

CHAPTER II – HOUSING PLAN

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

- **Preserving housing and neighborhood assets.**
Goal 1.0: Maintain and enhance the quality of existing housing and ensure that new residential development is compatible with Sausalito's small town character.
- **Encouraging diversity in housing.**
Goal 2.0: Provide opportunities for a range of housing types in a variety of locations and densities to meet the diverse needs of the Sausalito community.
- **Enhancing housing affordability.**
Goal 3.0: 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.**
Goal 4.0: Reduce governmental constraints on the maintenance, improvement and development of housing while maintaining community character.
- **Promoting equal housing opportunities.**
Goal 5.0: Promote equal housing opportunities for all residents, including Sausalito's special needs populations, so that residents can reside in the housing of their choice.
- **Implementing environmental sustainability.**
Goal 6.0: Promote environmental sustainability through support of existing and new development which minimizes reliance on natural resources.
- **Promoting community involvement.**
Goal 7.0: Promote the active participation of citizens, community groups, and governmental agencies in housing and community development activities.

A. Goals and Policies

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

Preserving Housing and Neighborhood Assets

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

Policies

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

Implementing Programs:

Program 4 – Residential Design Review

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

Implementing Programs:

Program 3 – Historic Design Guidelines and Preservation Incentives

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

Implementing Programs:

Program 1 – Code Enforcement;

Program 2 – Residential Rehabilitation Loan and Energy Retrofit Programs

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

Implementing Programs:

Program 5 – Condominium Conversion Regulations

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

Implementing Programs:

Program 6 – Preservation of Existing Affordable Rental Housing

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

Implementing Programs:

Land Use Element Program LU-2.13.1 – Zoning Ordinance – Neighborhood Commercial uses
Economic Development Element Program E-5.1.1 – Permitted Uses (Neighborhood Commercial)

Encouraging Diversity in Housing

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

Policies

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

Implementing Programs:

Program 8 – Mixed Use Zoning in Commercial Districts

Program 9 – Non-Traditional Housing Types

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

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

Program 11 – Liveaboard Housing

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

Implementing Programs:

Program 7 – Residential and Mixed- Use Site Inventory

Policy 2.3 Adaptive Reuse.

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

Implementing Programs:

Program 8 – Mixed Use Zoning in Commercial Districts

Policy 2.4 Legalization of Existing Accessory Dwelling Units.

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

Implementing Programs:

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

Policy 2.5 Creation of New Accessory Dwelling Units.

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

Implementing Programs:

Program 4 – Residential Design Review

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

Policy 2.6 Liveboard Housing.

Protect liveboards as a source of affordable housing and officially recognize them as part of the community’s housing stock. Work with residents, marine operators and owners, agencies and non-profit groups to identify ways to assist in the long-term affordability and maintenance of this unique form of housing in Sausalito.

Implementing Programs:

Program 11 – Liveboard Housing



Enhancing Housing Affordability

Goal 3.0: 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.

Policies

Policy 3.1 Incentives.

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

Implementing Programs:

Program 12 – Affordable Housing Development Assistance;

Program 13 – Local Affordable Housing Fund

Policy 3.2 Partnerships.

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

Implementing Programs:

Program 14 – Partnerships for Affordable Housing

Policy 3.3 Homeownership Assistance.

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

Implementing Programs:

Program 15 – Homebuyer Assistance

Policy 3.4 Rental Assistance.

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

Implementing Programs:

Program 16 – Section 8 Rental Assistance

Policy 3.5 Inclusionary Housing.

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

Implementing Programs:

Program 17 – Inclusionary Housing Regulations

Reducing Governmental Constraints

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

Policies

Policy 4.1 Regulatory Incentives for Affordable Housing.

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

Implementing Programs:

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

Program 19 – Density Bonus and Other Incentives for Affordable Housing

Policy 4.2 Flexible Development Standards.

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

Implementing Programs:

Program 8 – Mixed Use Zoning in Commercial Districts

Program 9 – Non-Traditional Housing Types

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

Program 12 – Affordable Housing Development Assistance

Policy 4.3 Efficient Use of Multi-Family Zoning.

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

Implementing Programs:

Program 20 – Multi Family Development in Multi-Family Districts

Policy 4.4 Development Review.

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

Implementing Programs:

Program 3 – Historic Design Guidelines and Preservation Incentives

Policy 4.5 Zoning for Special Needs.

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

Implementing Programs:

Program 21 – Zoning Text Amendments for Special Needs Housing

Promoting Equal Housing Opportunities

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

Policies

Policy 5.1 Fair Housing.

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

Implementing Programs:

Program 22 – Fair Housing Program

Policy 5.2 Senior Housing.

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

Implementing Programs:

Program 6 – Preservation of Existing Affordable Rental Housing

Program 12 – Affordable Housing Development Assistance

Program 23 – Sausalito Village Senior Services

Program 24 – Home Sharing and Tenant Matching Opportunities

Policy 5.3 Family Housing.

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

Implementing Programs:

Program 8 – Mixed Use Zoning in Commercial Districts

Program 12 – Affordable Housing Development Assistance

Policy 5.4 Housing for Persons with Disabilities.

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

Implementing Programs:

Program 2 – Residential Rehabilitation Loan and Energy Retrofit Programs

Program 21 – Zoning Text Amendments for Special Needs Housing

Program 25 – Reasonable Accommodation Procedures

Program 26 – Universal Design/Visitability

Policy 5.5 Housing for Marine Workers.

Support affordable housing options for persons employed in Sausalito’s waterfront to allow them to live in the community in which they work.

Implementing Programs:

Program 11 – Liveaboard Housing

Program 27 – Housing for Marine Workers

Policy 5.6 Homeless Housing and Services.

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

Implementing Programs:

Program 28 – Homeless Continuum of Care



Implementing Environmental Sustainability

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

Policies

Policy 6.1 Green Building.

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

Implementing Programs:

Program 29 – Local Green Building Regulations

Policy 6.2 Sustainable Construction.

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

Implementing Programs:

Program 29 – Local Green Building Regulations

Policy 6.3 Alternative Energy.

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

Implementing Programs:

Program 30 – Climate Action Plan

Policy 6.4 Transportation Alternatives.

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

Implementing Programs:

Program 29 – Local Green Building Regulations

Policy 6.5 Jobs/Housing Balance.

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

Implementing Programs:

Program 8 – Mixed Use Zoning in Commercial Districts

Program 30 – Climate Action Plan

Promoting Community Involvement

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

Policies

Policy 7.1 Community Participation.

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

Implementing Programs:

Program 31 – Ongoing Community Education and Outreach

Policy 7.2 Public Review of Development.

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

Implementing Programs:

Program 31 – Ongoing Community Education and Outreach

Policy 7.3 Housing Element Implementation.

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

Implementing Programs:

Program 32 – Housing Element Monitoring/Annual Report

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

Program 34 – Staff Affordable Housing Training and Education

B. Implementing Programs

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

- Preserving housing and neighborhood assets
- Encouraging diversity in housing
- Enhancing housing affordability
- Reducing governmental constraints
- Promoting equal housing opportunities
- Implementing environmental sustainability
- Promoting community involvement

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

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

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

Goal 1.0: Preserving Housing and Neighborhood Assets

1. Code Enforcement and Public Information

(Policy 1.3 Maintenance and Management of Quality Housing)

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

Coordination with *Marin Housing* and PG&E would be increased under this program. The purpose of this implementation program is to expand the City's current Code Enforcement program to include the offering of useful referral information. The City will provide information to property owners on rehabilitation assistance available through the *Marin Housing* for lower

income homeowners, and energy retrofit programs available through PG&E. This will also include information about community service clubs and other organizations that provide volunteer labor assistance housing improvement programs for homeowners physically or financially unable to maintain their homes. The City will support such programs through public outreach and coordination.

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

2. Residential Rehabilitation Loan and Energy Retrofit Programs

(Policy 1.3 Maintenance of Quality Housing, Policy 5.4 Housing for Persons with Disabilities)

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



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

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

3. Historic Design Guidelines and Preservation Incentives

(Policy 1.2 Historic Preservation, Policy 4.4 Development Review)

The City places a strong emphasis on preserving its historic resources and maintaining a unique sense of place and community. Preservation of historic buildings contributes to the high standards of the community's housing and neighborhoods. The City staff, Historic Landmarks

Board, Planning Commission and City Council all work closely with property owners to preserve historic buildings. The City's Historic Overlay Zoning District provides the following incentives for preservation:

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

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

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

4. Residential Design Review

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

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

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

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

2009-2014 Objectives: *Continue to provide design review to ensure that new projects and modifications of existing buildings are consistent with the small-town character of Sausalito. Evaluate revisions to Design Review Procedures to encourage multi-family use in multi-family districts.*

5. Condominium Conversion Regulations (Policy 1.4 Rental Housing Conservation)

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

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

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

6. Preservation of Existing Affordable Rental Housing (Policy 1.5 Protection of Existing Affordable Housing, Policy 5.2 Senior Housing)

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

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

Goal 2.0: Encouraging Diversity in Housing

7. Residential and Mixed-Use Site Inventory

(Policy 2.2 Adequate Sites)

As part of this Housing Element, a detailed analysis of all vacant and underutilized residential and commercial parcels in Sausalito was conducted. The analysis used the Marin Map GIS system and was confirmed by review of aerial photographs and site visits. A number of filters were applied in order to identify only those parcels that truly have realistic development potential. The analysis determined that under existing zoning designations, approximately 140 additional units can be accommodated within the City's residential zoning districts and approximately 50 units within the City's commercial zones. Only limited vacant sites remain, with the majority of future residential development opportunities on underutilized parcels that are more challenging to develop.

2009-2014 Objectives: *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.*

8. Mixed Use Zoning in Commercial Districts

(Policy 2.1 Variety of Housing Choices, Policy 2.3 Adaptive Reuse, Policy 4.2 Flexible Development Standards, Policy 5.3 Family Housing, Policy 6.5 Jobs/Housing Balance)

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

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

"Vertical Mixed Use" (VMU) is a new mandatory requirement to be applied throughout the CN-1, CR and CC zoning districts to better facilitate the provision of upper story residential use above ground floor commercial (i.e. "vertical" mixed use), and encourage the integration of affordable units within market-rate projects. VMU requirements are as follows:

- New construction of 2nd and 3rd stories is limited to residential use.
- A minimum of one unit must be affordable. Projects with 6 or more units must provide 20% affordable units.
- Affordable rental units are targeted to low income (80% AMI) households, and affordable ownership units are targeted to moderate income (120% AMI) households.
- Affordable units must have a minimum of two bedrooms to accommodate families.

- The affordable units must be deed-restricted for a period of not less than forty years.
- The conversion of existing upper story residential uses to commercial uses is prohibited.
- The following exceptions to VMU requirements may be considered by the Planning Commission:
 - a. To allow the expansion of an existing business;
 - b. To provide for commercial uses of less than 1,000 square feet;
 - c. If the property owner can demonstrate a financial hardship; and
 - d. If project applications for non-residential uses are deemed complete prior to March 31, 2013, to allow for potential projects that are currently under consideration to be reviewed according to existing zoning regulations.

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

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

2009-2014 Objectives: Adopt VMU requirements for CN-1, CR and CC zoning districts by mid-2014.

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.

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.*

10. Accessory Dwelling Units

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

The City adopted regulations in 1984 prohibiting the development of ADUs in all residential zoning districts. As part of the current 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 the City's regulations permitted. 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 thus establishes the following programs to both allow new ADUs and legalize existing ADUs built without permits. 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.

10a. Adoption of Zoning Regulations to Encourage New ADUs

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

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.

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

- Flexible development standards including relaxed height limits (under consideration is an increase from 15 feet to 18 feet) for ADUs in detached structures and exemption of ADUs from floor area standards;
- 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.

Marin County and Mill Valley have had highly successful ADU amnesty programs, which the City and its ADU advisory body will build upon in establishing its program. Both of these jurisdictions

received a 50% reduction in water connection fees from the Marin Municipal Water District during the ADU amnesty period; the City will contact the Water District to establish a similar fee reduction.

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

11. Liveaboards and Houseboats

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

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)¹ and Sausalito Zoning Ordinance both allow for up to 10% of marina berths to be used as liveaboard 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. Both the Environmental Protection Agency and the National Oceanic and Atmospheric Administration support the provision of liveaboards in well-managed marinas as an environmentally sustainable housing option.

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

- Maintain zoning provisions which allow up to 10% of berths in recreational marinas in the C-W and W Zoning Districts to be occupied by liveaboards and houseboats subject to a conditional use permit (CUP).
- While five marinas have recorded permits with BCDC authorizing 146 liveaboards and have various permits on file with the City, only Galilee Harbor has a CUP which explicitly permits liveaboards. The City has officially recognized liveaboards within the Waterfront Maranship zone as a legal non-conforming use, encompassing two marinas. The City will work with the other two BCDC-permitted marinas to obtain the necessary local CUP to officially bring them into Sausalito's housing stock. Coordinate with Sausalito Yacht Harbor to facilitate amendment of its BCDC permit and issuance of a CUP through the City to increase liveaboard capacity to the maximum 10%.

¹ 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.

- Zoning Ordinance Section 10.44.170.H regarding liveaboards states: “As vacancies occur, marina operators shall give preference to qualified low and moderate income tenants until such tenants constitute at least 50% of the liveaboard vessels in the marina.” The City will establish monitoring and enforcement of these provisions as part of the approval process.
- The majority of the City’s liveaboard community was not counted as part of the 2000 census and do not receive mail on-site. The City will coordinate with marine operators to establish a bulletin board at each marina for the posting of public notices, and pursue the establishment of mailboxes for liveaboard tenants.

2009-2014 Objectives: *Contact marina operators and facilitate any required local permitting. Coordinate with Sausalito Yacht Harbor to facilitate BCDC and City permitting required for increasing liveaboard capacity to 10%. Establish procedures for monitoring and enforcement of local low and moderate income occupancy requirements. Pursue means to improve mail service and public communication with the liveaboard community.*

Goal 3.0: Enhancing Housing Affordability

12. Affordable Housing Development Assistance

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

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

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

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

13. Local Affordable Housing Fund

(Policy 3.1 Incentives)

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

2009-2014 Objectives: *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 their Housing Fund, and establish implementing regulations to govern Fund oversight and expenditures.*

14. Partnerships for Affordable Housing (Policy 3.2 Partnerships)

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

2009-2014 Objectives: *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.*

15. Homebuyer Assistance (Policy 3.3 Homeownership Assistance)

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

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

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

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

16. Section 8 Rental Assistance (Policy 3.4 Rental Assistance)

The Section 8 Rental Assistance Program extends rental subsidies to very low-income households (50% area median income or AMI²), including families, seniors, and the disabled. The Section 8 Program offers a voucher that pays the difference between the current fair market rent (FMR) and what a tenant can afford to pay (i.e. 30% of household income). The voucher allows a tenant to choose housing that costs above the payment standard, provided the tenant pays the extra cost. Given the significant gap between market rents and what very low income households can afford to pay for housing, Section 8 plays a critical role in allowing such households to remain in the community, and is a key program to address the needs of extremely low and very low income households. The City will offer tenants information regarding Section 8 rental subsidies and referrals to *Marin Housing* for assistance. The City will also encourage landlords to register units with the Housing Authority by providing informational brochures to rental property owners.

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

17. Inclusionary Housing Regulations (Policy 3.5 Inclusionary Housing)

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

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.² The City will consider granting in-lieu fees where there are hardships or site-specific constraints to the provision of on-site or off-site affordable housing, and the City will conduct an Inclusionary Housing Nexus Study to document the relationship between residential development and demand for affordable housing, and to determine both the maximum supportable and

² Freddie Mac, Glossary of Finance and Economic Terms, http://www.freddiemac.com/smm/a_f.htm

² 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.

recommended in-lieu fee amount. In-lieu fees generated from the program will be placed in an Affordable Housing Fund to support affordable housing activities.

2009-2014 Objectives: *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 an ADU above a detached garage. Based on the Study's findings, develop and adopt inclusionary housing regulations structured to offer incentives to help offset the cost of providing affordable units.*

Goal 4.0: Reducing Governmental Constraints

18. Fee Deferrals and/or Waivers for Affordable Housing

(Policy 4.1 Regulatory Incentives for Affordable Housing)

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

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

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

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

19. Density Bonus and Other Incentives for Affordable Housing

(Policy 4.1 Regulatory Incentives for Affordable Housing)

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

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

20. Multi-family Development in Multi-family Districts

(Policy 4.3 Efficient Use of Multi-Family Zoning)

Encourage two-family and multi-family development on R-2-2.5 and R-3 residentially-zoned sites, and discourage the development of large single-family homes on such sites which eliminate the development potential for additional units. Implement Municipal Code Section 10.44.330 (Development Standards for Dwelling Units in Two-Family and Multi-family Residential Zoning Districts), and accompanying Code Sections adopted by City Council (Ordinance No. 1217) which establish the following provisions within the R-2-2.5 and R-3 zone districts:

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

2009-2014 Objectives: *Develop and adopt standards within the Zoning Ordinance in early 2014 that promote and incentivize the development of two-family and multi-family developments in multi-family zoning districts, and discourage the development of single-family homes in such districts.*

21. Zoning Text Amendments for Special Needs Housing

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

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

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

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

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

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

Goal 5.0: Promoting Equal Housing Opportunities

22. Fair Housing Program

(Policy 5.1 Fair Housing)

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

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

23. Sausalito Village Senior Services

(Policy 5.2 Senior Housing)

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

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

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

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

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

25. Reasonable Accommodation Procedures (Policy 5.4 Housing for Persons with Disabilities)

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

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

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

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

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

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

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

27. Housing for Marine Workers (Policy 5.5 Housing for Marine Workers)

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

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

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

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

2009-2014 Objectives: Support implementation of the Homeless Countywide Continuum of Care and publicize the emergency 211 call system.

Goal 6.0: Implementing Environmental Sustainability

29. Local Green Building Regulations

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

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

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

Examples of green regulations include:

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

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

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

30. Climate Action Plan

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

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

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

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

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

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

Goal 7.0: Promoting Community Involvement

31. Ongoing Community Education and Outreach

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

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

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

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

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

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

32. Housing Element Monitoring/Annual Report

(Policy 7.3 Housing Element Implementation)

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

The reports need to show:

- 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;
- Progress on the Regional Housing Needs Allocation; and

- The implementation status of various programs.

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

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

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

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

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

34. Staff Affordable Housing Training and Education *(Policy 7.3 Housing Element Implementation)*

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

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

Table 2.1: Implementing Programs – Summary 2009-2014

Implementing Program	Program Summary	2009-2014 Objective	Funding Source	Responsible Entity	Time Frame
PRESERVING HOUSING AND NEIGHBORHOOD ASSETS					
1. Code Enforcement and Public Information	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.
2. Residential Rehabilitation Loan and Energy Retrofit Programs	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.
3. Historic Design Guidelines and Preservation Incentives	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.
4. Residential Design Review	Ensure future development projects maintain the small-town character of the community.	Continue to provide design review to ensure that new projects and modifications of existing buildings are consistent with the small-town	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
		character of Sausalito. Evaluate revisions to Design Review Procedures to encourage multi-family use in multi-family districts.			
5. Condominium Conversion Regulations	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.
6. Preservation Existing Rental Housing	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.
ENCOURAGING DIVERSITY IN HOUSING					
7. Residential and Mixed Use Site Inventory	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
8. Mixed Use Zoning in Commercial Districts	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.
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. UPDATE - ADU Ordinance adopted in November 2012, and 6 new units approved (Jan 2013-June 2014)	General Fund	Community Development Department; Planning Commission; City Council	Adopt new ADU regulations in 2012, prepare educational materials and publicize.
10b. Accessory Dwelling Units – Registration and Amnesty of Existing ADUs	Provide a process to legalize existing, non-permitted ADUs, making them safe and sanitary, and acknowledge their contribution to community's housing supply.	Develop and initiate ADU registration and amnesty program. Seek to legalize at least 12 units. Monitor progress and report to HCD. If shortfall, amend Housing Element to identify additional strategies. . UPDATE - ADU Ordinance adopted in November 2012, and 14 existing	General Fund	Community Development Department; Planning Commission; City Council	Begin amnesty in 2013. Legalize at least 12 ADUs in remaining planning period 2012-2014. Report to HCD in 2013, and amend the Element as necessary.

Implementing Program	Program Summary	2009-2014 Objective	Funding Source	Responsible Entity	Time Frame
		units not counted in census approved through amnesty program (Jan 2013-June 2014)			
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. 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. Facilitate amendment of BCDC permit for Sausalito Yacht Harbor, and issuance of CUP.
ENHANCING HOUSING AFFORDABILITY					
12. Affordable Housing Development Assistance	Facilitate development of high quality affordable housing with financial and regulatory incentives.	Consider financial and regulatory incentives to private developers upon request, for the development of high quality affordable housing for families and seniors.	Potential Affordable Housing Fund revenues	Community Development Department; City Council	Within 2009-2014 planning 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.

Implementing Program	Program Summary	2009-2014 Objective	Funding Source	Responsible Entity	Time Frame
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 rental property owners to encourage them to register units with <i>Marin Housing</i> .	HUD Section 8	Community Development Department; Marin Housing Authority	Within 2009-2014 planning period.
17. Inclusionary Housing Regulations	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.
REDUCING GOVERNMENTAL CONSTRAINTS					
18. Fee Deferrals and/or Waivers for Affordable Housing	Reduce production costs of affordable housing.	Adopt resolution to waive 100% application processing fees for projects with min. 5% ELI units.	General Fund; Potential Affordable Housing Fund	Community Development Department; City Council	By mid 2013.

Implementing Program	Program Summary	2009-2014 Objective	Funding Source	Responsible Entity	Time Frame
		Provide information to affordable housing community regarding fee deferrals, reductions, and waivers.	Revenues		
19. Density Bonus and Other Incentives for Affordable Housing	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.
20. Multi-Family Development in Multi-Family Districts	Encourage two-family and multi-family development in R-2-5, R-2-2.5 and R-3 zoning districts, and discourage single-family developments in these districts.	Develop standards in Zoning Ordinance to promote two-family and multi-family developments in two-family and multi-family zoning districts, and discourage single-family developments in these districts. Evaluate alternatives.	General Fund	Community Development Department; Planning Commission; City Council	Adopt standards in early 2014 (completed).
21. Zoning Text Amendments for Special Needs Housing	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.
PROMOTING EQUAL HOUSING OPPORTUNITIES					
22. Fair Housing Program	Promote fair housing practices	Refer fair housing complaints to Fair	General Fund;	Community Development	2009-2014

Implementing Program	Program Summary	2009-2014 Objective	Funding Source	Responsible Entity	Time Frame
	and prevent housing discrimination.	Housing of Marin. Publicize the fair housing program.	CDBG	Department; Fair Housing of Marin	
23. Sausalito Village Senior Services	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.
24. Home Sharing and Tenant Matching Opportunities	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.
25. Reasonable Accommodation Procedures	Ensure accessible housing is available to persons with disabilities.	Amend Zoning Ordinance and develop procedures to allow reasonable accessibility accommodations.	General Fund	Community Development Department; Planning Commission; City Council	By end of 2013.
26. Universal Design / Visitability	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.
27. Housing for Marine Workers	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
28. Homeless Continuum of Care	Support the homeless and persons at risk of	Support implementation of the Homeless	General Fund	Community Development Department	2009-2014

Implementing Program	Program Summary	2009-2014 Objective	Funding Source	Responsible Entity	Time Frame
	homelessness in obtaining shelter and services.	Countywide Continuum of Care and publicize the emergency 211 call system.			
IMPLEMENTING ENVIRONMENTAL SUSTAINABILITY					
29. Local Green Building Regulations	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.
30. Climate Action Plan	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.
PROMOTING COMMUNITY INVOLVEMENT					
31. Ongoing Community Education and Outreach	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.
32. Housing Element Monitoring/ Annual Report	Provide monitoring and annual reporting of the Housing Element implementation progress, in compliance with State law.	The Community Development Department will review the Housing Element annually, provide opportunities for public participation, and submit an annual report to the State.	General Fund	Community Development Department	Through the end of the planning cycle in 2014.

Implementing Program	Program Summary	2009-2014 Objective	Funding Source	Responsible Entity	Time Frame
33. Association of Bay Area Governments (ABAG) Housing Needs Process	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.
34. Staff Affordable Housing Training and Education	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.

Summary of Quantified Objectives: 2009-2014

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

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	--	--
Totals	165	5	72

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

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

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

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CHAPTER IV – HOUSING RESOURCES

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

A. Sites to Accommodate the 1999-2006 RHNA

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

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

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

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

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

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

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

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

Income Levels	Very Low	Low	Moderate	Above Moderate	Total
RHNA	36	17	50	104	207
Units Approved/Built	34	26	0	11	71
Existing Residential Zoning					
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	21	11	27	0	59
CN-1/CR	20	10	21	0	51
Total	75	47	98	46	266
Remaining Need	-39	-30	-48	58	0

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.

- 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.

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.

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

B. Sites Inventory

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

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

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

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

Income Levels	Very Low	Low	Moderate	Above Moderate	TOTALS	% Total Units
RHNA TARGETS	45	30	34	56	165	
Approved/Built (2007-2013)	0	0	1	23	24	9%
R-1 District Capacity	0	0	0	19	19	7%
R-2-5 District Capacity	0	0	0	16	16	6%
R-2-2.5 District Capacity	0	0	50	0	50	19%
R-3 District Capacity	21	11	27	0	59	22%
Commercial District Capacity	20	10	21	0	51	19%
Existing Liveaboards	0	6	0	0	6	2%
Future Liveaboards	0	13	11	0	24	9%
New Accessory Dwelling Units	2	3	1	0	6	2%
Existing Accessory Dwelling Units	4	8	2	0	14	5%
TOTALS	47	51	113	58	269	
Percentage Over/Under RHNA Target:	<1%	70%	232%	<1%	63%	BUFFER
Unit Capacity Over/Under RHNA Target:	2	21	79	2	104	

1. Units Built or Approved within the Planning Period

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

2. Vacant and Underutilized Land

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

Table 4.3: Acreage and Number of Parcels by Zoning District

Land Use Category	Zoning	No. of Parcels	Acreage	Average Density	Projected Dwelling Units
VACANT RESIDENTIAL SITES					
Very Low Density Residential	R-1-20	13	5.58	3.3 du/acre	13
Low Density Residential	R-1-8	1	0.22	4.6 du/acre	1
Medium Low Density Residential	R-1-6	5	0.65	7.8 du/acre	5
Medium Density Residential	R-2-5	1	1.90	8.4 du/acre	16
Medium High Density Residential	R-2-2.5	7	0.91	17.5 du/acre	14
High Density Residential	R-3	1	0.41	26.7 du/acre	11
Subtotal		28	9.66		60
UNDERUTILIZED TWO-FAMILY & MULTI-FAMILY SITES					
Medium High Density Residential	R-2-2.5	25	3.66	18.6 du/acre	36
High Density Residential	R-3	16	3.08	27.0 du/acre	48
Subtotal		41	6.74		84
UNDERUTILIZED MIXED USE SITES					
Neighborhood Commercial	CN-1	10	1.35	20.47 du/acre	25
Mixed Residential & Commercial	CR	9	1.12	25.3 du/acre	26
Subtotal		19	2.47		51
TOTAL		88	18.87		195

a. Residential Infill Sites

A review of all parcels within the City with residential zoning in place yields a total of **69** parcels that are considered good candidates for infill residential development (refer to **Table 4.3**). On these parcels, it is estimated that **144** new residential units could be built in the future under existing zoning regulations.

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

- Parcels of 40% average slope or more were excluded for R-2 and R-3 Districts as steeper slopes create more development constraints¹;
- All landlocked parcels were removed as access would be a challenge;
- Underutilized parcels with existing homes built after 1980 were removed;
- 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;
- All parcels on the City's List of Noteworthy Historic Structures were removed;
- All parcels on the City's list of Constructed and Approved projects were removed to avoid double-counting;
- All parcels that could take on only one additional unit were included if there was relatively straightforward development potential. Lots that were included had underutilized portions, or had existing buildings where another floor could be added without conflicting with development standards, or had existing buildings that were dilapidated or abandoned;
- All parcels that had obvious parking constraints preventing the addition of units were removed; and
- 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.

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



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.

b. Commercial Infill Sites

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

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

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

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

- Parcels of 40% slope were excluded as steeper slopes create more development constraints;
- All landlocked parcels were removed as access would be a challenge;
- 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;
- All parcels that were deemed infeasible due to size, age and condition of existing buildings were removed;
- All parcels on the City's List of Noteworthy Historic Structures were removed;
- All parcels that had obvious parking constraints preventing the addition of units were removed;
- All parcels that were on the City's list of Constructed and Approved projects were removed to avoid double-counting; and
- 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.

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

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

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

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

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

None of the Commercial Infill Sites are located within the Marinship. Changes in land use within the Marinship are subject to the Fair Traffic Initiative, which may require a city-wide vote.



3. Liveaboards

Sausalito has a long-standing tradition as a working waterfront with a vibrant marine culture that has defined the community for over 100 years. There are eight marinas in the City with over 1,500 vessels where several hundred boat owners reside on their boats as permanent “liveaboard” housing. In recognition of the important role liveaboards play in providing affordable housing for the community’s marine workers and other modest income residents, 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 permanent liveaboard housing. The Environmental Protection Agency and the National Oceanic and Atmospheric Administration support the provision of liveaboards in well-managed marinas as an environmentally sustainable housing option.

In order to document the nature and affordability of liveaboards in Sausalito, the City conducted an anonymous survey of liveaboard tenants in Sausalito’s marinas in 2009. A total of 42 written surveys were completed, providing the following insights into Sausalito’s liveaboard population²:

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

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

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

² 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, liveaboard fees and other monthly housing costs to assess affordability, and;
5. Identify future liveaboard “sites” based on any unused liveaboard 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 liveaboard survey documents the non-transient nature of Sausalito’s liveaboard 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 RHNAs.

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 units³ 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 liveaboard units. Most of the City’s marinas do not provide on-site mailboxes for liveaboard residents, and thus many liveaboards do not receive census forms, as well as other public notices, thus contributing to the Census undercount.⁴

In the years since the 2000 Census, the 38 undercounted liveaboard 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

³ 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.

⁴ 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 liveaboard tenants.

housing types including boats⁵ (refer to table in Appendix). 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 liveaboards within the City’s official housing stock.

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	--	
Totals	76 units		108	38 units
Undercount of Liveaboards currently permitted under City zoning				6 units

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.

While the existing liveaboards identified in Table 4.4 have their required BCDC permits, liveaboards must also have the necessary City permits to be recognized as a legal unit reportable to the State. The City has evaluated additional local permitting required for each marina, and determined that the Zoning Ordinance requires a Conditional Use Permit (CUP) for liveaboard use in marinas, with Galilee Harbor the only marina with a CUP for liveaboards on file with the City. However, an exception is in the Waterfront Marinship zoning district (in which Clipper and Schoonmaker marinas are located). The City's 1981 Zoning Ordinance identifies liveaboards as a principally permitted use (without a CUP) in this zoning district. While the City's 2003 Zoning Ordinance added the requirement for a CUP in the Waterfront Marinship zone, liveaboards at Clipper and Schoonmaker were established prior to 2003, therefore rendering liveaboards in these marinas a legal non-conforming use. For purposes of attributing undercounted liveaboards toward Sausalito's RHNA, just the 6 undercounted units in Schoonmaker will be credited, with the 32 units undercounted in Pelican Harbor and Sausalito Yacht will not be credited as they do not have the necessary City permits at this time.

b. Liveaboard Affordability

⁵ 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.

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).⁶ 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).

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

Minimum 5 berths – extremely low income (<30% AMI)

⁶ 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.

- Minimum 7 berths – very low income (<50% AMI)
- Minimum 15 berths – low income (<80% AMI)
- Up to 7 berths – moderate income (<120% AMI)
- Up to 4 berths - unrestricted

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

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

c. Future Liveboard Capacity

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

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
Totals	201	146	55
Additional Liveboard capacity with City/BCDC permits in place			24

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

Two of the marinas with unused liveboard 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 liveboard capacity (Sausalito Yacht Harbor) currently authorizes 5%, or 31, liveboard berths; BCDC indicates the permit can be amended to increase liveboard 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*	6	6	
Additional Liveaboard Capacity	24	13	11
Totals	30	19	11

4. New and Existing Accessory Dwelling Units

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

a. Existing Accessory Dwelling Units

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

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

Property Owners with an Existing ADU

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

⁷ 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.

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
Total		27		55		15
ADU Rent Distribution		28%		57%		15%

Property Owners without an Existing ADU

- 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.

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.

b. New Construction of Accessory Dwelling Units

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.

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

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

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

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

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

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

The affordability of the projected 12 ADUs is based on rent levels from the City’s ADU survey as follows:

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

	Total	Income Category		
		Very Low	Low	Moderate
% by Income Category	--	28%	57%	15%
New ADU Permits Issued: Jan 2013 - June 2014	6	2	3	1

c. Registration and Amnesty for Existing Accessory Dwelling Units

Given the existence of possibly hundreds of accessory dwelling units 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 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 amnesty program to allow property owners with ADUs not currently recognized as “units” in the Census the opportunity to register these units with the City without facing fines for non-permitted construction.

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

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

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

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

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 be required to demonstrate that the unit did not have an individual address as of the 2000 census and does not have a building permit of record, and thus has not been accounted for in the count of existing units in the City’s 2009-2014 RHNA. City planning staff will determine if there are any City permits for the ADU and will assist applicants in compiling the appropriate documentation, such as:

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

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

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

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
% by Income Category	--	28%	57%	15%
Amnesty Permits Approved: Jan 2013 - June 2014	14	4	8	2

5. Residential Development Potential Compared to the RHNA

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

- 24 units issued residential permits during the 2007-2014 planning period to be credited towards the RHNA,
- 144 residential units from unmet capacity in residential zoning districts, within the current General Plan and zoning framework,
- 51 residential units from unmet capacity in mixed-use zoning districts, within the current General Plan and zoning framework,
- 6 existing liveboards undercounted in the 2000 Census,
- 24 liveboards from the remaining capacity in marinas with BCDC permits,
- 6 future Accessory Dwelling Units issued permits (1/2013-6/2014), and
- 14 existing unpermitted Accessory Dwelling Units permitted under an amnesty program (1/2013-6/2014).

In total, the City’s site inventory provides for 269 units. In terms of evaluating the adequacy of these sites to address the affordability targets established by the RHNA, affordability for vacant and underutilized sites is based on “default densities” of 20 units/acre for very low and low income households for sites that can accommodate a minimum of six units, with smaller 20+ unit/acre sites and sites with minimum 12 unit/acre densities attributed to moderate income households; affordability for liveboards is based on the surveys of liveboard tenants and marina rents, with a portion of future liveboards attributed towards moderate income; and affordability for accessory dwelling units is based on rents levels documented in the City’s ADU survey. As summarized in **Table 4.11** below, the City has provided adequate sites to address its 2007-2014 RHNA of 165 units, for all income categories, providing a 63% buffer above its minimum RHNA requirement. The City aims to further encourage and facilitate the production of affordable units throughout the community through implementation of the policies and programs set forth in Chapter II – Housing Plan.

Table 4.11 Comparison of RHNA and Sites Inventory

	Very Low	Low	Moderate	Above Moderate	TOTALS
2007-2014 RHNA	45	30	34	56	165
Residential Sites Inventory	47	51	113	58	269
Buffer	2 (<1%)	21 (70%)	79 (232%)	2 (<1%)	104 (63%)

6. Availability of Infrastructure and Public Services

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

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

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

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

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

C. Financial Resources

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

1. Local Programs

a. Affordable Housing Fund

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

b. Marin Workforce Housing Trust

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

c. Community Development Block Grant (CDBG)

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

d. Section 8 Rental Assistance Program

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

2. State Programs

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

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

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

b. Infill Incentive Grant (IIG) Program

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

c. HOME Investment Partnership Programs (HOME)

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

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

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

e. Local Housing Trust Funds (LHTF)

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

f. Multifamily Housing Program (MHP)

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

D. Administrative Resources

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

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

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

E. Opportunities for Energy Conservation

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

- ✓ 65 percent of electricity consumption
- ✓ 30 percent of greenhouse gas emissions
- ✓ 30 percent of raw materials use
- ✓ 30 percent of landfill waste
- ✓ 12 percent of potable water consumption

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

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

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

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

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

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

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

1. Energy Conservation Programs Offered through Local Utilities and Organizations

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

Some non-profit organizations also provide free energy audits. Berkeley-based Rising Sun Energy organization offers free home energy audits to Marin County residents. This program hires youth professional Energy Specialists to conduct the audits and offer tips and suggestions for improving energy efficiency.

2. Pacific Gas & Electric

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

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

income large households to receive a Tier 3 (131 percent to 200 percent of baseline) electric rate reduction on their PG&E bill every month.

- **Medical Baseline Allowance Program** – PG&E offers additional quantities of energy at the lowest (baseline) price for residential customers that have special medical or heating/cooling needs.

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

3. Marin Energy Authority

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

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

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

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APPENDIX B – HOUSING CONSTRAINTS

A. Constraints and Opportunities

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

B. Governmental Constraints

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

1. Endangered and Threatened Species

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

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

Sausalito's Marin Headlands (GGNRA) is:

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

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

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

2. Sausalito's Sewer System

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

One of the hardest hit areas for environmental contamination is Sausalito's Marinship area, located to the north and built from landfill and bayfill during World War II. The sewer system and storm drains, constructed hastily during wartime, are old and substandard. According to a

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

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

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

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

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

3. Density

Sausalito's density per square mile ranks 6th among Marin County's 14 cities (see Table B.1).

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

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

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

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

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

4. Federal and State Regulations regarding Hazardous / Toxic Waste

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

“...the lender must avoid or mitigate the following conditions before completing its review process....The property is located within 3000 feet of a dump or landfill, or of a site on an EPA Superfund (NPL) list or equivalent state list, or a Phase I Environmental Site Assessment indicates the presence of a Recognized Environmental Condition or recommends further (Phase II) assessment for the presence of contaminants that could affect the site....”

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

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

The U.S. Army Corps of Engineers has a Base Yard facility in Sausalito's Marinship area and operates hazard collection boats that patrol for debris and toxic hazards throughout the bay, removing approximately 90 tons a month¹.

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

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

5. Land Use Controls

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

¹ http://www.spn.usace.army.mil/hazard_removal/index.html

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

Source: Sausalito Zoning Ordinance

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

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

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'

Source: Sausalito Zoning Ordinance

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

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

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

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

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

The City has also increased efforts to encourage the provision of housing at or near the prescribed maximum density levels in respective zoning districts. As a means of encouraging multi-family development on parcels zoned for multi-family use, between January 2011 - May 2013, a Planning Commission subcommittee conducted extensive public outreach to evaluate and recommend amendments to development standards within the Multi-Family (R-2-2.5 and R-

² 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.

3) Zoning Districts. Following additional public input, in March 2014, the City Council adopted an Ordinance adding Municipal Code Section 10.44.330 (Development Standards for Dwelling Units in Two-Family and Multi-family Residential Zoning Districts), and modifying other Code sections to discourage the development of large single-family residences in multi-family zones which eliminate development potential for future units. Housing Element Implementation Program 20, Multi-family Development in Multi-family Districts, reflects the newly adopted Ordinance, which establishes the following provisions within the R-2-2.5 and R-3 zone districts:

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

6. Provisions for a Variety of Housing Types

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

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
Residential Uses											
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	
Special Needs Housing											
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				

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

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

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

Source: Sausalito Zoning Ordinance.

a. Condominiums

Condominiums in Sausalito include “community apartments” (developments where an undivided interest in the land is coupled with the right of exclusive occupancy of any apartment located thereon) and “stock cooperative”. Condominiums also include an estate in real property consisting of an undivided interest in common in a portion of a parcel of real property developed for marina or yacht harbor purposes, together with a separate interest in a berthing space in such marina or

yacht harbor. In Sausalito, condominiums are common in the two-family and multi-family zoning districts.

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

b. Accessory Dwelling Units

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

While the City adopted a zoning regulation in 1984 prohibiting the development of ADUs in all residential zoning districts, the City recognizes the existence of hundreds of ADUs in the community illegally built without permits. Based on a City-wide survey conducted in 2010 and analysis of the survey results, 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. This is discussed in detail in Chapter IV – Housing Resources.

c. Multi-Family Dwelling Units

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

d. Residential in Commercial Districts

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

e. Liveaboards, Houseboats and Ark Dwellings

Sausalito has a long-standing tradition as a working waterfront with a vibrant marine culture that has defined the community for over 100 years. There are eight marinas in the City with over 1,500 vessels where several hundred boat owners reside on their boats as permanent “liveaboard” housing. In recognition of the important role liveaboards play in providing affordable housing for the community’s marine workers and other modest income residents, 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 permanent liveaboard housing.

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

f. Manufactured Housing/Mobile Homes

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

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

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

g. Residential Care Homes

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

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

h. Senior Housing Projects

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

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

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

i. Transitional and Supportive Housing and Emergency Shelters

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

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

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

The Housing Element includes policies and programs to provide resources for transitional and supportive housing, emergency shelters, and single-room occupancy uses, and bring the Zoning Ordinance into consistency with the State law by allowing for these uses. Housing Policy 5.6, Homeless Housing and Services, is implemented by Program 28, Homeless Continuum of Care. This program supports the implementation of the Marin Continuum of Care and countywide

programs in the provision of resources to address the needs of the homeless and persons at risk of homelessness, which includes emergency shelters, transitional housing, supportive housing, and permanent housing.

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

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

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

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

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

The purpose of the PI Zoning District is to provide locations for public facilities that offer needed services to the community, and to ensure that public facilities are compatible with adjacent uses and the character of the area in which they are located. The PI Zoning District covers a total of 64.2 acres and encompasses 24 parcels with an average lot size of approximately 116,530 sq. ft (2.67 acres). Development standards in the PI zoning district include side setbacks of 10’ and rear setbacks of 20’ only if abutting a residential district, and a maximum building height of 32’. There is no minimum parcel size, and no maximum Floor Area Ratio or Building Coverage limits in the PI Zoning District.

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

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

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

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

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

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

- The maximum number of beds or persons permitted to be served nightly by the facility;
- Off-street parking based on demonstrated need, but not to exceed parking requirements for other residential or commercial uses in the same district;
- The size and location of exterior and interior onsite waiting and client intake areas;
- The provision of onsite management;

- The proximity of other emergency shelters, provided that emergency shelters are not required to be more than 300 feet apart;
- The length of stay;
- Lighting; and
- Security during hours that the emergency shelter is in operation.

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

j. Single Room Occupancy

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

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

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

7. Building Codes and Enforcement

The City is built on a tree-covered 980 foot slope with an average grade of 22 percent. Sausalito is bound by Richardson's Bay (water) at its base, Highway 101 to the north, and the Golden Gate National Recreation Area (GGNRA) at the south and along its ridgeline. The national recreation area includes highly combustible grass, brush and trees. Strong gale-force winds blow over the City from the Golden Gate National Recreation Area throughout the year. This fire danger is exacerbated by the fact that most of the city consists of frame structures, many over 100 years

old, which are built on small lots with little or no side yard setbacks. In addition, the streets are narrow, steep and winding making access for firefighting difficult.

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

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

8. Parking

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

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

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

Source: Marin Workbook, 2009

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

Source: Marin Workbook, 2009

9. Roads and Related Constraints

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

The concrete streets in the southern portion of the community are estimated to be over 80 years old, as are the streets in the downtown and Caledonia Street commercial-residential

district. Many hillside streets in the central and southern neighborhoods are 15-20 years old, and many of the Hillside streets in the northern neighborhoods are over 20 years old.

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

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

In the Marinship, the public streets include approximately the northern 200 feet of Marinship Way, all but the eastern end of Harbor Drive, Gate 5 Road, Coloma Street and one block of Heath Way. All other roadways are privately owned. There are a series of access easements granted to downstream property owners and, in some cases, the public. No methods of maintenance have been established for these private roads and traffic laws are not routinely enforced, which could lead to increasing personal injury and property damage. Many of these roadways are ill defined. Amenities such as sidewalks, street lights, street trees and street furniture are generally lacking on both the private and public streets in the Marinship. Many do not meet minimum city street standards.

10. Historic Preservation

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

11. Permit Processing

The City strives to process permits as quickly as possible while providing the opportunity for appropriate public input. However, the development review process for discretionary permits required by the Zoning Ordinance can act as a constraint to the production of affordable housing. A description and analysis of the current residential development review process in the

City is provided below. The analysis addresses properties that allow housing development, both in residential districts and in commercial districts.

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

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: a. Maintaining the prevailing design character of the neighborhood and/or district; or 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.
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).

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

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		

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

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

12. Fees and Exactions

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

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

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

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

Planning Fees	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	
Building Fees	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
	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.

Building Fees (cont'd)	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

	Planning Permit Fees	Building Permit Fees*
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

13. On- and Off-Site Improvements

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

14. Prehistoric Cultural Resources

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

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

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

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

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

15. Housing for Persons with Disabilities

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

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

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

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

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

C. Non-Governmental Constraints

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

1. Flooding, Subsidence and Seismic Considerations

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

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

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

2. Land Costs

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

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

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

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

3. Geographical Constraints

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

4. Construction Costs

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

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

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

³ 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.

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

5. Financing

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

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

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

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

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

Affordable housing developments face additional constraints in financing. Though public funding is available, it is allocated on a highly competitive basis and developments must meet multiple qualifying criteria, often including the requirement to pay prevailing wages. Smaller developments with higher per unit costs are among the hardest to make financially feasible. This is because the higher costs result in a sale price that is above the affordability levels set for many programs. Additionally, smaller projects often require significant inputs of time by developers, but because the overall budget is smaller and fees are based on a percentage of total costs, the projects are often not feasible (Marin Environmental Housing Collaborative).

6. Community Resistance to New Housing

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

Sources:

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

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APPENDIX C: VACANT AND UNDERUTILIZED SITES ANALYSIS

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

A. Data Sources

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

B. Methodology and Considerations for Development Constraints

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

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

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 ¹ (R-1-20, R-1-8, R-1-6)	<ul style="list-style-type: none"> - 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. - Parcels of all slope degrees were included; - All landlocked parcels were removed; - All parcels less than 3,000 square feet (s.f.) in size were removed;

¹ 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.

Zoning District and Type	Applied parameters to assess realistic potential development
	<ul style="list-style-type: none"> - All parcels on the City’s List of Noteworthy Historic Structures were removed; - All parcels that were on the City’s list of Constructed and Approved projects were removed; - All parcels that had parking constraints preventing the addition of units were removed; and - 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.
Vacant and Underutilized Two-Family and Multi-Family Districts (R-2-2.5, R-2-5, R-3)	<ul style="list-style-type: none"> - 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. - 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. - Parcels of 40% slope or more were excluded²; - All landlocked parcels were removed; - Parcels with buildings built after 1980 were removed; - All parcels less than 3,000 square feet (s.f.) in size were removed; - All parcels on the City’s List of Noteworthy Historic Structures were removed; - All parcels that were on the City’s list of Constructed and Approved projects were removed; - 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; - All parcels that had obvious parking constraints preventing the addition of units were removed; and - 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.
Underutilized Commercial Districts (CR, CC, CN-1)	<ul style="list-style-type: none"> - The residential unit potential of commercial properties was determined by taking the difference between the maximum number of units allowed on each lot by maximum density, and the number of existing units. See Table C.2 for

² 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
	<p>maximum densities in different zoning districts.</p> <ul style="list-style-type: none"> - 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. - Parcels of 40% slope or more were excluded; - All landlocked parcels were removed; - All parcels less than 3,000 square feet (s.f.) in size were removed; - All parcels on the City’s List of Noteworthy Historic Structures were removed; - All parcels that were on the City’s list of Constructed and Approved projects were removed; - All parcels that had obvious parking constraints preventing the addition of units were removed; and - 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.
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.

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.

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
Commercial zones that allow residential (CC, CR, CN-1)	29 du/acre

Source: Sausalito Zoning Ordinance, 2012

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

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

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

Source: Sausalito Community Development Department, January 2012

In order to demonstrate the viability of small scale infill of both rental and ownership units, Table C.4 provides examples of small infill projects in Sausalito which add just one to two units. Small infill projects in the City take several forms, and include: development on vacant land;

demolition of an existing unit and the replacement with one to two new units; adding new units to the existing development; and splitting larger units into smaller units. Over the past 13 years (1999-2011), Sausalito has approved a total of 28 residential development applications, contributing to 52 approved or built units. Of the total 28 applications, 26 were for one, two and three unit projects.

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

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 substandard 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 substandard 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

C. Inventory of Sites

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

This list is not intended to:

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

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

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
17	064-167-27	333 CALEDONIA ST

	APN	Address (or approximate address for vacant sites)
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)
59	064-181-01	21 GORDON ST
60	064-182-06	38 GORDON ST

	APN	Address (or approximate address for vacant sites)
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

C. Uncounted Liveboards

Table C.6: Uncounted Liveboards in 2000 Census and 2000 – 2010 Department of Finance

Housing Units in the City of Sausalito						
YEAR	TOTAL	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) . Discussions with the State Department of Finance (February 2014) regarding the appropriate reporting of undercounted liveboards indicate that from this point forward, the City will need to evaluate any undercount in comparison with the housing unit counts from the 2010 Census. So while the 2009-2014 RHNA developed by ABAG is based on unit counts from the 2000 Census, the current unit counts reported by the Department of Finance now utilize the 2010 Census as the baseline.

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

Discussion of this issue with the State Department of Housing and Community Development (HCD) has confirmed the City's ability to continue to utilize the 2000 Census as the basis for the

liveaboard undercount in the City's 2009-2014 Housing Element. Sausalito's future Housing Element for the 2015-2023 period will not, however, include a liveaboard undercount within the sites inventory³.

Table C.7: Comparison of Existing Permitted Liveaboards and 2010 Census

Census Block # (Tract 1302.02 Block Group 1)	2010 Census Housing Unit Count	Marina	Existing Liveaboards 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
Totals	244 units		146

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³ This refers only to the 2010 Census and does not limit the City's ability to analyze and utilize any future discrepancies, commencing with the 2020 Census.

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	1950	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	3,300	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

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	Underutilized	CR	Commercial	Mixed Residential & Commercial	1 du/ 1,500 sf	302 CALEDONIA ST	8,625	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	1981	5	25.3	Moderate	4	
#12	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	8	29.0	Very Low/Low	8	
#13	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	1894	2	29.0	Moderate	2	
#14	Underutilized	CR	Commercial	Mixed Residential & Commercial	1 du/ 1,500 sf	201 CALEDONIA ST	4,200	Existing two-story building on the lot, with Tyray Jewelers 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	Underutilized	CR	Commercial	Mixed Residential & Commercial	1 du/ 1,500 sf	326 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	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	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	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	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	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	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	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	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	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	Vacant	R-1-20	Residential	Very Low Density Residential	1 unit/ parcel	WOLFBACK RIDGE ROAD	7,643	Vacant site.	Site is currently vacant.	16.9	0	NA	1	5.7	Above Moderate	1	
#26	Vacant	R-1-20	Residential	Very Low Density Residential	1 unit/ parcel	WOLFBACK RIDGE ROAD	6,610	Vacant site.	Site is currently vacant.	36.1	0	NA	1	6.6	Above Moderate	1	
#27	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	
#28	Vacant	R-1-20	Residential	Very Low Density Residential	1 unit/ parcel	WOLFBACK RIDGE ROAD	29,166	Vacant site.	Site is currently vacant.	46.6	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 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
#29	200-310-08	Vacant	R-1-20	Residential	Very Low Density Residential	1 unit/ parcel	WOLFBACK RIDGE ROAD	24,287	Vacant site.	Site is currently vacant.	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.	Site is currently vacant.	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.	Site is currently vacant.	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.	Site is currently vacant.	41.7	0	NA	1	3.0	Above Moderate	1
#33	064-242-10	Vacant	R-1-8	Residential	Low Density Residential	1 unit/ parcel	GEORGE LANE	9,546	Vacant site.	Site is currently vacant.	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	6,624	Vacant site.	Site is currently vacant.	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.	Site is currently vacant.	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.	Site is currently vacant.	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	5,058	Vacant site.	Site is currently vacant.	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.	Site is currently vacant.	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.	Site is currently vacant.	30.0	0	NA	16	8.4	Above Moderate	16
#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.	Building is in good condition.	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.	Building is in good condition.	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/ 1,500 sf	TOMALES STREET	3,000	Has a small road running through it to neighboring house. This site is owned by the City of Sausalito.	Site is currently vacant. There appears to be a garden currently on the site.	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.	Site is currently vacant.	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.	Garage and house are in fair condition.	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.	Building is in good condition.	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.	Building is in satisfactory condition.	17.8	1	1914	2	14.5	Moderate	1
#47	064-136-03	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

16 units
119 units
R-1
R-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 Checks
#48	064-137-03	Under-utilized	R-2-2.5	Residential	Medium High Density Residential	1 du/ 1,500 sf	107 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	064-138-02	Under-utilized	R-2-2.5	Residential	Medium High Density Residential	1 du/ 2,500 sf	254 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	064-141-10	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	29.0	Moderate	1
#51	064-141-13	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	064-141-17	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	064-141-18	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	064-142-29	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	064-142-30	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	064-163-06	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	064-163-07	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	064-181-01	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	064-181-24	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	1920	2	14.4	Moderate	1
#60	064-182-06	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
#61	064-192-02	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

Technical Appendix G - Vacant and Underutilized Site Inventory Chart

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#62	064-201-01	Under-utilized	R-2-2.5	Residential	Medium High Density Residential	1 du/ 1,500 sf	35 MARIE ST	4,056	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	064-342-07	Under-utilized	R-2-2.5	Residential	Medium High Density Residential	1 du/ 2,500 sf	20 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	064-342-11	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	065-231-17	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	065-236-04	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	065-252-64	Vacant	R-2-2.5	Residential	Medium High Density Residential	1 du/ 2,500 sf	37-39 CRESCENT AVE	8,512	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	065-253-02	Vacant	R-2-2.5	Residential	Medium High Density Residential	1 du/ 2,500 sf	MAIN STREET THROUGH TO CRESCENT AVE	5,330	Site is currently vacant and has development potential.	Site is currently vacant.	28.0	0	NA	2	16.3	Moderate	2
#69	065-261-04	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	065-264-12	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	15.8	Moderate	1
#71	065-301-05	Under-utilized	R-2-2.5	Residential	Medium High Density Residential	1 du/ 2,500 sf	115 SOUTH STREET	6,000	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	064-151-02	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	11
#73	064-151-06	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	064-151-16	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	064-167-03	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	064-167-21	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	065-052-26	Under-utilized	R-3	Residential	High Density Residential	1 du/ 1,500 sf	419 LOCUST ST	8,053	There are 3 meters and 3 mailboxes on this property.	Buildings are in fair condition.	13.8	3	NA	5	27.0	Moderate	2
#78	065-056-07	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

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 Checks
#79	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	2
#80	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	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	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	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	1926	2	26.4	Moderate	1
#84	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	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 aerials 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.	20.3	1	1965	3	27.2	Moderate	2
#86	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	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	26.5	Moderate	2
#88	Under-utilized	R-3	Residential	High Density Residential	1 du/ 1,500 sf	330 Ebbtide	32,477	Site contains two small houses (currently used as rentals), 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 (not w/in City Historic Dist, or on local, State or federal historic registry)	21	28.1	Very Low/Low	21
Total Units																195

Amended July 15, 2014 (Resolution No. 5468)

59 units
R-3