the project:				
	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? (Sources: 1, 2, 10, 17)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? (Sources: 1, 2, 10, 17)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

In June 2010, the Bay Area Air Quality Management District (BAAQMD) adopted new CEQA thresholds of significance addressing standards for ozone and particulate matter (PM) from the State of California and the US EPA. The BAAQMD new greenhouse gas thresholds were developed to ensure that the Bay Area meets the State's plan to address climate change. Any housing development analyzed in the Housing Element would not be of a higher density than is allowed by the current General Plan and Zoning Ordinance. Development analyzed in the Housing Element Update is consistent with ABAG projections, the General Plan, and current zoning designations and, therefore, will not generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment over current projections. It will also not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. No BAAQMD threshold of significance would be reached. Based on the above, the Housing Element Update would result in no impact or less than significant impact on greenhouse gas emissions.

**Hazards And Hazardous Materials**

Would the project:				
	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? (Sources: 1, 2, 3, 9, 10, 11)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (Sources: 1, 2, 3, 9, 10, 11)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? (Sources: 1, 2, 3, 9, 10, 11)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? (Sources: 1, 2, 3, 9, 10, 11)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? (Sources: 1, 2, 3, 9, 10, 11)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? (Sources: 1, 2, 3, 9, 10, 11)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (Sources: 1, 2, 3, 9, 10, 11)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? (Sources: 1, 2, 3, 9, 10, 11)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

The Housing Element Update will not result in potential impacts from hazards and hazardous material that may endanger residents or the environment. No hazards are associated with the policies or programs contained in the Housing Element Update. Implementation of the updated Housing Element will also not generate significant quantities of hazardous materials, significantly affect the mitigation of hazardous materials manufacture, storage, transport or use within the City, or expose residences to hazardous materials. Development analyzed in the Housing Element Update would be consistent with the General Plan and current zoning designations. This includes the City's emergency response plan and any impacts related to air safety or risk from fire. No public airports are within two miles of the City of Sausalito. The nearest public airport is Gness Field, which is approximately 22 miles north of Sausalito. There would be no impact. No airstrips are located in the City of Sausalito. The nearest private airstrip is located at Smith Ranch, which is approximately 14 miles north of Sausalito. The sea-based helicopter landing area in Richardson's Bay north of the city limits would not affect or be affected by approval of the Housing Element Update. There would be no impact.

Development under the Housing Element Update is proposed in areas already designated for residential or mixed-use development. Areas designated for possible homeless facilities are already developed areas. Any new construction, such as homeless facilities, transitional and supportive housing, would also be required to meet CBC requirements. Based on the above, the Housing Element Update would result in no impact on hazards or hazardous materials.

<b>8. Hydrology And Water Quality</b>				
Would the project:				
	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements? (Sources: 1, 2, 3, 7, 9, 10, 11)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? (Sources: 1, 2, 3, 7, 9, 10, 11)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site? (Sources: 1, 2, 3, 9, 10, 11)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site? (Sources: 1, 2, 3, 9, 10, 11)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? (Sources: 1, 2, 3, 7, 9, 10, 11)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality? (Sources: 1, 2, 3, 7, 9, 10, 11)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? (Sources: 1, 2, 3, 8, 9, 10, 11)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

h) Place within a 100-year flood hazard area structures that would impede or redirect flood flows? (Sources: 1, 2, 3, 8, 9, 10, 11)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? (Sources: 1, 2, 3, 8, 9, 10, 11)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow? (Sources: 1, 2, 3, 9, 10, 11, 20)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

Development analyzed in the Housing Element Update will have no impact or less than significant impact in (a) violating any water quality standards or waste discharge requirements, (b) substantially depleting groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level, (c) substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site, (d) substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site, (e) create or contribute runoff water which would exceed the capacity of existing or planned storm-water drainage systems or provide substantial additional sources of polluted runoff, (f) substantially degrade water quality, or (g) expose people to risks from flooding. The Housing Element Update is consistent with the General Plan and current zoning development standards. Any new development would be required to be consistent with City regulations and development standards related to flood control and drainage, including Chapter 11.17 of the Sausalito Municipal Code. The Housing Element Update will not generate a significant impact on hydrology and water quality over current projections for population and housing units. The Housing Element Update would not allow development where it is not currently permitted, and all development analyzed in the Housing Element Update is in areas and at densities already designated for residential, mixed use, or public institutional development.

Approval of the Housing Element Update will not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam, or inundation by seiche, tsunami, or mudflow. New housing proposed in locations within the 100-year flood hazard area would be regulated under current City policies and regulations protecting future development from flooding impacts. The policies and regulations regarding hydrology and water quality would continue to be implemented for future residential projects. Based on the above, the Housing Element Update would result in no impact or less than significant impact on or from hydrology and water quality.



<b>9. Land Use And Planning</b>				
Would the project:				
	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Physically divide an established community? (Sources: 1, 2, 3, 9, 10)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? (Sources: 1, 2, 3, 9, 10)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan? (Sources: 1, 2, 3, 9, 10, 11)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

The Housing Element Update will not expand the area in which development is permitted under the General Plan or Zoning Ordinance. Two selected parcels within the Commercial Neighborhood (CN-1) Zoning District, a mixed use commercial/residential district along Second Street, would be allowed to be developed without a commercial component. Additionally, new construction of levels above the ground level on parcels in mixed use commercial/residential zoning (i.e., CN-1, CC, and CR) districts would be limited to residential use and there would be a prohibition of the conversion of existing upper level residential use to commercial use. There would be no change to the maximum allowed density on any parcel with the Housing Element Update. All development analyzed in the Housing Element Update is in areas already designated for residential, mixed use, or public institutional development. Implementation of the Housing Element Update will not (a) physically divide an established community, (b) conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect, or (c) conflict with any applicable habitat conservation plan or natural community conservation plan. The Housing Element Update is consistent with current City policy documents, including the General Plan and Marinship Specific Plan. It is also consistent with ABAG projections for Sausalito. No changes are made in the Housing Element Update related to the density or development potential on housing sites. Based on the above, the Housing Element Update would result in no impact or less than significant impact on land use and planning.

<b>10. Mineral Resources</b>				
Would the project:				
	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (Sources: 1, 2, 3, 9, 10, 11)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? (Sources: 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion:**

There are no known mineral resources of significant value in the City, or categorized as locally important within the City that would be lost due to residential development under the current General Plan and the Housing Element Update. As a result, there would be no impact to mineral resources associated with adoption of the Housing Element Update.

<b>11. Noise</b>				
Would the project result in:				
	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? (Sources: 1, 9, 10)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? (Sources: 1, 9, 10)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (Sources: 1, 9, 10)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (Sources: 1, 9, 10)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (Source: 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? (Source: 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

The Housing Element Update contains Implementation Programs which have requirements to reduce noise impacts on residents (e.g., code enforcement, residential rehabilitation loans, condominium conversion regulations). Since new residential development must be consistent with current noise regulations and standards, the Housing Element Update will not result in the exposure of persons to or generation of noise levels in excess of standards established in the general plan, noise regulations, or applicable standards of other agencies. The same is true regarding the exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels, and for the same reasons. Changes from the 1995 Housing Element primarily relate to special needs housing (homeless, transitional and supportive housing, etc.), which is primarily non auto-generating. The location of homeless facilities (required under SB2) requires a facility to be located within one-quarter mile of a transit stop. These facilities generate minimal traffic and potential noise impacts. When construction occurs, noise regulations are in place to reduce to a less than significant level any substantial temporary or periodic increase in ambient noise levels in the City. Based on the above, the Housing Element Update would result in no impact or less than significant impact to the noise environment or on future residents of the housing that may be constructed.

<b>12. Population And Housing</b>				
Would the project:				
	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? (Sources: 1, 2, 3, 4, 16)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? (Sources: 1, 2, 3, 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? (Sources: 1, 2, 3, 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

The Housing Element Update utilizes the Association of Bay Area Government's (ABAG) Regional Housing Needs Allocations (RHNA) for the 1999-2006 and 2007-2014 planning periods. Minimal population growth is projected in the General Plan. Since the Housing Element Update is consistent with the General Plan, it will not induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure). The Housing Element Update proposes various housing programs to assist in providing housing for low and moderate income households. Therefore the Housing Element Update would likely not displace any existing residents, but would facilitate adequate housing for City residents. Implementation of the updated Housing Element will create a positive impact by addressing population and housing needs.

The Housing Element Update demonstrates the City could accommodate 165 new residential units within the current planning period. This represents a 4% increase in the number of housing units which is 4,112 based on the 2010 Census. Some of these units (24 units) are existing liveaboards and accessory dwelling units, which further decreases the potential for any significant impact from increases in population. If all of the residential units are developed, the population would be anticipated to increase by 281 people (based on 1.7 persons per household) for a 4% increase over the existing population of 7,061.

The Housing Element Update will not displace substantial numbers of existing housing or people, necessitating the construction of replacement housing elsewhere. Based on the above, the Housing Element Update would result in no impact or less than significant impact to the population and housing environment, or on future residents.

13. Public Services				
	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Fire protection? (Sources: 1, 2, 3, 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Police protection? (Sources: 1, 2, 3, 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Schools? (Sources: 1, 2, 3, 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Parks? (Sources: 1, 2, 3, 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other public facilities? (Sources: 1, 2, 3, 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

All potential impacts to public services, including fire and police protection, medical aid, schools, parks, maintenance of public facilities and other governmental services are considered in the Housing Element Update in determining whether a housing site is available for and appropriate for development. The Housing Element Update evaluates the zoning, the slope and topography, whether the site is sufficiently served by public facilities, such as sewer and water, and whether there are environmental barriers to development. The estimated unit capacity is based on all applicable land-use controls and site improvement requirements, including standards such as maximum lot coverage, height, open space, and parking.

Since all housing sites are consistent with the current General Plan and Zoning, the Housing Element Update will not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services listed above (fire, police, parks, schools and others). For sites identified as being underdeveloped, the projected development considers existing development trends and site redevelopment potential. All new development projected under the updated Housing Element and special needs housing policies and

programs are consistent with the service levels established in the General Plan and zoning standards.

Based on the above, the Housing Element Update would result in no impact or less than significant impact to public services.

<b>14. Recreation</b>				
	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? (Sources: 1, 2, 3, 9, 10)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment? (Sources: 1, 2, 3, 9, 10)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

The Housing Element Update will not expand the area in which development is permitted under the General Plan or Zoning Ordinance. All development analyzed in the Housing Element Update is in areas already designated for residential, mixed use, or public institutional development. Implementation of the Housing Element Update will not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated.

The Housing Element Update will not result in recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment. The availability, maintenance, and management of park and recreation facilities are covered under the General Plan and the Capital Improvement Program. No specific recreational facilities or the construction or expansion of recreational facilities that might have an adverse physical effect on the environment are included in the updated Housing Element. Development under the Housing Element Update is consistent with the General Plan, and current zoning designations and, therefore, will not generate a significant impact on the recreation needs.

Based on the above, the Housing Element Update would result in no impact or less than significant impact on recreation.

<b>15. Transportation/Traffic</b>				
Would the project:				
	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? (Sources: 1, 2, 3, 4, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways? (Sources: 1, 2, 9, 10)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? (Sources: 1, 2, 9, 10)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (c.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (Sources: 1, 2, 9, 10)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access? (Sources: 1, 2, 9, 10)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities? (Sources: 1, 2, 9, 10)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

Approval of the Housing Element Update will not cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections). The Housing Element Update will not expand the area in which development is permitted under the General Plan or Zoning Ordinance. Two selected parcels within the CN-1 (mixed use

commercial/residential) District would be allowed to be developed without a commercial component. Additionally, new construction of levels above the ground level on parcels in mixed use commercial/residential zoning districts would be limited to residential use and there would be a prohibition of the conversion of existing upper level residential use to commercial use. There would be no change to the maximum allowed density on any parcel with the Housing Element Update. All development analyzed in the Housing Element Update is in areas already designated for residential, mixed use, or public institutional development.

Project specific impacts that could result from residential development under the Housing Element Update will be evaluated on case-by-case basis through an appropriate level of environmental review under the California Environmental Quality Act as projects come forward. All development analyzed in the Housing Element Update would be consistent with the General Plan and current zoning standards. The Housing Element Update will not increase hazards due to a design feature, result in inadequate emergency access, or conflict with adopted policies, plans, or programs supporting alternative transportation. Based on the above, the Housing Element Update would result in no impact on transportation/traffic.

<b>16. Utilities And Service Systems</b>				
Would the project:				
	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? (Sources: 1, 16)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (Source: 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (Source: 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? (Source: 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



the project's projected demand in addition to the provider's existing commitments? (Source: 1)				
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? (Source: 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste? (Source: 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

The Housing Element Update will not expand the area in which development is permitted under the General Plan or Zoning Ordinance. All development analyzed in the Housing Element Update is in areas already designated for residential, mixed use, or public institutional development. All new development under the Housing Element Update would be consistent with the General Plan and zoning standards. Therefore, the Housing Element Update will not (a) exceed wastewater treatment requirements, (b) require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects, or (c) require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects. With the above policies associated with land use, impacts to the community as a result of implementing the Housing Element Update are less than significant.

Based on the above, the Housing Element Update would result in no impact on utilities and service systems, including compliance with federal, state, and local statutes and regulations related to solid waste.

<b>Mandatory Findings Of Significance</b>				
	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?				
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

The Housing Element Update will not expand the area in which development is permitted under the General Plan or Zoning Ordinance. All development analyzed in the Housing Element Update is in areas already designated for residential, mixed use, or public institutional development. All new development under the Housing Element Update would be consistent with the General Plan, zoning designations. Development would occur consistent with current regulations and development review procedures. Thus, the Housing Element Update does not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory. As a result, adoption of the Housing Element Update will create No Impact in this category.

Any housing development analyzed in the Housing Element would not be of a higher density than is allowed by the current General Plan and Zoning Ordinance. Two selected parcels within the CN-1 (mixed use commercial/residential) District would be allowed to be developed without a commercial component.

Additionally, new construction of levels above the ground level on parcels in mixed use commercial/residential zoning districts would be limited to residential use and there would be a prohibition of the conversion of existing upper level residential use to commercial use. No new sites for additional residential development are added, nor is the density increased on any sites from that in the General Plan or Zoning Ordinance.

The Housing Element Update carries forward many of the programs contained in the 1995 Housing Element and is consistent with other City policies related to environmental protection. The Housing Element Update better addresses special needs populations. The limited modifications contained in the Housing Element Update will create impacts which are Less Than Significant or non-existent (i.e., No Impact) on an individual basis as described in the above analysis. In addition, the limited modifications contained in the Housing Element Update will create impacts which are Less Than Significant on a cumulative basis since the development allowed pursuant to the Housing Element Update is consistent with the General Plan, Marinship Specific Plan, and Zoning Ordinance. Furthermore, the amount of residential development that would be allowed under the Housing Element Update is the same or less as the amount of development analyzed in the General Plan EIR and the impacts of that development have been disclosed, analyzed and mitigated to the extent feasible in the General Plan EIR.

The Housing Element Update will not have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly related to potential housing sites. As a result, there is No Impact for this Finding of Significance. The Housing Element Update is also consistent with and the California Department of Finance and ABAG projections for Sausalito. The updated Housing Element contains updated statistics and analysis of housing issues per State law, which provides a more up-to-date

foundation for future planning. Impacts to all of the City's resources are therefore considered less than significant.

Based on the above, the Housing Element Update will result in No Impacts or Less Than Significant Impacts on issues identified in the Mandatory Findings of Significance.

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## **E. COMMENTS AND RESPONSES**

This section lists correspondence and comments as well as responses to the respective correspondence and comments regarding the *Housing Element Update Initial Environmental Study / Negative Declaration*, Public Review Draft dated July 2012. The public comment period ran from July 23, 2012 to September 5, 2012.

1. Written Correspondence and Responses
2. June 13, 2012 Planning Commission Public Hearing
3. July 25, 2012 Planning Commission Public Hearing
4. August 22, 2012 Planning Commission Public Hearing
5. September 5, 2012 Planning Commission Public Hearing

### Terminology:

CEQA: California Environmental Quality Act

EIR: Environmental Impact Report

IES/ND: Initial Environmental Study / Negative Declaration

*Written Correspondence and Responses*

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129 PROSPECT AVENUE  
SAUSALITO, CALIFORNIA 94965-2332

May 23, 2012

Planning Commission  
City of Sausalito  
420 Litch Street  
Sausalito, California 94965

RE: Proposed Negative Declaration, California Environmental Quality Act, for the  
Sausalito Housing Element Submission

Dear Commissioners:

I am opposed to the City of Sausalito submitting the Housing Element to the state authorities without conducting an environmental impact study. I regret I may be unable to attend your meeting this evening due to my attendance at a Historic Landmarks Board meeting scheduled for the same time.

The standard applied by the courts for determining whether an environmental impact study is required under the California Environmental Quality Act (CEQA) is the "fair argument" test, in other words, can or cannot it be *fairly argued* that the project may have a significant environmental impact. Before and at last night's City Council meeting on one area of the Housing Element submission, residents raised well-justified concerns regarding the impact of the Housing Element on:

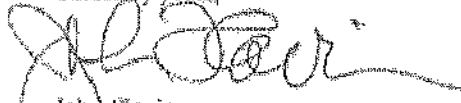
- Traffic and parking;
- Sewer capacity; and
- Storm water capacity;

There are also issues raised by rising water levels and impacts on the wildlife and vegetation of the City and of the Bay.

The intent of CEQA is that it be considered as early in the development process as possible and the determination is not based on any "neighboring community" standard. Given the negation of CEQA reviews for certain projects under Senate Bill 375, the Housing Element submission level may be the only opportunity for an assessment of the environmental impact of the proposed addition of so many units to our small community.

Please reject the "negative declaration" and initiate the steps towards an independent assessment of the impact of the proposed Housing Element on our community. I have case law to support my request if you care to review it.

Sincerely yours,



John Flavin  
Resident

**Response to John Flavin, 129 Prospect Avenue, Letter received May 23, 2012**

*The commenter posits that it cannot be fairly argued that the project may not have a significant environmental effect. The letter lists several impacts that the Housing Element could create, including traffic and parking, sewer capacity, storm water capacity, and mentions that there are issues raised by rising water levels, and wildlife and vegetation.*

The 'project' being analyzed under the California Environmental Quality Act (CEQA) is the Housing Element Update. It is a policy document, and while sites suitable for housing are required to be identified by State Housing Element law, no actual development projects are being proposed as part of the Housing Element. Therefore no traffic, noise, biological, view, etc. impacts, which are specific physical impacts of future projects, are created through the adoption of the Housing Element document.

The Housing Element has remained sensitive to rising water levels, wildlife and vegetation, by not identifying or rezoning any potential housing sites in the Marinship or areas designated as Open Space in the Zoning Ordinance.

Staff and consultants have worked closely with the Housing Element Task Force, Planning Commission, and City Council to ensure that the Housing Element does not propose programs that would increase the residential density of Sausalito beyond what is currently allowed by the General Plan and Zoning Ordinance. Therefore, no significant impacts are being identified beyond what has been already identified and mitigated under the existing General Plan and its EIR.

*The commenter stated that CEQA reviews will be negated for certain projects under Senate Bill 375.*

SB 375 is being implemented in the Bay Area. While it is true that SB 375 would create CEQA streamlining measures for certain types of transit-oriented housing projects, however, none of the CEQA streamlining measures would apply to Sausalito, as the City is not identified to be in a "Transit Priority Area" (TPA) or "Priority Development Area" (PDA). Therefore the CEQA streamlining process would not be applied to housing projects in Sausalito.

*The commenter has stated that the Housing Element is the only opportunity for an assessment of the environmental impact of the proposed addition of so many units to our small community.*

The environmental review of the Housing Element is not the only opportunity for an assessment of the environmental impact of future proposed projects. Future proposed projects will need to go through the necessary development review process, including review against the General Plan, Zoning Ordinance, design review, and environmental review. This is stated in the IES/ND.

The following wording has been added to the penultimate paragraph on Page 2 of the IES/ND to clarify that the document only applies to the Housing Element Update and not to future projects, which need to undergo environmental review as required by CEQA, and the City's required zoning and design review process.

"This IES/ND applies only to the Housing Element Update and does not apply to actual housing projects that may be proposed in the future, including those that are proposed as a result of Housing Element policies and programs. Any actual projects that are proposed must still undergo environmental review as required by CEQA, and the City's required zoning and design review process."

Furthermore, the "housing units" stated in Chapter IV and the Site Inventory of the Housing Element that fulfill the Regional Housing Allocation Needs are not proposed housing units. Rather, they are an indication of the number of potential housing units that the City has the capacity to accommodate under its existing General Plan and Zoning Ordinance structures.

Lily Schinsing

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From: Thomas Roedoc (thomasroedoc@hotmail.com)  
Sent: Monday, June 13, 2012 6:28 PM  
To: Lily Schinsing  
Subject: High-Density Housing in Old Town

To the Mayor, City Council Members, City Attorney, City Manager, and Planning:

I have resided in Sausalito for 25 years, all of it on the corner of Bridgeway and Richardson in the Old Town section of the city. Since I'm unable to attend the meetings on Tuesday and Wednesday, I'm writing to express my thoughts. While there are many issues involved, those that affect most of us directly are parking (in particular) and traffic. For as long as I've lived here the parking situation has ranged from difficult to impossible, and the biggest impact of traffic is on crossing Second Street and Richardson, which is difficult at best.

I know these two (and other) issues would be explored in an EIR. However, I have heard that some folks want to waive this report, or (supposedly) delay it and include it in the process before construction begins. But I believe delaying the report is a ruse, as affordable-living unit construction can sometimes be exempted from such a review.

It's CRITICAL that an EIR be done prior to ANY decision-making regarding construction in Old Town, and indeed before construction anywhere in Sausalito. Without one, developers can expect to be dogged every step of the way, as the residents of Old Town (and many other residents of our fair city) will make their projects as difficult as the law allows.

Thanks for your kind attention to this matter.

Thomas Roedoc



**Response to Thomas Roedoc, Email received June 11, 2012**

*The commenter states that parking and traffic have been difficult in his neighborhood (Old Town), which would typically be explored in an EIR.*

*The commenter states that he has heard that there are intentions to waive or delay the (EIR) report (for the Housing Element), and believes that this is to distract from the fact that affordable housing can sometimes be exempted from such a review.*

Traffic impacts are specific physical impacts of future housing projects, and are not created through the Housing Element document as it is a policy document. No actual development projects are proposed as part of the Housing Element.

Existing parking and traffic circumstances, including those caused by tourism, should be analyzed separately when the City revisits its Circulation Element in the future.

An Environmental Impact Report (EIR) is not the appropriate environmental review document for this Housing Element Update. Based on the Initial Environmental Study, it was determined that the proposed Housing Element Update could not have a significant effect on the environment, and therefore a negative declaration has been prepared. As the Housing Element does not propose an increase in residential density beyond what is currently allowed by the General Plan and Zoning Ordinance, the level of development potential described in the Housing Element Update is therefore consistent with the General Plan and its EIR, which found no unmitigated cumulative impacts.

While categorical exemptions are allowed under CEQA, there is no categorical exemption for a affordable housing project. Only project-specific factors could possibly cause an affordable housing project to be exempt. For example, if a proposed affordable housing project already had pre-existing units and was analyzed to have no possible significant impacts in areas such as traffic and sewer, it could be exempt under CEQA. If another affordable housing project requested the demolition of a historic building, that project could be determined to have a significant impact.

Lilly Schinsing

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From: Christine Durbin (chrisdurbin1111@gmail.com)  
Sent: Tuesday, June 12, 2012 5:47 PM  
To: Lilly Schinsing  
Subject: Opposition to Negative Declaration that would bypass a cumulative Environmental Impact Review

Dear Ms. Schinsing,

I writing in reference to proposals to build new housing in the Old town area of Sausalito. It has just come to my attention that Sausalito City Staff have submitted a Negative Declaration that would bypass a cumulative Environmental Impact Review (EIR) meaning all development can proceed without considering the environment and the Bay. I am writing to voice my strong opposition to the Negative Declaration, I am absolutely in favor of a cumulative Environmental Impact Review being completed prior to any new building in our city. I sincerely hope you share my views and will work to see to it that a cumulative EIR is mandated.

Sincerely,  
Chris Durbin  
2nd Street Resident

**Response to Christine Durbin, 2<sup>nd</sup> Street resident, Email received June 12, 2012**

*The commenter states that the Negative Declaration would bypass a cumulative Environmental Impact Review, which the commenter understands to mean that all development could proceed without considering the environment and the Bay. The commenter is in favor of a cumulative Environmental Impact Review being completed prior to any new building in the City.*

Clarification of terminology: Environmental review refers to all levels of the examination of potential impacts of a project. The California Environmental Quality Act (CEQA) governs this process. If a project does not qualify for exemptions allowed under CEQA, an Initial Study (aka, Initial Environmental Study) is prepared to determine whether there are significant adverse impacts, resulting in a Negative Declaration or a Mitigated Negative Declaration. If there are significant adverse impacts that cannot be mitigated to a less-than-significant level, an Environmental Impact Report (EIR) would be prepared for the project. Projects may be determined to fall into any of these categories on a case-by-case basis, and an EIR is not a blanket approach for the environmental review of any project.

Both the Initial Environmental Study and the EIR documents are required to consider cumulative impacts. In this case, the level of development potential described in the Housing Element Update is consistent with the General Plan and its EIR, which found no unmitigated cumulative impacts.

A Negative Declaration for the Housing Element does **not** mean that future proposed projects will not be analyzed for environmental impacts. Future proposed projects will still be required to go through the standard development review process, including review based on the General Plan, Zoning Ordinance, design review, and environmental review as required by State Law (CEQA). This is stated in the IES/ND.

The following wording has been added to the penultimate paragraph on Page 2 of the IES/ND to clarify that the document only applies to the Housing Element Update and not to future projects, which need to undergo environmental review as required by CEQA, and the City's required zoning and design review process.

“This IES/ND applies only to the Housing Element Update and does not apply to actual housing projects that may be proposed in the future, including those that are proposed as a result of Housing Element policies and programs. Any actual projects that are proposed must still undergo environmental review as required by CEQA, and the City's required zoning and design review process.”

Lily Schinsing

From: jannjohnson@comcast.net  
Sent: Tuesday, June 12, 2012 3:55 PM  
To: Lily Schinsing  
Subject: housing element

I urge you to vote no on the new housing element proposal to rezone Old Town CN1 to HMU and VMU zones.

I, and I believe many other Sausalito residents, chose to live here because we wished to live in a village, a small town with a small town atmosphere, some green, decreased traffic and better air quality, slower traffic, a place we could walk to local shops and restaurants, know our neighbors if we both so chose, find a place to park within several blocks of our homes. Those of us who bought here within the last 20 years have paid a very high price in years of labor and other deferred gratification in order to be here.

I cannot understand why the M Group, city staff, and housing element work group is set on destroying the character of Sausalito which drew most of us here. If we had wanted to live in a highly dense urban area we would have moved to San Francisco. The new housing element proposal is an affront to the 208 people who signed the last petition to stop over development and loss of Old Town commerce and the 75 people who attended the last city council meeting. This is madness.

Old Town should be excluded from rezoning. Old Town is dense enough. Many of us favor thoughtfully developed affordable housing, but the impact on our community must be taken into account.

Here are the reasons:

- There will be a substantial negative impact on primary views resulting in decreased home values, devastating effects on owner financial situations, and visitor incomes,
- Parking problems: the addition of 12-36 new cars will critically exacerbate already crowded streets. The Bay/ East side of 2<sup>nd</sup> street has an estimated 19 units without parking whose residents already have to use street parking in Old Town. Adding high density housing parking needs to this overcrowded area will parking all but impossible for all residents.
- 2<sup>nd</sup> St is already dangerous, constricted, and congested with cars usually going over the speed limit. Increasing residents and adding high density families with children will create significant safety concerns.
- The Sausalito general plan states that this area's buildings should be commercial and residential. We will lose and local neighborhood serving businesses and services. Adding residential units without these services will not make for a walkable community, but force current and additional residents into cars. Sausalito's commercial vacancy rate last year was only 7%. Losing these business spaces will reduce local services, lose businesses, and reduce and our tax base,
- Environmental impact in an already closely settled neighborhood will be negative:  
Our sewers are at over capacity and will be adversely affected  
increased street and beach trash will enter the Bay,  
  
Increased residential density will have a negative impact on access for emergency vehicles (narrow street with no shoulder)
- There will be a negative impact on quality of life for neighbors: an increase in noise, commotion, and a decrease in bay views, light, and serenity,
- Large 3-story sites are out of context with the character of the neighborhood – we should preserve the historical character, serenity, and charm of Old Town, Sausalito's original settlement and the gateway to our historic downtown,
- No state law mandates large family units, and it states the housing element should reflect the demographic of the local area. Sausalito's demographic is 1.6 people per housing unit.

- Land-use legal counsel has advised that once sites are approved by the City as "feasible" and passed onto the State (with bonuses and incentives) there is little the City or residents can do to uphold standard restrictions and stop developers. In fact, the State dictates that once a site is designated, aggressive incentives, including marketing events to stimulate interest from developers, relaxation of building, zoning, setback and parking standards, must be provided along with expedited building design reviews. With backing from the State, a developer will overcome any local

HMU/VMU new zoning will decrease Old Town's quality of life and should not be considered feasible. It will forever negatively change the character of Sausalito.

The recent ADU (accessory dwelling unit/ granny unit) working group approval of the obstruction of 10% of a neighbor's primary views in order to build ADUs is also egregious.

Will the City refund 10% of the offended property owners home value as result of the view loss?

The new proposal places the burden of state law on small Old Town without addressing the problems it will cause nor the negative impact on the quality of our lives. City Council directed M Group, City Staff, and the Housing Element Task Force to find low impact strategies. ADUs obstructing 10% of our views and high density development of 2<sup>nd</sup> St is not low impact; it is high impact.

- The General Plan's Housing Element Policy H-1.3 Public Participation states the city must encourage a high degree of public awareness and involvement from all economic segments of the community. No resident input was sought on these sites. No resident workshops were done. Our community had only 2 weeks notice about the first Old Town rezoning proposal and 4 days notice about the second.

You were elected to represent us. I naively assume this means caring for our quality of life as opposed to destroying our town with overdevelopment.

- Please reject any proposal to rezone Old Town.
- Please completely remove 2<sup>nd</sup> Street sites from the Housing Element feasible list, and
- Please restore our view preservation to 100% as it is now.
- I respectfully request a cumulative EIR (environmental impact report) for the entire housing element proposal, not a case by case delayed evaluation.

Sincerely,  
Jann Johnson  
301 2<sup>nd</sup> St

**Response to Jann Johnson, 301 2nd Street, Email received June 12, 2012**

*The Commenter states that M-Group, City staff, and the Housing Element work group is set on destroying the character of Sausalito which drew most residents to the City, and that the Housing Element proposal is offensive to the many residents.*

Staff and consultants have worked closely with the Housing Element Task Force, Planning Commission, and City Council to create a Housing Element that does not propose policies or programs that would increase the residential density of Sausalito beyond what is currently allowed by the General Plan and Zoning Ordinance. By achieving a State-certified Housing Element, the current character of Sausalito is protected by encouraging contextual, small scale in-fill development, and also preventing the Regional Housing Needs Allocation from becoming cumulative.

*The Commenter states that Old Town should be excluded from rezoning due to its impacts on the community. The Commenter states several potential negative effects and impacts that rezoning would bring.*

Many of the Commenter's statements and concerns are valid. However, this response will make specific clarifications.

1. There is no rezoning (i.e., changing the zoning on a parcel from one zoning designation to a different zoning designation) proposed for the Old Town, or any part of Sausalito. Rezoning options were removed from consideration by the Housing Element Task Force at the November 21, 2011 meeting and have not been reconsidered since.
2. The Housing Element document, including the Vertical Mixed Use (VMU) and Horizontal Mixed Use (HMU) programs, does not propose an increase in residential density beyond what is currently allowed by the General Plan and Zoning Ordinance.
3. The Housing Element Update is a policy document, and while sites suitable for housing are required to be identified by State Housing Element law, no actual development projects are being proposed as part of the Housing Element.
4. The Housing Element document states in Chapter IV, B-6, that land designated for residential use can be linked up to the existing infrastructure grid easily, including sewer and water lines, streets, and storm drains. There is no shortfall anticipated during the 2009-2014 planning period in the ability of the Sausalito-Marin City Sanitary District (SMCSD) to provide necessary public services. While the SMCSD has been working on upgrading its sewage treatment plants, it is recognized that existing private later sewer laterals on private properties need to be repaired.
5. State law (California Government Code 65583) mandates the analysis of housing needs and provision of housing for large families, defined as 5 or more persons. This is discussed in Appendix A, 5c of the Housing Element.
6. Once sites are identified in a Housing Element, it does not mean that the City loses its zoning review and approval powers with future proposed projects on those sites. All proposed projects will need to go through the necessary development review process, including review based on the General Plan, Zoning Ordinance, design review, and environmental review. The Housing Element site inventory also offers a significant 88% buffer over the State-required Regional Housing Needs Allocation number, and therefore no particular site development application will be required to be approved based on the Housing Element.

7. Staff has confirmed that the Accessory Dwelling Unit (ADU) working group is no longer considering any percentage of obstruction of a neighbor's primary view for an ADU.
8. Notices for the original sites considered for rezoning were sent out on September 28, 2011. The sites were discussed at the Housing Element Task Force public meetings, and all sites were removed from rezoning consideration by November 21, 2011.  
Notices for the four original Mixed Use Opportunity sites (which was later termed HMU) including two Second Street sites were sent out on May 1, 2012. Four public hearings from early May to mid-June were held regarding HMU and VMU. VMU applies to all mixed-use zoning districts in the City that allow residential.

Lilly Schinsing

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**From:** Mark Rushford [mrushford@fhallen.com]  
**Sent:** Tuesday, June 12, 2012 4:42 PM  
**To:** Jeremy Graves; Lilly Schinsing; Mike Kelly; Jonathan Leone; Herb Weiner; Carolyn Ford; Linda Pfalfer; Debbie Pagliaro; Mary Wagner; Adam Pollitzer  
**Subject:** Housing Element Decisions for Old Town and elsewhere in Sausalito

Hello to all -

I am a resident of the Hurricane Gulch area, have been there for 9 years, and have attended previous meetings about this issue.

I now understand that the vehement protests from some of the 80 people who showed up (not one of them in favor of the project) to bringing more congestion and housing density to Old Town and other areas as protested in the meeting held at the city on 5/22 was not heard by the city council. I was there and it sounded like there was good understanding and progress at the time.

We live in a special area with a unique fabric of business and commercial. I can't imagine how further congestion and the rezoning that's being suggested would impact the area in any way other than negatively -- and to a significant degree. Views could also be impacted.

As a real estate agent -- I can tell you that potential buyers and sellers are very concerned about this particular issue. It's put a few of them on the fence as to whether it will be feasible to purchase in an area where views currently exist only to see them eradicated after they have purchased. And sellers are just as concerned since we've always been assured that our views are protected yet suddenly it seems that no longer may apply. Even if views were to not be impacted the congestion, makeup, and community of Old Town would be adversely affected thus causing the same negative impact on home value and desirability in the area as if views were removed. Neither is acceptable.

The suggestion of using Marinship was an excellent one and is the one that should be pursued. Finally I think a Cumulative Environmental Impact Review, as has been suggested by others, is a key element to being able to make an informed decision.

Thank you for your time.

Mark

MARK RUSHFORD | Realtor | DRE 01400112



**Response to Mark Rushford, Resident of the Hurricane Gulch area, Email received June 12, 2012**

*The Commenter's email is based on the assumption that rezoning is being proposed for Old Town. The Commenter discusses views, congestion and character, which are important topics for Old Town residents.*

There is no rezoning proposed for the Old Town, or any part of Sausalito. Rezoning options were removed from consideration by the Housing Element Task Force at the November 21, 2011 meeting and have not been reconsidered since.

The Housing Element document, including the VMU and HMU programs, does not propose an increase in residential density beyond what is currently allowed by the General Plan and Zoning Ordinance.

*The Commenter mentions that Marinship should be considered for housing, and a cumulative Environmental Impact Review is important to making an informed decision.*

The Marinship has been discussed at previous meetings. Due to ground stability issues, flooding, voter-approved land use restrictions and potential changes to community character, the Planning Commission and City Council have been reluctant to consider any part of the Marinship at this time for housing.

An Environmental Impact Report (EIR) is not the appropriate environmental review document for this Housing Element Update. Based on the Initial Environmental Study, it was determined that the proposed Housing Element Update could not have a significant effect on the environment, and therefore a negative declaration has been prepared. As the Housing Element does not propose an increase in residential density beyond what is currently allowed by the General Plan and Zoning Ordinance, the level of development potential described in the Housing Element Update is consistent with the General Plan and its EIR, which found no unmitigated cumulative impacts.

Lilly Schinsieg

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From: susan.k (zcksk@hotmail.com)  
Sent: Wednesday, June 13, 2012 4:34 PM  
To: Lilly Schinsieg  
Subject: EIR must be completed.

I strongly oppose any action which avoids a complete EIR for any part of the Housing Element draft/project. Sausalito is a very small and unique space. Frankly in my opinion the HCD requirement has no place here at all. The principle behind it may be sound but the RHNA misguided. To further potentially degrade our community by not completing an EIR for the proposal as a whole or any individual project is a disservice to the people who have made this community home.

Susan Samois  
145 Prospect Avenue  
Sausalito

**Response to Susan Samois, 145 Prospect Street, Email received June 13, 2012**

*The Commenter states strong opposition to any action which avoids a complete EIR for any part of the Housing Element draft or project.*

An Environmental Impact Report (EIR) is not the appropriate environmental review document for this Housing Element Update. Based on the Initial Environmental Study, it was determined that the proposed Housing Element Update could not have a significant effect on the environment, and therefore a negative declaration has been prepared. As the Housing Element does not propose an increase in residential density beyond what is currently allowed by the General Plan and Zoning Ordinance, the level of development potential described in the Housing Element Update is consistent with the General Plan and its EIR, which found no unmitigated cumulative impacts.

Lilly Schinsing

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From: Kerry Headington [kerryheadington@gmail.com]  
Sent: Friday, June 22, 2012 9:57 AM  
To: Lilly Schinsing  
Subject: Fwd: Public Comment: Planning Commission Review of Housing Element Negative Declaration

From: Kerry Headington <kerryheadington@gmail.com>  
Date: Fri, Jun 22, 2012 at 12:39 PM  
Subject: Public Comment: Planning Commission Review of Housing Element Negative Declaration  
To: [lschinsing@ci.sausalito.ca.us](mailto:lschinsing@ci.sausalito.ca.us), [JGraves@ci.sausalito.ca.us](mailto:JGraves@ci.sausalito.ca.us), [MWagner@ci.sausalito.ca.us](mailto:MWagner@ci.sausalito.ca.us),  
[apolitzer@ci.sausalito.ca.us](mailto:apolitzer@ci.sausalito.ca.us)

To Sausalito Planning Commission and Staff:

There are strong and conflicting opinions among residents, city officials, and staff regarding the proposed Negative Declaration. In particular, there is concern that if this broad Negative Declaration on the "discretionary" changes to the Housing Element is approved, then future development projects that are proposed under the HMU and VMU plans will not have to undergo any environmental review. This is further complicated by SB 375's loosening of CEQA.

Residents in Old Town have raised well-justified concerns regarding the impact of high-density development along 2<sup>nd</sup> Street on:

- Traffic and safety related to the 2<sup>nd</sup> Street "funnel"
- Parking
- Views
- Sewer capacity.
- Alteration of Old Town character

The residents of Old Town have spoken up in great numbers about these concerns – we cannot have them ignored. The City must preserve its ability to perform an Environmental Impact Review (EIR) of any project that is proposed.

We ask that the Planning Commission either reject the proposed Negative Declaration or add clarification language that ensures an EIR will be required for any future project, as follows: This Negative Declaration applies only to the changes to the Housing Element under discussion and in no way applies to actual projects that may be proposed under the HMU and VMU plans that are a component of these changes. Any actual projects that are proposed must still undergo full Environmental Impact Review as it relates to CEQA.

Further, there are fears that SB375 will water down CEQA and allow projects to proceed with limited or expedited Environmental Impact Review and potentially allow projects to circumvent Sausalito's Design Review process. We request that you ensure that the City preserves its ability to perform EIRs and Design Review on HMU and VMU projects by including confirmatory language in either the Negative Declaration or elsewhere as appropriate.

If the above requests cannot be met, the proposed Negative Declaration should be rejected.

Please address these concerns at your upcoming meeting on June 27th.

Thank you,

Kerry & Geoff Headington

108 3<sup>rd</sup> Street

Old Town Sausalito

**Response to Kerry and Geoff Headington, 108 3<sup>rd</sup> Street, Email received June 22, 2012**

*The Commenters are concerned that the Negative Declaration, and SB 375, will cause limited or expedited environmental review and circumvented design review for future projects under the HMU and VMU. The Commenters have requested language in the Negative Declaration to confirm that future proposed projects will undergo full Environmental Impact Review as it relates to CEQA.*

The following wording has been added to the penultimate paragraph on Page 2 of the IES/ND to clarify that the document only applies to the Housing Element Update and not to future projects, which need to undergo environmental review as required by CEQA, and the City's required zoning and design review process.

“This IES/ND applies only to the Housing Element Update and does not apply to actual housing projects that may be proposed in the future, including those that are proposed as a result of Housing Element policies and programs. Any actual projects that are proposed must still undergo environmental review as required by CEQA, and the City's required zoning and design review process.”

An EIR is not necessarily the appropriate environmental review document for all future projects due to project-specific factors. Each future project will be reviewed on a case-by-case basis and the appropriate environmental review document will be prepared.

SB 375 is currently being implemented in the Bay Area. SB 375 would create CEQA streamlining measures for certain types of transit-oriented housing projects, however, none of the CEQA streamlining measures would apply to Sausalito, as the City is not identified to be in a “Transit Priority Area” (TPA) or “Priority Development Area” (PDA). If Sausalito were in a TPA or PDA, that would allow the CEQA streamlining process to be applied to certain housing projects.

Lilly Schinsing

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From: Rosalie Wallace (rosabee@sonic.net)  
Sent: Wednesday, June 27, 2012 11:04 AM  
To: Lilly Schinsing; Jeremy Graves; Mary Wagner; Adam Politzer  
Subject: environmental impact report

Planning Commission  
City of Sausalito  
420 Litho Street  
Sausalito, California 94965

RE: Proposed Negative Declaration, California Environmental Quality Act, for the Sausalito Housing Element Submission

Dear Commissioners:

I am opposed to the City of Sausalito submitting the Housing Element to the State without conducting an environmental impact study. I regret I will not be able to attend tonight's meeting because of a work conflict. However, I would like to state that I feel this study to be very important as I feel that this project can have great environmental impact on Old Town with regard to : Parking & traffic, sewer & storm water capacity as well as issues raised by the rising water levels & the impact this will have on wildlife & vegetation of both the Bay & the City of Sausalito. We are already seeing an overload on our storm drains during the rains.

Please initiate any steps necessary to have an independent assessment of the proposed Housing Element on our much loved community.

Sincerely yours,

Rosalie Wallace

110 West St  
[rosabee@sonic.net](mailto:rosabee@sonic.net)

**Response to Rosalie Wallace, 110 West Street, Email received June 27, 2012**

*The Commenter is opposed to the submission of the Housing Element to the State without an environmental impact study, as the Commenter feels that the project can have great environmental impacts on Old Town.*

Environmental review has been conducted for the Housing Element Update, however, it has been determined that a Negative Declaration is the appropriate document to be prepared, and not an Environmental Impact Report (EIR). This is because the Housing Element does not propose an increase in residential density beyond what is currently allowed by the General Plan and Zoning Ordinance. The level of development potential described in the Housing Element Update is consistent with the General Plan and its EIR, which found no unmitigated cumulative impacts.

The 'project' being analyzed under the California Environmental Quality Act (CEQA) is the Housing Element Update. It is a policy document, and while sites suitable for housing are required to be identified by State Housing Element law, no actual development projects are being proposed as part of the Housing Element. Therefore no traffic, noise, biological, view, etc. impacts, which are specific physical impacts of future projects, are created through the Housing Element document.



Lilly Schinsing

From: KAREN A LEHNER [kale@asf.com]  
Sent: Thursday, July 19, 2012 9:37 AM  
To: Mary Wagner; Adam Politzer; Jeremy Graves; Lilly Schinsing  
Cc: KAREN A LEHNER; oldtownsausalito@gmail.com  
Subject: Letter regarding concerns about the proposed negative EIR Declaration from the Housing Element

Please forward this letter to the Planning Commissioners: Chair Stafford Keegin, Vice-Chair Joan Cox, Commissioner Stan Bair, Commissioner Richard Graef, Commissioner Bill Werner.

To the Planning Commission,

As a resident of Old Town in particular and Sausalito in general, I wanted to state my concerns to you about the opinion by the Community Development Director that an environmental impact report (EIR) is not needed or required regarding proposed growth in Old Town.

I understand that the last time environmental standards were set was 1995. It is my belief - and an informal opinion by some at the NRDC (Natural Resources Defense Council)- that not doing an EIR at this time could lay the way open for lawsuits from interested parties in Sausalito (as it has been used by residents of other towns), since the 1995 standards are demonstrably out of date with current conditions in Old Town/Sausalito. There has been an exponential growth in traffic alone that impacts Old Town in particular. I believe our current level of safety needs in Old Town would not meet current State standards if traffic safety conditions created by the present real time mix of cyclist, tourist vehicles both car and bus, and local commuter were considered and applied. Current traffic safety standards hardly address this real threat to public safety as is. Simply applying old rules could be seen as negligent since we have a known, present and growing threat to the public's safety that the 1995 standards do not address. Why not address that possible route of legal challenge by doing an EIR? What damage does an EIR do, after all?

While the report by the Community Development Director lists no area with more than a less than significant impact in the 18 areas to be considered, there is such a thing as "cumulative impacts"; that all these things add up to a significant cumulative impact on the community under the 1995 guidelines.

The report states:

In #1 Aesthetic there is impact in ALL 4 items - not NO impact.  
In #3 Air Quality there is impact in 3 of the 5 items to be considered - not NO impact.  
In #4 Biological Resources there is impact in 2 of the 5 items - not NO impact.  
In #5 Cultural Resources there is impact in 3 of the 4 items - not NO impact.  
In #6 Geology and Soils there is impact in half or 4 of 8 items - not NO impact.  
In #7 Greenhouse Gas Emissions there is impact in 1 of 2 items - not NO impact.  
In #8 Hydrology and Water Quality there is impact in half or 5 of 10 items - not NO impact.  
In #10 Land Use and Planning there is impact in 1 of 3 items - not NO impact.  
In #12 Noise there is impact in half or 3 of 6 items - not NO impact.  
In #13 Population and Housing there is impact in 1 of 3 items - not NO impact.  
In #14 Public Services there is impact in ALL or 6 of 6 items - not NO impact.  
In #15 Recreation there is impact in ALL or 2 of 2 items - not NO impact.

Interestingly, it is the opinion of the Community Development Director that there is NO impact in any and all items in #16 Transportation/Traffic. I would draw your attention to the last item in #16 - f Conflict with adopted policies, plans, or programs regarding public transit, bicycle or pedestrian facilities, or otherwise decrease the performance or safety of such facilities. This area alone is not being adequately addressed by the current? 1995 standards as evidenced by the steady increase in recordable accidents in the Old Town area between cyclists and cars and cyclists, and pedestrians and cyclists. To suggest that even a small number of vehicles added to the load is not worth investigating for their impact to safety to Old Town is disrespectful and devalues the lives of current Old Town citizens. In 1995 we did not have even half of the cyclist influx that we experience now on a daily basis, let alone the tsunami of upwards of 35,000 cyclists over the 2 day weekends when other tourist traffic is highest. There are buses both commuter, local and tourist that nearly sideswipe cyclists and even pedestrians in the area on Main where there ceases to be any kind of sidewalk to offer safe harbor to the cyclists trailing kids behind them or strollers being pushed let alone the pedestrians. It begs the question how it can be determined that MORE traffic, more people in cars, deliveries, visitors, etc can truly be considered to have NO IMPACT?!

I realize that an argument that suggests there is greater density with the addition of more people living in a vertical sense is patently dismissed by the City Council majority which seem to consider density only on an horizontal plane. But please, let's be real. More people = greater density. Or are we to suggest that these people, these families will honestly not have visitors with cars, deliveries by trucks or cars or even own and have vehicles of their own where they live? Are we to mandate pedestrian only families? Are we to be sure they never open a window and let out their own just - being - human noise? No parties, no music, no grilling on the patios or balconies, no by-products of being alive? What are these proposed apartments/homes for? Housing ghosts? I truly don't mean to be insulting, but to suggest that more people, however they are stacked, does not equal greater density is to manipulate the definition of density to serve only a political or legal need and not the true meaning of the word and insults and marginalizes our real world experiences. I realize we are seeking to abide by a political agenda/legal edict sent from Sacramento, but I will forever argue that adding another person to someone's shoulders does impact the guy on the bottom - or in this case, the families who live above, below, side-by-side, and across the street. There most certainly will be more traffic, just as there will be more noise. Or to put it another way, less safety on the streets, less sound of the wind through the trees or of the birds on their branches. People make noise and however careful or considerate the neighbors, you know they are there.

Ultimately, are we just starting the great slide to Sausalito going vertical overall? Is Old Town the first step toward all of Sausalito being fair game for a higher limit in stories, in high rises? To accommodate Sacramento who believes all towns are equal in geography, it could well be the only way we will meet future edicts. Shouldn't we have the tool of an EIR to forestall a railroading, bulldozing, and avarice driven development company who uses Sacramento's decisions and our lack of previous EIR requirements to grandfather in all they want to do in our very desirable bedroom community of San Francisco? Is that what Sausalito will really become?

In the very last area of overall questions of the study report, Mandatory Findings of Significance - there is impact in 2 of 3 items - not NO impact.

B is the one area that the Community Development Director said there is no impact even though that item deals with the issue of cumulatively considerable. It goes on to state what cumulatively considerable means - and by it's definitions it means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of current projects and the effects of probably future projects. I ask quite sincerely how having some impact, however less than significant the individual item's effect may be judged by 1995 standards, in

TWELVE of the seventeen areas of consideration be considered less than cumulatively considerable given the current stressors on the Old Town area. In over two-thirds of the 17 areas to be considered there is enough impact to be mentioned. This is not NO impact. And it IS more than reasonable when you have to mention impact in such a large majority of areas to be considered that cumulative consideration should be noted and studied. The report more than justifies the need for an EIR.

One last thing, and I do appreciate your time in reading such a tome. I do have great respect for anyone who seeks to do public work and represent the will of the people for the greatest good.

I would throw one other consideration that has yet to be addressed for our safety and certainly not being considered or addressed by the Community Development Director's request for Negative Environmental Declaration proposal. The Golden Gate Bridge was listed by the State Attorney General as one of the prime targets when it comes to potential terrorist acts. Sausalito is the tail end of what could be considered a peninsula were it not for the GGB. Should there every be an incident that closed the GGB for any extended period of time, is there an evacuation route sufficient to handle our population density as exists today. Or what if the northern route was cut off to us out of town? In either case, could adequate safety, security and health service vehicles respond to our needs from other areas, since we have one very good but only one fire station/police station in town and they might need some help in a major disaster. AND should there be, say, a fire in our densely wooded hills, our homes in our hillsides, a civil event necessitating immediate evacuation for safety/security reasons, a toxic event such as oil, gas, toxic fumes, oil spill in the bay that floods our beach here in Old Town, is there a plan to help those of us who live here in the most congested traffic dense part of beautiful, tourist destination Sausalito get out FAST? Can we meet current evacuation and extreme event needs of Old Town residents in particular and all Sausalitan's in general?

We are a two road town and Old Town is where routes of egress bottles up rapidly. We are the reverse funnel barely able to handle weekend traffic, let alone, an emergency.

We are an evacuation route for San Francisco. Can we accommodate the traffic that would occur from the GGB as it would filter down Alexander through Old Town's bottleneck and mix with our own citizens? As is, we have but 2 roads out of town with the GGB functioning. What about an exodus from nearby Marin City, Strawberry, Tiburon etc? Should they be prevented from going north in an emergency, we're still only 2 roads out of town. Has the state plan met our current needs? Shouldn't Sacramento have to be sure we can meet our current needs before they ask us, demand of us, that we accommodate more people anywhere in Sausalito? Have we put that task to our leaders?

Without the GGB, we are one road out and those of us at the south end of town will be the very last cars in line, the last cyclists, the last people on foot. And should North 101 be closed past Alexander exit and there have been many many times accidents have closed the tunnel, there would be hundreds if not thousands of cars forced to funnel down the only by-pass road to get north, through Old Town where we who live there would see and breathe in bumper to bumper of idling carbon spewing (well beyond standard or even emergency norms) vehicles for periods lasting many hours! Consider that and then tell me how more cars have negligible effects on people. Tell me how more people, however small you may consider the number to be, can be treated with all the services they need to be safe, healthy and happy. There is such a thing as a tipping point. Malcolm Gladwell made a study of it. And it is the reason impact studies are done.

It could be that the number of anticipated vehicles from the proposed increase in - let's call it what it really is - density - to Old Town might not be truly impactful in carbon emissions. And perhaps the noise coming from those households might not be over a threshold level the State finds harmful to residents. Maybe the loss of light and a view

might not drive the neighbors to plant only shade tolerant seeds in their gardens and lower the quality of life as they view concrete instead of trees. It could be. But things add up. The quality of life is not a study of isolated effects. We are a community that already has had to handle the crushing overload of traffic here in Old Town. And to be honest, we are at a breaking point already. Could we handle more? Will the added cumulative impact however "less than significant" in 12 of the 18 areas be considered the straw that breaks Old Town's back and sets up the domino effect through Sausalito? We don't know. But we'll never know if we don't make a study. The LEAST we can do is an environmental and safety study for the residents of Sausalito in general, and Old Town in particular. We are one town with two roads and many communities and neighborhoods. Let's make sure we can meet current needs before adding to the potential burdens.

Thank you for any consideration this letter receives.

Sincerely,

Karen Lehner

Karen Lehner  
[kael3@aol.com](mailto:kael3@aol.com)

**Response to Karen Lehner, Resident of Old Town, Email received July 19, 2012**

*The Commenter is concerned that not preparing an Environmental Impact Report (EIR) for the Housing Element could open up the possibility of lawsuits as the 1995 standards are out of date with current conditions in Sausalito. The Commenter has also reviewed the EIR and concludes that there should be impacts in each section.*

The 'project' being analyzed under the California Environmental Quality Act (CEQA) is the Housing Element Update. It is a policy document, and while sites suitable for housing are required to be identified by State Housing Element law, no actual development projects are being proposed as part of the Housing Element. Therefore no traffic, noise, biological, view, etc. impacts, which are specific physical impacts of future projects, are created through the Housing Element document. The Housing Element Update is also not calling for rezonings or major redevelopments to the City and therefore does not warrant a rework of its General Plan EIR.

If the Housing Element Update were to not exist, the City would still uphold the General Plan and its EIR, and new housing projects could still arise anytime. Each of those projects would still be analyzed for its environmental impacts.

The Commenter's letter discusses traffic, congestion, and evacuation. These aspects of circulation should be analyzed separately when the City revisits its Circulation Element.

Lilly Schinsing

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**From:** shelah peters [shelahp17@gmail.com]  
**Sent:** Wednesday, July 25, 2012 9:22 AM  
**To:** Adam Politzer  
**Cc:** Lilly Schinsing  
**Subject:** Housing Element Declaration

Good Morning,

I am a home owner on Main Street and would like to comment on adopting a "Negative Declaration" for our Neighborhood.

We all know that Second Street is the MOST CONGESTED narrow street in all of Sausalito. Second Street is the HIGHEST NEGATIVELY IMPACTED area regarding SAFTY FOR OUR NEIGHBORS and TOURISTS!

It is Very difficult to cross the street because of the HUNDREDS of Tourist Bikes, Racing bikes, Runners, Cause Walkers, Dog Walkers (who drive here) and then the rest of us that live here in the surrounding Neighborhoods. Being so close to a TOURIST LANDMARK, OUR GOLDEN GATE BRIDGE, how in the world could we safely evacuate with THOUSANDS OF PEOPLE HEADING UP 2nd.

There are SEVERAL accidents from bikers, walkers and cars, all year round in this area.

I HONESTLY CANNOT UNDERSTAND WHO WOULD EVER CONSIDER THIS AREA TO RECEIVE A "NEGATIVE DECLARATION"

Thank You  
Shelah Peters  
612 Main St  
[shelahp17@gmail.com](mailto:shelahp17@gmail.com)

A FULL EIR MUST be completed before any such Declaration is even considered!!!

**Response to Shelah Peters, Resident of Main Street, Email received July 25, 2012**

*The Commenter states that a Negative Declaration does not seem to be the appropriate way to acknowledge the congestion on Second Street. The Commenter is also concerned about evacuation.*

It has been determined through the environmental review process that a Negative Declaration is the appropriate document to be prepared, and not an Environmental Impact Report (EIR). This is because the Housing Element does not propose an increase in residential density beyond what is currently allowed by the General Plan and Zoning Ordinance. The level of development potential described in the Housing Element Update is consistent with the General Plan and its EIR, which found no unmitigated cumulative impacts. The Housing Element Update is also not calling for rezonings or major redevelopments to the City and therefore does not warrant a rework of its General Plan EIR.

The Commenter's letter discusses traffic, congestion, and evacuation. These aspects of circulation should be analyzed separately when the City revisits its Circulation Element.

Lilly Schinsing

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From: shelah peters [shelahp17@gmail.com]  
Sent: Thursday, August 02, 2012 11:35 AM  
To: Lilly Schinsing  
Subject: Housing Element Update

After reading entire proposal, I have many comments, however, two main comments and one question.

#### Evaluation of Environmental Impacts

##### Aesthetics

One statement in particular, should be amended.

"The Revisions to 1995 etc. that are proposed in the Housing Element Update will not result in a SIGNIFICANT increase in VISUAL IMPACTS etc."

The word SIGNIFICANT can be abused, it SHOULD BE REMOVED!

The word and concept of SIGNIFICANT can be interpreted to suit any one person on a Design Committee and can have an adverse effect on the approximate 7000 people who live here.

ANY DECREASE in any residents views would be SIGNIFICANTLY DETERMENTAL to HOME VALUES and to the general environmental beauty that encouraged all of us to move here in the first place.  
PLEASE REMOVE THE WORDS "WILL NOT RESULT IN A SIGNIFICANT INCREASE"

#### Regarding TRANSPORTATION/TRAFFIC

We all know that 2nd street is the MOST CONGESTED STREET in Sausalito. because of the HIGH DENSITY TRAFFIC!

Ask the fire and Police Departments for the number of accidents that occur.

Because Emergency access is very difficult and we do hear the sirens pretty constantly, I would suggest we mark the box SIGNIFICANT IMPACT on the Environmental report.

Question: I have been told that any Development of Low or Moderate, or even Homeless Housing, would not have to comply with any Ordinances of the General Plan, Zoning, Design etc.

Is that True.

Thank You  
Shelah Peters  
[shelahp17@gmail.com](mailto:shelahp17@gmail.com)  
612 Main St.



**Response to Shelah Peters, 612 Main Street, Email received August 2, 2012**

*The Commenter comments on the interpretation of the word "Significant" in the Initial Environmental Study/Negative Declaration. The Commenter also states that due to the traffic, accidents, and congestion on Second Street, there should be a significant impact for traffic.*

A "significant effect on the environment" means a substantial, or potentially substantial, adverse change in the environment. The criteria set forth for evaluating traffic impacts as a result of the Housing Element Update are mainly whether the Housing Element Update (as the 'project') conflicts with applicable plans.

As the 'project' being analyzed is the Housing Element Update as a policy document, no actual development projects are being proposed as part of the Housing Element. Therefore no traffic, noise, biological, view, etc. impacts, which are specific physical impacts of future projects, are created through the Housing Element document. The Housing Element programs also do not allow additional residential density over what is currently allowed by the applicable plans (and therefore there is no conflict with these plans), which are the General Plan and Zoning Ordinance.

As mentioned in the previous response to the Commenter, the mentioned aspects of circulation should be analyzed separately since it is established that the Housing Element does not contribute impacts to this area. The City could analyze and propose ways to alleviate traffic and congestion issues, when it revisits its Circulation Element.

*The Commenter asked if the development of low, moderate, and homeless housing would need to comply with City ordinances.*

Future proposed projects will need to go through the necessary development review process, including review against the General Plan, Zoning Ordinance, design review, and environmental review. This is stated in the IES/ND.

Albert Viana

From: jeffrey fessel [jeffreyfessel@gmail.com]  
Sent: Friday, August 17, 2012 10:10 PM  
To: Lily Schinsing  
Subject: 8/22 meeting

RECEIVED

AUG 21 2012

CITY OF SAUSALITO  
COMMUNITY DEPARTMENT

Dear Ms Schinsing

I want to remind you that the draft "Negative Declaration" must explicitly state that all future projects must be subject to full environmental review. As you are well aware, residents (voters) of Sausalito have raised well-justified concerns regarding the impact of high-density development along 2<sup>nd</sup> Street on traffic and safety related to the 2<sup>nd</sup> Street "funnel", parking, views, sewer capacity, and alteration of Old Town character.

I ask that you make these concerns clear at the 8/22 and subsequent meetings.

Sincerely

Jeffrey Fessel MD.

**Response to Jeffrey Fessel MD, Resident of Sausalito, Email received August 21, 2012**

*The Commenter requests that the Negative Declaration should state that all future projects must be subject to full environmental review.*

The following wording has been added to the penultimate paragraph on Page 2 of the IES/ND to clarify that the document only applies to the Housing Element Update and not to future projects, which need to undergo environmental review as required by CEQA, and the City's required zoning and design review process.

“This IES/ND applies only to the Housing Element Update and does not apply to actual housing projects that may be proposed in the future, including those that are proposed as a result of Housing Element policies and programs. Any actual projects that are proposed must still undergo environmental review as required by CEQA, and the City's required zoning and design review process.”

An EIR is not necessarily the appropriate environmental review document for future projects due to project-specific factors. Each future project will be reviewed on a case-by-case basis and the appropriate environmental review document will be prepared.

RECEIVED

129 PROSPECT AVENUE  
SAUSALITO, CALIFORNIA 94965-2332

AUG 22 2012

CITY OF SAUSALITO  
COMMUNITY DEVELOPMENT

August 22, 2012

Planning Commission  
City of Sausalito  
420 Litho Street  
Sausalito, California 94965

RE: Proposed Negative Declaration, California Environmental Quality Act, for the  
Sausalito Housing Element Submission

Dear Commissioners:

I remain opposed to the City of Sausalito submitting the Housing Element to the state authorities without conducting an environmental impact study (reference my letter to you of May 23<sup>rd</sup>). I repeat that the standard applied by the courts for determining whether an environmental impact study is required under the California Environmental Quality Act (CEQA) is the "fair argument" test, in other words, can or cannot it be *fairly argued* that the project may have a significant environmental impact<sup>1</sup>. The act or decision for your review here is not the decision that the project may or may not have a significant environmental impact, but the decision that it can or cannot be fairly argued that the project may have a significant environmental impact<sup>2</sup>. The courts have a preference for *resolving doubts in favor of environmental review*<sup>3</sup>.

The Staff has argued that the potential density of the current Housing Element is not greater than that approved in the General Plan in 1995. I find this difficult to accept given the proposed current approval of accessory dwelling units not contemplated in 1995 and of bonus density levels for certain qualifying projects. The Programs and Provisions component of the current Housing Element potentially establishes a "development authority" with little oversight and provides this authority funding and an array of tools to incent development. The potential creation of such an authority was not in the previous Housing Element and constitutes a substantial change.

In its Draft Initial Environmental Study/Negative Declaration, the Staff lists the items below as areas to review and concludes there are no significant environmental impacts:

- |   |  |   |
|---|--|---|
| <input type="checkbox"/> Aesthetics               | <input type="checkbox"/> Agriculture and Forestry        | <input type="checkbox"/> Air Quality                        |
| <input type="checkbox"/> Biological Resources     | <input type="checkbox"/> Cultural Resources              | <input type="checkbox"/> Geology/Soils                      |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards and Hazardous Materials | <input type="checkbox"/> Hydrology/Water Quality            |
| <input type="checkbox"/> Land Use/Planning        | <input type="checkbox"/> Mineral Resources               | <input type="checkbox"/> Noise                              |
| <input type="checkbox"/> Population/Housing       | <input type="checkbox"/> Public Services                 | <input type="checkbox"/> Recreation                         |
| <input type="checkbox"/> Transportation/Traffic   | <input type="checkbox"/> Utilities/Service Systems       | <input type="checkbox"/> Mandatory Findings of Significance |

The study must also provide documentation of the factual basis for the finding in a Negative Declaration that a project will not have a significant effect on the environment<sup>4</sup>. The Staff relies heavily on the above-mentioned 1995 General Plan point for its "factual basis".

It is not reasonable to rely on a seventeen-year old plan and the accompanying environmental report to support the current Housing Element for the following reasons, including but not limited to:

1. Parking is an increasingly serious and commonly acknowledged problem in this city. The proposed Accessory Dwelling Unit program as well as bonus density will put even more pressure in the areas of town already suffering. The planning effort to increase density around transit hubs is noble in concept but to the best of my knowledge has not proven effective. Even executives of the Association of Bay Area Governments have apparently publicly acknowledged that "One Bay Area" will not reduce traffic or greenhouse gasses. Absent full amenities proximate to such dwelling concentrations, the low income population will still require vehicles to secure the staples of life. To proceed without a parking analysis is not warranted.
2. Traffic flow. In 2008, a traffic consulting firm<sup>5</sup> assessed the intersection of Bridgeway Boulevard and Napa Street at an "E" level of service at a peak period. "E" does not stand for "excellent" but is rather nearly at the bottom of intersection ratings. "An "E" level of service is defined as operations with control delay greater than 55 and up to 80 seconds per vehicle. Such high delay values generally indicated poor progression, long cycle lengths, and high-volume-to-capacity ratios. Individual cycle failures are common." This condition is indicative of a problem along Bridgeway which could well be exacerbated by the proposed new development.
3. Sewage treatment. The City has an identified sewage problem even if the service is being provided by an independent authority. To proceed with the Housing Element approval without knowledge of the current or projected treatment capacity and the cost to provide it is an environmental hazard.
4. Storm water runoff. The City has a problem with storm water runoff, again producing a threat to the Bay, and there should be a study of this capacity vis a vis new development.
5. Water utility. Periodically the firemen flush out the hydrants along the lower areas of the City apparently to address water quality issues for residents at higher elevations. Reports of water shutoffs to areas are not uncommon. This is a clear indicator of an item worthy of further study.
6. The Marinship. The Marinship area appears to offer new development opportunities but no one mentions the apparent fact that the area is slowly sinking. The possible environmental consequences on water quality, marine life and vegetation raise serious issues.

I understand that you are considering an approach that would essentially approve the current Negative Declaration but require each individual project to prepare a project environmental impact report. I urge you to reconsider this approach. Even if the Housing Element, a general plan amendment, is treated merely as a first phase with later developments having separate approvals and environmental assessments, it is apparent that an evaluation of a first phase-general plan amendment must necessarily include a

consideration of the larger project, i.e., the future development permitted by the amendment. Only then can the ultimate effect of the amendment upon the physical environment be addressed<sup>6</sup>. CEQA mandates that environmental considerations not become submerged by chopping a large project into many little ones, each with a minimal potential impact on the environment, which cumulatively may have disastrous consequences<sup>7</sup>.

Should you still opt to proceed with this approach, you may well find your edict countermanded by Senate Bill 375 which negates the need for CEQA review for certain projects. While not always true, the common standard is state overrules city.

I repeat my request that you reject the "negative declaration" and initiate the steps towards an independent assessment of the impact of the proposed Housing Element on our community.

Sincerely yours,



John Flavin  
Resident

<sup>1</sup> City of Redlands v. County of San Bernardino, *supra*, 96 Cal.App.4th at p. 405, *fn.* omitted; see also 21082.2, *subd.* (d).

<sup>2</sup> City of Livermore v. Local Agency Formation Com. (1986) 184 Cal.App.3d 531, 541

<sup>3</sup> Pocket Protectors v. City of Sacramento, *supra*, 124 Cal.App.4th 903 at p. 928.)

<sup>4</sup> City of Redlands v. County of San Bernardino, (2002) 96 Cal.App.4th 398, 406, *fn.* omitted

<sup>5</sup> Parisi Associates, memorandum regarding 300 Locust Street, dated December 17, 2008

<sup>6</sup> Christward Ministry v. Superior Court (1986) 184 Cal.App.3d 180, 194 [EIR required for general plan amendment, even though amendment required a special use permit and additional EIR before any specific development could take place]

<sup>7</sup> Bozung v. Local Agency Formation Com. (1975) 13 Cal.3d 263, 283-284.

**Response to John Flavin, 129 Prospect Ave, Letter received August 22, 2012**

*The Commenter does not accept the argument that the potential density of the current Housing Element is not greater than what was approved in the General Plan in 1995 as ADUs and density bonus levels were not considered back then.*

ADUs and density bonus provisions were both part of the 1995 Housing Element. ADUs (termed “second units” in the 1995 General Plan) were also addressed in the 1995 General Plan EIR as a mitigation measure to the lack of affordable housing. The 1995 ADU program was not adopted, however it is required as a condition of certification in the current Housing Element.

Density bonus law has been a component of the State Government Code since 1979. Policy H-3.5 and Program H3.5.1 in the 1995 Housing Element stated that the Zoning Ordinance should be amended to be consistent with State density bonus law provisions. This program was analyzed in the 1995 EIR. In 2003, amendments to the Zoning Ordinance incorporated density bonuses for affordable housing projects, and the current Housing Element Update has a program for the City to adopt regulations to specify how compliance with the current density bonus law provisions will be implemented.

*The Commenter states that the programs in the Housing Element potentially establish a development authority with little oversight and provides this authority funding and an array of tools to incentivize development. The Commenter states that the creation of such an authority is new and constitutes a substantial change.*

Program 13 of the Housing Element Update has a goal to establish a local Affordable Housing Fund to receive monies which would be used to provide affordable housing. The objective is to first adopt a program that generates in-lieu housing fees, and then establish a dedicated affordable housing fund. The City would need to consult with Marin County to develop regulations to govern fund oversight and expenditures. At this point in time, no other authority other than the City Council has been considered to be the authority overseeing such a fund.

*The Commenter also states specific reasons why reliance on the General Plan and its EIR should not be accepted.*

- *The Commenter states that plans to increase density around transit hubs is noble but ineffective, and that executives of the Association of Bay Area Governments (ABAG) have apparently publicly acknowledged that “One Bay Area” will not reduce traffic or greenhouse gases.*

Plan Bay Area is the joint effort by ABAG and the Metropolitan Planning Commission (MTC) to address SB 375, which requires California’s 18 metropolitan areas to reduce greenhouse gas (GHG) emissions from cars and light trucks, as the transportation sector represents about 40 percent of GHG pollution in California. The Bay Area region must develop a Sustainable Communities Strategy to promote compact, mixed-use commercial and residential development aligned with transportation alternatives. Transit priority areas and transit hubs were marked out in initial vision scenarios, but none of them involve Sausalito. Also, there is no evidence that ABAG has acknowledged that Plan Bay Area (or One Bay Area) would not reduce traffic or greenhouse gases.

# Site Analysis: 330 Ebbtide Ave

## Site Information

**Address/Street:** 330 Ebbtide Ave

**Assessor Parcel Numbers:**

Site 1: 052-322-01  
Site 2: 052-322-02

**Site Area:**

Site 1: 7,770 SF  
Site 2: 32,477 SF  
Total: 40,247 SF

**Owner:** [REDACTED] Living Trust

**Existing Buildings:**

Site 1: Vacant

Site 2: As follows:

- 2 story, 1,660 SF single-family unit
- 1 story 1,100 SF single-family unit
- 525 SF cottage/wheelhouse
- Constructed in 1900 (per County Assessor)

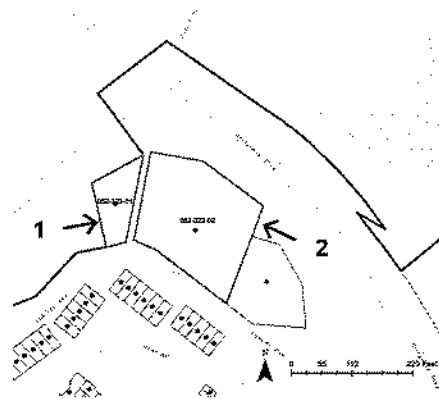
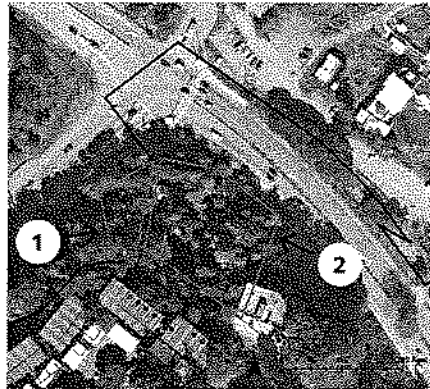
**Constraints:** Steep topography/slopes, trees, easement separating sites. Average slope is approx. 47% on Site 1 and 40% on Site 2.

**General Plan Designation:** High-Density Residential (up to 29 units per acre)

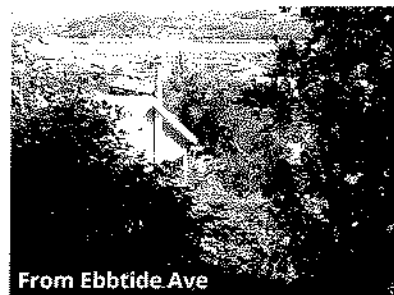
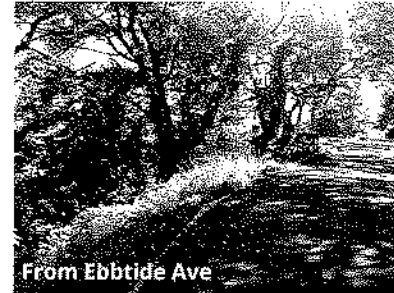
**Zoning Designation:** R-3 (Multiple Family)

**Context:** Multi-family land uses on two sides (zoned R-2-5 and R-2-2.5). Industrial uses (I) are located across Bridgeway from the sites.

## Site Location



## Site Photos



## Assessment

**Site 1: 052-322-01**

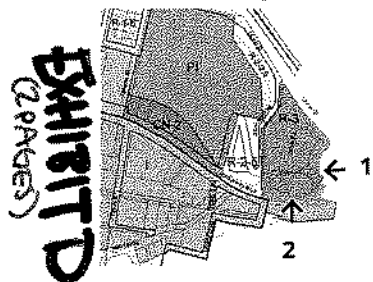
Current Units	Max Units per City R-3 Zoning
0	5

**Site 2: 052-322-02**

Current Units	Max Units per City R-3 Zoning
2 single-family units, 1 cottage/wheelhouse*	21

\*Improvement value assessed at \$70,388 (Marin County Assessor)

## Zoning Map





# Site Analysis: 330 Ebbtide Ave

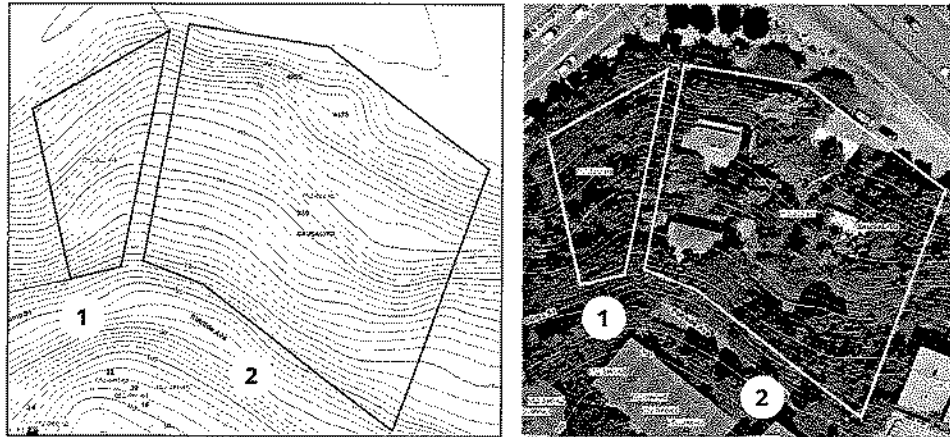
## Options Summary

Options	Density/% of Max.	Max. SF per 80% FAR	SF per Unit
16 units	21.5 du/ac (74%)	25,986	1,624
18 units	24.1 du/ac (83%)	25,986	1,443
21 units	28 du/ac (97%)	25,986	1,237

## Assessed Values

	Site 1	Site 2
Land Value	\$1,406	\$408,253
Improvements	-	\$70,388
Total	<b>\$1,406</b>	<b>\$478,641</b>

## Topographic Maps



## Summary

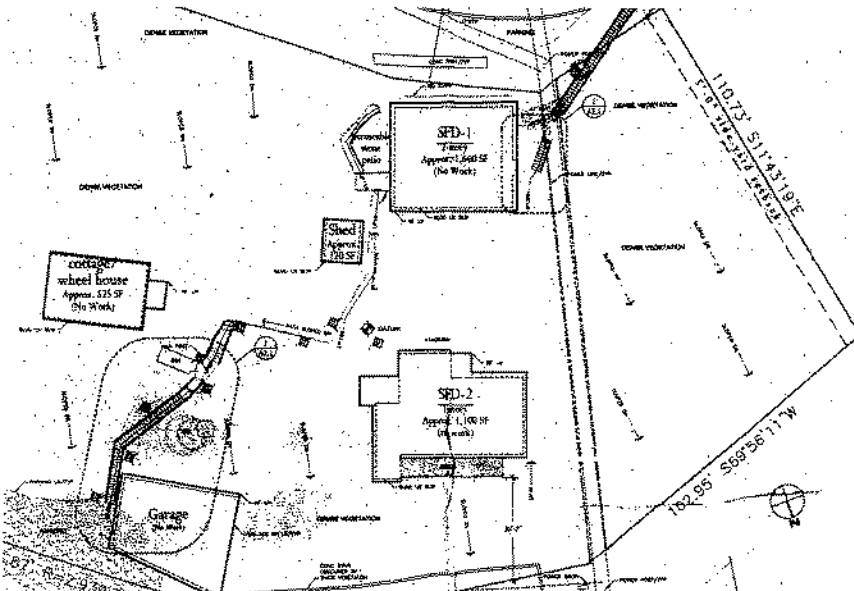
The parcels (052-322-01 and 052-322-02) are addressed at 330 Ebbtide Ave in Sausalito. They are situated within the northernmost point of the City, in an area annexed into Sausalito in the 1970s. The parcels overlook Bridgeway as it enters the City.

The two houses and small cottage on Site 2 are well screened from both Ebbtide and Bridgeway due to extensive tree coverage. A dilapidated garage is located on the flat portion of the site and the garage is visible from Bridgeway.

The homes are accessed by a staircase that runs through the parcel. An utility right-of-way separates the two parcels.

It appears that some of the flat portion of the site at the bottom is part of the Bridgeway right-of-way. The remaining area is shallow and likely only big enough for parking.

## Site Plan from Archives



The site then slopes up about 77 feet over a 190 foot horizontal distance. This appears to be a relatively constant 40% slope. Any development would have to step down the hillside in a terraced fashion.

There would be an opportunity for parking at the Ebbtide side of the property but it would be limited by the slope factor unless major grading was undertaken.

The R-3 zone permits an FAR of .80, allowing up to 25,986 SF of building area on the site. Depending on the number of units constructed, this building area would accommodate average multi-family unit sizes of 1,237 SF (if 21 units were built), on up to 1,624 SF (if 16 units were built).

RECEIVED

JUN 30 2014

CITY OF SAUSALITO

June 30, 2014

TO: Sausalito City Council and appropriate staff  
FROM: Leon Huntting, Chairman of the Butte Street Task Force  
RE: Recommendation regarding Butte Street

The Butte Street Task Force is active on the project approved by the City Council. Currently, two private gentlemen, not members of the Task Force, have stepped forward to help carry this project to its intended conclusion – Bill Monnet and Mel Croner. They just received a letter from Pacific Open Space, Inc. and were granted the name of Open Space Sausalito. This has allowed them to now move to file an ARFS-PB-501(c)(3) form with the Secretary of State of California. When that is approved, they will file with the IRS to obtain a 501(c)(3) federal status. Upon that approval, OSS will meet to approve Articles of Incorporation and confirm a board of directors and officers.

OSS has been in active discussions with the Hunts regarding the Council approved proposal and I have been in a coordinating position. In furtherance of making this a successful and non-biased transaction, OSS proposed to cover the cost of an appraisal on the subject property. This allows the City and the Hunts to not bear this \$5,000 cost. OSS and I are waiting for the selection by the Hunts.

I understand the council voted to remove the HMU from the "housing element," thereby, initiating the need for the city to resubmit our mandated housing element to the state for recertification. It would certainly appear, based on the feelings expressed by the community, that this provides a perfect time for the butte Street parcel to be removed from the list of potential sites for development. Since you have voted in support of Butte Street being donated into open space, the Task Force also believes that this is another reason why the Butte Street property should be removed from the city's housing element and that this letter be forwarded to the City's Housing Subcommittee.

Please keep me posted on this issue and I will certainly keep you posted on the progress of the Butte Street property.