



**6<sup>th</sup> Cycle Housing Element  
Background Report Appendices**

**Adopted Housing Element**  
January 30, 2023

## **6<sup>th</sup> Cycle Housing Element Background Report Appendices**

### **Appendix A – Public Review Draft Comments Summary**



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 City of Sausalito 6<sup>th</sup> Cycle Housing Element Update  
**Public Review Draft Comments Summary**

NAME OF COMMENTER	SUMMARY OF COMMENT	RESPONSE TO COMMENT
1. Community Venture Partners, Inc., Bob Silvestri	<ul style="list-style-type: none"> <li>• Spinnaker “Peninsula” should be planned comprehensively and housing in this location would destroy the heart of Sausalito’s Downtown</li> <li>- Site #31 – Site is illogical and City planning should not rely on desires of individual property owner. If property rights are granted, they will eventually be used and maximized, if not by the present owner, then by a subsequent owner</li> <li>- Asset management and fiduciary responsibility – consider asset valuations and how decisions can add or destroy value and future revenues</li> <li>- Spinnaker parcels are one of the best and most valuable mixed commercial waterfront sites in the San Francisco Bay Area with remarkable development potential and to “down-zone” for housing would be financially irresponsible and would preclude the Spinnaker Peninsula’s highest and best use.</li> <li>• Examples provided of two large housing projects being “forced” upon two Marin cities under SB 35, SB 330, and state density bonus requirements, highlighting that the projects are on sites smaller than #31, exceed maximum density and received waivers of height, FAR, coverage, setback, and parking requirements, and were afforded ministerial review</li> <li>• Housing Element assessment of state housing laws fails to warn City of unintended consequences and possibility of greater density and does not note that development proposals may be submitted prior to the adoption of the Objective Design and Development Standards (ODDS) so the City may have little time or arguments to deny proposals that conform with other state laws</li> <li>• The commenter discusses the California Attorney General’s Housing Strike Force and methods it may use to address the housing shortage and affordability crisis.</li> </ul>	<ul style="list-style-type: none"> <li>• The comments regarding preferences for use of Site #31/Spinnaker Peninsula are noted. Housing sites are not recommended for removal based on community opposition to the site due to the limited amount of sites in the City and the constraints associated with the majority of potential sites. It is understood that development of sites with housing, including high density or multifamily housing, may have an affect on the community or nearby property owners and will also reduce the potential for the site to be reused later with a non-residential use.</li> <li>• The commentor’s examples of large housing projects in other Marin cities are noted as examples of how State requirements to allow density bonuses and streamlined approvals may result in by-right (ministerial) development and underscore the importance of adopting objective standards that can be applied to all housing required to be permitted ministerially.</li> <li>• Chapter III, Housing Constraints, has been updated under the <i>Development Standards</i> and <i>Density Bonus</i> discussions to reference the increase in densities that could occur under State density bonus law and to identify that until the ODDS are adopted, review of projects eligible for streamlined, ministerial review would be limited to existing objective standards established by the City.</li> <li>• The comment regarding the Attorney General’s Housing Strike Force is noted. This is one of the reasons it is important that the City adopt a Housing Element that substantially complies with State law and implements the Housing Plan.</li> </ul>
2. Gary Armor	<ul style="list-style-type: none"> <li>• Opposition to City Hall site</li> <li>• Retaining walls, sidewalk cracks, fault zone</li> <li>• Lack of parking onsite</li> <li>• Consider alternative sites such as former shipyard area, and the vacant Bank of America building, adjacent parking lot, and adjacent harbor parking lot</li> </ul>	<ul style="list-style-type: none"> <li>• The comments regarding concerns related to the City Hall site (Site 52) are noted. It is noted that 78 of the 137 comments oppose the City Hall site for a variety of reasons, including increased traffic, impacts to neighborhood character, use of City Hall as a community gathering space including for emergencies, need for the City Hall parking lot to serve the parking needs of the neighborhood as well as City Hall residents, potential impacts to views, impacts to seniors and disabled persons if</li> </ul>



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		<p>the parking and access to City Hall and Library are removed, environmental factors including steep slopes and hillside stability, and impacts to property values. At this point in the process, housing sites are not recommended for removal from the Draft Housing Element based on community opposition to the site due to the limited amount of sites in the City and the constraints, including ballot measure requirements and environmental conditions, associated with the majority of potential sites that meet the minimum size requirement and are anticipated to be available to accommodate the lower income need.</p> <ul style="list-style-type: none"> <li>• Potential environmental impacts of the Draft Housing Element will be addressed through the Environmental Impact Report (EIR) process.</li> <li>• Alternative sites were considered during the review of Draft Opportunity Sites by the Housing Element Advisory Committee (HEAC) and alternative sites may also be considered through EIR process.</li> <li>• It is noted that no development project or plan has been developed or approved for the City Hall site; the Draft Housing Element addresses the potential for development of the site and any development would be subject to the City’s development review and entitlement process.</li> </ul>
<p>3. Ryan Aylward</p>	<ul style="list-style-type: none"> <li>• Questions regarding City Hall site</li> <li>• Over 100 housing units seemed untenable</li> <li>• Questions if parking requirements are being followed for the proposed development</li> <li>• Asks if direct neighbors have opportunity to provide comments during planning to ensure their views are not obstructed, etc.</li> </ul>	<ul style="list-style-type: none"> <li>• The comment regarding the potential for the City Hall site to accommodate over 100 units is noted. No final plans or designs have been determined for the City Hall site. Future development would be subject to the City’s adopted parking standards and would go through the City entitlement process, which would include an opportunity for comment. It is noted that projects subject to streamlined, ministerial review may have an opportunity for public comment, but the City is limited to only applying adopted objective standards to such projects.</li> </ul>
<p>4. Eric Barkus</p>	<ul style="list-style-type: none"> <li>• Opposition to City Corporation Yard site</li> <li>• Increase of traffic</li> <li>• Decrease safety</li> <li>• Concerns regarding adequate water and sewer infrastructure</li> <li>• Proposed large structure won’t blend well with neighborhood and is not compatible with intended cottage or community building uses</li> <li>• Decrease in property value</li> <li>• Decrease in privacy, views of Mt. Tam</li> </ul>	<ul style="list-style-type: none"> <li>• Concerns related to the Corporation Yard site are noted. Housing sites are not recommended for removal based on community opposition to the site due to the limited amount of sites in the City and the constraints associated with the majority of potential sites.</li> <li>• It is noted that no development project or plan has been developed or approved for the Corporation Yard site; the Draft Housing Element addresses the potential for development of the site and any development would be subject to the City’s development review and entitlement process.</li> </ul>



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<p>5. Carlo Berg, Berg Holdings</p>	<ul style="list-style-type: none"> <li>• Ownership interest in Sites 67 and 68</li> <li>• Support for meeting RHNA allocation and inclusion of Sites 67 and 68</li> <li>• Existing City density limitations and regulations have effectively prohibited production of nearly all multifamily housing</li> <li>• Realistic capacity of the properties is conservative – clarify the stated realistic capacity would not preclude additional development up to the 49 du/ac density and clarify that the FARs in Appendix D1 and Table 59 reflect anticipated FARs rather than specific limitations</li> <li>• Clarify mixed-use overlay will allow for 100% residential project</li> <li>• Assigning all sites over 0.5 acres with a ‘realistic capacity’ of 100% affordability is unrealistic</li> <li>• Reallocate affordable housing in Sausalito</li> <li>• Add language that clarifies existing office use on Site 68 to remain</li> <li>• Clarify land and hard costs</li> </ul>	<ul style="list-style-type: none"> <li>• The commentor’s support for including Sites 67 and 68 is noted.</li> <li>• The rezoning of Opportunity Sites to allow densities of 49 and 70 units per acre provides a significant increase (69% and 141%, respectively) over current densities and is anticipated to encourage and promote development of the selected Opportunity Sites during the planning period.</li> <li>• The realistic capacity of Opportunity Sites would be based on the maximum permitted density established by the rezone required by Program 4 of the Housing Plan (either 49 or 70 units per acre, depending on the individual site).</li> <li>• The FARs in Appendix D1 and Table 59 reflect potential, not anticipated, FARs based on assumptions of average unit sizes of approximately 500 s.f. for the minimum FAR and 1,400 s.f. for the maximum FAR. A FAR less than the maximum FARs identified in Appendix D1 and Table 59 would be suitable to accommodate the projected densities, provided the FARs were adequate to accommodate the maximum density of Opportunity Sites (either 49 or 70 units per acre).</li> <li>• The mixed-use overlay will allow for a 100% residential project as specified by Program 4 of the Housing Plan.</li> <li>• Very low and low income housing projects receiving Low Income Housing Tax Credits in Marin County and San Francisco County were reviewed in the development of the assumptions for affordability of the units. The majority of projects were 100% affordable, so the Appendix D1 assumptions that project a mix of very low, low, and moderate income units on sites identified to accommodate the lower income need are anticipated to be conservative, meaning that the capacity identifies less lower income units than anticipated under the typical 100% affordable scenarios with LIHTC assistance. The capacity identified in the Housing Element is not a projection of what will be built, but a reflection of a site’s potential to accommodate housing at specific income levels. Opportunity Sites with lower income units are anticipated to receive LIHTCs, project-based Housing Choice Vouchers Community Development Block Grant funds, Housing Investment Partnership Program (HOME) funds, and other available public and private assistance as it is recognized that primarily affordable projects in Sausalito, and generally the Bay Area region, are not feasible without subsidy.</li> </ul>
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		<ul style="list-style-type: none"> <li>• Sites identified for rezoning by Program 4 would retain their base zoning, allowing the existing uses to remain legally. However, any residential development proposals that seek to use the densities allowed under Program 4 would be subject to its requirements, including the requirement that residential use must occupy at least 50% of the floor area in a mixed-use project. The Housing Element is a component of the General Plan and Policy LU-2.15 would not be altered by adoption of the Housing Element.</li> <li>• The commentor requested clarification regarding land and construction costs. The commentor provides examples of recent construction costs for two unidentified Bay Area projects. The examples provided do not identify the project location, acreage, breakdown of square footage of residential and non-residential uses, unit type (luxury townhome versus LIHTC development), etc., and only one example identified the number of units, so their average cost per acre or unit cannot be estimated. It is noted that the commenter’s comparison between construction costs in their referenced budgets and the construction costs in the Draft Housing Element do not reflect that the Draft Housing Element specified that the construction costs are exclusive of site improvements. However, it is recognized that such costs are variable and vary significantly between projects. To address this comment, pages HBR-86 through HBR-88 have been updated to clarify information related to development costs. The commenter is referred to Table 54, which provides an overview of all costs associated with recent LIHTC projects in Marin County and San Francisco, and has been revised to include two additional projects to better capture the range of development costs that may apply to affordable housing projects.</li> </ul>
<p>6. Darshan Brach 1</p>	<ul style="list-style-type: none"> <li>• Oppose rezone of 66 Marion Ave (Site 100).</li> <li>• Can be developed under existing zoning for up to 6 units</li> <li>• Support judicious development of the Marinship - huge, flat, underutilized with access to amenities and infrastructure. Constraints in some areas (flooding, working waterfront preservation) but many areas perfect for significant additional density</li> </ul>	<ul style="list-style-type: none"> <li>• The comments regarding concerns related to the 66 Marion Ave site (Site 100) are noted. It is noted that 9 of the 137 comments oppose or comment on the 66 Marion Ave site for a variety of reasons, including lack of access and parking in the neighborhood, evacuation concerns, steepness of the site, fire safety, stream setbacks, drainage, lack of infrastructure, construction impacts, and deferred HEAC consideration. At this point in the process, housing sites are not recommended for removal from the Draft Housing Element based on community opposition to the site due to the limited amount of sites in the City and the constraints, including ballot measure</li> </ul>



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		<p>requirements and environmental conditions, associated with the majority of potential sites that meet the minimum size requirement and are anticipated to be available to accommodate the lower income need.</p> <ul style="list-style-type: none"> <li>• Comments regarding the site’s potential to accommodate a more modest number of units (up to 5 additional units) under existing zoning are noted.</li> <li>• Potential environmental impacts of the Draft Housing Element will be addressed through the EIR process.</li> <li>• The support for judicious development in the Marinship is noted. Alternative sites were considered during the review of Draft Opportunity Sites by the HEAC and alternative sites may also be considered through EIR process.</li> </ul>
7. Darshan Brach 2	<ul style="list-style-type: none"> <li>• Oppose Site 100</li> <li>• Slope stability</li> <li>• Fire safety</li> <li>• Stream setback requirements, drainage</li> <li>• Traffic/Accessibility</li> <li>• Proximity to services and infrastructure</li> <li>• Deferred HEAC consideration</li> <li>• Density/housing options</li> </ul>	<ul style="list-style-type: none"> <li>• See Response to Comment #6.</li> </ul>
8. Scott Brauningner	<ul style="list-style-type: none"> <li>• Opposition to City Hall site</li> <li>• Recommends that any upzoning to meet the City’s housing needs should include:               <ul style="list-style-type: none"> <li>- Worker’s rights - equity</li> <li>- No reduction in current parking requirements</li> <li>- Underground parking and included in FAR calculation</li> <li>- No density bonus provided on city land</li> <li>- No upzoning where there have been political contributions from a property owner or related entity to candidate/appointed officials or have maintained a contract with the city in the past 10 years</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• See Response to Comment #2.</li> <li>• The commenter’s recommendations regarding upzoning to meet the City’s housing needs are noted. Development standards, including FARs and parking requirements, have not been adopted for the Opportunity Sites. Any rezoning of Opportunity Sites will be consistent with Program 4 in the Housing Plan.</li> <li>• Density bonuses must be provided in accordance with State law.</li> </ul>
9. Lito Brindle	<ul style="list-style-type: none"> <li>• Add ‘Zip Code Village Housing’ (ZVH) into housing element update to provide housing available exclusively to workers that serve the 94965 zip code with goal of housing our own essential workers first</li> <li>• NIMBY reflex may evaporate entirely</li> <li>• Language about a 94965 Community Land Trust for preserving low-cost housing</li> <li>• Implement ZVH plan involving incentivizing landlords, mapping commutes, and officially empowering a community land trust</li> </ul>	<ul style="list-style-type: none"> <li>• The commenter’s recommendation that housing be available exclusively to workers serving the 94965 zip code is noted. Program 27 of the Housing Plan has been updated to review the potential to prioritize housing for Sausalito residents and the workforce that serves Sausalito.</li> </ul>
10. Adrian Brinton	<ul style="list-style-type: none"> <li>• Opposition to City Hall site</li> <li>• Ignores needs of older, new, and existing residents – limits access to library and park facilities</li> </ul>	<ul style="list-style-type: none"> <li>• The comments regarding concerns related to the City Hall site are noted. Housing sites are not recommended for removal based on community</li> </ul>

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	<ul style="list-style-type: none"> <li>• Obliterates views, snarls traffic, and adds noise pollution</li> <li>• Already other sites around City Hall meeting the housing burden</li> <li>• Ignores cost burden – hillside reinforcement with significant slopes costly</li> </ul>	<p>opposition to the site due to the limited amount of sites in the City and the constraints associated with the majority of potential sites. The alternative sites referenced by the commentator were considered during the review of Draft Opportunity Sites by the HEAC and alternative sites may also be considered through the EIR process.</p>
11. Sandra Bushmaker	<ul style="list-style-type: none"> <li>• Remove the buffer</li> <li>• Remove sites 67 and 68 – these sites will kill the working waterfront and given toxicity in the Marinship, it is not an appropriate site for housing</li> <li>• Housing in north Bridgeway zone is appropriate area if housing must be in the Marinship</li> <li>• Housing Element must express reality of the town’s small size, topography, drought, fire conditions</li> </ul>	<ul style="list-style-type: none"> <li>• The commentator’s request to remove the buffer is noted. The buffer provides the City with additional capacity to accommodate changes in the inventory throughout the 6<sup>th</sup> Cycle.</li> <li>• The comments regarding concerns related to Sites 67 and 68 are noted. These sites are two of the largest individual sites available within the City and Site 67 is the only vacant parcel in the City larger than 0.5 acre that does not have an open space/conservation restriction. Housing sites are not recommended for removal based on community opposition to the site due to the limited amount of sites in the City and the constraints associated with the majority of potential sites.</li> <li>• The commentator’s preference for housing in the north Bridgeway zone is noted.</li> <li>• The Housing Element reflects the reality of Sausalito’s size and the limitations of available land in Sausalito. However, Sausalito is required to accommodate the RHNA in accordance with State law. Site suitability criteria that considered topography (steepness of slopes and landslide potential), fire hazard severity zones, flood zones, sea level rise, and other characteristics are provided in Appendix C of the Draft Housing Element.</li> </ul>
12. Caustrita	<ul style="list-style-type: none"> <li>• Opposition to City Hall site</li> <li>• Ignores needs of older, new, and existing residents – limits access to library and park facilities</li> <li>• Obliterates views, snarls traffic, and adds noise pollution</li> <li>• Already other sites around City Hall meeting the housing burden</li> <li>• Ignores cost burden – hillside reinforcement with significant slopes costly</li> </ul>	<ul style="list-style-type: none"> <li>• See Response to Comment #2.</li> </ul>
13. Chehrazi	<ul style="list-style-type: none"> <li>• Opposition to City Hall site</li> <li>• Ignores needs of older, new, and existing residents – limits access to library and park facilities</li> <li>• Obliterates views, snarls traffic, and adds noise pollution</li> <li>• Already other sites around City Hall meeting the housing burden</li> </ul>	<ul style="list-style-type: none"> <li>• See Response to Comment #2.</li> </ul>



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	<ul style="list-style-type: none"> <li>• Ignores cost burden – hillside reinforcement with significant slopes costly</li> </ul>	
14. Kuhn	<ul style="list-style-type: none"> <li>• Opposition to City Hall site</li> <li>• Ignores needs of older, new, and existing residents – limits access to library and park facilities</li> <li>• Obliterates views, snarls traffic, and adds noise pollution</li> <li>• Already other sites around City Hall meeting the housing burden</li> <li>• Ignores cost burden – hillside reinforcement with significant slopes costly</li> </ul>	<ul style="list-style-type: none"> <li>• See Response to Comment #2.</li> </ul>
15. Jorge Lee	<ul style="list-style-type: none"> <li>• Concerns regarding 66 Marion Ave (Site 100)</li> <li>• Located in deep lot about 3-4 stories below road</li> <li>• Removing trees for the project will endanger road stability</li> <li>• Damage to the roadway by heavy equipment for construction</li> <li>• Marion Ave is dead-end street</li> <li>• Parked cars and trucks stick into the roadway – extra cars on the proposed property will have no place to park</li> <li>• Deep concrete piles create a big challenge for foundations</li> </ul>	<ul style="list-style-type: none"> <li>• See Response to Comment #6.</li> </ul>
16. Raffle	<ul style="list-style-type: none"> <li>• Opposition to City Hall site</li> <li>• Ignores needs of older, new, and existing residents – limits access to library and park facilities</li> <li>• Obliterates views, snarls traffic, and adds noise pollution</li> <li>• Already other sites around City Hall meeting the housing burden</li> <li>• Ignores cost burden – hillside reinforcement with significant slopes costly</li> </ul>	<ul style="list-style-type: none"> <li>• See Response to Comment #2.</li> </ul>
17. John and Kate Flavin	<ul style="list-style-type: none"> <li>• Objection to 117 Prospect Ave and Spencer Fire House sites</li> <li>• Roadway safety</li> <li>• Conflict with Emergency Evacuation Plan</li> <li>• Target for crime</li> <li>• Difficult site topography</li> </ul>	<ul style="list-style-type: none"> <li>• The comments regarding concerns related to the 117 Prospect Ave site (Site 12) and 300 Spencer site (Site 14) are noted. It is noted that 8 of the 137 comments oppose or comment on the 300 Spencer Ave site for a variety of reasons, including lack of access, evacuation concerns, steepness of the site, fire safety, and distance from services. At this point in the process, housing sites are not recommended for removal from the Draft Housing Element based on community opposition to the site due to the limited amount of sites in the City and the constraints, including ballot measure requirements and environmental conditions, associated with the majority of potential sites that meet the minimum size requirement and are anticipated to be available to accommodate the lower income need.</li> </ul>



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		<ul style="list-style-type: none"> <li>Potential environmental impacts of the Draft Housing Element will be addressed through the EIR process.</li> </ul>
18. John and Kate Flavin 2 (Undated)	<ul style="list-style-type: none"> <li>Objection to Spencer Ave site</li> <li>Danger in locating housing near highways – air quality</li> <li>Spencer Ave is major artery for Sausalito’s Emergency Evacuation Plan and development could obstruct access</li> <li>Target for crime</li> <li>Difficult site topography – steep slope, tree loss</li> </ul>	<ul style="list-style-type: none"> <li>See Response to Comment #17.</li> </ul>
19. Michelle Dumont	<ul style="list-style-type: none"> <li>Email from owner of 215 Sausalito Boulevard was not recorded and there is no owner interest in developing the site beyond the single family home the owner intends to build.</li> <li>Parcel should be removed.</li> </ul>	<ul style="list-style-type: none"> <li>The comment is noted. The commenter has indicated their interest in retaining single family or dual family zoning, which the Draft Housing Element does. The site is not an Opportunity Site for rezoning. Following the City Council selection of sites for the Draft Housing Element, additional revisions are not anticipated to the list of existing residential sites and Opportunity Sites while the Draft EIR is being prepared.</li> </ul>
20. Matt Smith	<ul style="list-style-type: none"> <li>Design Review estimates are inaccurate (typical processing time)</li> <li>Requests City adopt specific tracking to make design review process transparent</li> </ul>	<ul style="list-style-type: none"> <li>The discussion of Processing and Permit Procedures is revised to reflect that the City’s process may require multiple years and multiple public hearings. The Housing Plan includes Program 19 to review entitlement timelines, to establish a transparent project tracking database that identifies the application submittal date, completeness date, and each hearing date before a decision-making body, and to revise the City’s processes as necessary to ensure decisions are made in a timely manner and in compliance with State law.</li> </ul>
21. Mira Kanter	<ul style="list-style-type: none"> <li>Keep working waterfront as it is and protected</li> <li>Oppose condo development there</li> <li>Prevent sea level rise and loss of marine services and educators</li> </ul>	<ul style="list-style-type: none"> <li>The comment is noted. At this point in the process, housing sites are not recommended for removal from the Draft Housing Element based on community opposition to the site due to the limited amount of sites in the City and the constraints, including ballot measure requirements and environmental conditions, associated with the majority of potential sites that meet the minimum size requirement and are anticipated to be available to accommodate the lower income need.</li> </ul>
22. Donna Lunsford	<ul style="list-style-type: none"> <li>Opposition to City Hall site</li> <li>Not enough parking</li> <li>Emergency vehicle access</li> <li>Accessibility for seniors/persons with a disability</li> </ul>	<ul style="list-style-type: none"> <li>See Response to Comment #2.</li> </ul>
23. Malinda Macey	<ul style="list-style-type: none"> <li>In disagreement with development of the waterfront housing</li> </ul>	<ul style="list-style-type: none"> <li>The comment is noted.</li> </ul>



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24. M. Susan Mayer	<ul style="list-style-type: none"> <li>• Opposition to City Hall site</li> <li>• Limited parking</li> <li>• Congestion on local streets</li> <li>• Water shortage</li> <li>• Consider alternative sites</li> </ul>	<ul style="list-style-type: none"> <li>• See Response to Comment #2.</li> </ul>
25. Peter Mcguire	<ul style="list-style-type: none"> <li>• Opposition to 66 Marion Ave site</li> <li>• Signed by 19 households in the vicinity</li> </ul>	<ul style="list-style-type: none"> <li>• See Response to Comment #6.</li> </ul>
26. Pamela Mcnickle	<ul style="list-style-type: none"> <li>• Opposition to 66 Marion Ave site</li> <li>• Site added late in the process and not reviewed by HEAC in same manner as other sites</li> <li>• Public safety</li> <li>• Creek and slope constraints reduce developable acreage</li> </ul>	<ul style="list-style-type: none"> <li>• See Response to Comment #6.</li> </ul>
27. Dan Morgan	<ul style="list-style-type: none"> <li>• Sponsor of Parcel 72</li> <li>• Concerned that housing element may disincentivize by not allowing market rate housing on some sites</li> <li>• More reasonable approach would be 50% affordable and 50% market rate</li> </ul>	<ul style="list-style-type: none"> <li>• See Response to Comment #5 regarding the assumptions for affordability of the units. As discussed under Response to Comment #5, the capacity identified in the Housing Element is not a projection of what will be built, but a reflection of a site's potential to accommodate housing at specific income levels.</li> </ul>
28. Chris Reynolds 1 (8-19-22)	<ul style="list-style-type: none"> <li>• Questions regarding 66 Marion Ave site</li> <li>• Will site be rezoned for 28 units or for absolute maximum of 8 units?</li> <li>• Does maximum number of units include ADUs and JADUs?</li> </ul>	<ul style="list-style-type: none"> <li>• See Response to Comment #6.</li> <li>• The Housing Opportunity - 49 unit/acre overlay would allow 16 units on the site. A higher number would be allowed with a project that qualifies for a density bonus.</li> <li>• The maximum allowed units do not include ADUs and JADUs.</li> </ul>
29. Chris Reynolds 2 (8-19-22)	<ul style="list-style-type: none"> <li>• Focus should be on larger sites with easy access to infrastructure, multiple points of access, and where streets can be activated by amenities geared toward new residents</li> <li>• Consider alternative underdeveloped, sites in the Marinship and north end of town</li> <li>• North end of Sausalito could be vibrant, lively district of mixed use development and could maintain working waterfront elements</li> <li>• Examples of successful waterfront revitalizations (New York, Copenhagen, Oslo, Rotterdam, Washington DC)</li> </ul>	<ul style="list-style-type: none"> <li>• The comment regarding the focus on larger sites with easy access to infrastructure, multiple points of access, and where streets can be activated by amenities is noted. The Draft Housing Element has included such sites, including Sites 31, 67, 68, 72, 73, 84. However, there are a limited number of such sites in Sausalito and the majority of such sites are developed. Owners of larger underutilized sites were contacted to determine potential interest in redevelopment of sites.</li> <li>• The comment supporting development in the north end of Sausalito is noted.</li> <li>• Examples of successful waterfront revitalization areas are noted.</li> </ul>
30. Chris Reynolds 3 (8-20-22)	<ul style="list-style-type: none"> <li>• Opposition to 66 Marion Ave site</li> <li>• Refutes information provided by property owner, Kim Stoddard, regarding nearby development, accommodating parking, water flow at hydrant, size of emergency vehicles and adequate access, and type of housing</li> <li>• Support for this site comes from people outside of the neighborhood</li> </ul>	<ul style="list-style-type: none"> <li>• See Response to Comment #6.</li> </ul>





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<p>31. Chris Reynolds 4 (9-16-22)</p>	<ul style="list-style-type: none"> <li>• 66 Marion Ave site</li> <li>• Requested clarification from SMFD</li> <li>• Confirmation from City staff that current zoning could allow 5 additional units</li> <li>• Townhomes on site would not create affordable housing but would result in luxury properties</li> </ul>	<ul style="list-style-type: none"> <li>• See Response to Comment #6.</li> </ul>
<p>32. Sam Ruben</p>	<ul style="list-style-type: none"> <li>• Important that housing actually get built</li> <li>• Dependence on ballot measures, need a back-up plan such as Citywide upzoning coupled with elimination of single home zoning</li> <li>• Insufficient number of sites identified</li> <li>• Inefficient and laborious permitting process</li> <li>• Tenant protections needed</li> <li>• Community resistance to housing</li> </ul>	<ul style="list-style-type: none"> <li>• The commenter’s emphasis on the importance that housing actually get built is noted. The Draft Housing Element has gone through a lengthy process to identify sites with development potential where it is realistic to assume the site may develop during the 6<sup>th</sup> Cycle.</li> <li>• The commenter’s concern regarding dependence on ballot measures is noted. However, there are limited sites of adequate size to accommodate very low and low income development in the City that are not constrained by the requirement for a ballot measure. Figure 1 is added to the Housing Background Report to demonstrate sites constrained by ballot measure requirements.</li> <li>• The concern regarding the insufficient number of sites is noted. The Draft Housing Element identifies excess sites to provide flexibility to the City in the event that a ballot measure does not pass on some of the sites. The commenter is referred to the materials for HEAC Meetings 3 through 7 for discussion of sites and the extensive process the HEAC went through to identify realistic sites. The commentor does not identify any specific sites for consideration.</li> <li>• The concern regarding the inefficient and laborious permitting process is noted.</li> </ul>
<p>33. Sonya Saad</p>	<ul style="list-style-type: none"> <li>• Opposition to City Hall site</li> <li>• Inappropriate for an overcrowded area</li> <li>• Block with City Hall and library must remain open and public</li> <li>• Views are sacred in Sausalito</li> <li>• Neighborhood noise, traffic, and overcrowding effects</li> </ul>	<ul style="list-style-type: none"> <li>• See Response to Comment #2.</li> </ul>
<p>34. Marin Environmental Housing Collaborative</p>	<ul style="list-style-type: none"> <li>• Commends the City for programs 1, 2, 3, 5, 9, 11, 14, 15, 17, 21, 24, 25, 26, 27, and 28 that will be particularly important for accomplishing Sausalito’s housing goals</li> <li>• Does not provide a realistic plan for zoning sufficient sites for achieve RHNA allocation – if the vote of the electorate fails, there would be a shortfall of 254 units</li> <li>• Does not provide enough protections for renters – need rent stabilization, just cause eviction process, and Tenants’ Bill of Rights as shown in Marin County’s Housing Element</li> </ul>	<ul style="list-style-type: none"> <li>• The comment regarding programs that are important in accomplishing the City’s housing goals are noted.</li> <li>• The commentor indicates concern that the Draft Housing Element does not provide a realistic plan for zoning sufficient sites, as some of the Opportunity Sites are subject to a ballot measure and if the measure fails, there would be a shortfall of units and has also indicated the City should include at least a 15% buffer. As discussed under Response to Comment #32 and shown in <b>Figure 1</b>, which has been added to the Background Report, the City’s large sites (greater than 0.5 acre) are</li> </ul>



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	<ul style="list-style-type: none"> <li>• Affirmatively Furthering Fair Housing Program cannot succeed without a realistic inventory of sites and greater RHNA protections</li> <li>• Revise Program 4 to include a backup plan to designate additional sites for rezoning with at least a 15% buffer</li> <li>• Program 6 should include a mid-cycle review of approved ADUs</li> <li>• Program 7 should be revised to explain the purpose and utility of the SB 9 mapping tool more clearly</li> <li>• Program 10 should be revised to review all affordable housing development applications against ODDs, apply ministerial/by-right review to all affordable housing development applications, and to specify a shortened review time, such as 90 days, from the date the application is deemed complete</li> <li>• Program 12 should be edited to reference specific customized standards and incentives discussed in other programs</li> <li>• Program 16 should be modified to state City will adopt the Objective Design and Development Standards tool kit that is under development with Marin County and revise to require all residential and mixed-use development to be reviewed against the ODDs in a streamlined, by-right ministerial approval process</li> <li>• Program 19 should be modified to apply a streamlined review and approval process to all residential and mixed-use projects with a specific timeline for approval or denial</li> <li>• Housing Plan is difficult to follow and policies are frequently vague</li> <li>• It is not clear which policies a given program is meant to implement</li> </ul>	<p>primarily sites that are subject to a ballot measure, are dedicated open space, or are developed with existing residential uses. It is recognized that rezoning land not subject to a ballot measure is more desirable, but the reality is that the majority of sites that are of adequate size to accommodate the RHNA are those sites subject to ballot measures. The sites that will be rezoned by Program 4 of the Housing Plan will provide a 15% buffer and Program 4 also provides for no net loss of sites consistent with Government Code Section 65863. Further, it is noted that the capacity of sites identified under Program 4 is a conservative estimate and it is likely that affordable housing developed on the sites will be developed closer to the maximum permitted density, if not higher.</p> <ul style="list-style-type: none"> <li>• Program 22 has been revised to ensure implementation of strategies for tenant protection, such as rent stabilization, just cause eviction process, and Tenants’ Bill of Rights.</li> <li>• Program 5 has been revised to specifically reference approved ADUs as part of the mid-cycle review.</li> <li>• Program 7 has been revised to provide more information regarding the purpose and usefulness of the SB 9 mapping tool.</li> <li>• Regarding the comment on Program 10, the ODDs are now solely addressed by Program 19, which has been revised to also include development of ODDs for single family, multifamily, and mixed use development. Program 19 has also been revised to include a review of the City’s timeline for decisions on discretionary applications and to revise its permit processing procedures if decisions do not conform to the Permit Streamlining Act.</li> <li>• Program 12 is revised to remove the reference to development standards and to incorporate those standards into the ODDs effort addressed by Program 19. Program 12 intentionally references the incentives in Program 10 rather than repeating the full list of incentives.</li> <li>• Program 19 is modified to ensure ODDs are developed for all residential and mixed-use projects in order to streamline the review process. As previously identified, Program 19 has also been revised to address the City’s timing of development application review and decisions.</li> <li>• Regarding the organization of the Housing Element, the programs are not linked to individual policies. Policies serve as standards that must be followed by decision-makers; some of these standards do not require an implementing action.</li> </ul>
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		While some of the programs address more than one housing goal and may implement more than one policy, the programs have been organized to follow the goal that each program primarily implements.
35. Alan Shirek	<ul style="list-style-type: none"> <li>• Protect waterfront</li> </ul>	<ul style="list-style-type: none"> <li>• The comment is noted.</li> </ul>
36. Carrie Souza	<ul style="list-style-type: none"> <li>• Opposition to City Hall site</li> <li>• Limited parking</li> <li>• Traffic congestion</li> <li>• Noise and air pollution</li> <li>• Consider alternative options</li> </ul>	<ul style="list-style-type: none"> <li>• See Response to Comment #2.</li> </ul>
37. Sausalito Working Waterfront Coalition	<ul style="list-style-type: none"> <li>• Protect waterfront</li> <li>• Zoning changes threaten maritime and ocean technology sectors</li> <li>• Conflict between residential/industrial uses</li> <li>• Support sites in Marinship located away from boatyards, related industrial, and adjacent parcels</li> </ul>	<ul style="list-style-type: none"> <li>• The comment is noted.</li> </ul>
38. Jim Madden, Sausalito Yacht Harbor	<ul style="list-style-type: none"> <li>• Indicates not realistic to develop Site 31</li> <li>• Requests alternative waterfront site be considered (065-032-01)</li> </ul>	<ul style="list-style-type: none"> <li>• The comment is noted. Site 31 was included as an Opportunity Site based on City staff discussions with the commentor. APN 065-032-01 will be considered for inclusion in the alternatives discussion in the Draft EIR.</li> </ul>
39. Richard Tuohey	<ul style="list-style-type: none"> <li>• Opposition to 300 Spencer site</li> <li>• Steepness of site grade, 52%</li> <li>• Re-zoning issues, site currently in non-residential zone</li> <li>• Landslide hazards</li> <li>• Provides attachments addressing site constraints</li> </ul>	<ul style="list-style-type: none"> <li>• See Response to Comment #17.</li> </ul>
40. Paige Vitousek	<ul style="list-style-type: none"> <li>• Opposition to 66 Marion Ave site</li> <li>• Neighbors on upper and lower Marion and South Street are against any such future development</li> <li>• Only access to properties beyond site is passing at that site</li> <li>• Only 5 visitor parking spaces anywhere on referenced streets</li> <li>• Do not have room for overflow parking from a multiunit development</li> <li>• Corner is not passable by two vehicles</li> <li>• Limited accessibility on affected streets, including by emergency or service vehicles</li> <li>• Provides a letter Kim Stoddard sent to neighbors in opposition to rezoning in the neighborhood</li> </ul>	<ul style="list-style-type: none"> <li>• See Response to Comment #6.</li> </ul>
41. Rory Moore	<ul style="list-style-type: none"> <li>• Opposition to City Hall site</li> <li>• Accessibility</li> <li>• Limited parking</li> <li>• Hillside stability</li> <li>• Sink holes</li> <li>• Accessibility for seniors/persons with a disability</li> <li>• Consider alternative sites</li> </ul>	<ul style="list-style-type: none"> <li>• See Response to Comment #2.</li> </ul>



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42. Eileen Economy	<ul style="list-style-type: none"> <li>• Opposition to City Hall site</li> <li>• Changes character of the neighborhood</li> <li>• Safety</li> <li>• Unwelcoming reputation for City Hall</li> <li>• Parking, congestion, traffic, and views</li> </ul>	<ul style="list-style-type: none"> <li>• See Response to Comment #2.</li> </ul>
43. Cynthia Nimmo	<ul style="list-style-type: none"> <li>• Opposition to City Hall site</li> <li>• Traffic congestion</li> </ul>	<ul style="list-style-type: none"> <li>• See Response to Comment #2.</li> </ul>
44. Jennifer Ninmo	<ul style="list-style-type: none"> <li>• Encourage City to push back on the enormous requirements under the new housing allocation methodology</li> <li>• Identifies concerns regarding infrastructure, water supply, life/safety systems, expansion of water/sewer lines</li> <li>• Excited to see goal #1 to preserve existing housing assets, but goal is missing preservation of functions and value for current homeowners and residents – should not be building new housing at the detriment of existing residents</li> <li>• Be careful about incentivizing developers with exceptions for height limits, setbacks, obstructing views</li> </ul>	<ul style="list-style-type: none"> <li>• The recommendation that the City push back on its RHNA is noted.</li> <li>• The concerns regarding infrastructure, water supply, expansion of water/sewer, and public safety systems, preservation of value and function for existing residents and homeowners, and caution regarding incentivizing developers with exceptions that may obstruct views are noted.</li> </ul>
45. Sue Hutner	<ul style="list-style-type: none"> <li>• Opposition to City Hall site</li> </ul>	<ul style="list-style-type: none"> <li>• See Response to Comment #2.</li> </ul>
46. Maureen and Ron Burnett	<ul style="list-style-type: none"> <li>• Opposition to Site 14 (300 Spencer)</li> <li>• Site physically and environmentally unfeasible.</li> <li>• Fire Safety Risk</li> <li>• Nature perseveration, scenic easement</li> <li>• Isolated from public transit, services</li> </ul>	<ul style="list-style-type: none"> <li>• See Response to Comment #17.</li> </ul>
47. Sandy Wald	<ul style="list-style-type: none"> <li>• Opposition to City Hall site</li> </ul>	<ul style="list-style-type: none"> <li>• See Response to Comment #2.</li> </ul>
48. Rick and Donna Matcovich	<ul style="list-style-type: none"> <li>• Opposition to City Hall and Site 53 (Bee Street) sites</li> <li>• Limited parking</li> <li>• Increased traffic</li> <li>• Property values</li> <li>• Narrow development</li> <li>• Hillside stability</li> <li>• Opposition to City Hall site</li> <li>• Consider alternatives</li> </ul>	<ul style="list-style-type: none"> <li>• See Response to Comment #2. The concerns related to Site 53 are also noted and will be considered by decision-makers in the review of sites.</li> </ul>
49. Barbara Thompson	<ul style="list-style-type: none"> <li>• Opposition to City Hall site</li> <li>• Consider alternative site</li> <li>• Hillside stability</li> </ul>	<ul style="list-style-type: none"> <li>• See Response to Comment #2.</li> </ul>
50. Pat Elton	<ul style="list-style-type: none"> <li>• On behalf of owners of 177 Cazneau</li> <li>• Purchased property in 2017</li> <li>• Submitted plans for a residence and accessory dwelling unit and during the last 5 years have been required to provide 2 surveys, 3 arborist reports, 2 landscape plans, 2 geotechnical studies,</li> </ul>	<ul style="list-style-type: none"> <li>• The commentor’s comments regarding the extent of information required to develop their property is noted and the lack of information from previous applications is noted. Program 19 has been revised to establish a project tracking database to improve access to project application materials and timelines.</li> </ul>

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	<ul style="list-style-type: none"> <li>full CEQA study, and 2 drainage/stormwater reports</li> <li>Previous owner approvals for a residence and associated studies and surveys were incorrectly referenced or misfiled and unavailable to applicant</li> <li>Recommend City allow use of previous studies and surveys</li> <li>2015-2022 Housing Element shows that parcel was approved for 6 residential units in 2015 and currently proposed for 7.5 units</li> </ul>	<ul style="list-style-type: none"> <li>The commentor’s information regarding the units planned for the parcel in the 2015-2023 Housing Element and current Draft Housing Element are erroneous. 177 Cazneau (APN 064-204-35) site is identified in Appendix D1 of the Draft Housing Element as having capacity for 2 units. The 2015-2023 Housing Element identified the site as having capacity for 1 unit (Technical Appendix G).</li> </ul>
51. Erik Buehmann, San Francisco Bay Conservation and Development Commission (BCDC)	<ul style="list-style-type: none"> <li>Provides comments related to Housing Element Program 9 which promotes increasing liveaboard berths as residences, identifying a marina can only apply to increase the allotment of liveaboard berths over 10% of total berths by demonstrating the greater number is necessary to provide security or other use incidental to the marina use</li> <li>Related to other liveaboard goals and policies, the commentor indicates that affordable housing is not a use incidental to a marina use, does not support the public trust, and would not be consistent with the San Francisco Bay Plan.</li> <li>Requests that actions be clarified to only apply to liveaboards that are fully consistent with BCDC law and policy.</li> <li>Regarding the element’s proposal to develop a regionwide permit to streamline approvals, new residential developments within the 100-foot shoreline band generally have substantial impacts to existing and future public access to the Bay and a regionwide permit process would be unlikely to ensure that such development provides maximum feasible public access</li> <li>Goals inconsistent with Bay Plan</li> <li>Affordable housing is not a use incidental to a marina use</li> <li>Routine maintenance and repair</li> <li>Regionwide Permits and Land-Based Housing</li> </ul>	<ul style="list-style-type: none"> <li>The comments regarding Program 9 are noted. Program 9 demonstrates the City’s intent to have BCDC increase the number/percentage of berths allowed as liveaboards to assist the City, which has limited available land, in meeting its housing needs. It is noted that “incidental” is not defined in the Bay Plan and that incidental frequently means in addition to or subordinate to the primary use, in which case liveaboards would be incidental to the primary recreational use of a marina. In addition to providing security, liveaboards can also be used to provide workforce housing, which would be a use with a direct nexus to marina operations.</li> <li>It is noted that BCDC has the capacity to amend the Bay Plan and that Program 9 reflects Sausalito’s desires for the State and BCDC to assist jurisdictions in ensuring State requirements, such as limiting 90% of marina berths to recreational uses in the midst of a housing shortage, do not constrain jurisdictions which have limited capacity to accommodate growth in meeting their housing needs, particularly workforce and naturally affordable housing.</li> </ul>
52. Niall Frizzell	<ul style="list-style-type: none"> <li>Dependence on ballot measures</li> <li>Inefficient number of sites identified</li> <li>Inefficient and laborious permitting process</li> <li>Tenant protections needed</li> <li>Community resistance to housing</li> </ul>	<ul style="list-style-type: none"> <li>See Response to Comment #32.</li> </ul>
53. Terri Froelich	<ul style="list-style-type: none"> <li>Opposition to Site 14 (300 Spencer)</li> <li>Hillside stability</li> <li>Removal of trees and vegetation</li> <li>Fire risk</li> </ul>	<ul style="list-style-type: none"> <li>See Response to Comment #17.</li> </ul>



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54. Marnie Wilson	<ul style="list-style-type: none"> <li>• Opposition to City Hall site</li> <li>• Limited parking accessibility</li> <li>• Creatin additional traffic</li> <li>• Impacts character</li> </ul>	<ul style="list-style-type: none"> <li>• See Response to Comment #2.</li> </ul>
55. Dave Wilson	<ul style="list-style-type: none"> <li>• Opposition to City Hall site</li> <li>• Too high density</li> <li>• Consider alternative sites</li> </ul>	<ul style="list-style-type: none"> <li>• See Response to Comment #2.</li> </ul>
56. Michael Mencher	<ul style="list-style-type: none"> <li>• Objection to Site 14 (300 Spencer)</li> <li>• Site physically and environmentally unfeasible due to steep slopes</li> <li>• Highest fire and landslide risk zone</li> <li>• Dense forest and home to wildlife</li> <li>• Unsuitable for residents without cars and no access to jobs, services, or shopping</li> <li>• All access must be Spencer Ave and is less than 100 feet from the freeway off-ramp</li> </ul>	<ul style="list-style-type: none"> <li>• See Response to Comment #17.</li> </ul>
57. Alexander Woie	<ul style="list-style-type: none"> <li>• Unused and underutilized parcels, use for mixed-use development</li> <li>• Up-level single story retail for mixed-use</li> <li>• High vacancy rate</li> <li>• Plan needs to be more creative</li> <li>• Eliminate parking minimums for new developments</li> </ul>	<ul style="list-style-type: none"> <li>• The desire to promote unused and underutilized parcels for mixed use development is noted. The City’s Housing Plan includes Program 4, which would rezone 17 of the Opportunity Sites with the Mixed Use Overlay. While the Draft Housing Element focuses on applying the Mixed Use Overlay and Housing Opportunity Overlay on sites anticipated to develop during the 6<sup>th</sup> Cycle, this overlay is a tool the City can continue to use to expand opportunities and to encourage redevelopment of underutilized sites.</li> <li>• The recommendation to eliminate parking minimums for new development is noted.</li> </ul>
58. Julia Hardin	<ul style="list-style-type: none"> <li>• Opposition to City Hall site</li> <li>• High Density in small residential neighborhood</li> <li>• Traffic</li> <li>• Air pollution, noise pollution</li> <li>• Green Spaces at risk</li> </ul>	<ul style="list-style-type: none"> <li>• See Response to Comment #2.</li> </ul>
59. Keith Diggs, YIMBY Law	<ul style="list-style-type: none"> <li>• Production, not housing design, should be a priority</li> <li>• Community opposition should be listed as a constraint and Program 4 should show how the City will house people</li> <li>• Boat life should not be called a source of affordable housing without funding it in the whole marina and abolishing the CUP</li> </ul>	<ul style="list-style-type: none"> <li>• Housing production is a priority for the City as demonstrated by Goals H-2 and H-3 and their supporting policies and programs. Goal H-2 plans for a range of housing opportunities to ensure all segments of the community have access to safe and decent housing and includes policies and programs in support of housing production. Goal H-3 and its supporting policies and programs focus on reducing constraints to housing development, rehabilitation, and preservation and include incentives for housing, including affordable housing production, and methods to streamline and improve the development review process.</li> <li>• Community opposition has been added as a constraint in the Nongovernmental Constraints section of the Background Report.</li> <li>• Program 4 establishes the mechanism to rezone significant amounts of land to accommodate the</li> </ul>



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		<p>City’s RHNA. Program 4 is not a stand-alone program; Program 10 describes how the City will assist affordable housing development and Program 12 commits the City to developing partnerships to produce affordable housing.</p> <ul style="list-style-type: none"> <li>The Housing Element recognizes that liveboards are not anticipated to provide a significant source of affordable housing for the 6<sup>th</sup> Cycle, primarily due to BCDC limitations on the amount of liveboard housing allowed in the marinas. Program</li> </ul>
60. Kristen Firpo	<ul style="list-style-type: none"> <li>Opposition to City Hall site</li> <li>Ignores needs of older, new, and existing residents – limits access to library and park facilities</li> <li>Obliterates views, snarls traffic, and adds noise pollution</li> <li>Already other sites around City Hall meeting the housing burden</li> <li>Ignores cost burden – hillside reinforcement with significant slopes costly</li> </ul>	<ul style="list-style-type: none"> <li>See Response to Comment #2.</li> </ul>
61. Babette McDougal	<ul style="list-style-type: none"> <li>Opposition to City Hall site</li> <li>Ignores needs of older, new, and existing residents – limits access to library and park facilities</li> <li>Obliterates views, snarls traffic, and adds noise pollution</li> <li>Already other sites around City Hall meeting the housing burden</li> <li>Ignores cost burden – hillside reinforcement with significant slopes costly</li> </ul>	<ul style="list-style-type: none"> <li>See Response to Comment #2.</li> </ul>
62. Cheryl Oliva	<ul style="list-style-type: none"> <li>Opposition to City Hall site</li> <li>Change dynamics of City, library, and park</li> <li>Add traffic congestion</li> <li>Many other locations in Sausalito to move forward with this project</li> </ul>	<ul style="list-style-type: none"> <li>See Response to Comment #2.</li> </ul>
63. Anna Oliva	<ul style="list-style-type: none"> <li>Opposition to City Hall site</li> <li>Community center for community to congregate</li> <li>City Hall, park, and property belong to the people</li> <li>Housing Element should not infringe on rights and needs of people in the neighborhood</li> </ul>	<ul style="list-style-type: none"> <li>See Response to Comment #2.</li> </ul>
64. Carol Oliva	<ul style="list-style-type: none"> <li>Opposition to City Hall site</li> <li>Other sites need to be investigated</li> <li>Will add traffic and congestion to neighborhood</li> </ul>	<ul style="list-style-type: none"> <li>See Response to Comment #2.</li> </ul>
65. Benjamin Switzman	<ul style="list-style-type: none"> <li>Opposition to City Hall site</li> <li>Community gathering spot</li> <li>Do not want high density housing to take over the public space</li> </ul>	<ul style="list-style-type: none"> <li>See Response to Comment #2.</li> </ul>
66. Grace Oliva	<ul style="list-style-type: none"> <li>Opposition to City Hall site</li> </ul>	<ul style="list-style-type: none"> <li>See Response to Comment #2.</li> </ul>
67. Tai and Vessy Klyce	<ul style="list-style-type: none"> <li>Opposition to City Hall site</li> <li>Ignores needs of older, new, and existing residents – limits access to library and park facilities</li> </ul>	<ul style="list-style-type: none"> <li>See Response to Comment #2.</li> </ul>



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	<ul style="list-style-type: none"> <li>• Obliterates views, snarls traffic, and adds noise pollution</li> <li>• Already other sites around City Hall meeting the housing burden</li> <li>• Ignores cost burden – hillside reinforcement with significant slopes costly</li> </ul>	
68. Ginny Erwin and Emmet Campbell Yeazell	<ul style="list-style-type: none"> <li>• Seek out home and property owners to investigate willingness in renting rooms or space or developing housing to address housing crisis</li> <li>• Address people who are downsizing</li> <li>• Tax owners of second homes to operate boutique roominghouse for low income workers that actually work in Sausalito</li> </ul>	<ul style="list-style-type: none"> <li>• Program 24 of the Housing Plan addresses participating in home match programs, where homeowners are matched with renters and includes measures to actively promote homesharing and long-term rentals of homes or portions of homes.</li> <li>• The recommendation to tax owners of second homes to provide a source of funding for housing for local low income workers is noted.</li> </ul>
69. John Storey and Deborah Mayo	<ul style="list-style-type: none"> <li>• Concerned about proposals for housing</li> <li>• Identify concerns related to Corporation Yard site</li> <li>• Blocking view of Mt. Tamalpias</li> <li>• Change character of neighborhood</li> <li>• Too high density</li> </ul>	<ul style="list-style-type: none"> <li>• See Response to Comment #4.</li> </ul>
70. Sue Currier	<ul style="list-style-type: none"> <li>• Requests Sausalito joins other cities in the lawsuit opposing State housing numbers (700+ units)</li> </ul>	<ul style="list-style-type: none"> <li>• The recommendation that the City join the lawsuit opposing State housing numbers is noted.</li> </ul>
71. Meghan FitzGerald Tuohy	<ul style="list-style-type: none"> <li>• Remove 300 Spencer Ave site</li> <li>• Dangerous blind spots – no safe entrance/exit</li> <li>• Steepness of site, landslide susceptibility</li> <li>• Located in the Very High and High Fire Hazard severity zones</li> </ul>	<ul style="list-style-type: none"> <li>• See Response to Comment #17.</li> </ul>
72. Susan Killion	<ul style="list-style-type: none"> <li>• Opposition to Prospect Ave site</li> <li>• High density inappropriate use</li> <li>• Narrow streets, no outlet</li> <li>• Wildfire and natural disaster risk</li> <li>• Traffic and congestion</li> </ul>	<ul style="list-style-type: none"> <li>• Concerns related to the Prospect Ave site are noted. Housing sites are not recommended for removal based on community opposition to the site due to the limited amount of sites in the City and the constraints associated with the majority of potential sites.</li> </ul>
73. Kieran Culligan	<ul style="list-style-type: none"> <li>• Site 73 is incorrectly referred to as Willow Creek Academy – it is Dr. Martin Luther King Jr. Academy Nevada Campus</li> </ul>	<ul style="list-style-type: none"> <li>• The comment is noted. References to the Willow Creek Academy have been clarified in the AFFH discussion of the desegregation order and in Appendix D1.</li> </ul>
74. Jan Bass	<ul style="list-style-type: none"> <li>• Opposition to City Hall site</li> <li>• Limited parking</li> <li>• Negative effect on Caledonia and Sausalito Character of Sausalito</li> </ul>	<ul style="list-style-type: none"> <li>• See Response to Comment #2.</li> </ul>
75. Kirke Hasson	<ul style="list-style-type: none"> <li>• Oppose Site 52 (City Hall)</li> <li>• Increase in traffic and density</li> <li>• Character of Sausalito</li> <li>• Prioritize existing commercial areas or in need of redevelopment</li> </ul>	<ul style="list-style-type: none"> <li>• See Response to Comment #2.</li> </ul>
76. Story Rafter	<ul style="list-style-type: none"> <li>• Opposition to City Hall site</li> <li>• Negative impacts associated with traffic, loss of character, parking issues</li> </ul>	<ul style="list-style-type: none"> <li>• See Response to Comment #2.</li> </ul>





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77. Vicki Samo	<ul style="list-style-type: none"> <li>• Opposition to City Hall site</li> <li>• Community assets (City Hall, Library) assets should not be compromised</li> </ul>	<ul style="list-style-type: none"> <li>• See Response to Comment #2.</li> </ul>
78. Bennett King	<ul style="list-style-type: none"> <li>• Opposition to City Hall site</li> </ul>	<ul style="list-style-type: none"> <li>• See Response to Comment #2.</li> </ul>
79. Elizabeth Herron	<ul style="list-style-type: none"> <li>• Opposition to City Hall site</li> <li>• Consider alternative sites, such as warehouse at 25 Liberty Ship Way, wasted space along the waterfront, and abandoned 1749-1741 Bridgeway properties</li> <li>• Convert or knock down warehouses and build apartments with enough space for parking rather than congesting the hills</li> </ul>	<ul style="list-style-type: none"> <li>• See Response to Comment #2.</li> </ul>
80. Joanna McCarver	<ul style="list-style-type: none"> <li>• Opposition to City Hall site</li> <li>• Questions building heights and where parking will occur</li> </ul>	<ul style="list-style-type: none"> <li>• See Response to Comment #2.</li> </ul>
81. Ken Colwell	<ul style="list-style-type: none"> <li>• Opposition to City Hall site</li> <li>• Noise, traffic congestion, property values cited</li> </ul>	<ul style="list-style-type: none"> <li>• See Response to Comment #2.</li> </ul>
82. Kira Cohen	<ul style="list-style-type: none"> <li>• Opposition to City Hall site and any part of that block for housing</li> </ul>	<ul style="list-style-type: none"> <li>• See Response to Comment #2.</li> </ul>
83. Leslie S. Patrick	<ul style="list-style-type: none"> <li>• Opposition to City Hall site – save parking spaces</li> </ul>	<ul style="list-style-type: none"> <li>• See Response to Comment #2.</li> </ul>
84. Ron Olson	<ul style="list-style-type: none"> <li>• Opposition to City Hall site</li> <li>• Impacts to existing home values, parking congestion, quality of life</li> <li>• Limit new development to low-impact sites such as Martin Luther King Park and tennis courts and Corps of Engineers Bay Model</li> </ul>	<ul style="list-style-type: none"> <li>• See Response to Comment #2.</li> </ul>
85. William Ring	<ul style="list-style-type: none"> <li>• Spinnaker Drive site okay</li> <li>• City Hall/Library – no</li> <li>• Corporation Yard – no</li> <li>• MLK Park - okay</li> <li>• Note: The comments regarding sites were numbered 1-8 in the email but don't correspond to site numbers in the Housing Element</li> </ul>	<ul style="list-style-type: none"> <li>• The commenter's preferences regarding specific sites are noted.</li> </ul>
86. Cathleen Clark	<ul style="list-style-type: none"> <li>• Opposition to City Hall site</li> </ul>	<ul style="list-style-type: none"> <li>• See Response to Comment #2.</li> </ul>
87. Marilyn Pallister	<ul style="list-style-type: none"> <li>• Opposition to City Hall site</li> <li>• Inability to access street parking in Caledonia area</li> <li>• Lot needed for access to City Hall/Library for seniors, disabled</li> <li>• City Hall/Library should be accessible to all Sausalito residents and not a select few</li> </ul>	<ul style="list-style-type: none"> <li>• See Response to Comment #2.</li> </ul>
88. Maureen Sullivan	<ul style="list-style-type: none"> <li>• Opposition to City Hall site</li> <li>• Congestion, noise, and density would devastate this side of town</li> </ul>	<ul style="list-style-type: none"> <li>• See Response to Comment #2.</li> </ul>





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	<ul style="list-style-type: none"> <li>Consider alternative sites – multiple sites in the Marinship</li> </ul>	
89. Patricia McKenney	<ul style="list-style-type: none"> <li>Opposition to City Hall site</li> <li>Starved for parking in Sausalito</li> </ul>	<ul style="list-style-type: none"> <li>See Response to Comment #2.</li> </ul>
90. Shea Putnam, Housing Sausalito	<ul style="list-style-type: none"> <li>Site inventory is not adequate to meet RHNA, consider back-up plan</li> <li>400 of the housing sites subject to city election</li> <li>Consider broad rezoning</li> <li>Consider more realistic ADU count – projections double-count ADUs</li> <li>Unrealistic SB9 projections</li> <li>Development of existing residential sites does not take into account probability of development</li> <li>Current land use zoning seems to be a constraint given that current land use regulations would not allow current housing stock to be built</li> <li>Discussion of -PD overlay seems to conflict with statement that land use and zoning is one of top three issues to be addressed in Housing Element</li> <li>Consider tracking number of rental units that will take Section 8 vouchers</li> <li>Ensure Inclusionary Housing Regulations used, loosen criteria</li> <li>Sections need to be explicit that the ODDS standards will be the default for all Sausalito projects not just applied where required by law</li> <li>Additional programs to ease permitting process if ODDS are only implemented as required by state law</li> <li>To address displacement, implement rent stabilization and eviction protections</li> <li>Many parcels are developed at higher densities than allowed by the Zoning Code</li> <li>Identify zoning and land use regulation as a constraint in housing development and address it consistently and clearly throughout the Housing Element</li> <li>Typical processing times do not reflect projects that have been trying to get approval for multiple years or have met with community resistance</li> <li>Community resistance to new development needs to be identified as a constraint</li> <li>Affirmatively furthering fair housing analysis does not address the role that current zoning laws have had on maintaining and increasing segregation</li> </ul>	<ul style="list-style-type: none"> <li>The commenter’s opinion regarding the adequacy of the site inventory to meet the RHNA is noted. The inventory of sites, including Opportunity Sites to be rezoned under Program 4 of the Housing Plan, would accommodate more sites than required by the RHNA at all income levels.</li> <li>The projections do not double-count ADUs. The City can count units permitted or constructed since the start of the projection period (June 30, 2022) through the end of the planning period (January 31, 2031). The 21 ADUs that are counted toward the RHNA are permitted or in process in 2022. The Housing Element projected ADUs for the 2023-2031 period and added those to the ADUs permitted, approved, and in process after June 30, 2022.</li> <li>While many of the units associated with the Opportunity Sites are affected by the requirement for a ballot measure for the site, the requirement for a ballot initiative affects a significant amount of land in the City, including the majority of sites larger than 0.5 acres as shown in Figure 1, which has been added to the Draft Housing Element to provide context for the need for a ballot measure in order to achieve the RHNA.</li> <li>Broad rezoning of sites would also incur the need for a ballot measure as sites that are large enough to be meet the minimum size requirement for the very low and low income RHNA are primarily those sites affected by Ordinance 1022 and Ordinance 1288, as shown in Figure 1. Several large sites that are not affected by these ordinances, such as the City Hall site (Site 52) and the Corporation Yard site (Site 75), have been included as Opportunity Sites.</li> <li>Regarding the City’s land use and zoning requirements, the City’s General Plan land use designations and implementing zoning districts have been developed to reflect the vision of the community identified through the General Plan process, roadway and infrastructure capacity, and land use intensities. Sausalito’s zoning allows for small lots and intense development – with the addition of State laws accommodating ADUs, JADUs, and SB 9 units, as well as density bonus law, there is the ability for property owners to develop at much higher densities (similar to the</li> </ul>



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		<p>highest end of built densities). Program 4 of the Housing Plan provides for extensive rezoning throughout the City, a significant increase in capacity, and densities that are commensurate with existing affordable housing in the City.</p> <ul style="list-style-type: none"> <li>• The Planned Development overlay discussion demonstrates the flexibility of the Planned Development overlay as a tool that can be implemented by a property owner or developer to propose a project that would not otherwise meet City standards. This continues to be an appropriate tool. It is noted that the City is developing the ODDS as discussed in the Draft Housing Element Background Report in order to provide increased certainty in the development review process and to reduce constraints associated with application of zoning and development standards as well as streamlining the entitlement process.</li> <li>• The recommendation to track rentals that accept Section 8 vouchers is noted. Program 22 is revised to include information regarding rental units that accept Section 8 vouchers in the rental registry. Program 14 of the Housing Plan has been revised to coordinate with Marin Housing and other County jurisdictions to determine the capacity for a Countywide program, which would assist all jurisdictions in Marin County with this type of effort, and to implement the program by 2026, if capacity and funding is identified.</li> <li>• The recommendation to loosen the inclusionary housing requirement is noted. However, the City's inclusionary program does not assist the City with meeting the very low and low income housing need and the City has limited funds and resources to assist with meeting this need. Any change in the inclusionary requirement will be reviewed, including a nexus study, to ensure that the required percentage would not render development projects infeasible.</li> <li>• Regarding the ODDS, Program 19 of the Housing Plan is revised to ensure that ODDS are developed for single family development as well as multifamily development not subject to streamlined review requirements.</li> <li>• The recommendation for Sausalito to implement rent stabilization and eviction protections is incorporated into Program 22.</li> <li>• Community resistance to new development needs to be identified as a constraint. The Background Report is revised to include a discussion of community opposition to development under the Nongovernmental Constraints section.</li> </ul>
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		<ul style="list-style-type: none"> <li>Affirmatively furthering fair housing analysis does not address the role that current zoning laws have had on maintaining and increasing segregation. Sausalito’s zoning has led to more diversity in housing types in Sausalito than in Marin County. Further, Sausalito’s zoning has resulted in less single family housing, including single family detached housing, than Marin County and the Bay Area as a whole. For example, Sausalito’s 2022 housing stock includes 57% single family housing (38% detached, 18% attached) while Marin County includes 71% (61% detached, 10% attached) and the Bay Area includes 61% (52% detached, 9% attached). While Sausalito reflects less racial and ethnic diversity than the Bay Area, factors beyond the City’s land use and development controls have likely contributed to this. The prime location of Sausalito as a waterfront community in close proximity to San Francisco is a significant factor in the price of housing, as well as a statewide housing shortage. The Housing Plan includes multiple programs that would create opportunities for increased housing supply, as well as promoting lower income and workforce housing.</li> </ul>
91. Brian MCarthy	<ul style="list-style-type: none"> <li>Opposition to City Hall/Library site</li> <li>Remove this and any other public land from RHNA list</li> <li>Join hundreds of California cities to fight and stop this dictatorship</li> </ul>	<ul style="list-style-type: none"> <li>See Response to Comment #2.</li> </ul>
92. Davia Lehn	<ul style="list-style-type: none"> <li>Opposition to City Hall/Library site</li> <li>Parking is needed to keep Library and Robin Sweeney park accessible</li> </ul>	<ul style="list-style-type: none"> <li>See Response to Comment #2.</li> </ul>
93. Deborah McCarthy	<ul style="list-style-type: none"> <li>Opposition to City Hall/Library site</li> <li>Adversely impact seniors, disabled, safety, and quality of life</li> <li>Narrowly situated between steep, hills, waters</li> <li>Emergency egress</li> </ul>	<ul style="list-style-type: none"> <li>See Response to Comment #2.</li> </ul>
94. Diedre Kernan	<ul style="list-style-type: none"> <li>Opposition to City Hall site</li> <li>Used as serious purposes (relief building during heat waves)</li> <li>Suggests low rise housing at City lots adjacent to Dunphy Park</li> </ul>	<ul style="list-style-type: none"> <li>See Response to Comment #2.</li> </ul>
95. James McKibben	<ul style="list-style-type: none"> <li>Questions building a few 10 story buildings for rich or poor folks to move into a few years from now</li> </ul>	<ul style="list-style-type: none"> <li>The comment is noted.</li> </ul>
96. JB	<ul style="list-style-type: none"> <li>Opposition to City Hall site</li> <li>Need parking for City Hall/Library</li> <li>Recommend converting the old shipyard building</li> </ul>	<ul style="list-style-type: none"> <li>See Response to Comment #2.</li> </ul>
97. Lionel Vincenti	<ul style="list-style-type: none"> <li>Opposition to Site 14 (300 Spencer)</li> <li>Impact to trees, shrubberies, wild animals</li> <li>Slope stability and effects on adjacent housing</li> </ul>	<ul style="list-style-type: none"> <li>See Response to Comment #17.</li> </ul>

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98. M Beach	<ul style="list-style-type: none"> <li>• Opposition to City Hall site</li> <li>• Limited parking</li> <li>• Number of delivery trucks</li> <li>• Density of people, noise</li> <li>• Character of Sausalito</li> <li>• Consider alternative site – old machine shop building at Marinship</li> </ul>	<ul style="list-style-type: none"> <li>• See Response to Comment #2.</li> </ul>
99. Nancy Bohnet	<ul style="list-style-type: none"> <li>• Opposition to City Hall site</li> <li>• Consider alternative site – empty unused buildings in other areas of the city</li> </ul>	<ul style="list-style-type: none"> <li>• See Response to Comment #2.</li> </ul>
100. Adrianna Dinihanian	<ul style="list-style-type: none"> <li>• Requests City joining lawsuit opposing the state housing numbers (700+ for Sausalito)</li> <li>• Infrastructure capacity</li> <li>• Increase in traffic</li> <li>• Change in character for Sausalito</li> </ul>	<ul style="list-style-type: none"> <li>• The request for Sausalito to join the lawsuit opposing the State housing numbers is noted.</li> <li>• Infrastructure capacity is addressed in the Housing Element and will also be addressed in the Draft EIR.</li> <li>• Comments regarding increases in traffic and changes in character are noted.</li> </ul>
101. Dorothy Sullivan	<ul style="list-style-type: none"> <li>• Opposition to City Hall/Library site</li> <li>• Noise, people density, more delivery trucks, limited access to Library</li> </ul>	<ul style="list-style-type: none"> <li>• See Response to Comment #2.</li> </ul>
102. Kelly Gate	<ul style="list-style-type: none"> <li>• Concern regarding safety issues with MLK Park site</li> <li>• Emergency egress</li> </ul>	<ul style="list-style-type: none"> <li>• Concerns related to the MLK Park site are noted. Housing sites are not recommended for removal based on community opposition to the site due to the limited amount of sites in the City and the constraints associated with the majority of potential sites, as previously described for concerns expressed for other sites in the City.</li> </ul>
103. NM Crafts & William Foote	<ul style="list-style-type: none"> <li>• Opposition to City Hall site</li> <li>• Limited parking for city facilities</li> <li>• Caledonia Street is also used for businesses, residents, and the park at City Hall – not everyone is close enough to walk</li> <li>• How will people attend City meetings</li> <li>• Library will be inaccessible</li> <li>• Remove emergency gathering space</li> <li>• Neighborhood around City Hall is already very dense - traffic and noise impacts</li> <li>• Consider alternative sites: MLK Park, Marin Shipyard Machine Shop, open property near Marin Office Plaza, Marinship Park</li> </ul>	<ul style="list-style-type: none"> <li>• See Response to Comment #2.</li> </ul>
104. Laurie McLoughlin	<ul style="list-style-type: none"> <li>• Opposition to City Hall and MLK Park sites</li> <li>• Don't destroy parks, clog streets, and take away community properties to shove in a bunch of outsiders who have no investment in the community</li> <li>• Need parks and community places</li> <li>• Consider alternative abandoned building sites away from established existing community sites</li> </ul>	<ul style="list-style-type: none"> <li>• See Response to Comment #2 regarding the City Hall site.</li> </ul>
105. Rachel Alonso	<ul style="list-style-type: none"> <li>• City does not have enough land to meet demand</li> <li>• General message of support for the sites that have been chosen</li> </ul>	<ul style="list-style-type: none"> <li>• The comment is noted.</li> </ul>



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	<ul style="list-style-type: none"> <li>Support housing development, ideally with a good rate of affordability</li> </ul>	
106. Andrea Rael	<ul style="list-style-type: none"> <li>Opposition to City Hall site</li> <li>Ignores needs of older, new, and existing residents – limits access to library and park facilities</li> <li>Obliterates views, snarls traffic, and adds noise pollution</li> <li>Already other sites around City Hall meeting the housing burden</li> <li>Ignores cost burden – hillside reinforcement with significant slopes costly</li> </ul>	<ul style="list-style-type: none"> <li>See Response to Comment #2.</li> </ul>
107. Annette & Adrian Brinton, Waypoint Wealth Partners	<ul style="list-style-type: none"> <li>Opposition to City Hall site</li> <li>Ignores needs of older, new, and existing residents – limits access to library and park facilities</li> <li>Obliterates views, snarls traffic, and adds noise pollution</li> <li>Already other sites around City Hall meeting the housing burden</li> <li>Ignores cost burden – hillside reinforcement with significant slopes costly</li> </ul>	<ul style="list-style-type: none"> <li>See Response to Comment #2.</li> </ul>
108. Joyce Alexander	<ul style="list-style-type: none"> <li>Opposition to City Hall site</li> <li>Ignores needs of older, new, and existing residents – limits access to library and park facilities</li> <li>Obliterates views, snarls traffic, and adds noise pollution</li> <li>Already other sites around City Hall meeting the housing burden</li> <li>Ignores cost burden – hillside reinforcement with significant slopes costly</li> </ul>	<ul style="list-style-type: none"> <li>See Response to Comment #2.</li> </ul>
109. Beth Bachrah	<ul style="list-style-type: none"> <li>Concerned that there is no emergency evacuation plan to address safe evacuation in case of a fire or worse</li> </ul>	<ul style="list-style-type: none"> <li>Emergency evacuation for Sausalito is addressed in the Countywide evacuation planning effort. Marin County Sheriff’s Office, along with all Marin municipalities and the Marin Wildfire Prevention Authority, recently launched a web-based evacuation mapping tool and “Know Your Zone” campaign to help residents and businesses be better prepared for evacuation and emergencies. The Draft EIR will address the project’s potential to interfere with an adopted emergency response plan or emergency evacuation plan.</li> </ul>
110. Dana Herrick	<ul style="list-style-type: none"> <li>Opposition to City Hall site</li> <li>Town meeting and emergency gathering location</li> <li>Marin Plaza across from the former homeless encampment is much more appropriate with room for parking</li> </ul>	<ul style="list-style-type: none"> <li>See Response to Comment #2.</li> </ul>
111. Dennis Haneda	<ul style="list-style-type: none"> <li>Opposition to City Hall site</li> <li>Consider alternative site – purchasing dilapidated housing elsewhere in town</li> </ul>	<ul style="list-style-type: none"> <li>See Response to Comment #2.</li> </ul>
112. Elisa Davis	<ul style="list-style-type: none"> <li>No emergency evacuation plan</li> <li>Increased residents will result in a disaster when an earthquake, fire, etc. occurs</li> </ul>	<ul style="list-style-type: none"> <li>See Response to Comment #109.</li> </ul>



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	<ul style="list-style-type: none"> <li>Lack of egress from Sausalito in an emergency situation</li> <li>Incomprehensible numbers will have safety and environmental effects</li> </ul>	
113. Ellen Edwards	<ul style="list-style-type: none"> <li>Opposition to City Hall site</li> <li>Increased density would clog up and pollute the neighborhood</li> </ul>	<ul style="list-style-type: none"> <li>See Response to Comment #2.</li> </ul>
114. Ingrid Simkins	<ul style="list-style-type: none"> <li>Opposition to City Hall site</li> <li>Limited Parking – where would parking occur</li> <li>Loss of support space during emergencies/disasters</li> <li>Consider alternative sites – buildings on Bridgeway or shipyards</li> </ul>	<ul style="list-style-type: none"> <li>See Response to Comment #2.</li> </ul>
115. Janielle Nathan	<ul style="list-style-type: none"> <li>Opposition to City Hall site</li> <li>Refuse approval of expansion of lot for homeless living</li> <li>Disability accessibility – need more disabled spots</li> </ul>	<ul style="list-style-type: none"> <li>See Response to Comment #2.</li> </ul>
116. Joe Bilitzke	<ul style="list-style-type: none"> <li>Opposition to City Hall site – structures replacing the parking lot</li> </ul>	<ul style="list-style-type: none"> <li>See Response to Comment #2.</li> </ul>
117. Kari Isaeff	<ul style="list-style-type: none"> <li>Opposition to City Hall site</li> <li>In favor of City appealing the mandate – required numbers will be enormous drain on infrastructure and pose serious threat for emergency evacuation</li> <li>Impact to charm with high density housing</li> <li>Clarify exact number of units that are proposed</li> </ul>	<ul style="list-style-type: none"> <li>See Response to Comment #2.</li> </ul>
118. Marnie Wilson	<ul style="list-style-type: none"> <li>Opposition to City Hall site</li> <li>Access to parking</li> <li>Creating traffic on Caledonia and risk holiday parades</li> <li>Impacts to character of Sausalito</li> <li>Urge City Council to fight Sacramento’s unreasonable housing mandates</li> </ul>	<ul style="list-style-type: none"> <li>See Response to Comment #2.</li> </ul>
119. Patti Frazier	<ul style="list-style-type: none"> <li>Opposition to City Hall site</li> <li>Ignores needs of older, new, and existing residents – limits access to library and park facilities</li> <li>Obliterates views, snarls traffic, and adds noise pollution</li> <li>Already other sites around City Hall meeting the housing burden</li> <li>Ignores cost burden – hillside reinforcement with significant slopes costly</li> </ul>	<ul style="list-style-type: none"> <li>See Response to Comment #2.</li> </ul>
120. Bryan Fahrenheit	<ul style="list-style-type: none"> <li>Opposition to City Hall site</li> <li>Loss of emergency gathering space</li> <li>Alter historic building</li> <li>Remove site from consideration</li> </ul>	<ul style="list-style-type: none"> <li>See Response to Comment #2.</li> </ul>
121. Lori Schwanbeck	<ul style="list-style-type: none"> <li>Opposition to City Hall site</li> <li>Ignores needs of older, new, and existing residents – limits access to library and park facilities</li> <li>Obliterates views, snarls traffic, and adds noise pollution</li> </ul>	<ul style="list-style-type: none"> <li>See Response to Comment #2.</li> </ul>

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	<ul style="list-style-type: none"> <li>• Already other sites around City Hall meeting the housing burden</li> <li>• Ignores cost burden – hillside reinforcement with significant slopes costly</li> </ul>	
122. Lycée Français de San Francisco (LFSF)	<ul style="list-style-type: none"> <li>• Housing sites includes the LFSF school site</li> <li>• Construction of the surrounding properties has the potential to significantly impact their use</li> <li>• Request City to provide clarity regarding how impacts will be minimized</li> <li>• Request exclusion of their school site from the Housing Element</li> </ul>	<ul style="list-style-type: none"> <li>• The concerns regarding potential impacts to the LFCF are noted. The Draft Housing Element identifies potential sites for housing and does not include project-level plans for development of a site.</li> <li>• Following adoption of the Draft Housing Element, which will finalize the inventory of residential sites and the Opportunity Sites for rezoning under Program 4, the City will begin the process of planning to accommodate affordable housing on the City-owned sites. Through that subsequent process, the City will address, where applicable, measures to minimize impacts to shared users of sites.</li> <li>• Concerns related to the MLK Park site are noted. Housing sites are not recommended for removal based on community opposition to the site due to the limited amount of sites in the City and the constraints associated with the majority of potential sites, as previously described for concerns expressed for other sites in the City.</li> </ul>
123. Patty Zevallos	<ul style="list-style-type: none"> <li>• Important that housing actually get built</li> <li>• Dependence on ballot measures, need a back-up plan such as Citywide upzoning coupled with elimination of single home zoning</li> <li>• Insufficient number of sites identified</li> <li>• Inefficient and laborious permitting process</li> <li>• Tenant protections needed</li> <li>• Community resistance to housing</li> </ul>	<ul style="list-style-type: none"> <li>• See Response to Comment #32.</li> </ul>
124. Nicolas Saad	<ul style="list-style-type: none"> <li>• Opposition to City Hall site</li> <li>• Consider alternative locations – residents are offering up their own properties which would not need any rezoning. Focus on such properties first and leave public space sites to be considered last</li> <li>• Housing already exists on Bee street, which is across the street from the proposed City Hall site</li> <li>• State’s mandate is short-sighted and misguided</li> </ul>	<ul style="list-style-type: none"> <li>• See Response to Comment #2.</li> </ul>
125. Zenia Gilg	<ul style="list-style-type: none"> <li>• Opposition to City Hall site</li> <li>• Congested parking and driving on Caledonia</li> <li>• Dangerous for children at playground</li> <li>• Impact library and outdoor picnic area</li> <li>• Deprive neighboring homes of their view</li> </ul>	<ul style="list-style-type: none"> <li>• See Response to Comment #2.</li> </ul>
126. Andrea Coish	<ul style="list-style-type: none"> <li>• Opposition to City Hall site</li> <li>• Limited existing parking</li> <li>• Diminish historical charm of Sausalito</li> <li>• Consider alternative site – MLK Field area, New Village School area</li> </ul>	<ul style="list-style-type: none"> <li>• See Response to Comment #2.</li> </ul>





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127. Brian Schultz	<ul style="list-style-type: none"> <li>• Opposition to City Hall site</li> <li>• Seat of government and needs to remain public space where large numbers of people can gather</li> <li>• Parking lot provides elderly, disabled accessibility to city facilities</li> <li>• Increase noise, traffic, impact to views to neighboring residences</li> </ul>	<ul style="list-style-type: none"> <li>• See Response to Comment #2.</li> </ul>
128. Jacqueline Kudler	<ul style="list-style-type: none"> <li>• Opposition to City Hall site</li> <li>• Parking lot is used mostly by residents for library, meetings, and other City issues</li> <li>• Opposition to Marinship used for residential buildings; maritime uses should continue to co-exist with small business</li> <li>• Open up single residence zoning to allow small multiplexes</li> </ul>	<ul style="list-style-type: none"> <li>• See Response to Comment #2.</li> </ul>
129. Kels Purcell	<ul style="list-style-type: none"> <li>• Opposition to City Hall site</li> <li>• Find creative solutions in underused areas of the City</li> </ul>	<ul style="list-style-type: none"> <li>• See Response to Comment #2.</li> </ul>
130. Laura Rapp	<ul style="list-style-type: none"> <li>• Opposition to City Hall site</li> <li>• Ignores needs of older, new, and existing residents – limits access to library and park facilities</li> <li>• Obliterates views, snarls traffic, and adds noise pollution</li> <li>• Already other sites around City Hall meeting the housing burden</li> <li>• Ignores cost burden – hillside reinforcement with significant slopes costly</li> </ul>	<ul style="list-style-type: none"> <li>• See Response to Comment #2.</li> </ul>
131. Robert Miller and Paul Jensen, Marin Conservation League	<ul style="list-style-type: none"> <li>• Generally supports the draft goals, policies, and programs presented in the draft document, particularly promoting the greatest housing need (workforce housing for non-residents), reuse of existing developed resources, and protecting the existing environmental resources</li> <li>• References the City’s RHNA that must be earmarked for extremely low, very low, and low income housing and notes that planning for workforce housing will promote a more sustainable jobs/housing balance and reduce job-to-work travel and associated greenhouse gas and climate change impacts</li> <li>• Notes that the environmental conditions discussed do not mention the High Fire Hazard Severity Zone and indicates surprise that Sausalito is not within the Very High Fire Hazard Severity Zone given the steep, developed hillside neighborhoods with limited access</li> <li>• Appendices D1 and D2 include known environmental conditions, resources, and constraints for each inventoried site which is helpful information</li> <li>• Opportunity sites inventory includes sites subject to Ordinances 1022 and 1128 and including sites</li> </ul>	<ul style="list-style-type: none"> <li>• The comments noting general support of the draft goals, policies, and programs presented in the Draft Housing Element are noted.</li> <li>• The comments related to planning for workforce housing are noted.</li> <li>• Wildfire hazards are discussed under Section D of the Housing Constraints chapter of the Background Report. The discussion has been updated to reference Figure 3 of the Draft Housing Element, which depicts fire hazard severity zones.</li> <li>• The Draft Housing Element will be submitted to HCD for review and it is anticipated HCD will comment regarding sites subject to a voter initiative. As discussed under previous comments, the City has limited sites that are large enough to accommodate very low and low income housing and anticipated to be available in the 6<sup>th</sup> Cycle that are not subject to a ballot measure.</li> <li>• The Opportunity Sites identified for rezoning under Program 4 do not include sites that were identified to accommodate the very low and low income need in the 4<sup>th</sup> or 5<sup>th</sup> Cycle. The backup Opportunity Sites do include 1 underutilized site that was identified in the 5<sup>th</sup> Cycle to accommodate very low and low income housing</li> </ul>



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	<p>subject to a rezoning through a voter initiative may not be acceptable to the State Department of Housing and Community Development</p> <ul style="list-style-type: none"> <li>• Confirm if, and which, sites are “carried over” from past elements and subject to by-right development review process</li> <li>• Liveaboards, houseboats, and ark dwellings that are abundant along the working waterfront are not clearly addressed in the housing inventory. Commentor is supportive of City efforts to work with BCDC to increase the amount of allowable liveaboards in recreation marinas to 15% of total marina berths.</li> <li>• Requests information regarding how CEQA/environmental review will be addressed.</li> </ul>	<p>and would be subject to by-right development review for projects in which at least 20% of units are affordable to lower income households, as required by Government Code Section 65583.2(c). Program 4 of the Housing Element will be applied to all sites identified to accommodate the very low and low income need and meets the requirements of Government Code Section 65583.2(h) for all sites, regardless of whether the sites were included in a previous cycle, and also meets the requirements of Government Code Section 65583.2(c).</p> <ul style="list-style-type: none"> <li>• An EIR will be prepared for the 6<sup>th</sup> Cycle Housing Element.</li> </ul>
132. Mark Coleman	<ul style="list-style-type: none"> <li>• Opposition to City Hall site</li> <li>• Ignores needs of older, new, and existing residents – limits access to library and park facilities</li> <li>• Obliterates views, snarls traffic, and adds noise pollution</li> <li>• Already other sites around City Hall meeting the housing burden</li> <li>• Ignores cost burden – hillside reinforcement with significant slopes costly</li> </ul>	<ul style="list-style-type: none"> <li>• See Response to Comment #2.</li> </ul>
133. Pam Abendroth	<ul style="list-style-type: none"> <li>• Opposition to City Hall site</li> <li>• Preserve and protect vibrant neighborhood</li> <li>• Access to library, city hall chambers, and activities</li> </ul>	<ul style="list-style-type: none"> <li>• See Response to Comment #2.</li> </ul>
134. Patrick Lee	<ul style="list-style-type: none"> <li>• Affordable housing most important issue for quality and diversity of life in Sausalito and all cities in US that have seen exponential growth in housing prices</li> <li>• Maintain cultural, ethnic, and economic diversity</li> <li>• Provide alternative methods to ballot measures in case the housing site ballot measures fail</li> <li>• Loudest – and sometimes most dishonest – voices come from those against development, but should not outweigh the breadth of quiet opinion of most residents</li> <li>• More sites need to be considered</li> <li>• Reliance on ADUs is overly optimistic</li> <li>• New, targeted housing needs to be planned and built</li> <li>• Tenant protections need to be strengthened</li> </ul>	<ul style="list-style-type: none"> <li>• The commentor’s statements regarding the importance of affordable housing and the need to maintain cultural, ethnic, and economic diversity are noted.</li> <li>• Program 4 anticipates that the City will seek direction from the State should the ballot measure fail as the City has limited lands that would otherwise meet the size and availability requirements necessary to accommodate the very low and low income RHNA.</li> <li>• The City has extensively considered sites throughout the Housing Element Update process. Refer to the meeting materials for HEAC meetings 3 through 7.</li> <li>• Regarding use of ADUs, see Response to Comment #90.</li> <li>• Regarding strengthening tenant protections, see Response to Comment #32.</li> </ul>
135. Patti Frazier	<ul style="list-style-type: none"> <li>• Opposition to City Hall site</li> </ul>	<ul style="list-style-type: none"> <li>• See Response to Comment #2.</li> </ul>
136. Sue Stephenson	<ul style="list-style-type: none"> <li>• Opposition to City Hall site</li> <li>• Cost in soil engineering and hill stabilization</li> <li>• Lot is active service which serves seniors, elderly, families with children, 1500+ residents</li> </ul>	<ul style="list-style-type: none"> <li>• See Response to Comment #2.</li> </ul>



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	<ul style="list-style-type: none"> <li>• Reduce property value</li> <li>• Reduce views of adjacent residences</li> <li>• Impacts of noise and disruption</li> <li>• Consider alternative sites</li> </ul>	
137. Lisa Pierrepoint	<ul style="list-style-type: none"> <li>• Opposition to City Hall site</li> <li>• Ignores needs of older, new, and existing residents – limits access to library and park facilities</li> <li>• Obliterates views, snarls traffic, and adds noise pollution</li> <li>• Already other sites around City Hall meeting the housing burden</li> <li>• Ignores cost burden – hillside reinforcement with significant slopes costly</li> </ul>	<ul style="list-style-type: none"> <li>• See Response to Comment #2.</li> </ul>

**6<sup>th</sup> Cycle Housing Element Background Report Appendices**

**Appendix B – Baseline Site Selection Criteria**

## Appendix B – Baseline Site Selection Criteria

### 1. Parcel Size

#### Very Low and Low Income Sites

As Government Code Section 65583.2(c)(2) requires very low and low income sites to be a minimum of 0.5 acres and less than 10 acres, unless the City can demonstrate that sites of equivalent size were successfully developed during the prior planning period with an equivalent number of units or other evidence that the site can be developed for lower income housing, the following parcel sizes were used to identify very low and low income potential housing opportunity sites:

- Parcels larger than 0.5-acre
- Parcels that can potentially be consolidated for a minimum 0.5-acre size
- City-owned parcels of any size that the City can commit to the specified number of units

#### Moderate and Above Moderate Income Sites

Vacant parcels designated High Density Residential, Medium High Density Residential, and Mixed Residential and Commercial or owned by public agencies or nonprofits between 0.02- and 0.5-acre were identified to accommodate moderate and above income units. While these sites do not meet the criteria for the very low and low income units, these sites may be suitable for medium to high density residential uses that are anticipated to accommodate moderate income households.

Vacant parcels designated Medium Low Density Residential and Low Density Residential that are 0.02- to 0.5-acre in size and non-vacant parcels designated High Density Residential, Medium High Density Residential, Medium Low Density Residential, Low Density Residential, Mixed Residential and Commercial and Neighborhood Commercial between 0.2 and 0.5 acres in size were identified. It is anticipated that sites that are suitable for multiple units on a single parcel may include a portion of those units of moderate income units. It is anticipated that parcels less than 0.2 acres may be split and if additional moderate and above moderate income sites are needed, smaller parcels may be added to the inventory.

2. **Land Use Designation.** Sites designated Open Area, Arks, and Houseboats and sites designated Commercial Waterfront within the Marinship were not included for evaluation of potential housing opportunities.
3. **Excluding Factors.** Sites that met Criteria 1 and 2 were screened for conditions that would likely preclude additional residential development. Sites that met any of the below criteria were removed from the list of Opportunity Sites.
  - Sites with existing residential development at a density of 20 units per acre or greater were removed unless the property owner indicated interest in adding additional units.
  - Sites that are too narrow to accommodate development or appear to be located in existing right-of-way.
  - Sites in the 100-year flood hazard area with a base flood elevation of 10 or greater as mapped by the Federal Emergency Management Agency.
  - Sites that are served by septic tanks and have an existing residential unit.
  - Sites with an existing open space or conservation easement as identified by the California Protected Areas Database and the California Conservation Easement Database.

**6<sup>th</sup> Cycle Housing Element Background Report Appendices**

**Appendix C – Site Suitability Criteria**

## Appendix C – Site Suitability Criteria

### Site Suitability Criteria

After identifying sites that met the baseline criteria, each site was reviewed based on site suitability criteria to identify the potential and suitability of the site for development or redevelopment during the 6<sup>th</sup> Cycle Planning Period. **Appendix D2** identifies the scoring for each Housing Inventory Site using the draft site suitability criteria and shows the factors considered for each site.

The criteria, which are presented in Table 2 with the rating scale for each category, include:

- Site ownership, which gives a higher rating to City-owned sites and privately-owned sites where the property owner has expressed interest in development;
- Existing development conditions, based on Marin County Assessor data for existing use, square footage of improvements, and land value;
- Proximity to transit, which rates each site based on its distance from a bus or ferry stop;
- Proximity to services, which includes commercial uses identified by the assessor and community facilities (childcare, schools, library);
- Hazards, which rates sites based on environmental conditions, including:
  - Fire hazard severity zones consistent with the Sausalito General Plan from Marin GeoHub (<https://gisopendata.marincounty.org/datasets/MarinCounty::fire-hazard-severity-zone-1/explore?location=37.860182%2C-122.474409%2C14.00>),
  - Sea level rise – Maximum sea level rise projected under the three-foot sea level rise scenario, as mapped by the San Francisco Bay Conservation and Development Commission Adapting to Rising Tides Bay Shoreline Flood Explorer (<https://explorer.adaptingtorisingtides.org/home>),
  - Flood hazards – Special flood hazard areas as mapped by the Federal Emergency Management Agency National Flood Hazard Layer (<https://www.arcgis.com/apps/webappviewer/index.html?id=8b0adb51996444d4879338b5529aa9cd>); and
  - Landslide susceptibility, as designated on May 58: Susceptibility to Deep-Seated Landslides in California published by the California Department of Conservation (<https://gis.data.ca.gov/maps/3cdc744bec6b45c28206e472e8ad0f89/explore?location=37.833711%2C-122.305278%2C11.18>)

Infrastructure availability, including public water and public sewer, is also included in the Site Suitability Criteria Spreadsheet.

## Appendix C – Site Suitability Criteria

Criteria	Rating Scale
<b>1. Site Ownership</b>	<b>5 total points</b>
City-owned sites	5 points
Privately-owned sites where the property owner has expressed interest in development	4 points
Sites owned by a public or non-profit entity	3 points
Other sites	0 point
<b>2. Existing Development Conditions</b>	<b>10 total points</b>
<b>Existing Structure Size (square feet) as Percentage of Site</b>	<b>5 points</b>
Existing structure size/site size ratio is 0	5 points
Existing structure size/site size ratio is 0.01 to 20%	4 points
Existing structure size/site size ratio is 20.01 to 40%	3 points
Existing structure size/site size ratio is 40.01 to 60%	2 points
Existing structure size/site size ratio is greater than 60%	0 point
<b>Ratio of Land Value to Existing Structure Size</b>	<b>5 points</b>
Upper quartile of sites with the highest ratio of land value to existing structure size (>\$530.73) or land with no assessed value or no structure (\$0)	5 points
Third quartile of the ratio of land value to existing structure size (\$299.97 - \$530.72)	3 points
Second quartile of the ratio of land value to existing structure size (\$133.22 - \$299.96)	2 points
Lowest quartile of sites with the highest ratio of land value to existing structure size (\$1-\$299.96)	1 point
<b>3. Proximity to Transit (bus or ferry)</b>	<b>5 total points</b>
1/4-mile	5 points
1/2-mile	4 points
3/4-mile	2 points
1 mile	1 point
Greater than 1 mile	0 point
<b>4. Proximity to Services (commercial or community facilities)</b>	<b>5 total points</b>
1/4-mile	5 points
1/2-mile	4 points
3/4-mile	2 points
1 mile	1 point
Greater than 1 mile	0 point
<b>4. Hazards*</b>	<b>9 total points</b>
<b>Landslide/Ground Failure</b>	<b>3 total points</b>
Map 58 rating – 5 or less on majority of site	3 points

### Appendix C – Site Suitability Criteria

Criteria	Rating Scale
Map 58 rating – 6-7 on majority of site	2 points
Map 58 rating – 8 on majority of site	1 point
Map 58 rating – 9/10 on majority of site	0 point
<b>Flooding</b>	<b>3 total points</b>
Area of Minimal Flood Hazard	3 points
500-Year Floodplain (Area with a 1 in 500 annual chance of flooding)	2 points
100-Year Floodplain (Area with a 1 in 100 annual chance of flooding) with Base Flood Elevation of 3 or less	1 point
<b>Sea Level Rise</b>	<b>3 total points</b>
Sea Level Rise – 0 feet	3 points
Sea Level Rise – 1-2 feet	2 points
Sea Level Rise – 3-5 feet	1 point
Sea Level Rise – 5 or more feet	0 point
<b>Wildfire</b>	<b>3 total points</b>
Fire Hazard Severity Zone – Urban Unzoned/Other	3 points
Fire Hazard Severity Zone - Moderate	2 points
Fire Hazard Severity Zone – High	1 point
Fire Hazard Severity Zone - Very High	0 point
<b>Total Available Points per Site</b>	<b>34 Total Points (without Infrastructure Criteria)</b>
Source: De Novo Planning Group, 2022; MarinMap County Assessor Data, 2021; Sausalito General Plan Fire Hazard Severity Zones, 2021; FEMA, 2021; California Department of Conservation Map 58 Deep-Seated Landslide Susceptibility, 2021; BCDC Adapting to Rising Tides Bay Shoreline Flood Explorer, 2021	



## **6<sup>th</sup> Cycle Housing Element Background Report Appendices**

### **Appendix D – Inventory Of Residential Sites**

**D1: Summary of Residential Sites**

**D2: Residential Sites – Site Scoring Criteria and Total Ratings**

**D3: Backup Sites**





Appendix D1: Inventory and Opportunity Sites

Site Number	Site Letter	AFFH	APN	Acres	Assessor Use Description	General Plan	Zoning	CPAD/CCEED/HISTORIC	Voter Constraints	Address	LAND VALUE	IMPROV-MENT VALUE	OTHER VALUE	TOTAL VALUE	Year Built	Existing Building S.F.	Existing Units	Existing Density	Land Area	1. City-Owned	2. Property Owner Interest	3. Economic Gain from Rezoning	4. Existing Uses: FAR <0.4	4. Existing Uses: Value Ratio	4. Underutilized Parking or Other Area	4. Age of Building (<45 Years)	Site Type	Opportunity Site Potential Rezone	Inventory Type	Notes	Potential Units (Density Bonus)	Potential Units (Realistic Capacity)	VL	L	M	AM
202	F	VL/L/M/AM	065-093-16	0.30	Commercial - Improved	High Density Residential	R-3			125 Bulkley	2975604	888240	0	3863844	0	2048	0		0.30		Y	Y	Y	Y		Y	Opportunity	Housing-70		Alka Mira - same as above	39	17	10	5	1	1
202	F	VL/L/M/AM	065-093-17	0.25	Commercial - Improved	High Density Residential	R-3			125 Bulkley	1915267	2248357	0	4163624	0	4984	0		0.25		Y	Y				Y	Opportunity	Housing-70		Alka Mira - same as above	32	14	8	4	1	1
Wolfback Ridge																																				
		AM	200-130-43	0.36	Single-Resid. - Unimproved	Very Low Density Residential	R-1-20			1 ROSE BOWL DR	19242	0	0	19242	0	0	0		0.36								Inventory		Existing-Vacant	Wolfback Ridge vacant lot. Septic system; no public wastewater.		1	-	-	-	1
		AM	200-240-10	0.47	Single-Resid. - Unimproved	Very Low Density Residential	R-1-20			2 WOLFBACK TERRACE RD	27166	0	0	27166	0	0	0		0.47								Inventory		Existing-Vacant	Wolfback Ridge vacant lot. Septic system; no public wastewater.		1	-	-	-	1
		M	200-240-02	0.38	Single-Resid. - Improved	Very Low Density Residential	R-1-20			23 WOLFBACK RIDGE RD	1929942	1136005	0	3065947	1954	2322	1		0.38		Y		Y		Y	Y	Inventory		Existing-Project	Proposed ADU.		1	-	-	-	1
		AM	200-310-05	0.69	Single-Resid. - Unimproved	Very Low Density Residential	R-1-20			40 WOLFBACK RIDGE RD	2000000	0	0	2000000	0	0	0		0.69								Inventory		Existing-Vacant	Wolfback Ridge vacant lot. Septic system; no public wastewater.		1	-	-	-	1
		AM	200-310-08	0.56	Single-Resid. - Unimproved	Very Low Density Residential	R-1-20			40 WOLFBACK RIDGE RD	2000000	0	0	2000000	0	0	0		0.56								Inventory		Existing-Vacant	Wolfback Ridge vacant lot. Septic system; no public wastewater.		1	-	-	-	1
		AM	200-310-06	0.67	Single-Resid. - Unimproved	Very Low Density Residential	R-1-20			40 WOLFBACK RIDGE RD	2000000	0	0	2000000	0	0	0		0.67								Inventory		Existing-Vacant	Wolfback Ridge vacant lot. Septic system; no public wastewater.		1	-	-	-	1
		AM	200-310-01	0.31	Single-Resid. - Unimproved	Very Low Density Residential	R-1-20			40 WOLFBACK RIDGE RD	54814	0	0	54814	0	0	0		0.31								Inventory		Existing-Vacant	Wolfback Ridge vacant lot. Septic system; no public wastewater.		1	-	-	-	1
		AM	200-310-12	0.78	Single-Resid. - Unimproved	Very Low Density Residential	R-1-20			51 WOLFBACK RIDGE RD	113166	0	0	113166	0	0	0		0.78								Inventory		Existing-Vacant	Wolfback Ridge vacant lot. Septic system; no public wastewater.		1	-	-	-	1
		AM	200-310-16	0.33	Single-Resid. - Unimproved	Very Low Density Residential	R-1-20			51 WOLFBACK RIDGE RD	40669	0	0	40669	0	0	0		0.33								Inventory		Existing-Vacant	Wolfback Ridge vacant lot. Septic system; no public wastewater.		1	-	-	-	1
		AM	200-310-13	0.86	Single-Resid. - Unimproved	Very Low Density Residential	R-1-20			51 WOLFBACK RIDGE RD	8577520	0	0	8577520	0	0	0		0.86								Inventory		Existing-Vacant	Wolfback Ridge vacant lot. Septic system; no public wastewater.		1	-	-	-	1

Appendix D2: Inventory and Opportunity Sites - Site Scoring Criteria

Site Number	APN	Acres	Address	Site Type	Total Ranking	CITY_OWN	Ownership Score	Existing Building SF as % of Site SF	Existing % Score	Land Value to Existing Building SF Ratio	Land Value/Building Score	Existing Development Criteria	DIST-BUS	DIST-FERRY	Transit Criteria	Distance-Commercial (mi)	Distance-Community Facilities (mi)	Proximity to Services	Map58	Landslide Criteria	FEMA Flood Zone	100 Year Base Flood Elevations	Flood Criteria	Sea Level Rise Max (36")	SLR Criteria	Fire Hazard Severity Zone (Marin GIS)	Fire Hazard Criteria	Distance to City Sewer Line	Distance to MMWD Water Line		
<b>Marinship</b>																															
72	063-140-21	0.93	2656 Bridgeway	Opportunity	17	Not City, Public, QP-Owned	0	61.8%	-	\$66	-	0	0.1	1.8	5	0.1	0.3	5	0	3	100-year, BFE=10	10	0	4	1	Urban Unzoned	3	0.03	0.03		
72	063-140-18	0.39	2650 Bridgeway	Opportunity	20	Not City, Public, QP-Owned	0	19.3%	4.0	\$115	-	4	0.1	1.8	5	0.3	0.3	4	0	3	100-year, BFE=10	10	0	4	1	Urban Unzoned	3	0.00	0.00		
211	063-140-20	0.24	2660 Bridgeway	Opportunity	21	Not City, Public, QP-Owned	0	25.0%	3.0	\$178	1.0	4	0.1	1.7	5	0.2	0.2	5	0	3	100-year, BFE=10	10	0	4	1	Urban Unzoned	3	0.00	0.00		
303	063-140-15	6.29	1 & 3 Harbor Dr	Opportunity	20	Not City, Public, QP-Owned	0	42.1%	1.0	\$239	1.0	2	0.1	1.7	5	0.0	0.5	5	0	3	500-year	0	2	4	1	Urban Unzone/Moderate	2	0.00	0.00		
306	063-162-04	0.33	3000 Bridgeway	Opportunity	20	Not City, Public, QP-Owned	0	68.4%	-	\$200	1.0	1	0.1	1.9	5	0.0	0.1	5	0	3	500-year	0	2	4	1	Urban Unzoned	3	0.01	0.01		
<b>te Mar Vista/Toyon Terr</b>																															
	064-204-35	0.14	177 CAZNEAU AVE	Inventory	27	Not City, Public, QP-Owned	0	0.0%	5.0	\$0	5.0	10	0.4	1.1	4	0.4	0.5	4	9	0	Area of Minimal Flood Hazard	0	3	0	3	Urban Unzoned	3	0.02	0.02		
	064-243-22	0.12	61 GEORGE LN	Inventory	23	Not City, Public, QP-Owned	0	0.0%	5.0	\$0	5.0	10	0.7	1.3	2	0.7	0.7	2	7	2	Area of Minimal Flood Hazard	0	3	0	3	High	1	0.01	0.04		
	064-251-29	0.03	CRECIENTA DR/MONTE MAR DR	Inventory	28	Not City, Public, QP-Owned	0	0.0%	5.0	\$0	5.0	10	0.3	1.5	4	0.3	0.9	4	6	2	Area of Minimal Flood Hazard	0	3	0	3	Moderate	2	0.02	0.03		
<b>Nevada Street Valley</b>																															
73	064-322-01	13.15	636 NEVADA ST	Capacity-49	26	Other Public	0	1.4%	4.0	\$0	5.0	9	0.4	1.7	4	0.4	0.0	5	7	2	Area of Minimal Flood Hazard	0	3	0	3	Very High	0	0.04	0.02		
79	063-151-01	0.25	2631 BRIDGEWAY BLVD	Capacity-MU	22	Not City, Public, QP-Owned	0	46.2%	1.0	\$133	1.0	2	0.0	1.7	5	0.0	0.2	5	0	3	500-year	0	2	0	3	Moderate	2	0.01	0.01		
81	063-151-05	0.53	2829 BRIDGEWAY BLVD	Capacity-MU	21	Not City, Public, QP-Owned	0	42.5%	1.0	\$127	-	1	0.1	1.8	5	0.1	0.3	5	0	3	500-year	0	2	0	3	Moderate	2	0.02	0.03		
85	Caltrans	0.68	Bridgeway/Coloma	Capacity-MU	31	Other Public	0	0.0%	5.0	\$0	5.0	10	0.2	2.0	5	0.2	0.1	5	7	3	Area of Minimal Flood Hazard	0	3	0	3	Moderate	2	0.01	0.01		
86	052-322-02	0.75	330 EBBTIDE AVE	Capacity-49	27	Not City, Public, QP-Owned	0	0.0%	5.0	\$0	5.0	10	0.2	2.1	5	0.2	0.2	5	10	0	Area of Minimal Flood Hazard	0	3	1	2	Moderate	2	0.02	0.01		
87	052-322-01	0.17	EBBTIDE AVE	Capacity-49	28	Not City, Public, QP-Owned	0	0.0%	5.0	\$0	5.0	10	0.2	2.1	5	0.2	0.2	5	10	0	Area of Minimal Flood Hazard	0	3	0	3	Moderate	2	0.01	0.01		
75*	064-341-04	0.44	530 NEVADA ST	Capacity-70	35	City-Owned	5	0.0%	5.0	\$0	5.0	10	0.1	1.5	5	0.1	0.2	5	0	3	Area of Minimal Flood Hazard	0	3	0	3	High	1	0.02	0.02		
75*	064-341-10	0.17	TOMALES ST	Capacity-70	35	City-Owned	5	0.0%	5.0	\$0	5.0	10	0.1	1.5	5	0.1	0.2	5	0	3	Area of Minimal Flood Hazard	0	3	0	3	High	1	0.02	0.03		
84*	063-170-03	17.20	100 EBBTIDE AVE	Capacity-70	33	City-Owned	5	6.2%	4.0	\$0	5.0	9	0.3	2.0	4	0.3	0.0	5	0	3	Area of Minimal Flood Hazard	0	3	0	3	Very High/High/ Moderate	1	0.08	0.05		
<b>New Town</b>																															
39	065-037-01	0.18	2350 Marinship	Capacity-MU	20	Not City, Public, QP-Owned	0	50.7%	1.0	\$26	-	1	0.1	0.4	5	0.1	0.3	5	0	3	500-year	0	2	2	1	Urban Unzoned	3	0.02	0.02		
39	065-034-07	0.10	303 Johnson	Capacity-MU	16	Not City, Public, QP-Owned	0	72.8%	-	\$25	-	0	0.1	0.5	5	0.1	0.3	5	0	3	100-year (VE), BFE=11	11	0	8	0	Urban Unzoned	3	0.01	0.01		
39	065-038-06	0.73	501 Humboldt	Capacity-MU	28	Not City, Public, QP-Owned	0	0.0%	5.0	\$0	5.0	10	0.1	0.5	5	0.1	0.3	5	0	3	500-year	0	2	NA	0	Urban Unzoned	3	0.03	0.03		
44	065-051-12	0.06	210 CALEDONIA ST	Capacity-MU	21	Not City, Public, QP-Owned	0	156.9%	-	\$198	1.0	1	0.1	0.6	5	0.1	0.0	5	0	3	Area of Minimal Flood Hazard	0	3	3	1	Urban Unzoned	3	0.01	0.02		
44	065-051-11	0.04	1311 BRIDGEWAY BLVD	Capacity-MU	20	Not City, Public, QP-Owned	0	182.0%	-	\$269	1.0	1	0.0	0.6	5	0.0	0.1	5	0	3	500-year	0	2	3	1	Urban Unzoned	3	0.01	0.02		
44	065-051-10	0.06	1319 BRIDGEWAY BLVD	Capacity-MU	22	Not City, Public, QP-Owned	0	102.8%	-	\$343	3.0	3	0.0	0.6	5	0.0	0.1	5	0	3	500-year	0	2	2	1	Urban Unzoned	3	0.01	0.01		
47	064-087-07	0.51	300 LOCUST ST	Capacity-MU	29	Not City, Public, QP-Owned	0	0.0%	5.0	\$0	5.0	10	0.1	0.6	5	0.1	0.2	5	0	3	500-year	0	2	3	1	Urban Unzoned	3	0.02	0.02		
53	064-163-06	0.15	BONITA ST	Capacity-49	31	Not City, Public, QP-Owned	0	0.0%	5.0	\$0	5.0	10	0.3	0.8	4	0.3	0.1	5	5	3	Area of Minimal Flood Hazard	0	3	0	3	Urban Unzoned	3	0.02	0.02		
55	064-162-27	0.17	NAPA ST	Capacity-70	25	Not City, Public, QP-Owned	0	35.7%	3.0	\$230	1.0	4	0.3	0.8	4	0.3	0.2	5	5	3	Area of Minimal Flood Hazard	0	3	0	3	Urban Unzoned	3	0.01	0.02		
56	064-151-16	0.23	412 NAPA ST	Capacity-49	25	Not City, Public, QP-Owned	0	18.9%	4.0	\$49	-	4	0.3	0.8	4	0.3	0.2	5	5	3	Area of Minimal Flood Hazard	0	3	0	3	Urban Unzoned	3	0.03	0.02		
	064-151-02	0.42	1757 BRIDGEWAY BLVD	Inventory	29	Not City, Public, QP-Owned	0	0.0%	5.0	\$0	5.0	10	0.1	1.1	5	0.1	0.3	5	9	0	Area of Minimal Flood Hazard	0	3	0	3	Urban Unzoned	3	0.02	0.02		
207	065-063-07	0.20	925 BRIDGEWAY BLVD	Opportunity	25	Not City, Public, QP-Owned	0	30.3%	3.0	\$399	3.0	6	0.0	0.4	5	0.0	0.3	5	9	0	Area of Minimal Flood Hazard	0	3	0	3	Urban Unzoned	3	0.01	0.02		
207	065-063-08	0.19	911-917 Bridgeway	Opportunity	24	Not City, Public, QP-Owned	0	0.0%	5.0	0	5.0	10	0.0	0.4	5	0.1	0.3	5	9	0	Area of Minimal Flood Hazard	0	3	0	1	Urban Unzoned	0	0.00	0.00		
209	065-063-05	0.06	931-933 Bridgeway	Opportunity	20	Not City, Public, QP-Owned	0	82.6%	-	\$473	3.0	3	0.0	0.4	5	0.1	0.3	5	5	3	Area of Minimal Flood Hazard	0	3	0	1	Urban Unzoned	0	0.00	0.00		
	065-181-46	0.09	SANTA ROSA AVE	Inventory	22	Not City, Public, QP-Owned	0	0.0%	5.0	\$0	5.0	10	0.6	1.0	2	0.6	0.7	2	8	1	Area of Minimal Flood Hazard	0	3	0	3	High	1	0.02	0.03		
	065-181-29	0.11	SANTA ROSA AVE	Inventory	24	Not City, Public, QP-Owned	0	0.0%	5.0	\$0	5.0	10	0.6	1.0	2	0.6	0.6	2	0	3	Area of Minimal Flood Hazard	0	3	0	3	High	1	0.02	0.03		
	065-062-19	0.09	429 JOHNSON ST	City-Project	36	City-Owned	5	14.8%	4.0	\$0	5.0	9	0.2	0.5	5	0.2	0.3	5	5	3	Area of Minimal Flood Hazard	0	3	0	3	Urban Unzoned	3	0.03	0.03		
	065-181-21	0.23	207 Santa Rosa	Existing-Project	24	Not City, Public, QP-Owned	0	21.7%	3.0	\$543	4.0	7	0.6	1.0	2	0.5	0.7	5	8	1	Area of Minimal Flood Hazard	0	3	0	3	High	3	0.00	0.00		
	064-211-33	0.13	608 Locust	Existing-Project	25	Not City, Public, QP-Owned	0	25.5%	3.0	\$353	3.0	6	0.3	0.8	4	0.2	0.2	5	8	1	Area of Minimal Flood Hazard	0	3	0	3	Urban Unzoned	3	0.01	0.01		
301	065-032-01	0.38	LOCUST ST AND HUMBOLDT AVE	Opportunity	26	Not City, Public, QP-Owned	0	0.0%	5.0	\$0	5.0	10	0.1	0.6	5	0.1	0.2	5	0	3	500-year	0	2	3	1	Urban Unzoned	0	0.01	0.00		
301	065-031-01	2.19	225 LOCUST ST	Opportunity	18	Not City, Public, QP-Owned	0	10.1%	4.0	\$88	-	4	0.1	0.7	5	0.1	0.2	5	0	3	100-year (VE), BFE=11	11	0	17	1	Urban Unzoned	0	0.01	0.03		

Appendix D2: Inventory and Opportunity Sites - Site Scoring Criteria

Site Number	APN	Acres	Address	Site Type	Total Ranking	CITY_OWN	Ownership Score	Existing Building SF as % of Site SF	Existing % Score	Land Value to Existing Building SF Ratio	Land Value/Building Score	Existing Development Criteria	DIST-BUS	DIST-FERRY	Transit Criteria	Distance-Commercial (mi)	Distance-Community Facilities (mi)	Proximity to Services	Map58	Landslide Criteria	FEMA Flood Zone	100 Year Base Flood Elevations	Flood Criteria	Sea Level Rise Max (36")	SLR Criteria	Fire Hazard Severity Zone (Marin GIS)	Fire Hazard Criteria	Distance to City Sewer Line	Distance to MMWD Water Line
301	065-013-02		Water/Richardson Bay		24	Not City, Public, QP-Owned	0	0.0%	5.0	\$0	5.0	10	0.2	0.5	5	0.0	0.3	5	0	3	100-year (VE), BFE=11	11	0	0	1	Non-Wildland/Non-Urban	0	0.11	0.09
301	065-033-02		Water/Richardson Bay		24	Not City, Public, QP-Owned	0	0.0%	5.0	\$0	5.0	10	0.2	0.5	5	0.0	0.3	5	0	3	100-year (VE), BFE=11	11	0	0	1	Non-Wildland/Non-Urban	0	0.03	0.03
301	065-012-01		Water/Richardson Bay		24	Not City, Public, QP-Owned	0	0.0%	5.0	\$0	5.0	10	0.1	0.7	5	0.1	0.2	5	0	3	100-year (VE), BFE=11	11	0	0	1	Non-Wildland/Non-Urban	0	0.10	0.12
Old Town/Hurricane Gulch																													
3	065-292-34	0.04	MARION AVE	Capacity-49	29	Not City, Public, QP-Owned	0	0.0%	5.0	\$0	5.0	10	0.2	0.9	5	0.2	0.4	5	7	2	Area of Minimal Flood Hazard	0	3	0	3	High	1	0.02	0.02
4	065-263-10	0.12	SAUSALITO BLVD	Inventory	28	Not City, Public, QP-Owned	0	0.0%	5.0	\$0	5.0	10	0.2	0.9	5	0.2	0.4	5	8	1	Area of Minimal Flood Hazard	0	3	0	3	High	1	0.01	0.01
8	065-253-02	0.12	MAIN ST/CRESCENT AVE	Capacity-49	29	Other Public	0	0.0%	5.0	\$0	5.0	10	0.3	0.9	4	0.3	0.1	5	3	3	Area of Minimal Flood Hazard	0	3	0	3	High	1	0.00	0.01
9	065-231-45	0.18	LOWER CRESCENT AVE	Capacity-49	28	Not City, Public, QP-Owned	0	0.0%	5.0	\$0	5.0	10	0.3	1.0	4	0.3	0.1	5	7	2	Area of Minimal Flood Hazard	0	3	0	3	High	1	0.02	0.02
10	065-233-22	0.08	18 WEST CT	Capacity-49	28	Not City, Public, QP-Owned	0	0.0%	5.0	\$0	5.0	10	0.3	0.7	4	0.3	0.3	4	7	2	Area of Minimal Flood Hazard	0	3	0	3	Moderate	2	0.01	0.02
12	065-221-83	0.04	117 PROSPECT AVE	Capacity-49	22	Not City, Public, QP-Owned	0	0.0%	5.0	\$0	5.0	10	0.8	1.2	1	0.8	0.9	1	3	3	Area of Minimal Flood Hazard	0	3	0	3	High	1	0.03	0.03
101	065-281-20	0.37	357 Sausalito Blvd	Capacity-49	21	Not City, Public, QP-Owned	0	16.0%	4.0	\$19	-	4	0.4	1.0	4	0.4	0.6	4	7	2	Area of Minimal Flood Hazard	0	3	0	3	High	1	0.02	0.02
	065-222-12	0.13	151 CRESCENT AVE	Inventory	28	Not City, Public, QP-Owned	0	0.0%	5.0	\$0	5.0	10	0.4	0.9	4	0.4	0.2	5	6	2	Area of Minimal Flood Hazard	0	3	0	3	High	1	0.01	0.01
	065-231-44	0.16	28 LOWER CRESCENT	Existing-Project	17	Not City, Public, QP-Owned	0	0.0%	4.0	\$0		4	0.3	1.0	4	0.4	0.1	0	7	2	Area of Minimal Flood Hazard	0	3	0	3	High	1	0.00	0.00
	065-223-30	0	658 MAIN ST	Existing-Project (SB 9)	22	No	0		5.0			5	0.3	0.9	4	0.3	0.1	5	6	2	Area of Minimal Flood Hazard	0	3	0	3	High	0	0.02	0.01
Spring Street Valley																													
59	064-142-29	0.12	EASTERBY ST	Capacity-49	32	Not City, Public, QP-Owned	0	0.0%	5.0	\$0	5.0	10	0.0	1.0	5	0.0	0.4	5	5	3	Area of Minimal Flood Hazard	0	3	0	3	Urban Unzoned	3	0.01	0.02
63	064-131-07	0.12	522 OLIVE ST	Capacity-49	30	Not City, Public, QP-Owned	0	0.0%	5.0	\$0	5.0	10	0.2	1.2	5	0.2	0.6	5	8	1	Area of Minimal Flood Hazard	0	3	0	3	Urban Unzoned	3	0.01	0.01
	064-135-24	0.14	2015 BRIDGEWAY BLVD	Existing-Project	32	Not City, Public, QP-Owned	0	0.0%	5.0	\$0	5.0	10	0.1	1.1	5	0.1	0.5	5	5	3	Area of Minimal Flood Hazard	0	3	0	3	Urban Unzoned	3	0.01	0.01
	064-135-28	0.13	2015 BRIDGEWAY BLVD	Existing-Project	22	Not City, Public, QP-Owned	0	196.0%	-	\$106	-	0	0.1	1.1	5	0.1	0.5	5	5	3	Area of Minimal Flood Hazard	0	3	0	3	Urban Unzoned	3	0.01	0.02
	064-135-22	0.20	519 OLIVE ST	Inventory	26	Not City, Public, QP-Owned	0	18.3%	4.0	\$36	-	4	0.2	1.2	5	0.2	0.5	5	5	3	Area of Minimal Flood Hazard	0	3	0	3	Urban Unzoned	3	0.02	0.02
The Hill																													
23	065-072-11	0.07	10 READE LN	Capacity-49	32	Not City, Public, QP-Owned	0	0.0%	5.0	\$0	5.0	10	0.2	0.3	5	0.2	0.7	5	3	3	Area of Minimal Flood Hazard	0	3	0	3	Urban Unzoned	3	0.00	0.00
24	065-071-13	0.08	10 EXCELSIOR LN	Capacity-49	31	Not City, Public, QP-Owned	0	0.0%	5.0	\$0	5.0	10	0.0	0.1	5	0.0	0.5	5	7	2	Area of Minimal Flood Hazard	0	3	0	3	Urban Unzoned	3	0.01	0.02
	065-151-40	0.24	SPENCER AVE	Inventory	28	Not City, Public, QP-Owned	0	0.0%	5.0	\$0	5.0	10	0.5	0.8	4	0.5	0.6	4	7	2	Area of Minimal Flood Hazard	0	3	0	3	Moderate	2	0.03	0.03
201	065-132-16	0.55	605-613 Bridgeway Blvd		23	Not City, Public, QP-Owned	0	26%	3.0	\$490	3.0	6	0.1	0.2	5	0	0.7	5	5	3	Area of Minimal Flood Hazard	0	3	2	1	Urban Unzoned	0	0.00	0.01
	065-211-06	0.22	425 BRIDGEWAY BLVD	Inventory	21	Not City, Public, QP-Owned	0	32.8%	3.0	\$247	1.0	4	0.2	0.4	5	0.2	0.4	5	9	0	Area of Minimal Flood Hazard	0	3	1	2	Moderate	2	0.01	0.01
	065-162-36	0.16	SAUSALITO BLVD	Inventory	28	Not City, Public, QP-Owned	0	0.0%	5.0	\$0	5.0	10	0.5	0.8	2	0.5	0.4	4	3	3	Area of Minimal Flood Hazard	0	3	0	3	Urban Unzoned	3	0.02	0.03
212	065-193-31	0.12	SAUSALITO BLVD	Inventory	28	Not City, Public, QP-Owned	0	0.0%	5.0	\$0	5.0	10	0.5	0.8	4	0.5	0.3	4	7	2	Area of Minimal Flood Hazard	0	3	0	3	Moderate	2	0.01	0.01
	065-112-49	0.14	SANTA ROSA AVE/GLEN CT	Inventory	29	Not City, Public, QP-Owned	0	0.0%	5.0	\$0	5.0	10	0.3	0.6	4	0.3	0.4	4	7	2	Area of Minimal Flood Hazard	0	3	0	3	Urban Unzoned	3	0.03	0.03
	065-121-09	0.07	SAN CARLOS AVE	Capacity-70	30	Not City, Public, QP-Owned	0	0.0%	5.0	\$0	5.0	10	0.4	0.7	4	0.4	0.6	4	3	3	Area of Minimal Flood Hazard	0	3	0	3	Urban Unzoned	3	0.03	0.02
	065-121-08	0.06	SAN CARLOS AVE	Capacity-70	30	Not City, Public, QP-Owned	0	0.0%	5.0	\$0	5.0	10	0.4	0.7	4	0.4	0.6	4	3	3	Area of Minimal Flood Hazard	0	3	0	3	Urban Unzoned	3	0.03	0.03
	065-121-07	0.06	SAN CARLOS AVE	Capacity-70	30	Not City, Public, QP-Owned	0	0.0%	5.0	\$0	5.0	10	0.4	0.7	4	0.4	0.6	4	3	3	Area of Minimal Flood Hazard	0	3	0	3	Urban Unzoned	3	0.03	0.02
	065-195-17	0.15	CENTRAL AVE	Inventory	28	Not City, Public, QP-Owned	0	0.0%	5.0	\$0	5.0	10	0.3	0.7	4	0.3	0.2	5	7	2	Area of Minimal Flood Hazard	0	3	0	3	High	1	0.02	0.00
	065-191-79	0.14	CLOUD VIEW RD	Inventory	25	Not City, Public, QP-Owned	0	0.0%	5.0	\$0	5.0	10	0.7	1.2	2	0.7	0.9	2	0	3	Area of Minimal Flood Hazard	0	3	0	3	Moderate	2	0.01	0.01
	065-182-26	0.13	SPENCER AVE	Inventory	27	Not City, Public, QP-Owned	0	0.0%	5.0	\$0	5.0	10	0.3	1.2	4	0.3	0.9	4	6	2	Area of Minimal Flood Hazard	0	3	0	3	High	1	0.01	0.02
	065-193-28	0.13	33 PROSPECT AVE	Inventory	26	Not City, Public, QP-Owned	0	0.0%	5.0	\$0	5.0	10	0.6	1.0	2	0.6	0.7	2	0	3	Area of Minimal Flood Hazard	0	3	0	3	Urban Unzoned	3	0.03	0.01
	065-112-48	0.12	GLEN CT/SAN CARLOS	Inventory	29	Not City, Public, QP-Owned	0	0.0%	5.0	\$0	5.0	10	0.3	0.6	4	0.3	0.4	4	7	2	Area of Minimal Flood Hazard	0	3	0	3	Urban Unzoned	3	0.02	0.02
	065-164-11	0.12	31 HARRISON AVE	Inventory	30	Not City, Public, QP-Owned	0	0.0%	5.0	\$0	5.0	10	0.4	0.5	4	0.4	0.5	4	3	3	Area of Minimal Flood Hazard	0	3	0	3	Urban Unzoned	3	0.01	0.02
	065-112-33	0.16	SANTA ROSA AVE	Inventory	28	Not City, Public, QP-Owned	0	0.0%	5.0	\$0	5.0	10	0.5	0.8	4	0.5	0.7	4	7	2	Area of Minimal Flood Hazard	0	3	0	3	Moderate	2	0.03	0.03
	065-191-66	0.13	CLOUD VIEW RD	Inventory	21	Not City, Public, QP-Owned	0	0.0%	5.0	\$0	5.0	10	0.8	1.3	1	0.8	1.0	1	6	2	Area of Minimal Flood Hazard	0	3	0	3	High	1	0.01	0.02
	065-152-12	0.11	SPENCER AVE	Inventory	26	Not City, Public, QP-Owned	0	0.0%	5.0	\$0	5.0	10	0.6	1.0	2	0.6	0.6	2	3	3	Area of Minimal Flood Hazard	0	3	0	3	Urban Unzoned	3	0.01	0.01



Appendix D2: Inventory and Opportunity Sites - Site Scoring Criteria

Site Number	APN	Acres	Address	Site Type	Total Ranking	CITY_OWN	Ownership Score	Existing Building SF as % of Site SF	Existing % Score	Land Value to Existing Building SF Ratio	Land Value/Building Score	Existing Development Criteria	DIST-BUS	DIST-FERRY	Transit Criteria	Distance-Commercial (mi)	Distance-Community Facilities (mi)	Proximity to Services	Map58	Landslide Criteria	FEMA Flood Zone	100 Year Base Flood Elevations	Flood Criteria	Sea Level Rise Max (36")	SLR Criteria	Fire Hazard Severity Zone (Marin GIS)	Fire Hazard Criteria	Distance to City Sewer Line	Distance to MMWD Water Line
	065-071-21	0.11	723 BRIDGEWAY BLVD	Existing-Project	25	Not City, Public, QP-Owned	0	104.0%	-	\$348	3.0	3	0.0	0.1	5	0.0	0.5	5	5	3	Area of Minimal Flood Hazard	0	3	0	3	Urban Unzoned	3	0.01	0.01
	065-191-25	0.24	75 CLOUD VIEW RD	Existing-Project	22	Not City, Public, QP-Owned	0	33.9%	3.0	\$536	4.0	7	0.7	1.2	2	0.7	0.9	2	0	3	Area of Minimal Flood Hazard	0	3	0	3	Moderate	2	0.02	0.03
	065-181-39	0	254 SPENCER AVE	Existing-Project (SB 9)	17	Not City, Public, QP-Owned	0	5.0				5	0.3	1.3	4	0.8	0.9	1	10	0	Area of Minimal Flood Hazard	0	3	0	3	High	1	0.03	0.03
202	065-093-15	0.23	125 Bulkley	Opportunity	25	Not City, Public, QP-Owned	0	0.0%	5.0	\$0	5.0	10	0.3	0.4	4	0.1	0.7	5	6	2	Area of Minimal Flood Hazard	0	3	0	1	Urban Unzoned	0	0.00	0.00
202	065-093-14	0.25	125 Bulkley	Opportunity	25	Not City, Public, QP-Owned	0	0.0%	5.0	\$0	5.0	10	0.3	0.4	4	0.1	0.7	5	6	2	Area of Minimal Flood Hazard	0	3	0	1	Urban Unzoned	0	0.00	0.01
202	065-093-13	0.17	125 Bulkley	Opportunity	25	Not City, Public, QP-Owned	0	0.0%	5.0	\$0	5.0	10	0.3	0.4	4	0.2	0.7	5	6	2	Area of Minimal Flood Hazard	0	3	0	1	Urban Unzoned	0	0.00	0.01
202	065-093-16	0.30	125 Bulkley	Opportunity	24	Not City, Public, QP-Owned	0	15.5%	4.0	\$1,453	4.0	8	0.3	0.4	4	0.2	0.7	5	3	3	Area of Minimal Flood Hazard	0	3	0	1	Urban Unzoned	0	0.01	0.01
202	065-093-17	0.25	125 Bulkley	Opportunity	20	Not City, Public, QP-Owned	0	45.8%	1.0	\$384	3.0	4	0.3	0.4	4	0.1	0.7	5	3	3	Area of Minimal Flood Hazard	0	3	0	1	Urban Unzoned	0	0.01	0.01
Wolfback Ridge																													
	200-130-43	0.36	1 ROSE BOWL DR	Inventory	18	Not City, Public, QP-Owned	0	0.0%	5.0	\$0	5.0	10	1.3	2.4	0	1.3	2.0	0	8	1	Area of Minimal Flood Hazard	0	3	0	3	High	1	0.08	0.21
	200-240-10	0.47	2 WOLFBACK TERRACE RD	Inventory	18	Not City, Public, QP-Owned	0	0.0%	5.0	\$0	5.0	10	1.1	2.2	0	1.1	1.9	0	8	1	Area of Minimal Flood Hazard	0	3	0	3	High	1	0.02	0.17
	200-240-02	0.38	23 WOLFBACK RIDGE RD	Existing-Project	17	Not City, Public, QP-Owned		13.9%	4.0	\$831	4.0	8	1.0	2.1	1	1.6	1.7	0	8	1	Area of Minimal Flood Hazard	0	3	0	3	High	1	0.18	0.00
	200-310-05	0.69	40 WOLFBACK RIDGE RD	Inventory	19	Not City, Public, QP-Owned	0	0.0%	5.0	\$0	5.0	10	1.2	2.3	0	1.2	1.9	0	7	2	Area of Minimal Flood Hazard	0	3	0	3	High	1	0.01	0.20
	200-310-08	0.56	40 WOLFBACK RIDGE RD	Inventory	19	Not City, Public, QP-Owned	0	0.0%	5.0	\$0	5.0	10	1.2	2.3	0	1.2	2.0	0	7	2	Area of Minimal Flood Hazard	0	3	0	3	High	1	0.02	0.21
	200-310-06	0.67	40 WOLFBACK RIDGE RD	Inventory	19	Not City, Public, QP-Owned	0	0.0%	5.0	\$0	5.0	10	1.2	2.3	0	1.2	2.0	0	7	2	Area of Minimal Flood Hazard	0	3	0	3	High	1	0.01	0.20
	200-310-01	0.31	40 WOLFBACK RIDGE RD	Inventory	20	Not City, Public, QP-Owned	0	0.0%	5.0	\$0	5.0	10	1.1	2.2	0	1.1	1.9	0	0	3	Area of Minimal Flood Hazard	0	3	0	3	High	1	0.01	0.20
	200-310-12	0.78	51 WOLFBACK RIDGE RD	Inventory	18	Not City, Public, QP-Owned	0	0.0%	5.0	\$0	5.0	10	1.2	2.3	0	1.2	2.0	0	8	1	Area of Minimal Flood Hazard	0	3	0	3	High	1	0.02	0.16
	200-310-16	0.33	51 WOLFBACK RIDGE RD	Inventory	20	Not City, Public, QP-Owned	0	0.0%	5.0	\$0	5.0	10	1.2	2.3	0	1.2	1.9	0	0	3	Area of Minimal Flood Hazard	0	3	0	3	High	1	0.02	0.18
	200-310-13	0.86	51 WOLFBACK RIDGE RD	Inventory	18	Not City, Public, QP-Owned	0	0.0%	5.0	\$0	5.0	10	1.3	2.4	0	1.3	2.0	0	8	1	Area of Minimal Flood Hazard	0	3	0	3	High	1	0.01	0.16

Appendix D1C: Backup Sites

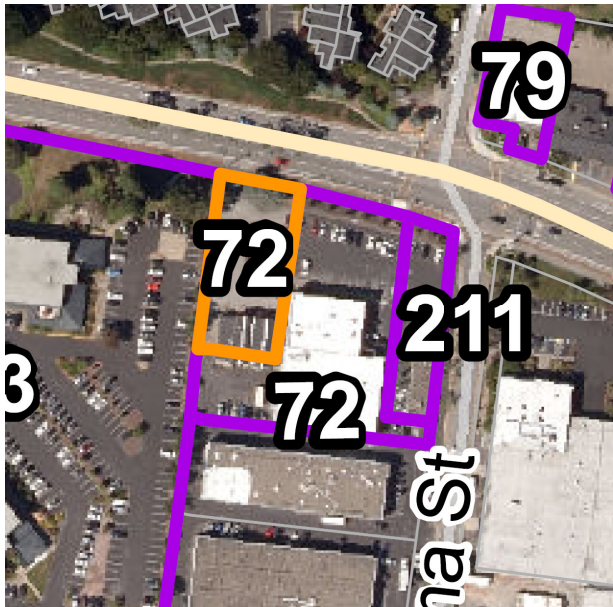
Site Number	APN	Acres	Assessor Use Description	General Plan	Zoning	CPAD/CCED/HISTORIC	Voter Constraints	Address	LAND VALUE	IMPROVEMENT VALUE	OTHER VALUE	TOTAL VALUE	Year Built	Existing Building S.F.	Existing Units	Existing Density	Land Area	Opportunity Site Overlay	Type	VL/L Site 0.5+ acres	Ballot	Notes	Potential Units (Realistic Capacity)	VL	L	M	AM
	064-213-22	0.12	Single-Resid. - Unimproved	Medium Low Density Residential	R-1-6			CAZNEAU AVE	494668	0	0	494668	0	0	0	0	0	0.12	Existing-SB9V	Inventory-Backup		Vacant	2	-	-	-	2
	064-204-03	0.15	Single-Resid. - Unimproved	Medium Low Density Residential	R-1-6			CAZNEAU AVE	458883	0	0	458883	0	0	0	0	0	0.15	Existing-SB9V	Inventory-Backup		Vacant	2	-	-	-	2
87	052-322-01	0.17	Single-Resid. - Unimproved	High Density Residential	R-3			EBBTIDE AVE	1600	0	0	1600	0	0	0	0	0	0.17	Housing-49	Opportunity-Backup		Vacant	7	-	-	3	4
105	PS-0	0.63	Paper Street					Between Bridgeway/Woodward	0	0	0	0	0	0	0	0	0	0.63	Housing-49	Opportunity-Backup	Y	Net a parcel. Adjacent to City-owned parcel. Site was recommended by HEAC, but removed with other paper street sites. Subsequent review by City staff and the consultant team indicate that this may be a viable site.	27	9	9	9	-
78*	064-062-19	0.07	Tax Exempt	Medium High Density Residential	R-2-2.5		Ord. 1022 - FTI	147 TOMALES ST	0	0	0	0	0	0	0	0	0	0.07	Housing-49	Opportunity-Backup		5th Cycle: 2 mod units. Has a small road running through it to neighboring house. This site is owned by the City of Sausalito.	3	2	1	-	-
54	064-162-03	0.05	Exemption - Vacant	High Density Residential	R-3			BEE ST	3749	0	0	3749	0	0	0	0	0	0.05	Housing-49	Opportunity-Backup		Vacant	2	-	-	1	1
106	064-162-19	0.26	Commercial - Improved	Mixed Residential & Commercial	CR			511 Caledonia St	203849	173271	0	377120	1952	8473	0		0.26	MixedUse-49/85%	Opportunity-Backup			Added for City Council consideration at HEAC Meeting #7. Not reviewed by HEAC. Irmandade do Divino Espirito Santo e Santissima Trindade (IDESST) Portuguese Cultural Center. Property owner has not responded to outreach.	9	-	-	4	5
	064-243-21	0.44	Single-Resid. - Improved	Medium Low Density Residential	R-1-6			253 GLEN DR	1998540	802472	0	2801012	1900	2500	1	2	0.44	Underutilized	Inventory-Backup			Property owner has not responded to outreach.	2	-	-	1	1
	065-266-11	0.37	Single-Resid. - Improved	Medium High Density Residential	R-2-2.5			101 SAUSALITO BLVD	798903	739429	0	1538332	1956	2554	1	3	0.37	Underutilized	Inventory-Backup			Single existing dwelling. Property owner has not responded to outreach.	4	-	-	2	2
	065-222-02	0.28	Single-Resid. - Improved	Medium High Density Residential	R-2-2.5			494 SAUSALITO BLVD	1332360	810519	0	2142879	1953	2451	1	4	0.28	Underutilized	Inventory-Backup			Single existing dwelling. Property owner has not responded to outreach.	2	-	-	1	1
	065-311-22	0.35	Multiple-Resid. - Improved	Medium High Density Residential	R-2-2.5			11 MARION AVE #A	439636	482814	0	922450	1975	2852	2	6	0.35	Underutilized	Inventory-Backup			Two existing dwellings; has amnesty ADU(2021). Property owner has not responded to outreach.	2	-	-	1	1
62	064-137-01	0.04	Single-Resid. - Unimproved	Medium High Density Residential	R-2-2.5			WOODWARD AVE	103056	0	0	103056	0	0	0	0	0	0.04	Housing-49	Opportunity-Backup		Vacant	2	-	-	1	1
20	065-211-29	0.05	Single-Resid. - Unimproved	High Density Residential	R-3			BRIDGEWAY	90136	0	0	90136	0	0	0	0	0	0.05	Housing-49	Opportunity-Backup		Vacant	2	-	-	1	1
21	065-131-16	0.04	Commercial - Improved	Central Commercial	CC	HISTORIC DISTRICT		52 PRINCESS ST	685000	165000	0	850000	1910	1308	0	0	0.04	MixedUse-49/85%	Opportunity-Backup			Property owner interest.	2	-	-	1	1
22	065-131-15	0.04	Commercial - Improved	Central Commercial	CC	HISTORIC DISTRICT		40 PRINCESS ST	3752665	536095	2400	4291160	1920	3610	6	167	0.04	MixedUse-49/85%	Opportunity-Backup			Property owner interest. Conversion to residential units and a potential additional unit.	6	-	-	3	3
	065-091-16	0.17	Exemption - Improved	Medium Low Density Residential	R-1-6			183 HARRISON AVE	106454	120044	0	226498	1917	3814	0	0	0.17	Underutilized	Inventory-Backup			St. Mary's Star of the Sea property. 3,814 s.f.	1	-	-	-	1
	065-132-18	0.40	Single-Resid. - Improved	High Density Residential	R-3	HISTORIC DISTRICT		83 PRINCESS ST	2030407	329750	0	2360157	1895	1901	1	3	0.40	Underutilized	Inventory-Backup			Single existing dwelling. Property owner has not responded to outreach.	8	-	-	4	4
	065-211-28	0.20	Single-Resid. - Improved	High Density Residential	R-3			60 ATWOOD AVE	1673958	2345420	0	4019378	1950	4032	2	10	0.20	Underutilized	Inventory-Backup			Single existing dwelling. Property owner has not responded to outreach.	2	-	-	1	1
	065-171-16	0.27	Single-Resid. - Improved	High Density Residential	R-3			6 BULKLEY AVE	1469757	4275026	0	5744783	1996	10783	1	4	0.27	Underutilized	Inventory-Backup			Single existing dwelling. Property owner has not responded to outreach.	5	-	-	2	3



**6<sup>th</sup> Cycle Housing Element Background Report Appendices**

**Appendix E - Very Low And Low Income Opportunity Sites**


Appendix E – Very Low and Low Income Opportunity Site Details

Site 72: Mariner's Landing/Feng Nian, 2650 + 2656 Bridgeway, 063-140-21/ 063-140-18, Marinship			
Site Number	72	Acreage	1.32
Ownership	Private	Existing Use(s)	Commercial
Existing Floor Area Ratio	0.49	Existing Value	\$5,332,103
General Plan/ Zoning	Industrial / I	Proposed Zoning	Mixed Use-49/85%; Housing-70
Potential Capacity by Household Income Level	56 Units Realistic Capacity (31 EL/VL, 15 L, 3 M, 7 AM)		
Proximity to Transit and Services	Bus stop - 0.1 mi., Ferry - 1.8 mi., Retail, restaurants, and services - 0.1 mi., Community facilities - 0.2 mi.		
Proximity to Infrastructure	Water and sewer on-site		
Environmental Constraints	Landslide susceptibility: Map 58 rating for majority of site - 0 Fire hazard severity zone: Urban unzoned Flood zone: 100-year Sea level rise: Up to 4 feet inundation during 100-year flood/storm surge		
Site Location			
Factors Supporting Development	<p>This is a single site. Three commercial buildings, including the Mariner's Landing retail and office buildings and former Feng Nian restaurant, are located on the site. The property owner expressed interest in multifamily units via the Property Owner Survey and through a phone call with City staff. The two parcels have been acquired by a local developer who is interested in developing multifamily in the parking area of the sites. The developer has prepared conceptual site plans demonstrating the feasibility of 78 units, which would significantly increase units above the assumed 56 unit realistic capacity. See Appendix I for the conceptual plans. This site has the potential for redevelopment with residential uses or intensification of just the parking area with residential uses. Zoning, density, and floor area ratio restricted by the Fair Traffic Initiative - Ordinance 1022 (see Chapter III, Constraints, of the Background Report).</p>		

Site 72: Mariner's Landing/Feng Nian, 2650 + 2656 Bridgeway, 063-140-21/ 063-140-18, Marinship

	<p>Development of the site with 56 units can occur in a variety of ways. Assuming unit sizes ranging from an average of 500 s.f. to 1400 s.f., the following housing types can occur on the site. The Mixed Use and Housing-70 zones applied to the site by Program 4 allow a variety of development types. Any of the following housing types can be developed under the Program 4 rezoning and all housing types listed below can achieve the realistic capacity:</p> <ul style="list-style-type: none"> <li>• Small-scale multifamily, 4-8 units per building, 2- to 2.5-stories, up to 1.2 FAR, 500-2200 s.f. unit size</li> <li>• Large-scale multifamily, 9+ units per building, 2- to 3-story (may include podium parking), up to 2.2 FAR, 400-1800 s.f. unit size</li> <li>• Mixed-use building(s) with residential uses and retail, office, service, and/or public uses, 4+ units per building, 2- to 3-stories, up to 2.5 FAR, 400-1600 s.f. unit size</li> </ul> <p>Program 4 addresses a ballot measure to remove Ordinance 1022 constraints to the site and will rezone the site to accommodate mixed use development (49 units/acre) and high density residential at 70 units per acre. The rezoning to allow from 49 to 70 units per acre incentivizes redevelopment of the parking area by providing a significant increase in density. The realistic capacity for the site is based on the minimum permitted density (43 units per acre on 5% of the site for the portion zoned Mixed Use-49/85% and 80% of maximum capacity for the portion to be zoned Housing-70). In addition to Program 4, development of this site is supported by the following Housing Element programs:</p> <p>Program 10: Affordable Housing Development Assistance          Program 12: Partnerships for Affordable Housing          Program 16: Zoning Ordinance Amendments (particularly F. Design Standards, G. Height Limits, H. Streamlined Ministerial Review and Objective Design Standards, N. Parcel Consolidation)          Program 17: Density Bonus and Other Incentives          Program 19: Development Review Procedures</p>
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Appendix E – Very Low and Low Income Opportunity Site Details

Site 303: 1 & 3 Harbor Drive, 063-140-15, Marinship			
Site Number	303	Acreage	2.50 acres (portion of 6.29-acre parcel)
Ownership	Private	Existing Use(s)	Commercial office building (115,264 s.f.), parking
Existing Floor Area Ratio	0.42	Existing Value	\$54,258,982
General Plan/ Zoning	Industrial / I	Proposed Zoning	Mixed Use-49/85%
Realistic Capacity by Household Income Level	90 Units Realistic Capacity (9 EL/VL, 5 L, 4 M, 72 AM)		
Proximity to Transit and Services	Bus stop - 0.1 mi., Ferry – 1.7 mi., Retail, restaurants, and services - <0.0.5 mi., Community facilities – 0.5 mi.		
Proximity to Infrastructure	Water and sewer on site		
Environmental Constraints	Landslide susceptibility: Map 58 rating for majority of site - 0 Fire hazard severity zone: Urban Unzoned Flood zone: Not within 100-year flood zone Sea level rise: Up to 4 feet inundation during 100-year flood/storm surge		
Site Location			
Factors Supporting Development	<p>Present uses two office buildings and parking. Property owner is interested in developing a portion of the parking area (approximately 2.5 acres) with multifamily residential uses. Parking area and landscaping comprise the majority of the site, are not fully utilized, and have adequate capacity to accommodate residential development. Property owner is interested in primarily market-rate development, with a very low, low, and moderate income component.</p> <p>Zoning, density, and floor area ratio restricted by the Fair Traffic Initiative - Ordinance 1022 (see Chapter III, Constraints, of the Background Report).</p> <p>Development of the site with 90 units can occur in a variety of ways. Assuming unit sizes ranging from an average of 400 s.f. to 2200 s.f., the following housing types can occur on the site. The Mixed Use zone applied to the site by Program</p>		

Site 303: 1 & 3 Harbor Drive, 063-140-15, Marinship


4 allows a variety of development types. Any of the following housing types can be developed under the Program 4 rezoning and all housing types listed below can achieve the realistic capacity:

- Small-scale multifamily, 4-8 units per building, 2- to 2.5-stories, up to 1.2 FAR, 500-2200 s.f. unit size
- Large-scale multifamily, 9+ units per building, 2- to 3-story (may include podium parking), up to 2.2 FAR, 400-1800 s.f. unit size
- Mixed-use building(s) with residential uses and retail, office, service, and/or public uses, 4+ units per building, 2- to 3-stories, up to 2.5 FAR, 400-1600 s.f. unit size

Program 4 addresses a ballot measure to remove Ordinance 1022 constraints to the site and will rezone the site to accommodate mixed use development at 49 units per acre and require a minimum of 43 units per acre for 85% of the rezoned area. The rezoning to allow 49 units per acre incentivizes redevelopment of the parking area by providing a significant increase in density. In addition to Program 4, development of this site is supported by the following Housing Element programs:

Program 10: Affordable Housing Development Assistance  
 Program 12: Partnerships for Affordable Housing  
 Program 16: Zoning Ordinance Amendments (particularly F. Design Standards, G. Height Limits, H. Streamlined Ministerial Review and Objective Design Standards)  
 Program 17: Density Bonus and Other Incentives  
 Program 19: Development Review Procedures

Appendix E – Very Low and Low Income Opportunity Site Details

Site 73: 636 Nevada St, 064-322- 01, Nevada Street Valley			
Site Number	73	Acreage	1 acre (portion of 13.15-acre parcel)
Ownership	Public-SMCSD	Existing Use(s)	Martin Luther King Jr. School – Nevada Campus
Existing Floor Area Ratio	0.02	Existing Value	No assessed value (public ownership)
General Plan/ Zoning	Public Institutional / P	Proposed Zoning	Housing-49
Potential Capacity by Household Income Level	27 Units Realistic Capacity (15 ELI/VL, 8 L, 4 M, 0 AM)		
Proximity to Transit and Services	Bus stop - 0.4 mi., Ferry - 1.74 mi., Retail, restaurants, and services - 0.4 mi., Community facilities - on-site		
Proximity to Infrastructure	Water and sewer on/adjacent to site		
Environmental Constraints	Landslide susceptibility: Map 58 rating for majority of site - 7 Fire hazard severity zone: Very High Flood zone: Area of Minimal Flood Hazard		
Site Location			
Factors Supporting Development	<p>The Sausalito Marin City School District has identified this location for staff housing in its Master Plan. The site is currently a parking lot.</p> <p>The site is is designated Public Institutional and will be rezoned under Program 4 to accommodate residential uses at 49 units per acre and requires a minimum of 43 units per acre. Capacity of this site is based on the minimum capacity allowed under the rezoning and the anticipated number of units and conceptual plans for the site in the SMCSD’s Master Plan. There are no known conditions that would preclude development. The City has identified multiple programs in the Housing Plan to promote and incentivize affordable development during the planning period. The Master Plan includes the location of the housing and conceptual layouts of the site. To promote development of the site, the City will coordinate with SMCSD as follows:</p>		



Site 73: 636 Nevada St, 064-322- 01, Nevada Street Valley

- Meet with SMCSD by December 2023 to identify the planning process, proposed zoning for the site to accommodate the SMCSD vision for affordable workforce housing, incentives for development, financial assistance programs, and opportunities to assist with the application processing, and to ensure that the project is identified for completion during the 6<sup>th</sup> Cycle
- Meet with SMCSD at least quarterly in 2024 to ensure that site plans are being developed and that the site is included in a Master Plan phase for completion as early in the 6<sup>th</sup> Cycle as possible.
- By January 2026, rezone the site to Housing-49.
- Meet with SMCSD quarterly until project is completed to assist with project application materials, financial assistance (grant or loan applications), and identify any methods available to streamline project implementation.
- The housing is anticipated to be owned and operated by SMCSD, so it is not expected that the site will need to go through disposition via the Surplus Lands Act.

Development of the site with 27 units or more can occur in a variety of ways. Assuming unit sizes ranging from an average of 400 s.f. to 1800 s.f., the following housing types can occur on the site. The Housing-49 zone applied to the site by Program 4 allows a variety of development types. Any of the following housing types can be developed under the Program 4 rezoning and all housing types listed below can achieve the realistic capacity:

- Duplex(es), 2 units per building, 1 – 2.5 stories, 500-1600 s.f. unit size
- Fourplex(es), 4 units per building, 2- to 2.5-stories, 500-1600 s.f. unit size
- Small-scale multifamily, 4-8 units per building, 2- to 2.5-stories, up to 1.2 FAR, 500-1800 s.f. unit size – these can be multifamily rental units or attached for-sale condominium or townhome units
- Large-scale multifamily, 9+ units per building, 2- to 3-story (may include podium parking), up to 2.2 FAR, 400-1600 s.f. unit size

Program 4 will rezone the site to accommodate mixed use development at 49 units per acre and requiring a minimum of 43 units per acre for the rezoned area. The rezoning to allow 49 units per acre incentivizes redevelopment of the parking area by providing a significant increase in density. In addition to Program 4, development of this site is supported by the following Housing Element programs:

Program 10: Affordable Housing Development Assistance

Program 12: Partnerships for Affordable Housing

Program 16: Zoning Ordinance Amendments (particularly F. Design

Standards, G. Height Limits, H. Streamlined Ministerial Review and Objective Design Standards)

Program 17: Density Bonus and Other Incentives

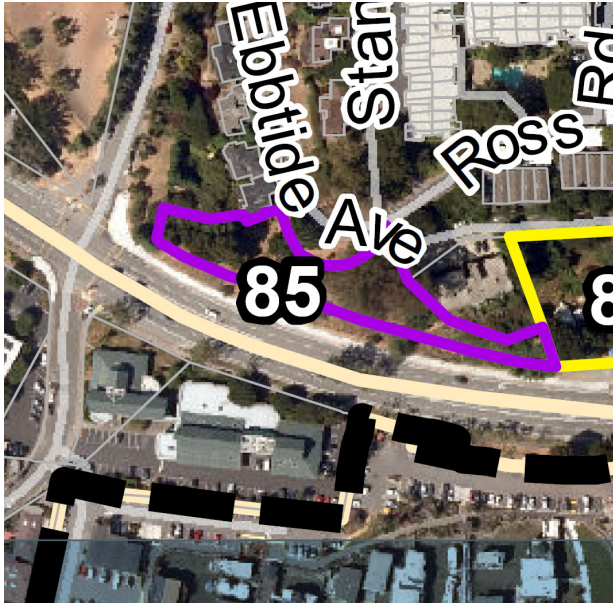
Appendix E – Very Low and Low Income Opportunity Site Details

Site 73: 636 Nevada St, 064-322- 01, Nevada Street Valley

Program 19: Development Review Procedures



Appendix E – Very Low and Low Income Opportunity Site Details

Site: CalTrans ROW, Bridgeway/Ebbtide, No APN, Nevada Street Valley			
Site Number	85	Acreage	0.68
Ownership	Public-Caltrans	Existing Use(s)	Vacant
Existing Floor Area Ratio	0	Existing Value	None assessed
General Plan/ Zoning	None	Proposed Zoning	Mixed Use-49/85%
Potential Capacity by Household Income Level	25 Units Realistic Capacity (14 EL/VL, 7 L, 2 M, 2 AM)		
Proximity to Transit and Services	Bus stop – 0.2 mi., Ferry – 2.0 mi., Retail, restaurants, and services 0.2 mi., Community facilities – 0.1 mi.		
Proximity to Infrastructure	Water and sewer adjacent to site (<0.01 mile)		
Environmental Constraints	Landslide susceptibility: Map 58 rating for majority of site - 9 Fire hazard severity zone: Urban Unzoned Flood zone: Area of minimal flood hazard		
Site Location			
Factors Supporting Development	<p>Vacant. This site is former right-of-way owned by Caltrans. The right-of-way appears to be a remnant from when Highway 1 (now Bridgeway) went through Sausalito. The route is no longer a State-owned and operated facility and is a local street in Sausalito, so the rights-of-way along Bridgeway are no longer needed by Caltrans. As the site is associated with a roadway that is no longer a Caltrans facility, the site is appropriate to be designated “excess land.” Excess land is property that Caltrans originally acquired for a transportation project or other operational. The property becomes excess when the Department determines that it will no longer be necessary for a transportation project or other operational need.</p> <p>The site is not designated or zoned currently. The site will be rezoned under Program 4 to Housing-49, requiring a minimum of 43 units per acre and a maximum of 49 units per acre. Capacity of this site is based on the minimum capacity allowed under the rezoning. There are no known conditions that would preclude development; the State has repeatedly</p>		

Site: CalTrans ROW, Bridgeway/Ebbtide, No APN, Nevada Street Valley

emphasized affordable housing as a priority and the Surplus Lands Act demonstrates the State’s desire to prioritize use of surplus lands for affordable housing. The City has identified multiple programs in the Housing Plan to promote and incentivize affordable development during the planning period. To promote development of the site, the City will coordinate with Caltrans as follows:

- Meet with Caltrans Right-of-Way, Local Programs and Caltrans Relinquishments and Vacations staff by August 2023 and again by December 2023 to identify the process to declare the site as excess land and to initiate the disposition process, including prioritization of the site for affordable housing. The City will identify planning incentives for development, financial assistance programs, and opportunities to assist with the application processing that can be included in the Caltrans materials to dispose of the site and, and to ensure that the project is identified for completion during the 6<sup>th</sup> Cycle.
- Meet with Caltrans at least quarterly in 2024 and 2025 to ensure that the process for identifying the site as excess land is expedited, with the intent of making the site available for site plans are being developed and that the site is included in a Master Plan phase for completion as early in the 6<sup>th</sup> Cycle as possible.
- When the site is advertised as Excess Land, coordinate with affordable and special needs housing developers regarding acquisition of the site, identifying assistance available from the City for development and funding of housing.
- By January 2026, rezone the site to Housing-49.

Development of the site with 25 units or more can occur in a variety of ways. Assuming unit sizes ranging from an average of 400 s.f. to 1600 s.f., the following housing types can occur on the site. The Housing-49 zone applied to the site by Program 4 allows a variety of development types. Any of the following housing types can be developed under the Program 4 rezoning and all housing types listed below can achieve the realistic capacity:

- Duplex(es), 2 units per building, 1 – 2.5 stories, 500-1600 s.f. unit size
- Fourplex(es), 4 units per building, 2- to 2.5-stories, 500-1600 s.f. unit size
- Small-scale multifamily, 4-8 units per building, 2- to 2.5-stories, up to 1.2 FAR, 500-1800 s.f. unit size – these can be multifamily rental units or attached for-sale condominium or townhome units
- Large-scale multifamily, 9+ units per building, 2- to 3-story (may include podium parking), up to 2.2 FAR, 400-1600 s.f. unit size

Site: CalTrans ROW, Bridgeway/Ebbtide, No APN, Nevada Street Valley

Program 4 will rezone the site to accommodate mixed use development at 49 units per acre and requiring a minimum of 43 units per acre. The rezoning to allow 49 units per acre incentivizes development of the site by providing significant capacity for development in a City that primarily has small infill lots available for development. In addition to Program 4, development of this site is supported by the following Housing Element programs:

Program 10: Affordable Housing Development Assistance

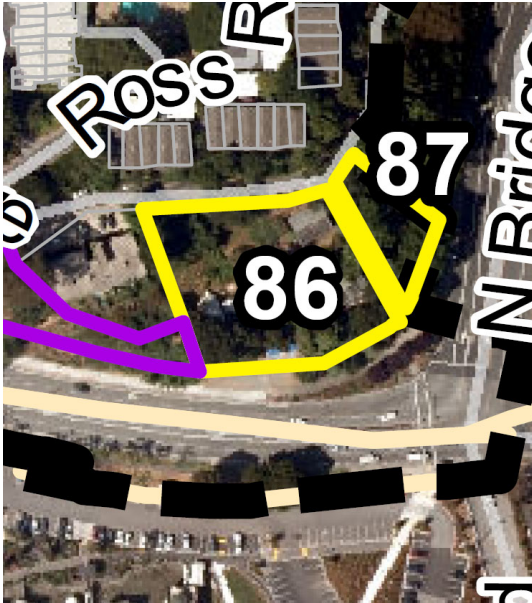
Program 12: Partnerships for Affordable Housing

Program 16: Zoning Ordinance Amendments (particularly F. Design Standards, G. Height Limits, H. Streamlined Ministerial Review and Objective Design Standards)

Program 17: Density Bonus and Other Incentives

Program 19: Development Review Procedures

Appendix E – Very Low and Low Income Opportunity Site Details

Site 86: 300 Ebbtide, 064-165-12, New Town			
Site Number	86	Acreage	0.75
Ownership	Private	Existing Use(s)	3 small homes (no assessed square feet)
Existing Floor Area Ratio	0.42	Existing Value	\$54,258,982
General Plan/ Zoning	Industrial / I	Proposed Zoning	Mixed Use-49/85%
Potential Capacity by Household Income Level	27 Units Realistic Capacity (15 ELI/VL, 8 L, 2 M, 2 AM)		
Proximity to Transit and Services	Bus stop - 0.2 mi., Ferry - 2.1 mi., Retail, restaurants, and services - 0.2 mi., Community facilities - 0.2 mi.		
Proximity to Infrastructure	Water and sewer on-site		
Environmental Constraints	Landslide susceptibility: Map 58 rating for majority of site - 10 Fire hazard severity zone: Urban Unzoned Flood zone: Area of Minimal Flood Hazard		
Site Location			
Factors Supporting Development	<p>This site has three small houses, with no square footage identified by the assessor. Realistic capacity for this site was based on the minimum permitted density (43 units per acre required for at least 85% of development) that would be established by Program 4 and also included a 15% reduction capacity for steep slopes. While not included in the VL/L units projected for this site, this site also has the potential for consolidation with the adjacent vacant 0.17-acre parcel that is zoned R-3.</p> <p>Development of the site with 27 units can occur in a variety of ways. Assuming unit sizes ranging from an average of 400 s.f. to 2200 s.f., the Housing-49 zone applied to the site by Program 4 allows a variety of development types. Any of the following housing types can be developed under the Program 4 rezoning and all housing types listed below can achieve the realistic capacity:</p> <ul style="list-style-type: none"> <li>• Duplex(es), 2 units per building, 1 - 2.5 stories, 500-1600 s.f. unit size</li> </ul>		

Site 86: 300 Ebbtide, 064-165-12, New Town

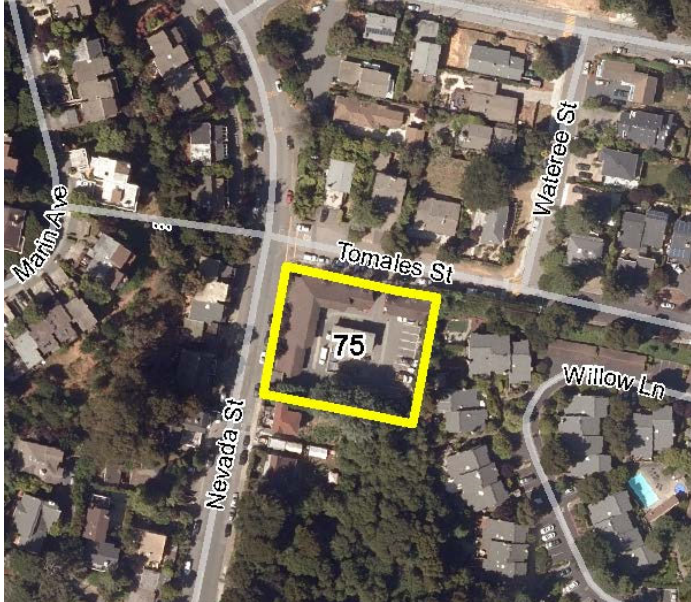
- Fourplex(es), 4 units per building, 2- to 2.5-stories, 500-1600 s.f. unit size
- Small-scale multifamily, 4-8 units per building, 2- to 2.5-stories, up to 1.2 FAR, 500-2200 s.f. unit size
- Large-scale multifamily, 9+ units per building, 2- to 3-story (may include podium parking), up to 2.2 FAR, 400-1800 s.f. unit size

The rezoning by Program 4 to allow 49 units per acre incentivizes redevelopment of the parking area by providing a significant increase in density. In addition to Program 4, development of this site is supported by the following Housing Element programs:

Program 10: Affordable Housing Development Assistance  
 Program 12: Partnerships for Affordable Housing  
 Program 16: Zoning Ordinance Amendments (particularly F. Design Standards, G. Height Limits, H. Streamlined Ministerial Review and Objective Design Standards, N. Parcel Consolidation)  
 Program 17: Density Bonus and Other Incentives  
 Program 19: Development Review Procedures



Appendix E – Very Low and Low Income Opportunity Site Details

Site 75: 530 Nevada St, 064-341- 04, 064-341-10, Nevada Street Valley			
Site Number	75	Acreage	0.61
Ownership	Public-City	Existing Use(s)	City Corporation Yard (~6,000 s.f.)
Existing Floor Area Ratio	0.23	Existing Value	No assessed value (public ownership)
General Plan/ Zoning	Public Institutional / PI	Proposed Zoning	Housing-70
Potential Capacity by Household Income Level	31 Units Realistic Capacity (18 ELI/VL, 9 L, 4 M, 0 AM)		
Proximity to Transit and Services	Bus stop - 0.1 mi., Ferry - 1.5 mi., Retail, restaurants, and services - 0.1 mi., Community facilities – 0.2 mi.		
Proximity to Infrastructure	Water and sewer on-site		
Environmental Constraints	Landslide susceptibility: Map 58 rating for majority of site - 0 Fire hazard severity zone: High Flood zone: Area of Minimal Flood Hazard		
Site Location			
Factors Supporting Development	<p>City Corporation Yard. Potential to reuse portion of site or relocate Corporation Yard. Site development potential is reduced by 15% to accommodate riparian area on site.</p> <p>The site will be rezoned under Program 4 to Housing-70, requiring a minimum of 50 units per acre and allowing a maximum of 70 units per acre. Capacity of this site is based on the minimum capacity allowed under the rezoning (50 units per acre) with a 15% reduction to accommodate on-site riparian uses. The City is committed to making this site available in the 6<sup>th</sup> Cycle for affordable housing and has prepared conceptual plans to ensure capacity of the site as part of the preparation of the Objective Design and Development Standards effort; see Appendix I for conceptual site plans. There are no known conditions that would preclude development as the City has additional lands available to accommodate its Corporation Yard. To promote development of the site, the City will proceed as follows:</p>		

Site 75: 530 Nevada St, 064-341- 04, 064-341-10, Nevada Street Valley

- By July 2024, identify alternative site for replacement yard. The former Fire Station #2, MLK Park, and City Hall sites each have some capacity to accommodate the Corporation Yard uses.
- By December 2025, relocate Corporation Yard uses to an alternative location.
- By January 2026, rezone the site to Housing-70.
- By March 2026, declare site as surplus and initiate site disposition via long-term lease of the site at a modest sum (below market rate) under the Surplus Lands Act pursuant to Program 8.
- By December 2027, enter into an agreement for development of the site with affordable housing.

Development of the site with 31 units can occur in a variety of ways. Assuming unit sizes ranging from an average of 400 s.f. to 2200 s.f., the following housing types can occur on the site. The Mixed Use zone applied to the site by Program 4 allows a variety of development types. Any of the following housing types can be developed under the Program 4 rezoning and all housing types listed below can achieve the realistic capacity:

- Small-scale multifamily, 4-8 units per building, 2- to 2.5-stories, up to 1.2 FAR, 500-2200 s.f. unit size
- Large-scale multifamily, 9+ units per building, 2- to 3-story (may include podium parking), up to 2.2 FAR, 400-1800 s.f. unit size
- Mixed-use building(s) with residential uses and retail, office, service, and/or public uses, 4+ units per building, 2- to 3-stories, up to 2.5 FAR, 400-1600 s.f. unit size

Program 4 will rezone the site to accommodate mixed use development at 49 units per acre and require a minimum of 43 units per acre. The rezoning to allow 49 units per acre incentivizes redevelopment of the site by providing a significant increase in density. The City will also make the site available for a modest rent as a long-term lease through the Surplus Lands Act. In addition to Program 4, development of this site is supported by the following Housing Element programs:

Program 8: Public Property Conversion to Housing

Program 10: Affordable Housing Development Assistance

Program 12: Partnerships for Affordable Housing

Program 16: Zoning Ordinance Amendments (particularly F. Design

Standards, G. Height Limits, H. Streamlined Ministerial Review and Objective Design Standards, N. Parcel Consolidation)

Program 17: Density Bonus and Other Incentives

Program 19: Development Review Procedures

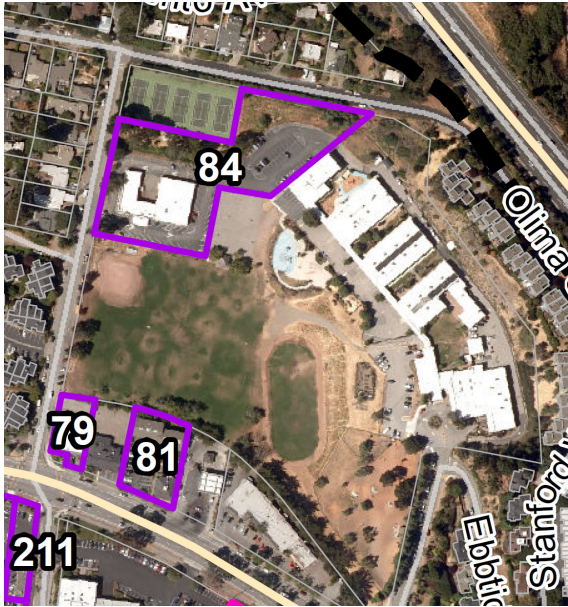
Development of the site with 31 units would require floor area ratios of 0.58 (500 s.f. average unit size) to 1.63 (1400 s.f. average unit size). The Housing Overlay-70 zone applied to the site can accommodate the following housing types, which all can achieve the realistic capacity:

Site 75: 530 Nevada St, 064-341- 04, 064-341-10, Nevada Street Valley

- House-scale building(s), 1 to 6 units per building, 1-2.5 stories, up to 0.7 FAR, 500-3400 s.f. unit size
- Fourplex(es), 4 units per building, 2- to 2.5-stories, up to 0.8 FAR, 500-1500 s.f. unit size
- Small-scale multifamily, 4-8 units per building, 2- to 2.5-stories, up to 1.2 FAR, 500-2200 s.f. unit size
- Large-scale multifamily, 9+ units per building, 2- to 3-story, up to 2.2 FAR, 400-1800 s.f. unit size



Appendix E – Very Low and Low Income Opportunity Site Details

Site: 100 Ebbtide Ave, 063-170- 03, Nevada Street Valley			
Site Number	84	Acreage	1.43 acres (site is located on 17.2-acre parcel)
Ownership	Public-City	Existing Use(s)	Martin Luther King, Jr. Park and City facilities site. 46,213 SF of commercial and recreation buildings.
Existing Floor Area Ratio	0.06	Existing Value	No assessed value (public ownership)
General Plan/ Zoning	Public Institutional/ PI	Proposed Zoning	Housing-70
Potential Capacity by Household Income Level	80 Units Realistic Capacity (44 ELI/VL, 30 L, 6 M, 0 AM)		
Proximity to Transit and Services	Bus stop - 0.3 mi., Ferry - 2.0 mi., Retail, restaurants, and services - 0.3 mi., Community facilities - on-site		
Proximity to Infrastructure	Water and sewer on-site		
Environmental Constraints	Landslide susceptibility: Map 58 rating for majority of site - 0 Fire hazard severity zone: Very High/High/Moderate Flood zone: Area of Minimal Flood Hazard		
Site Location			
Factors Supporting Development	<p>Martin Luther King Jr. Park and City facilities. The site includes multiple buildings that are leased to a variety of users, including the Lycee Francais de San Francisco, the New Village School, and various commercial and recreation uses. Development of the site is restricted by Ord. 1128 (voter initiative), as discussed in Chapter III, Constraints, of the Background Report. Development of the site would be limited to 2.5 to 3 acres of the parcel. There are multiple ways the area to be developed could be located (see figure below) and configured to avoid the sports fields, dog park, and other select community-oriented uses present on the site.</p> <p>Zoning, density, and floor area ratio restricted by Ordinance 1128 (see Chapter III, Constraints, of the Background Report).</p>		

Site: 100 Ebbtide Ave, 063-170- 03, Nevada Street Valley

The site will be rezoned under Program 4 to Housing-70, requiring a minimum of 50 units per acre and allowing a maximum of 70 units per acre. Capacity of this site is based on the minimum capacity allowed under the rezoning (50 units per acre). The City is committed to making this site available in the 6<sup>th</sup> Cycle for affordable housing and prepared conceptual site plans for the site. Please see Appendix I for conceptual plans; it is noted that the plans were prepared prior to adoption of the Housing Element and reduction of the site to 80 units and demonstrate that the site has more than adequate capacity to accommodate the units anticipated under Appendix D1 and Program 4. There are no known conditions that would preclude development as the portion of the site identified for development is not constrained by any leases or commitments. The City has specifically avoided designating areas of the site for the RHNA that are leased to outside entities. To promote development of the site, the City will proceed as follows:

- By March 2024, initiate ballot measure for Ordinance 1128 vote.
- In November 2024, hold election for voter approval to accommodate 80 units of the RHNA on Site 84.
- If needed, hold a second election by March 2025 to accommodate 80 units of the RHNA on Site 84.
- By January 2026, rezone the site to Housing-70.
- By March 2026, declare site as surplus and initiate site disposition via long-term lease of the site at a modest sum (below market rate) under the Surplus Lands Act pursuant to Program 8.
- By December 2027, enter into an agreement for development of the site with affordable housing.

Development of the site with 80 units can occur in a variety of ways. Assuming unit sizes ranging from an average of 400 s.f. to 1800 s.f., the following housing types can occur on the site. The Housing-70 zone applied to the site by Program 4 allows a variety of development types. Any of the following housing types can be developed under the Program 4 rezoning and all housing types listed below can achieve the realistic capacity:

- Small-scale multifamily, 4-8 units per building, 2- to 2.5-stories, up to 1.2 FAR, 500-2200 s.f. unit size
- Large-scale multifamily, 9+ units per building, 2- to 3-story (may include podium parking), up to 2.2 FAR, 400-1800 s.f. unit size
- Mixed-use building(s) with residential uses and retail, office, service, and/or public uses, 4+ units per building, 2- to 3-stories, up to 2.5 FAR, 400-1600 s.f. unit size

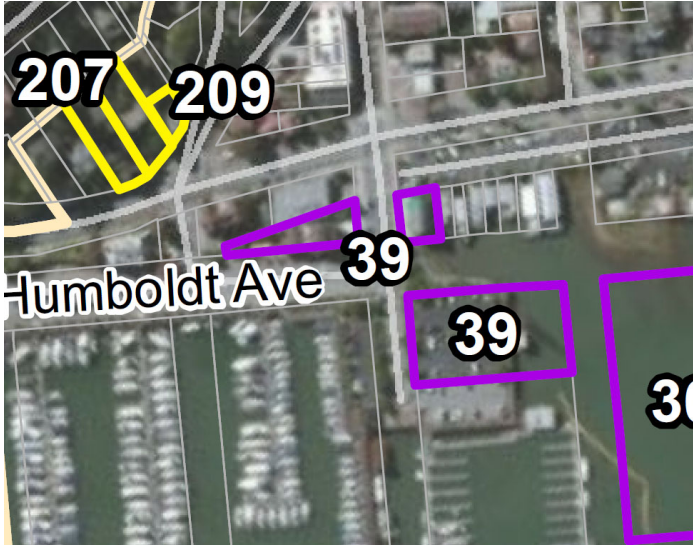
Program 4 addresses a ballot measure to remove Ordinance 1128 constraints to the site and will rezone the site to accommodate residential development at 70 units per acre and require a minimum of 50 units per acre. The rezoning to allow 49 units per acre incentivizes redevelopment of the parking area by

Site: 100 Ebbtide Ave, 063-170- 03, Nevada Street Valley

providing a significant increase in density. In addition to Program 4, development of this site is supported by the following Housing Element programs:

- Program 10: Affordable Housing Development Assistance
- Program 12: Partnerships for Affordable Housing
- Program 16: Zoning Ordinance Amendments (particularly F. Design Standards, G. Height Limits, H. Streamlined Ministerial Review and Objective Design Standards, N. Parcel Consolidation)
- Program 17: Density Bonus and Other Incentives
- Program 19: Development Review Procedures

Appendix E – Very Low and Low Income Opportunity Site Details

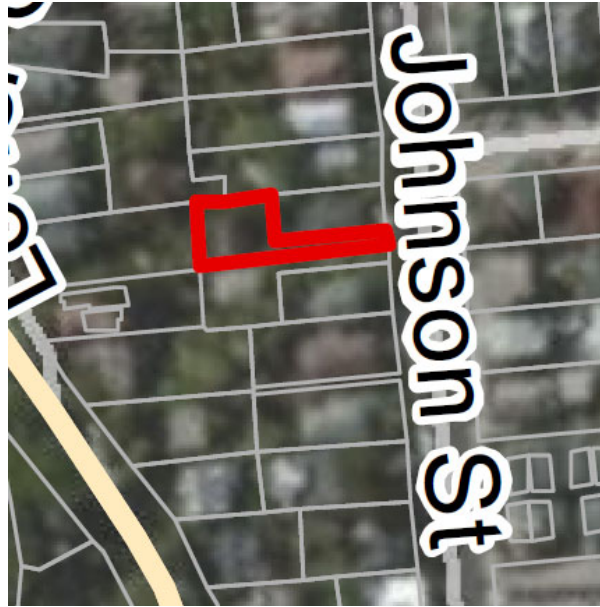
Site 39: Johnson/Humboldt/Marinship, 065-037-01, 065-034-07, 065-038-06, New Town			
Site Number	39	Acreage	1.01
Ownership	Private	Existing Use(s)	Commercial buildings (7,088 s.f.), parking
Existing Floor Area Ratio	0.26	Existing Value	\$1,743,335
General Plan/ Zoning	Commercial Waterfront / CW; Waterfront / W	Proposed Zoning	Mixed Use-49/85%
Potential Capacity by Household Income Level	29 Units Realistic Capacity (9 ELI/VL, 4 L, 5 M, 6 AM)		
Proximity to Transit and Services	Bus stop - 0.1 mi., Ferry – 0.5 mi., Retail, restaurants, and services - 0.1 mi., Community facilities – 0.3 mi.		
Proximity to Infrastructure	Water and sewer on-site		
Environmental Constraints	Landslide susceptibility: Map 58 rating for majority of site - 0 Fire hazard severity zone: Urban Unzoned Flood zone: 1 parcel in 100-year floodplain; sea level rise 2-8 feet		
Site Location	 <p>The image is an aerial photograph of a residential area. A street labeled 'Humboldt Ave' runs horizontally across the middle. Several parcels are outlined with colored lines: a yellow outline for parcels 207 and 209, and purple outlines for parcels 39 and 30. The number '39' is prominently displayed in the center of the purple-outlined parcels.</p>		
Factors Supporting Development	<p>Site 39 is comprised of three parcels under common ownership. These parcels are proposed by the property owner to be developed as a single unit. Development potential of these sites is based on the land area of the sites and does not include the water area in unit calculations.</p> <p>Zoning, density, and floor area ratio restricted by the Fair Traffic Initiative - Ordinance 1022 (see Chapter III, Constraints, of the Background Report).</p> <p>Development of the site with 29 units can occur in a variety of ways. Assuming unit sizes ranging from an average of 400 s.f. to 1400 s.f., the following Mixed Use zone applied to the site by Program 4 allows a variety of development types. Any of the following housing types can be developed under the Program 4 rezoning and all housing types listed below can achieve the realistic capacity:</p>		

Site 39: Johnson/Humboldt/Marinship, 065-037-01, 065-034-07, 065-038-06, New Town

- Small-scale multifamily, 4-8 units per building, 2- to 2.5-stories, up to 1.2 FAR, 500-2200 s.f. unit size
- Large-scale multifamily, 9+ units per building, 2- to 3-story (may include podium parking), up to 2.2 FAR, 400-1800 s.f. unit size
- Mixed-use building(s) with residential uses and retail, office, service, and/or public uses, 4+ units per building, 2- to 3-stories, up to 2.5 FAR, 400-1600 s.f. unit size


Program 4 addresses a ballot measure to remove Ordinance 1022 constraints to the site and would rezone the site to accommodate mixed use development at 49 units per acre and requiring a minimum of 43 units per acre for 85% of the rezoned area. The rezoning to allow 49 units per acre incentivizes redevelopment of the parking area by providing a significant increase in density. In addition to Program 4, development of this site is supported by the following Housing Element programs:  
 Program 10: Affordable Housing Development Assistance  
 Program 12: Partnerships for Affordable Housing  
 Program 16: Zoning Ordinance Amendments (particularly F. Design Standards, G. Height Limits, H. Streamlined Ministerial Review and Objective Design Standards, N. Parcel Consolidation)  
 Program 17: Density Bonus and Other Incentives  
 Program 19: Development Review Procedures

Appendix E – Very Low and Low Income Opportunity Site Details

Site: 429 Johnson Street, 065-062-19, Marinship			
Site Number	N/A	Acreage	0.09
Ownership	Public-City	Existing Use(s)	City building (588 s.f.)
Existing Floor Area Ratio	0.15	Existing Value	No assessed value (public ownership)
General Plan/ Zoning	High Density Residential/R-3	Proposed Zoning	Mixed Use-49/85%
Potential Capacity by Household Income Level	3 Units Realistic Capacity (1 ELI/VL, 1 L, 1 M, 0 AM)		
Proximity to Transit and Services	Bus stop - 0.4 mi., Ferry - 1.5 mi., Retail, restaurants, and services - 0.4 mi., Community facilities - 0.8 mi.		
Proximity to Infrastructure	Water and sewer on-site		
Environmental Constraints	Landslide susceptibility: Map 58 rating for majority of site - 0 Fire hazard severity zone: Urban Unzoned Flood zone: Area of Minimal Flood Hazard		
Site Location			
Factors Supporting Development	<p>The City of Sausalito is in the process of redeveloping this site to provide three residential units affordable to very low, low, and moderate income households. Development plans are in process. Development is anticipated to commence in 2023 and be complete in 2024. The site will continue to be owned and managed by the City.</p>		



Appendix E – Very Low and Low Income Opportunity Site Details

Site 301: Bridgeway Marina, Locust St/Bridgeway, 063-140-21, Marinship			
Site Number	301	Acreage	0.99 acres (portion of 9.1-acre site)
Ownership	Private	Existing Use(s)	Industrial building (9,600 s.f.), parking, marina
Existing Floor Area Ratio	0.02	Existing Value	\$2,033,009
General Plan/ Zoning	Commercial Waterfront / CW	Proposed Zoning	Mixed Use-49/85%
Potential Capacity by Household Income Level	29 Units Realistic Capacity (16 ELI/VL, 8 L, 2 M, 3 AM)		
Proximity to Transit and Services	Bus stop - <0.1 mi., Ferry - 1.8 mi., Retail, restaurants, and services -<0.1 mi., Community facilities - <0.1 mi.		
Proximity to Infrastructure	Water and sewer on-site		
Environmental Constraints	Landslide susceptibility: Map 58 rating for majority of site - 0 Fire hazard severity zone: Urban Unzoned Flood zone: 100-year flood zone		
Site Location			
Factors Supporting Development	<p>Two commercial buildings with retail and service uses are located on the site. The property owner expressed interest in multifamily units through discussions with City staff and elected decision-makers. This site has the potential for redevelopment with residential uses.</p> <p>Zoning, density, and floor area ratio restricted by the Fair Traffic Initiative - Ordinance 1022 (see Chapter III, Constraints, of the Background Report).</p> <p>Development of the site with 29 units can occur in a variety of ways. Assuming unit sizes ranging from an average of 400 s.f. to 1200 s.f., the following housing types can occur on the site. The Mixed Use zone applied to the site by Program 4 allows a variety of development types. Any of the following housing types can be developed under the Program 4 rezoning and all housing types listed below can achieve the realistic capacity:</p>		

Site 301: Bridgeway Marina, Locust St/Bridgeway, 063-140-21, Marinship

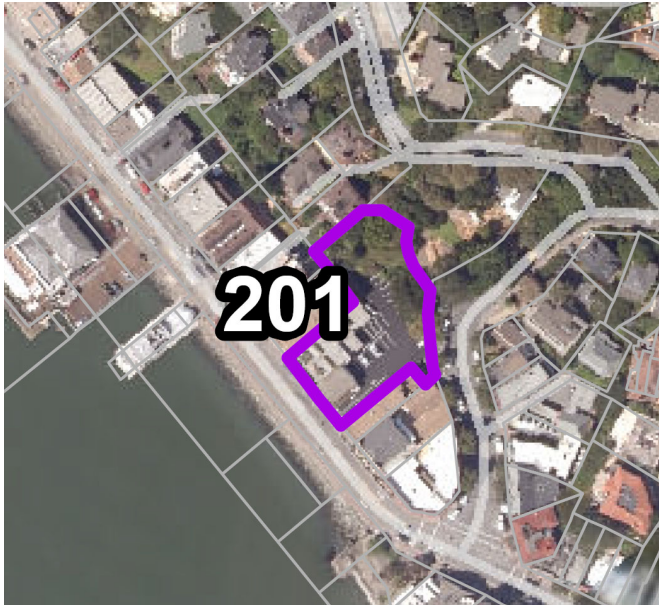
- Small-scale multifamily, 4-8 units per building, 2- to 2.5-stories, up to 1.2 FAR, 400-1200 s.f. unit size
- Large-scale multifamily, 9+ units per building, 2- to 3-story (may include podium parking), up to 2.2 FAR, 400-1200 s.f. unit size
- Mixed-use building(s) with residential uses and retail, office, service, and/or public uses, 4+ units per building, 2- to 3-stories, up to 2.5 FAR, 400-1200 s.f. unit size

Program 4 addresses a ballot measure to remove Ordinance 1022 constraints to the site and would rezone the site to accommodate mixed use development at 49 units per acre and require a minimum of 43 units per acre for 85% of the rezoned area. The rezoning to allow 49 units per acre incentivizes redevelopment of the parking area by providing a significant increase in density. In addition to Program 4, development of this site is supported by the following Housing Element programs:  
 Program 10: Affordable Housing Development Assistance  
 Program 12: Partnerships for Affordable Housing  
 Program 16: Zoning Ordinance Amendments (particularly F. Design Standards, G. Height Limits, H. Streamlined Ministerial Review and Objective Design Standards, N. Parcel Consolidation)  
 Program 17: Density Bonus and Other Incentives  
 Program 19: Development Review Procedures

Additional capacity of 12 liveaboard or water-based housing berths on the water-based portions of this site is anticipated under Program 9 – it is noted that any additional water-based housing is excess capacity that will be provided in addition to the capacity anticipated by Program 4 and will provide an additional buffer to accommodate the RHNA.



Appendix E – Very Low and Low Income Opportunity Site Details

Site 201: 605-613 Bridgeway, 065-132-16, The Hill			
Site Number	201	Acreage	0.55
Ownership	Private	Existing Use(s)	Commercial retail (6,140 s.f.), parking
Existing Floor Area Ratio	0.26	Existing Value	\$3,687,674
General Plan/ Zoning	Central Commercial/CC	Proposed Zoning	Mixed Use-49/85%
Potential Capacity by Household Income Level	20 Units Realistic Capacity (11 ELI/VL, 6 L, 1 M, 2 AM)		
Proximity to Transit and Services	Bus stop - 0.1 mi., Ferry - 0.2 mi., Retail, restaurants, and services - on-site, Community facilities - 0.7 mi		
Proximity to Infrastructure	Water and sewer on site		
Environmental Constraints	Landslide susceptibility: Map 58 rating for majority of site - 5 Fire hazard severity zone: Urban unzoned Flood zone: Area of Minimal Flood Hazard		
Site Location			
Factors Supporting Development	<p>Property owner is interested in developing a portion of the site (parking area) with multifamily uses. Site has adequate capacity in parking/undeveloped portion of the site to accommodate at least 20 units. Zoning, density, and floor area ratio restricted by the Fair Traffic Initiative - Ordinance 1022 (see Chapter III, Constraints, of the Background Report).</p> <p>Development of the site with 20units can occur in a variety of ways. Assuming unit sizes ranging from an average of 400 s.f. to 1400 s.f., the Mixed Use zone applied to the site by Program 4 allows a variety of development types that can achieve the realistic capacity:</p> <ul style="list-style-type: none"> <li>• Small-scale multifamily, 4-8 units per building, 2- to 2.5-stories, up to 1.2 FAR, 500-2200 s.f. unit size</li> <li>• Large-scale multifamily, 9+ units per building, 2- to 3-story (may include podium parking), up to 2.2 FAR, 400-1800 s.f. unit size</li> </ul>		


Site 201: 605-613 Bridgeway, 065-132-16, The Hill

- Mixed-use building(s) with residential uses and retail, office, service, and/or public uses, 4+ units per building, 2- to 3-stories, up to 2.5 FAR, 400-1600 s.f. unit size

Program 4 addresses a ballot measure to remove Ordinance 1022 constraints to the site and would rezone the site to accommodate mixed use development at 49 units per acre and requiring a minimum of 43 units per acre for 85% of the rezoned area. The rezoning to allow 49 units per acre incentivizes redevelopment of the parking area by providing a significant increase in density. In addition to Program 4, development of this site is supported by the following Housing Element programs:

Program 10: Affordable Housing Development Assistance  
 Program 12: Partnerships for Affordable Housing  
 Program 16: Zoning Ordinance Amendments (particularly F. Design Standards, G. Height Limits, H. Streamlined Ministerial Review and Objective Design Standards, N. Parcel Consolidation)  
 Program 17: Density Bonus and Other Incentives  
 Program 19: Development Review Procedures

Appendix E – Very Low and Low Income Opportunity Site Details

Site 202: Alta Mira, 125 Bulkley, 065-093-13, -14, -15, -16, -17, The Hill			
Site Number	202	Acreage	1.19
Ownership	Private	Existing Use(s)	Commercial (7,032 s.f.); parking
Existing Floor Area Ratio	0.14	Existing Value	\$15,016,250
General Plan/ Zoning	High Density Residential / R-3	Proposed Zoning	Housing-70
Potential Capacity by Household Income Level	67 Units Realistic Capacity (39 EL/VL, 18 L, 5 M, 5 AM)		
Proximity to Transit and Services	Bus stop - 0.1 mi., Ferry - 1.8 mi., Retail, restaurants, and services - 0.1 mi., Community facilities - 0.2 mi.		
Proximity to Infrastructure	Water and sewer on-site		
Environmental Constraints	Landslide susceptibility: Map 58 rating for majority of site - 3 to 6 Fire hazard severity zone: Urban unzoned Flood zone: Area of Minimal Flood Hazard		
Site Location			
Factors Supporting Development	<p>This is a single site. The five parcels are under common ownership and are currently developed as a single use (Alta Mira facility). The lease for the current use is ending in mid-2023; the lease can be renewed for up to 5 years with no additional options to renew. The site will be available for development in either mid-2023 or mid-2028. The owner plans to either redevelop all five parcels (parking area and two buildings) with multifamily residential or to sell the site with the potential for redevelopment. This site has the potential for redevelopment with residential uses.</p> <p>Development of the site with 67 units can occur in a variety of ways. Assuming unit sizes ranging from an average of 400 s.f. to 2200 s.f., the Housing-70 zone applied to the site by Program 4 allows a variety of development types that can achieve the realistic capacity:</p> <ul style="list-style-type: none"> <li>• Small-scale multifamily, 4-8 units per building, 2- to 2.5-stories, up to 1.2 FAR, 400-2200 s.f. unit size</li> </ul>		

Site 202: Alta Mira, 125 Bulkley, 065-093-13, -14, -15, -16, -17, The Hill

- Large-scale multifamily, 9+ units per building, 2- to 3-story (may include podium parking), up to 2.2 FAR, 400-1800 s.f. unit size

Program 4 will rezone the site to accommodate mixed use development at 49 units per acre and requiring a minimum of 43 units per acre for 85% of the rezoned area. The rezoning to allow 49 units per acre incentivizes redevelopment of the site by providing a significant increase in density. In addition to Program 4, development of this site is supported by the following Housing Element programs:

Program 10: Affordable Housing Development Assistance

Program 12: Partnerships for Affordable Housing

Program 16: Zoning Ordinance Amendments (particularly F. Design Standards, G. Height Limits, H. Streamlined Ministerial Review and Objective Design Standards, N. Parcel Consolidation)

Program 17: Density Bonus and Other Incentives

Program 19: Development Review Procedures

**6<sup>th</sup> Cycle Housing Element Background Report Appendices**

**Appendix F – Lots with SB 9 Potential**

## Appendix F

APN	Assessor Use Code	Assessor Use Description	Address	Dwelling Units	GrossLandSqFt	Zoning	Potential Net SB 9 Units
200-310-18	21	Multiple-Resid. - Improved	51 WOLFBACK RIDGE RD	2	41081	R-1-20	2
064-275-02	11	Single-Resid. - Improved	19 WOLFBACK RIDGE RD	1	10800	R-1-20	3
200-240-07	11	Single-Resid. - Improved	31 WOLFBACK RIDGE RD	1	12045	R-1-20	3
064-275-43	11	Single-Resid. - Improved	156 CLOUD VIEW TRL	1	12963	R-1-20	3
200-130-49	11	Single-Resid. - Improved	1 CANTO GAL	1	13547	R-1-20	3
200-240-22	11	Single-Resid. - Improved	27 WOLFBACK RIDGE RD	1	14044	R-1-20	3
064-274-02	11	Single-Resid. - Improved	10 WOLFBACK RIDGE RD	1	14850	R-1-20	3
200-240-02	11	Single-Resid. - Improved	23 WOLFBACK RIDGE RD	1	15750	R-1-20	3
064-275-40	11	Single-Resid. - Improved	150 CLOUD VIEW TRL	1	15825	R-1-20	3
200-130-47	11	Single-Resid. - Improved	1 ROSEBOWL DR	1	15827	R-1-20	3
064-275-23	11	Single-Resid. - Improved	5 CLOUD VIEW TRL	1	16500	R-1-20	3
064-275-33	11	Single-Resid. - Improved	21 WOLFBACK RIDGE RD	1	16703	R-1-20	3
064-276-02	11	Single-Resid. - Improved	165 CLOUD VIEW TRL	1	17082	R-1-20	3
064-271-05	11	Single-Resid. - Improved	2 WOLFBACK RIDGE RD	1	17360	R-1-20	3
200-240-08	11	Single-Resid. - Improved	3 WOLFBACK TERRACE RD	1	17640	R-1-20	3
200-240-09	11	Single-Resid. - Improved	4 WOLFBACK TERRACE RD	1	18500	R-1-20	3
200-240-19	11	Single-Resid. - Improved	1 WOLFBACK TERRACE RD	1	19224	R-1-20	3
200-240-12	11	Single-Resid. - Improved	35 WOLFBACK RIDGE RD	1	19698	R-1-20	3
064-275-25	11	Single-Resid. - Improved	2 CLOUD VIEW TRL	1	20010	R-1-20	3
064-276-10	11	Single-Resid. - Improved	5 WOLFBACK RIDGE RD	1	21280	R-1-20	3
064-275-36	11	Single-Resid. - Improved	154 CLOUD VIEW TRL	1	21797	R-1-20	3
064-280-11	11	Single-Resid. - Improved	509 CLOUD VIEW TRL	1	23068	R-1-20	3
064-276-11	11	Single-Resid. - Improved	1 CLOUD VIEW TRL	1	23125	R-1-20	3
064-276-12	11	Single-Resid. - Improved	75 CLOUD VIEW TRL	1	25538	R-1-20	3
064-275-39	11	Single-Resid. - Improved	17 WOLFBACK RIDGE RD	1	25828	R-1-20	3
064-276-24	11	Single-Resid. - Improved	11 WOLFBACK RIDGE RD	1	29527	R-1-20	3
064-276-25	11	Single-Resid. - Improved	9 WOLFBACK RIDGE RD	1	30131	R-1-20	3
200-310-14	11	Single-Resid. - Improved	34 WOLFBACK TERRACE RD	1	30471	R-1-20	3
064-276-03	11	Single-Resid. - Improved	109 CLOUD VIEW TRL	1	31302	R-1-20	3
200-310-17	11	Single-Resid. - Improved		2	32135	R-1-20	2
064-276-09	11	Single-Resid. - Improved	7 WOLFBACK RIDGE RD	1	33300	R-1-20	3
064-280-01	11	Single-Resid. - Improved	201 CLOUD VIEW TRL	1	34840	R-1-20	3
200-240-11	11	Single-Resid. - Improved	7 WOLFBACK TERRACE RD	1	39000	R-1-20	3
064-280-09	11	Single-Resid. - Improved	301 CLOUD VIEW TRL	1	43316	R-1-20	3
064-275-07	11	Single-Resid. - Improved	202 CLOUD VIEW TRL	1	5278	R-1-20	3
064-274-01	11	Single-Resid. - Improved	8 WOLFBACK RIDGE RD	1	7448	R-1-20	3
200-240-16	11	Single-Resid. - Improved	25 WOLFBACK RIDGE RD	1	7800	R-1-20	3
064-275-42	11	Single-Resid. - Improved	152 CLOUD VIEW TRL	1	7941	R-1-20	3
064-275-41	11	Single-Resid. - Improved	7 CLOUD VIEW TRL	1	9972	R-1-20	3
065-122-04	61	Exemption - Improved	54 SPENCER AVE	2	0	R-1-6	2
065-123-01	61	Exemption - Improved	61 SANTA ROSA AVE	1	0	R-1-6	3
065-092-40	61	Exemption - Improved	171 HARRISON AVE	1	40062	R-1-6	3
065-121-10	21	Multiple-Resid. - Improved	141 SAN CARLOS AVE	2	0	R-1-6	2
064-192-01	21	Multiple-Resid. - Improved	143 WOODWARD AVE	2	0	R-1-6	2
065-195-10	21	Multiple-Resid. - Improved	174 CRESCENT AVE	2	0	R-1-6	2
065-221-84	21	Multiple-Resid. - Improved	115 PROSPECT AVE	2	0	R-1-6	2
065-221-76	21	Multiple-Resid. - Improved	543 SAUSALITO BLVD	2	0	R-1-6	2
064-202-05	21	Multiple-Resid. - Improved	55 PLATT AVE	2	0	R-1-6	2
064-202-08	21	Multiple-Resid. - Improved	25 WOODWARD AVE	2	0	R-1-6	2
065-162-13	21	Multiple-Resid. - Improved	669 SAUSALITO BLVD	2	0	R-1-6	2
065-162-01	21	Multiple-Resid. - Improved	1 PROSPECT AVE	3	0	R-1-6	1
065-162-18	21	Multiple-Resid. - Improved	631 SAUSALITO BLVD	2	0	R-1-6	2
064-213-07	21	Multiple-Resid. - Improved	299 GLEN DR	2	0	R-1-6	2
064-193-05	21	Multiple-Resid. - Improved	525 EASTERBY ST	3	0	R-1-6	1
064-193-04	21	Multiple-Resid. - Improved	531 EASTERBY ST	3	0	R-1-6	1

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065-151-35	21	Multiple-Resid. - Improved	132 SPENCER AVE	2	0	R-1-6	2
065-101-16	21	Multiple-Resid. - Improved	76 CAZNEAU AVE	2	0	R-1-6	2
065-222-22	21	Multiple-Resid. - Improved	508 SAUSALITO BLVD	2	0	R-1-6	2
065-222-27	21	Multiple-Resid. - Improved	512 SAUSALITO BLVD	2	0	R-1-6	2
065-222-40	21	Multiple-Resid. - Improved	520 SAUSALITO BLVD	2	0	R-1-6	2
065-092-09	21	Multiple-Resid. - Improved	157 HARRISON AVE	2	0	R-1-6	2
065-103-18	21	Multiple-Resid. - Improved	11 GIRARD AVE	3	0	R-1-6	1
065-103-22	21	Multiple-Resid. - Improved	78 GLEN DR	2	0	R-1-6	2
065-141-04	21	Multiple-Resid. - Improved	222 GLEN DR	2	0	R-1-6	2
065-202-38	21	Multiple-Resid. - Improved	71 ATWOOD AVE	2	0	R-1-6	2
065-202-02	21	Multiple-Resid. - Improved	68 CENTRAL AVE	2	0	R-1-6	2
065-202-10	21	Multiple-Resid. - Improved	100 CENTRAL AVE	2	0	R-1-6	2
065-202-36	21	Multiple-Resid. - Improved	7 HARRISON AVE	2	0	R-1-6	2
064-204-15	21	Multiple-Resid. - Improved	36 WRAY AVE	2	0	R-1-6	2
064-101-11	21	Multiple-Resid. - Improved	709 OLIMA ST	2	10200	R-1-6	2
065-195-03	21	Multiple-Resid. - Improved	608 SAUSALITO BLVD	2	11290	R-1-6	2
065-112-58	21	Multiple-Resid. - Improved	185 SAN CARLOS AVE	2	12570	R-1-6	2
065-112-56	21	Multiple-Resid. - Improved	96 SANTA ROSA AVE	2	1330	R-1-6	2
064-193-17	21	Multiple-Resid. - Improved	535 EASTERBY ST	2	22200	R-1-6	2
065-151-02	21	Multiple-Resid. - Improved	155 SANTA ROSA AVE	2	24325	R-1-6	2
065-112-01	21	Multiple-Resid. - Improved	197 SAN CARLOS AVE A	2	2658	R-1-6	2
065-202-04	21	Multiple-Resid. - Improved	74 CENTRAL AVE	3	2700	R-1-6	1
065-222-11	21	Multiple-Resid. - Improved	550 SAUSALITO BLVD	2	2734	R-1-6	2
065-141-19	21	Multiple-Resid. - Improved	220 GLEN DR	2	2740	R-1-6	2
065-201-30	21	Multiple-Resid. - Improved	87 CENTRAL AVE	3	2750	R-1-6	1
065-141-20	21	Multiple-Resid. - Improved	216 GLEN DR	2	3070	R-1-6	2
065-202-01	21	Multiple-Resid. - Improved	62 CENTRAL AVE	2	3100	R-1-6	2
065-201-03	21	Multiple-Resid. - Improved	630 SAUSALITO BLVD	3	3150	R-1-6	1
065-201-11	21	Multiple-Resid. - Improved	63 CENTRAL AVE	2	3166	R-1-6	2
065-141-14	21	Multiple-Resid. - Improved	226 GLEN DR	2	3267	R-1-6	2
065-161-10	21	Multiple-Resid. - Improved	74 SPENCER AVE	2	3300	R-1-6	2
065-201-31	21	Multiple-Resid. - Improved	81 CENTRAL AVE	2	3300	R-1-6	2
065-112-16	21	Multiple-Resid. - Improved	20 ROSE CT	2	3485	R-1-6	2
065-102-06	21	Multiple-Resid. - Improved	83 CAZNEAU AVE	2	3867	R-1-6	2
065-102-10	21	Multiple-Resid. - Improved	258 GLEN DR	2	3900	R-1-6	2
065-103-19	21	Multiple-Resid. - Improved	23 CAZNEAU AVE	2	3967	R-1-6	2
065-103-01	21	Multiple-Resid. - Improved	62 GLEN DR	2	4000	R-1-6	2
065-103-27	21	Multiple-Resid. - Improved	53 CAZNEAU AVE	2	4000	R-1-6	2
065-103-30	21	Multiple-Resid. - Improved	104 GLEN DR	2	4334	R-1-6	2
065-103-28	21	Multiple-Resid. - Improved	94 GLEN DR	2	4375	R-1-6	2
065-222-13	21	Multiple-Resid. - Improved	556 SAUSALITO BLVD	2	4400	R-1-6	2
065-103-29	21	Multiple-Resid. - Improved	100 GLEN DR	2	4400	R-1-6	2
065-222-15	21	Multiple-Resid. - Improved	141 CRESCENT AVE	2	4758	R-1-6	2
065-141-23	21	Multiple-Resid. - Improved	142 GLEN DR	2	4888	R-1-6	2
065-191-67	21	Multiple-Resid. - Improved	119 CLOUD VIEW RD	2	4928	R-1-6	2
065-141-25	21	Multiple-Resid. - Improved	156 GLEN DR	2	4953	R-1-6	2
065-121-12	21	Multiple-Resid. - Improved	47 MILLER AVE	2	5000	R-1-6	2
065-103-26	21	Multiple-Resid. - Improved	29 CAZNEAU AVE	2	5250	R-1-6	2
065-141-21	21	Multiple-Resid. - Improved	200 GLEN DR	2	5263	R-1-6	2
065-103-25	21	Multiple-Resid. - Improved	31 CAZNEAU AVE	2	5326	R-1-6	2
065-223-09	21	Multiple-Resid. - Improved	138 CRESCENT AVE	2	5424	R-1-6	2
065-141-24	21	Multiple-Resid. - Improved	148 GLEN DR	2	5450	R-1-6	2
065-221-21	21	Multiple-Resid. - Improved	129 PROSPECT AVE	2	5512	R-1-6	2
065-223-24	21	Multiple-Resid. - Improved	650 MAIN ST	2	5550	R-1-6	2
065-151-30	21	Multiple-Resid. - Improved	156 SPENCER AVE	2	5820	R-1-6	2

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064-204-16	21	Multiple-Resid. - Improved	42 WRAY AVE	2	5835	R-1-6	2
064-061-04	21	Multiple-Resid. - Improved	650 BUTTE ST	2	6000	R-1-6	2
065-182-38	21	Multiple-Resid. - Improved	122 CLOUD VIEW RD	2	6000	R-1-6	2
065-141-22	21	Multiple-Resid. - Improved	178 GLEN DR	2	6161	R-1-6	2
065-163-10	21	Multiple-Resid. - Improved	61 SAN CARLOS AVE	2	6300	R-1-6	2
065-201-35	21	Multiple-Resid. - Improved	69 SUNSHINE AVE	2	6376	R-1-6	2
064-204-09	21	Multiple-Resid. - Improved	4 WRAY AVE	2	6862	R-1-6	2
064-213-12	21	Multiple-Resid. - Improved	34 CURREY AVE	2	6960	R-1-6	2
065-201-07	21	Multiple-Resid. - Improved	53 CENTRAL AVE	2	7100	R-1-6	2
065-222-53	21	Multiple-Resid. - Improved	546 SAUSALITO BLVD	3	7225	R-1-6	1
065-151-15	21	Multiple-Resid. - Improved	144 SPENCER AVE	2	7265	R-1-6	2
064-101-14	21	Multiple-Resid. - Improved	304 SACRAMENTO AVE	2	7571	R-1-6	2
065-191-34	21	Multiple-Resid. - Improved	107 CLOUD VIEW RD	2	7623	R-1-6	2
065-112-62	21	Multiple-Resid. - Improved	23 GLEN DR	2	7641	R-1-6	2
065-101-15	21	Multiple-Resid. - Improved	44 CAZNEAU AVE	2	8200	R-1-6	2
065-141-44	21	Multiple-Resid. - Improved	240 GLEN DR	2	8243	R-1-6	2
065-112-24	21	Multiple-Resid. - Improved	77 GLEN DR	2	8463	R-1-6	2
065-112-59	21	Multiple-Resid. - Improved	191 SAN CARLOS AVE	2	9300	R-1-6	2
064-193-24	14	Single Family Attached	541 EASTERBY ST	1	729	R-1-6	3
064-193-25	14	Single Family Attached	539 EASTERBY ST	1	729	R-1-6	3
065-193-20	11	Single-Resid. - Improved	615 SAUSALITO BLVD	1	0	R-1-6	3
064-233-04	11	Single-Resid. - Improved	12 PLATT AVE	1	0	R-1-6	3
065-163-18	11	Single-Resid. - Improved	27 SPENCER AVE	2	0	R-1-6	2
065-164-07	11	Single-Resid. - Improved	42 SAN CARLOS AVE	1	10087	R-1-6	3
064-303-11	11	Single-Resid. - Improved	11 WILLIAM CT	1	10092	R-1-6	3
064-221-24	11	Single-Resid. - Improved	855 SPRING ST	1	10200	R-1-6	3
064-254-41	11	Single-Resid. - Improved	75 GEORGE LN	1	10200	R-1-6	3
065-181-20	11	Single-Resid. - Improved	203 SANTA ROSA AVE	1	10250	R-1-6	3
065-182-49	11	Single-Resid. - Improved	106 CLOUD VIEW RD	1	10251	R-1-6	3
065-142-26	11	Single-Resid. - Improved	135 GLEN DR	1	10266	R-1-6	3
065-142-24	11	Single-Resid. - Improved	123 GLEN DR	1	10268	R-1-6	3
065-181-21	11	Single-Resid. - Improved	207 SANTA ROSA AVE	1	10292	R-1-6	3
065-181-19	11	Single-Resid. - Improved	199 SANTA ROSA AVE	1	10320	R-1-6	3
064-254-40	11	Single-Resid. - Improved	79 GEORGE LN	2	10400	R-1-6	2
065-091-04	11	Single-Resid. - Improved	156 HARRISON AVE	1	10400	R-1-6	3
065-112-57	11	Single-Resid. - Improved	181 SAN CARLOS AVE	1	10500	R-1-6	3
065-163-36	11	Single-Resid. - Improved	40 COOPER LN	1	10580	R-1-6	3
065-152-04	11	Single-Resid. - Improved	131 SPENCER AVE	1	10600	R-1-6	3
065-123-16	11	Single-Resid. - Improved	114 SAN CARLOS AVE	1	10608	R-1-6	3
065-121-16	11	Single-Resid. - Improved	37 MILLER AVE	1	10665	R-1-6	3
064-301-02	11	Single-Resid. - Improved	200 BUCHANAN DR	1	10680	R-1-6	3
065-195-19	11	Single-Resid. - Improved	596 SAUSALITO BLVD	2	10771	R-1-6	2
065-410-08	11	Single-Resid. - Improved	283 SANTA ROSA AVE	1	1080	R-1-6	3
065-410-06	11	Single-Resid. - Improved	277 SANTA ROSA AVE	1	1080	R-1-6	3
065-410-05	11	Single-Resid. - Improved	275 SANTA ROSA AVE	1	1080	R-1-6	3
065-410-13	11	Single-Resid. - Improved	273 SANTA ROSA AVE	1	1080	R-1-6	3
065-410-09	11	Single-Resid. - Improved	285 SANTA ROSA AVE	1	1080	R-1-6	3
065-410-04	11	Single-Resid. - Improved	271 SANTA ROSA AVE	1	1080	R-1-6	3
065-410-07	11	Single-Resid. - Improved	281 SANTA ROSA AVE	1	1080	R-1-6	3
065-410-01	11	Single-Resid. - Improved	265 SANTA ROSA AVE	1	1080	R-1-6	3
065-410-02	11	Single-Resid. - Improved	267 SANTA ROSA AVE	1	1080	R-1-6	3
065-410-10	11	Single-Resid. - Improved	279 SANTA ROSA AVE	1	1080	R-1-6	3
065-410-03	11	Single-Resid. - Improved	269 SANTA ROSA AVE	1	1080	R-1-6	3
065-151-22	11	Single-Resid. - Improved	115 SANTA ROSA AVE	1	10800	R-1-6	3
065-182-37	11	Single-Resid. - Improved	120 CLOUD VIEW RD	1	10804	R-1-6	3

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065-182-39	11	Single-Resid. - Improved	116 CLOUD VIEW RD	1	10826	R-1-6	3
064-254-46	11	Single-Resid. - Improved	85 GEORGE LN	1	10872	R-1-6	3
065-191-06	11	Single-Resid. - Improved	81 CLOUD VIEW RD	1	10914	R-1-6	3
065-142-28	11	Single-Resid. - Improved	208 SANTA ROSA AVE	1	10920	R-1-6	3
065-191-74	11	Single-Resid. - Improved	52 PROSPECT AVE	1	10925	R-1-6	3
065-151-41	11	Single-Resid. - Improved	99 MILLER LN	1	10969	R-1-6	3
065-151-07	11	Single-Resid. - Improved	137 SANTA ROSA AVE	2	11000	R-1-6	2
064-213-23	11	Single-Resid. - Improved	159 CAZNEAU AVE	1	11052	R-1-6	3
065-202-60	11	Single-Resid. - Improved	63 ATWOOD AVE	1	11072	R-1-6	3
065-202-56	11	Single-Resid. - Improved	41 SAN CARLOS AVE	1	11100	R-1-6	3
065-162-25	11	Single-Resid. - Improved	15 PROSPECT AVE	1	11160	R-1-6	3
065-191-05	11	Single-Resid. - Improved	89 CLOUD VIEW RD	1	11235	R-1-6	3
065-193-27	11	Single-Resid. - Improved	579 SAUSALITO BLVD	1	11235	R-1-6	3
065-191-65	11	Single-Resid. - Improved	116 PROSPECT AVE	1	11250	R-1-6	3
065-202-52	11	Single-Resid. - Improved		1	11280	R-1-6	3
065-112-36	11	Single-Resid. - Improved	29 GLEN CT	1	11318	R-1-6	3
064-243-05	11	Single-Resid. - Improved	31 GEORGE LN	1	11374	R-1-6	3
065-182-03	11	Single-Resid. - Improved	72 CLOUD VIEW RD	1	11400	R-1-6	3
065-181-22	11	Single-Resid. - Improved	249 SANTA ROSA AVE	1	11440	R-1-6	3
065-151-39	11	Single-Resid. - Improved	108 SPENCER AVE	2	11455	R-1-6	2
064-202-07	11	Single-Resid. - Improved	59 WOODWARD AVE	1	11500	R-1-6	3
065-191-62	11	Single-Resid. - Improved	124 PROSPECT AVE	1	11500	R-1-6	3
065-202-22	11	Single-Resid. - Improved	118 CENTRAL AVE	1	11500	R-1-6	3
065-163-05	11	Single-Resid. - Improved	44 SUNSHINE AVE	2	11564	R-1-6	2
064-243-04	11	Single-Resid. - Improved	3 CURREY AVE	1	11570	R-1-6	3
065-181-40	11	Single-Resid. - Improved	260 SPENCER AVE	1	11651	R-1-6	3
065-193-08	11	Single-Resid. - Improved	101 PROSPECT AVE	1	11656	R-1-6	3
065-142-42	11	Single-Resid. - Improved	220 SANTA ROSA AVE	1	11799	R-1-6	3
065-182-12	11	Single-Resid. - Improved	94 CLOUD VIEW RD	1	11814	R-1-6	3
065-092-11	11	Single-Resid. - Improved	155 HARRISON AVE	1	11872	R-1-6	3
064-254-22	11	Single-Resid. - Improved	71 GEORGE LN	1	12096	R-1-6	3
065-193-16	11	Single-Resid. - Improved	39 PROSPECT AVE	1	12180	R-1-6	3
064-213-24	11	Single-Resid. - Improved	22 CURREY AVE	1	12320	R-1-6	3
065-191-15	11	Single-Resid. - Improved	60 PROSPECT AVE	1	12600	R-1-6	3
065-181-27	11	Single-Resid. - Improved	211 SANTA ROSA AVE	1	12600	R-1-6	3
065-112-50	11	Single-Resid. - Improved	122 SANTA ROSA AVE	1	12800	R-1-6	3
065-162-32	11	Single-Resid. - Improved	19 PROSPECT AVE	1	12800	R-1-6	3
065-092-44	11	Single-Resid. - Improved	168 SAN CARLOS AVE	2	12810	R-1-6	2
064-254-43	11	Single-Resid. - Improved	70 GEORGE LN	1	12862	R-1-6	3
065-092-12	11	Single-Resid. - Improved	147 HARRISON AVE	1	13200	R-1-6	3
065-121-17	11	Single-Resid. - Improved	101 SANTA ROSA AVE	2	13500	R-1-6	2
065-163-35	11	Single-Resid. - Improved	694 SAUSALITO BLVD	1	13520	R-1-6	3
064-254-47	11	Single-Resid. - Improved	201 GLEN DR	1	13530	R-1-6	3
065-193-22	11	Single-Resid. - Improved	607 SAUSALITO BLVD	1	13970	R-1-6	3
065-193-17	11	Single-Resid. - Improved	35 PROSPECT AVE	1	14027	R-1-6	3
065-162-28	11	Single-Resid. - Improved	28 SPENCER CT	1	14100	R-1-6	3
064-204-28	11	Single-Resid. - Improved	60 PLATT AVE	1	14448	R-1-6	3
065-153-08	11	Single-Resid. - Improved	19 CLOUD VIEW RD	1	14700	R-1-6	3
065-181-26	11	Single-Resid. - Improved	200 SPENCER AVE	1	14850	R-1-6	3
065-162-19	11	Single-Resid. - Improved	623 SAUSALITO BLVD	1	15000	R-1-6	3
065-092-41	11	Single-Resid. - Improved	161 HARRISON AVE	2	15000	R-1-6	2
065-181-42	11	Single-Resid. - Improved	244 SPENCER AVE	1	15200	R-1-6	3
065-122-11	11	Single-Resid. - Improved	26 MILLER AVE	1	15376	R-1-6	3
065-153-17	11	Single-Resid. - Improved	9 CLOUD VIEW RD	1	16109	R-1-6	3
064-221-41	11	Single-Resid. - Improved	815 SPRING ST	1	16160	R-1-6	3

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## Appendix F

APN	Assessor Use Code	Assessor Use Description	Address	Dwelling Units	GrossLandSqFt	Zoning	Potential Net SB 9 Units
065-162-11	11	Single-Resid. - Improved	63 SPENCER AVE	1	1680	R-1-6	3
065-181-34	11	Single-Resid. - Improved	212 SPENCER AVE	1	16848	R-1-6	3
065-164-06	11	Single-Resid. - Improved	60 SAN CARLOS AVE	1	17004	R-1-6	3
065-193-11	11	Single-Resid. - Improved	601 SAUSALITO BLVD	1	17110	R-1-6	3
065-181-32	11	Single-Resid. - Improved	204 SPENCER AVE	1	17112	R-1-6	3
065-202-35	11	Single-Resid. - Improved	1 SAN CARLOS AVE	1	17600	R-1-6	3
065-092-18	11	Single-Resid. - Improved	160 SAN CARLOS AVE	1	18000	R-1-6	3
065-151-21	11	Single-Resid. - Improved	125 SANTA ROSA AVE	1	18200	R-1-6	3
065-181-33	11	Single-Resid. - Improved	208 SPENCER AVE	1	18368	R-1-6	3
065-103-17	11	Single-Resid. - Improved	21 GIRARD AVE	1	18400	R-1-6	3
065-202-34	11	Single-Resid. - Improved	504 NORTH ST	1	1875	R-1-6	3
065-103-31	11	Single-Resid. - Improved	47 GIRARD AVE	1	18750	R-1-6	3
065-103-16	11	Single-Resid. - Improved	31 GIRARD AVE	1	18881	R-1-6	3
065-161-11	11	Single-Resid. - Improved	100 SPENCER AVE	1	19008	R-1-6	3
064-101-10	11	Single-Resid. - Improved	700 OLIMA ST	1	19206	R-1-6	3
065-123-07	11	Single-Resid. - Improved	122 SAN CARLOS AVE	1	19400	R-1-6	3
065-112-47	11	Single-Resid. - Improved	130 SANTA ROSA AVE	1	20000	R-1-6	3
065-161-04	11	Single-Resid. - Improved	33 MILLER AVE	1	20500	R-1-6	3
065-123-06	11	Single-Resid. - Improved	126 SAN CARLOS AVE	1	20592	R-1-6	3
065-191-17	11	Single-Resid. - Improved	72 PROSPECT AVE	1	20895	R-1-6	3
065-092-16	11	Single-Resid. - Improved	46 SANTA ROSA AVE	1	21000	R-1-6	3
065-195-11	11	Single-Resid. - Improved	35 CENTRAL AVE	1	21068	R-1-6	3
065-102-15	11	Single-Resid. - Improved	292 GLEN DR	1	2150	R-1-6	3
065-164-10	11	Single-Resid. - Improved	86 SAN CARLOS AVE	1	21900	R-1-6	3
065-123-05	11	Single-Resid. - Improved	117 HARRISON AVE	1	2236	R-1-6	3
065-202-03	11	Single-Resid. - Improved	72 CENTRAL AVE	1	2250	R-1-6	3
065-112-22	11	Single-Resid. - Improved	63 GLEN DR	1	2256	R-1-6	3
065-202-06	11	Single-Resid. - Improved	86 CENTRAL AVE	1	2380	R-1-6	3
065-221-09	11	Single-Resid. - Improved	553 SAUSALITO BLVD	1	2450	R-1-6	3
065-101-13	11	Single-Resid. - Improved	34 CAZNEAU AVE	1	2480	R-1-6	3
064-061-02	11	Single-Resid. - Improved	620 BUTTE ST	1	2500	R-1-6	3
065-202-40	11	Single-Resid. - Improved		0	2508	R-1-6	4
065-164-05	11	Single-Resid. - Improved	10 SAN CARLOS AVE	1	2565	R-1-6	3
065-201-15	11	Single-Resid. - Improved	75 CENTRAL AVE	1	2640	R-1-6	3
065-202-05	11	Single-Resid. - Improved	82 CENTRAL AVE	1	2720	R-1-6	3
065-193-07	11	Single-Resid. - Improved	105 PROSPECT AVE	1	2750	R-1-6	3
065-151-31	11	Single-Resid. - Improved	183 SANTA ROSA AVE	1	28000	R-1-6	3
065-221-97	11	Single-Resid. - Improved	43 CABLE ROADWAY	1	2841	R-1-6	3
064-202-02	11	Single-Resid. - Improved	35 WOODWARD AVE	1	2860	R-1-6	3
065-163-12	11	Single-Resid. - Improved	8 COOPER LN	1	2900	R-1-6	3
064-202-03	11	Single-Resid. - Improved	37 WOODWARD AVE	1	3000	R-1-6	3
064-061-01	11	Single-Resid. - Improved	600 BUTTE ST	1	3000	R-1-6	3
065-163-11	11	Single-Resid. - Improved	67 SAN CARLOS AVE	1	3000	R-1-6	3
065-201-21	11	Single-Resid. - Improved	17 SUNSHINE AVE	1	3120	R-1-6	3
065-221-10	11	Single-Resid. - Improved	549 SAUSALITO BLVD	1	3162	R-1-6	3
065-123-10	11	Single-Resid. - Improved	77 HARRISON AVE	1	31710	R-1-6	3
065-202-41	11	Single-Resid. - Improved	25 SAN CARLOS AVE	1	3200	R-1-6	3
065-222-08	11	Single-Resid. - Improved	536 SAUSALITO BLVD	1	3250	R-1-6	3
065-222-07	11	Single-Resid. - Improved	532 SAUSALITO BLVD	1	3250	R-1-6	3
065-182-10	11	Single-Resid. - Improved	80 CLOUD VIEW RD	1	32600	R-1-6	3
065-163-02	11	Single-Resid. - Improved	652 SAUSALITO BLVD	1	3264	R-1-6	3
065-091-06	11	Single-Resid. - Improved	18 SANTA ROSA AVE	1	3267	R-1-6	3
065-112-20	11	Single-Resid. - Improved	53 GLEN DR	1	3354	R-1-6	3
065-112-14	11	Single-Resid. - Improved	43 GLEN CT	1	3400	R-1-6	3
065-163-17	11	Single-Resid. - Improved	101 SAN CARLOS AVE	1	3420	R-1-6	3

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065-102-16	11	Single-Resid. - Improved	284 GLEN DR	1	3465	R-1-6	3
065-112-17	11	Single-Resid. - Improved	16 ROSE CT	1	3485	R-1-6	3
065-201-02	11	Single-Resid. - Improved	626 SAUSALITO BLVD	1	3500	R-1-6	3
065-092-30	11	Single-Resid. - Improved	200 SAN CARLOS AVE	1	3500	R-1-6	3
065-201-22	11	Single-Resid. - Improved	5 SUNSHINE AVE	1	3553	R-1-6	3
065-201-18	11	Single-Resid. - Improved	45 SUNSHINE AVE	1	3575	R-1-6	3
065-202-09	11	Single-Resid. - Improved	96 CENTRAL AVE	1	3588	R-1-6	3
065-201-28	11	Single-Resid. - Improved	101 CENTRAL AVE	1	3600	R-1-6	3
065-164-02	11	Single-Resid. - Improved	35 HARRISON AVE	1	3600	R-1-6	3
065-102-12	11	Single-Resid. - Improved	264 GLEN DR	1	3626	R-1-6	3
065-222-35	11	Single-Resid. - Improved	117 CRESCENT AVE	1	3640	R-1-6	3
065-163-20	11	Single-Resid. - Improved		0	3660	R-1-6	4
065-092-28	11	Single-Resid. - Improved	208 SAN CARLOS AVE	1	3680	R-1-6	3
065-222-36	11	Single-Resid. - Improved	123 CRESCENT AVE	2	3705	R-1-6	2
065-112-55	11	Single-Resid. - Improved	173 SAN CARLOS AVE	1	3796	R-1-6	3
065-112-45	11	Single-Resid. - Improved	11 ROSE CT	1	3825	R-1-6	3
065-112-44	11	Single-Resid. - Improved	9 ROSE CT	1	3825	R-1-6	3
065-193-23	11	Single-Resid. - Improved	107 PROSPECT AVE	1	3900	R-1-6	3
065-102-07	11	Single-Resid. - Improved	81 CAZNEAU AVE	1	3900	R-1-6	3
065-201-17	11	Single-Resid. - Improved	47 SUNSHINE AVE	1	3901	R-1-6	3
065-091-05	11	Single-Resid. - Improved	148 HARRISON AVE	1	4000	R-1-6	3
065-102-11	11	Single-Resid. - Improved	262 GLEN DR	1	4000	R-1-6	3
065-112-42	11	Single-Resid. - Improved	3 ROSE CT	1	4002	R-1-6	3
064-213-02	11	Single-Resid. - Improved	155 CAZNEAU AVE	1	4004	R-1-6	3
065-202-46	11	Single-Resid. - Improved	39 SAN CARLOS AVE	1	4026	R-1-6	3
065-102-14	11	Single-Resid. - Improved	274 GLEN DR	1	4037	R-1-6	3
065-201-27	11	Single-Resid. - Improved	103 CENTRAL AVE	1	4042	R-1-6	3
065-112-19	11	Single-Resid. - Improved	49 GLEN DR	1	4050	R-1-6	3
065-112-43	11	Single-Resid. - Improved	33 GLEN DR	1	4074	R-1-6	3
065-112-64	11	Single-Resid. - Improved	39 GLEN CT	1	4100	R-1-6	3
065-121-06	11	Single-Resid. - Improved	147 SAN CARLOS AVE	1	4154	R-1-6	3
065-223-03	11	Single-Resid. - Improved	120 CRESCENT AVE	1	4161	R-1-6	3
065-222-14	11	Single-Resid. - Improved	564 SAUSALITO BLVD	1	4182	R-1-6	3
065-112-10	11	Single-Resid. - Improved	25 GLEN CT	1	4200	R-1-6	3
064-194-07	11	Single-Resid. - Improved	48 WOODWARD AVE	1	4200	R-1-6	3
065-222-50	11	Single-Resid. - Improved		1	4200	R-1-6	3
065-102-05	11	Single-Resid. - Improved	89 CAZNEAU AVE	1	4200	R-1-6	3
064-243-03	11	Single-Resid. - Improved	7 CURREY AVE	1	4209	R-1-6	3
065-112-18	11	Single-Resid. - Improved	12 ROSE CT	1	4230	R-1-6	3
065-222-49	11	Single-Resid. - Improved	528 SAUSALITO BLVD	1	4250	R-1-6	3
065-161-06	11	Single-Resid. - Improved	11 MILLER AVE	1	4260	R-1-6	3
065-091-10	11	Single-Resid. - Improved	168 HARRISON AVE	2	42600	R-1-6	2
065-202-11	11	Single-Resid. - Improved	102 CENTRAL AVE	1	4290	R-1-6	3
065-191-27	11	Single-Resid. - Improved	117 CLOUD VIEW RD	1	4320	R-1-6	3
065-222-34	11	Single-Resid. - Improved	111 CRESCENT AVE	1	4320	R-1-6	3
065-092-29	11	Single-Resid. - Improved	210 SAN CARLOS AVE	1	4320	R-1-6	3
064-213-10	11	Single-Resid. - Improved	10 CURREY AVE	1	4352	R-1-6	3
065-112-06	11	Single-Resid. - Improved	29 GLEN DR	1	4365	R-1-6	3
065-164-01	11	Single-Resid. - Improved	41 HARRISON AVE	1	4380	R-1-6	3
065-102-04	11	Single-Resid. - Improved	93 CAZNEAU AVE	1	4400	R-1-6	3
065-202-08	11	Single-Resid. - Improved	92 CENTRAL AVE	1	4400	R-1-6	3
064-202-09	11	Single-Resid. - Improved	75 PLATT AVE	1	4488	R-1-6	3
065-164-04	11	Single-Resid. - Improved	2 SAN CARLOS AVE	1	4488	R-1-6	3
065-163-39	11	Single-Resid. - Improved	1 SWEETBRIAR LN	1	4500	R-1-6	3
065-222-28	11	Single-Resid. - Improved	93 CRESCENT AVE	1	4500	R-1-6	3

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065-123-11	11	Single-Resid. - Improved	45 HARRISON AVE	1	4500	R-1-6	3
065-161-05	11	Single-Resid. - Improved	21 MILLER AVE	1	4550	R-1-6	3
065-161-01	11	Single-Resid. - Improved	104 SPENCER AVE	1	4560	R-1-6	3
065-091-03	11	Single-Resid. - Improved	4 SANTA ROSA AVE	1	4560	R-1-6	3
065-223-22	11	Single-Resid. - Improved	1 LOWER CRESCENT AVE	1	4600	R-1-6	3
065-152-10	11	Single-Resid. - Improved	141 SPENCER AVE	1	4636	R-1-6	3
065-163-19	11	Single-Resid. - Improved	33 SPENCER AVE	1	4650	R-1-6	3
065-102-08	11	Single-Resid. - Improved	77 CAZNEAU AVE	1	4650	R-1-6	3
065-103-02	11	Single-Resid. - Improved	70 GLEN DR	1	4662	R-1-6	3
065-162-20	11	Single-Resid. - Improved	621 SAUSALITO BLVD	1	4675	R-1-6	3
065-102-03	11	Single-Resid. - Improved	282 GLEN DR	1	4675	R-1-6	3
065-223-14	11	Single-Resid. - Improved	35 LOWER CRESCENT AVE	1	4692	R-1-6	3
065-223-17	11	Single-Resid. - Improved	21 LOWER CRESCENT AVE	1	4700	R-1-6	3
065-223-16	11	Single-Resid. - Improved	25 LOWER CRESCENT AVE	1	4700	R-1-6	3
065-202-47	11	Single-Resid. - Improved	53 ATWOOD AVE	1	4717	R-1-6	3
065-163-09	11	Single-Resid. - Improved	14 SUNSHINE AVE	1	4736	R-1-6	3
065-202-07	11	Single-Resid. - Improved	88 CENTRAL AVE	1	4750	R-1-6	3
065-151-06	11	Single-Resid. - Improved	139 SANTA ROSA AVE	1	4752	R-1-6	3
064-204-29	11	Single-Resid. - Improved	39 WRAY AVE	1	4760	R-1-6	3
065-161-09	11	Single-Resid. - Improved	58 SPENCER AVE	1	4800	R-1-6	3
065-222-37	11	Single-Resid. - Improved	127 CRESCENT AVE	1	4800	R-1-6	3
065-103-23	11	Single-Resid. - Improved	55 CAZNEAU AVE	1	4800	R-1-6	3
065-161-08	11	Single-Resid. - Improved	5 MILLER AVE LWR	1	4818	R-1-6	3
065-223-05	11	Single-Resid. - Improved	122 CRESCENT AVE	1	4850	R-1-6	3
065-121-05	11	Single-Resid. - Improved	87 SANTA ROSA AVE	1	4851	R-1-6	3
065-101-14	11	Single-Resid. - Improved	36 CAZNEAU AVE	1	4872	R-1-6	3
065-091-07	11	Single-Resid. - Improved	174 HARRISON AVE	1	4900	R-1-6	3
065-223-15	11	Single-Resid. - Improved	29 LOWER CRESCENT AVE	2	4902	R-1-6	2
064-204-18	11	Single-Resid. - Improved	72 PLATT AVE	1	4914	R-1-6	3
064-204-30	11	Single-Resid. - Improved	50 PLATT AVE	1	4928	R-1-6	3
065-102-09	11	Single-Resid. - Improved	73 CAZNEAU AVE	1	4950	R-1-6	3
065-223-13	11	Single-Resid. - Improved	39 LOWER CRESCENT AVE	1	5000	R-1-6	3
065-092-38	11	Single-Resid. - Improved	166 SAN CARLOS AVE	1	5000	R-1-6	3
065-202-12	11	Single-Resid. - Improved	108 CENTRAL AVE	1	5000	R-1-6	3
065-121-02	11	Single-Resid. - Improved	105 SANTA ROSA AVE	1	5005	R-1-6	3
065-092-13	11	Single-Resid. - Improved	36 SANTA ROSA AVE	1	5022	R-1-6	3
065-221-20	11	Single-Resid. - Improved	137 PROSPECT AVE	1	5032	R-1-6	3
065-202-31	11	Single-Resid. - Improved	410 NORTH ST	1	5032	R-1-6	3
065-112-35	11	Single-Resid. - Improved	166 SANTA ROSA AVE	1	5040	R-1-6	3
065-221-62	11	Single-Resid. - Improved	505 SAUSALITO BLVD	1	5040	R-1-6	3
065-191-33	11	Single-Resid. - Improved	109 CLOUD VIEW RD	1	5040	R-1-6	3
065-091-08	11	Single-Resid. - Improved	199 BULKLEY AVE	1	5040	R-1-6	3
065-182-06	11	Single-Resid. - Improved	169 SPENCER AVE	1	5040	R-1-6	3
065-222-05	11	Single-Resid. - Improved	149 CRESCENT AVE	1	5040	R-1-6	3
065-202-33	11	Single-Resid. - Improved	500 NORTH ST	1	5040	R-1-6	3
065-182-48	11	Single-Resid. - Improved	66 CLOUD VIEW RD	1	5042	R-1-6	3
065-123-17	11	Single-Resid. - Improved	55 SANTA ROSA AVE	1	5049	R-1-6	3
065-202-32	11	Single-Resid. - Improved	416 NORTH ST	1	5060	R-1-6	3
065-202-53	11	Single-Resid. - Improved	23 ATWOOD AVE	1	5066	R-1-6	3
064-201-16	11	Single-Resid. - Improved	51 MARIE ST	1	5085	R-1-6	3
065-152-02	11	Single-Resid. - Improved	10 BOOKER AVE	1	5088	R-1-6	3
065-223-06	11	Single-Resid. - Improved	128 CRESCENT AVE	1	5100	R-1-6	3
065-141-32	11	Single-Resid. - Improved	67 CAZNEAU AVE	1	5115	R-1-6	3
065-092-23	11	Single-Resid. - Improved	172 SAN CARLOS AVE	1	5125	R-1-6	3
065-221-61	11	Single-Resid. - Improved	503 SAUSALITO BLVD	1	5159	R-1-6	3

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065-103-13	11	Single-Resid. - Improved	11 CAZNEAU AVE	1	5160	R-1-6	3
064-194-06	11	Single-Resid. - Improved	68 WOODWARD AVE	1	5170	R-1-6	3
065-221-57	11	Single-Resid. - Improved	509 SAUSALITO BLVD	1	5175	R-1-6	3
064-194-02	11	Single-Resid. - Improved	67 MARIE ST	2	5175	R-1-6	2
065-193-30	11	Single-Resid. - Improved		1	5180	R-1-6	3
065-182-07	11	Single-Resid. - Improved	19 BOOKER AVE	1	5180	R-1-6	3
064-243-20	11	Single-Resid. - Improved	241 GLEN DR	1	5200	R-1-6	3
065-162-06	11	Single-Resid. - Improved	8 SPENCER CT	1	5200	R-1-6	3
065-191-68	11	Single-Resid. - Improved	86 PROSPECT AVE	1	5200	R-1-6	3
064-061-09	11	Single-Resid. - Improved	508 OLIMA ST	1	5200	R-1-6	3
064-061-08	11	Single-Resid. - Improved	504 OLIMA ST	1	5200	R-1-6	3
065-202-29	11	Single-Resid. - Improved	400 NORTH ST	1	5200	R-1-6	3
064-194-03	11	Single-Resid. - Improved	61 MARIE ST	1	5220	R-1-6	3
065-112-60	11	Single-Resid. - Improved	193 SAN CARLOS AVE	1	5225	R-1-6	3
065-182-23	11	Single-Resid. - Improved	110 CLOUD VIEW RD	1	5229	R-1-6	3
065-202-37	11	Single-Resid. - Improved	1 HARRISON AVE	1	5229	R-1-6	3
065-191-43	11	Single-Resid. - Improved	1 CHANNING WAY	1	5280	R-1-6	3
065-103-10	11	Single-Resid. - Improved	59 CAZNEAU AVE	1	5280	R-1-6	3
065-195-09	11	Single-Resid. - Improved	24 CABLE ROADWAY	1	5292	R-1-6	3
064-243-06	11	Single-Resid. - Improved	267 GLEN DR	1	5300	R-1-6	3
065-112-39	11	Single-Resid. - Improved	160 SANTA ROSA AVE	1	5300	R-1-6	3
065-182-20	11	Single-Resid. - Improved	181 SPENCER AVE	1	5307	R-1-6	3
065-141-09	11	Single-Resid. - Improved	230 GLEN DR	1	5335	R-1-6	3
065-182-22	11	Single-Resid. - Improved	245 SPENCER AVE	1	5346	R-1-6	3
065-121-04	11	Single-Resid. - Improved	91 SANTA ROSA AVE	1	5355	R-1-6	3
065-223-02	11	Single-Resid. - Improved	112 CRESCENT AVE	1	5355	R-1-6	3
064-301-07	11	Single-Resid. - Improved	10 LINCOLN DR	1	5358	R-1-6	3
065-152-14	11	Single-Resid. - Improved	121 SPENCER AVE	1	5368	R-1-6	3
065-221-16	11	Single-Resid. - Improved	519 SAUSALITO BLVD	1	5368	R-1-6	3
065-221-50	11	Single-Resid. - Improved	565 SAUSALITO BLVD	1	5376	R-1-6	3
065-221-15	11	Single-Resid. - Improved	521 SAUSALITO BLVD	1	5377	R-1-6	3
064-243-24	11	Single-Resid. - Improved	261 GLEN DR	1	5382	R-1-6	3
065-112-07	11	Single-Resid. - Improved	11 GLEN CT	1	5390	R-1-6	3
065-112-28	11	Single-Resid. - Improved	99 GLEN DR	1	5390	R-1-6	3
065-193-25	11	Single-Resid. - Improved	47 PROSPECT AVE	1	5390	R-1-6	3
065-202-51	11	Single-Resid. - Improved	33 SAN CARLOS AVE	1	5390	R-1-6	3
065-161-07	11	Single-Resid. - Improved	7 MILLER AVE	2	5400	R-1-6	2
065-191-09	11	Single-Resid. - Improved	71 CLOUD VIEW RD	1	5400	R-1-6	3
065-223-25	11	Single-Resid. - Improved	654 MAIN ST	1	5400	R-1-6	3
064-194-01	11	Single-Resid. - Improved	73 MARIE ST	1	5440	R-1-6	3
065-121-13	11	Single-Resid. - Improved	97 SANTA ROSA AVE	2	5460	R-1-6	2
064-243-18	11	Single-Resid. - Improved	61 GEORGE LN	1	5472	R-1-6	3
065-112-41	11	Single-Resid. - Improved	144 SANTA ROSA AVE	1	5500	R-1-6	3
065-191-08	11	Single-Resid. - Improved	73 CLOUD VIEW RD	1	5500	R-1-6	3
065-223-07	11	Single-Resid. - Improved	130 CRESCENT AVE	1	5500	R-1-6	3
065-191-26	11	Single-Resid. - Improved	115 CLOUD VIEW RD	1	5500	R-1-6	3
065-092-19	11	Single-Resid. - Improved	164 SAN CARLOS AVE	1	5500	R-1-6	3
065-112-08	11	Single-Resid. - Improved	17 GLEN CT	1	5504	R-1-6	3
065-181-28	11	Single-Resid. - Improved	257 SANTA ROSA AVE	1	5520	R-1-6	3
065-112-38	11	Single-Resid. - Improved	162 SANTA ROSA AVE	1	5530	R-1-6	3
065-182-27	11	Single-Resid. - Improved	102 CLOUD VIEW RD	1	5548	R-1-6	3
065-201-25	11	Single-Resid. - Improved	111 CENTRAL AVE	2	5550	R-1-6	2
065-162-09	11	Single-Resid. - Improved	25 SPENCER CT	1	5550	R-1-6	3
065-181-45	11	Single-Resid. - Improved	253 SANTA ROSA AVE	1	5600	R-1-6	3
065-223-08	11	Single-Resid. - Improved	134 CRESCENT AVE	1	5600	R-1-6	3

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## Appendix F

APN	Assessor Use Code	Assessor Use Description	Address	Dwelling Units	GrossLandSqFt	Zoning	Potential Net SB 9 Units
065-092-22	11	Single-Resid. - Improved	170 SAN CARLOS AVE	1	5600	R-1-6	3
065-102-13	11	Single-Resid. - Improved	270 GLEN DR	1	5600	R-1-6	3
065-202-20	11	Single-Resid. - Improved	39 ATWOOD AVE	1	5616	R-1-6	3
065-162-10	11	Single-Resid. - Improved	1 SPENCER CT	1	5623	R-1-6	3
065-191-28	11	Single-Resid. - Improved	105 CLOUD VIEW RD	1	5624	R-1-6	3
065-222-39	11	Single-Resid. - Improved	540 SAUSALITO BLVD	2	5632	R-1-6	2
065-202-30	11	Single-Resid. - Improved	406 NORTH ST	1	5640	R-1-6	3
064-204-01	11	Single-Resid. - Improved	88 PLATT AVE	1	5640	R-1-6	3
065-191-42	11	Single-Resid. - Improved	162 PROSPECT AVE	1	5680	R-1-6	3
065-141-39	11	Single-Resid. - Improved	140 GLEN DR	1	5684	R-1-6	3
065-182-28	11	Single-Resid. - Improved	175 SPENCER AVE	1	5688	R-1-6	3
065-112-09	11	Single-Resid. - Improved	21 GLEN CT	1	5700	R-1-6	3
065-223-10	11	Single-Resid. - Improved	140 CRESCENT AVE	1	5700	R-1-6	3
065-163-37	11	Single-Resid. - Improved	73 SAN CARLOS AVE	1	5700	R-1-6	3
065-092-15	11	Single-Resid. - Improved	40 SANTA ROSA AVE	1	5700	R-1-6	3
065-221-70	11	Single-Resid. - Improved	529 SAUSALITO BLVD	1	5720	R-1-6	3
065-221-69	11	Single-Resid. - Improved		1	5720	R-1-6	3
065-151-17	11	Single-Resid. - Improved		0	5720	R-1-6	4
065-151-14	11	Single-Resid. - Improved	172 SPENCER AVE	1	5742	R-1-6	3
064-213-13	11	Single-Resid. - Improved	26 CURREY AVE	1	5775	R-1-6	3
065-181-41	11	Single-Resid. - Improved	240 SPENCER AVE	1	5782	R-1-6	3
065-164-09	11	Single-Resid. - Improved	78 SAN CARLOS AVE	1	5782	R-1-6	3
065-151-01	11	Single-Resid. - Improved	164 SPENCER AVE	1	5795	R-1-6	3
065-141-11	11	Single-Resid. - Improved	244 GLEN DR	1	5800	R-1-6	3
065-202-24	11	Single-Resid. - Improved	25 ATWOOD AVE	1	5800	R-1-6	3
064-204-05	11	Single-Resid. - Improved	199 CAZNEAU AVE	1	5800	R-1-6	3
064-301-09	11	Single-Resid. - Improved	24 LINCOLN DR	1	5820	R-1-6	3
065-092-39	11	Single-Resid. - Improved	168 SAN CARLOS AVE A	1	5840	R-1-6	3
065-112-53	11	Single-Resid. - Improved	108 SANTA ROSA AVE	1	5850	R-1-6	3
065-191-29	11	Single-Resid. - Improved	111 CLOUD VIEW RD	1	5850	R-1-6	3
064-303-22	11	Single-Resid. - Improved	55 LINCOLN DR	1	5856	R-1-6	3
065-112-30	11	Single-Resid. - Improved	101 GLEN DR	1	5859	R-1-6	3
065-182-04	11	Single-Resid. - Improved	86 CLOUD VIEW RD	1	5865	R-1-6	3
065-222-42	11	Single-Resid. - Improved	103 CRESCENT AVE	1	5865	R-1-6	3
065-193-03	11	Single-Resid. - Improved	40 CABLE ROADWAY	1	5871	R-1-6	3
065-121-01	11	Single-Resid. - Improved	107 SANTA ROSA AVE	1	5880	R-1-6	3
064-202-10	11	Single-Resid. - Improved	67 PLATT AVE	1	5880	R-1-6	3
064-303-21	11	Single-Resid. - Improved	51 LINCOLN DR	1	5880	R-1-6	3
065-151-19	11	Single-Resid. - Improved	131 SANTA ROSA AVE	1	5883	R-1-6	3
065-151-20	11	Single-Resid. - Improved	129 SANTA ROSA AVE	1	5883	R-1-6	3
064-192-02	11	Single-Resid. - Improved	141 WOODWARD AVE	1	5916	R-1-6	3
064-322-14	11	Single-Resid. - Improved	57 LINCOLN DR	1	5922	R-1-6	3
065-141-28	11	Single-Resid. - Improved	124 GLEN DR	1	5959	R-1-6	3
065-103-12	11	Single-Resid. - Improved	15 CAZNEAU AVE	1	5980	R-1-6	3
064-303-03	11	Single-Resid. - Improved	127 BUCHANAN DR	1	5992	R-1-6	3
065-112-12	11	Single-Resid. - Improved	37 GLEN CT	1	6000	R-1-6	3
065-221-17	11	Single-Resid. - Improved	515 SAUSALITO BLVD	1	6000	R-1-6	3
065-162-33	11	Single-Resid. - Improved	30 SPENCER CT	1	6000	R-1-6	3
065-151-36	11	Single-Resid. - Improved	134 SPENCER AVE	1	6000	R-1-6	3
064-061-10	11	Single-Resid. - Improved	627 COLOMA ST	1	6000	R-1-6	3
064-061-14	11	Single-Resid. - Improved	611 COLOMA ST	1	6000	R-1-6	3
064-061-05	11	Single-Resid. - Improved	680 BUTTE ST	1	6000	R-1-6	3
064-061-16	11	Single-Resid. - Improved	605 COLOMA ST	1	6000	R-1-6	3
064-061-17	11	Single-Resid. - Improved	309 TOMALES ST	1	6000	R-1-6	3
064-061-15	11	Single-Resid. - Improved	607 COLOMA ST	1	6000	R-1-6	3

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064-061-12	11	Single-Resid. - Improved	619 COLOMA ST	1	6000	R-1-6	3
064-061-11	11	Single-Resid. - Improved	623 COLOMA ST	1	6000	R-1-6	3
064-061-06	11	Single-Resid. - Improved	690 BUTTE ST	1	6000	R-1-6	3
064-061-13	11	Single-Resid. - Improved	615 COLOMA ST	1	6000	R-1-6	3
064-061-03	11	Single-Resid. - Improved	640 BUTTE ST	1	6000	R-1-6	3
065-223-26	11	Single-Resid. - Improved	3 LOWER CRESCENT AVE	1	6000	R-1-6	3
065-222-41	11	Single-Resid. - Improved	524 SAUSALITO BLVD	1	6000	R-1-6	3
065-092-31	11	Single-Resid. - Improved	189 HARRISON AVE	1	6000	R-1-6	3
064-101-04	11	Single-Resid. - Improved	625 OLIMA ST	1	6000	R-1-6	3
064-101-03	11	Single-Resid. - Improved	655 OLIMA ST	1	6000	R-1-6	3
064-204-37	11	Single-Resid. - Improved	167 CAZNEAU AVE	1	6000	R-1-6	3
064-204-31	11	Single-Resid. - Improved	183 CAZNEAU AVE	1	6000	R-1-6	3
065-151-38	11	Single-Resid. - Improved	112 SPENCER AVE	1	6001	R-1-6	3
065-163-34	11	Single-Resid. - Improved	39 COOPER LN	1	6008	R-1-6	3
065-191-77	11	Single-Resid. - Improved	23 CHANNING WAY	1	6018	R-1-6	3
064-303-16	11	Single-Resid. - Improved	25 LINCOLN DR	1	6018	R-1-6	3
065-191-71	11	Single-Resid. - Improved	63 CLOUD VIEW RD	1	6019	R-1-6	3
064-204-19	11	Single-Resid. - Improved	66 PLATT AVE	1	6032	R-1-6	3
065-151-37	11	Single-Resid. - Improved	136 SPENCER AVE	1	6047	R-1-6	3
065-153-07	11	Single-Resid. - Improved	1 CLOUD VIEW CIR	1	6048	R-1-6	3
065-122-08	11	Single-Resid. - Improved		1	6050	R-1-6	3
065-163-28	11	Single-Resid. - Improved	32 SUNSHINE AVE	1	6050	R-1-6	3
065-163-16	11	Single-Resid. - Improved	97 SAN CARLOS AVE	1	6050	R-1-6	3
065-181-15	11	Single-Resid. - Improved	188 SPENCER AVE	1	6060	R-1-6	3
065-181-16	11	Single-Resid. - Improved	180 SPENCER AVE	1	6060	R-1-6	3
065-141-27	11	Single-Resid. - Improved	120 GLEN DR	1	6076	R-1-6	3
065-195-20	11	Single-Resid. - Improved	590 SAUSALITO BLVD	1	6089	R-1-6	3
064-301-06	11	Single-Resid. - Improved	186 BUCHANAN DR	1	6090	R-1-6	3
065-103-14	11	Single-Resid. - Improved	9 CAZNEAU AVE	1	6090	R-1-6	3
065-141-29	11	Single-Resid. - Improved	128 GLEN DR	1	6099	R-1-6	3
065-191-44	11	Single-Resid. - Improved	7 CHANNING WAY	1	6100	R-1-6	3
064-303-04	11	Single-Resid. - Improved	125 BUCHANAN DR	1	6102	R-1-6	3
065-193-24	11	Single-Resid. - Improved	43 PROSPECT AVE	1	6105	R-1-6	3
065-182-01	11	Single-Resid. - Improved	74 CLOUD VIEW RD	1	6110	R-1-6	3
065-152-06	11	Single-Resid. - Improved	26 CLOUD VIEW RD	1	6120	R-1-6	3
065-162-17	11	Single-Resid. - Improved	645 SAUSALITO BLVD	1	6120	R-1-6	3
065-191-38	11	Single-Resid. - Improved	142 PROSPECT AVE	1	6120	R-1-6	3
064-204-13	11	Single-Resid. - Improved	26 WRAY AVE	1	6120	R-1-6	3
064-204-07	11	Single-Resid. - Improved	187 CAZNEAU AVE	1	6120	R-1-6	3
065-092-25	11	Single-Resid. - Improved	182 SAN CARLOS AVE	1	6150	R-1-6	3
065-201-40	11	Single-Resid. - Improved	45 CENTRAL AVE	1	6160	R-1-6	3
065-151-29	11	Single-Resid. - Improved	158 SPENCER AVE	1	6164	R-1-6	3
064-303-01	11	Single-Resid. - Improved	155 BUCHANAN DR	1	6175	R-1-6	3
064-301-11	11	Single-Resid. - Improved	42 LINCOLN DR	1	6180	R-1-6	3
064-101-02	11	Single-Resid. - Improved	675 OLIMA ST	1	6180	R-1-6	3
065-112-05	11	Single-Resid. - Improved	25 GLEN DR	1	6204	R-1-6	3
065-162-12	11	Single-Resid. - Improved	675 SAUSALITO BLVD	1	6240	R-1-6	3
065-202-23	11	Single-Resid. - Improved	27 ATWOOD AVE	1	6240	R-1-6	3
065-191-45	11	Single-Resid. - Improved	13 CHANNING WAY	1	6254	R-1-6	3
064-301-10	11	Single-Resid. - Improved	34 LINCOLN DR	1	6262	R-1-6	3
065-151-16	11	Single-Resid. - Improved	150 SPENCER AVE	1	6270	R-1-6	3
065-141-30	11	Single-Resid. - Improved	132 GLEN DR	1	6270	R-1-6	3
064-301-12	11	Single-Resid. - Improved	50 LINCOLN DR	1	6300	R-1-6	3
065-201-29	11	Single-Resid. - Improved	95 CENTRAL AVE	1	6300	R-1-6	3
065-142-39	11	Single-Resid. - Improved	264 SANTA ROSA AVE	1	6300	R-1-6	3

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065-162-26	11	Single-Resid. - Improved	89 SPENCER AVE	1	6300	R-1-6	3
064-303-02	11	Single-Resid. - Improved	129 BUCHANAN DR	1	6300	R-1-6	3
064-303-17	11	Single-Resid. - Improved	21 LINCOLN DR	1	6300	R-1-6	3
065-103-34	11	Single-Resid. - Improved	33 CAZNEAU AVE	1	6300	R-1-6	3
064-303-19	11	Single-Resid. - Improved	41 LINCOLN DR	1	6308	R-1-6	3
064-301-08	11	Single-Resid. - Improved	183 BUCHANAN DR	1	6324	R-1-6	3
065-193-32	11	Single-Resid. - Improved	69 PROSPECT AVE	1	6344	R-1-6	3
065-152-15	11	Single-Resid. - Improved	18 CLOUD VIEW RD	1	6364	R-1-6	3
064-303-05	11	Single-Resid. - Improved	121 BUCHANAN DR	1	6372	R-1-6	3
065-223-12	11	Single-Resid. - Improved	49 LOWER CRESCENT AVE	1	6373	R-1-6	3
065-141-38	11	Single-Resid. - Improved	164 GLEN DR	1	6373	R-1-6	3
065-193-04	11	Single-Resid. - Improved	50 CABLE ROADWAY	1	6375	R-1-6	3
065-202-55	11	Single-Resid. - Improved	43 SAN CARLOS AVE	1	6375	R-1-6	3
064-213-17	11	Single-Resid. - Improved	46 CURREY AVE	1	6380	R-1-6	3
065-151-09	11	Single-Resid. - Improved	128 SPENCER AVE	1	6390	R-1-6	3
065-182-19	11	Single-Resid. - Improved	70 CLOUD VIEW RD	1	6396	R-1-6	3
065-195-02	11	Single-Resid. - Improved	600 SAUSALITO BLVD	1	6400	R-1-6	3
064-233-07	11	Single-Resid. - Improved	46 PLATT AVE	1	6413	R-1-6	3
064-204-12	11	Single-Resid. - Improved	22 WRAY AVE	1	6420	R-1-6	3
064-213-11	11	Single-Resid. - Improved	32 CURREY AVE	1	6426	R-1-6	3
065-121-15	11	Single-Resid. - Improved	35 MILLER AVE	1	6441	R-1-6	3
064-213-06	11	Single-Resid. - Improved	121 CAZNEAU AVE	2	6480	R-1-6	2
064-321-02	11	Single-Resid. - Improved	56 LINCOLN DR	1	6500	R-1-6	3
065-223-29	11	Single-Resid. - Improved	76 CRESCENT AVE	1	6500	R-1-6	3
065-222-43	11	Single-Resid. - Improved	95 CRESCENT AVE	1	6500	R-1-6	3
065-223-27	11	Single-Resid. - Improved	17 LOWER CRESCENT AVE	1	6510	R-1-6	3
064-204-40	11	Single-Resid. - Improved	70 CURREY AVE	1	6522	R-1-6	3
065-152-01	11	Single-Resid. - Improved	30 BOOKER AVE	1	6525	R-1-6	3
065-182-08	11	Single-Resid. - Improved	46 CLOUD VIEW RD	1	6525	R-1-6	3
065-152-09	11	Single-Resid. - Improved	4 CLOUD VIEW RD	1	6534	R-1-6	3
064-204-10	11	Single-Resid. - Improved	10 WRAY AVE	1	6540	R-1-6	3
064-303-15	11	Single-Resid. - Improved	31 LINCOLN DR	1	6549	R-1-6	3
064-193-14	11	Single-Resid. - Improved	64 MARIE ST	1	6552	R-1-6	3
064-204-02	11	Single-Resid. - Improved	84 PLATT AVE	1	6555	R-1-6	3
064-204-38	11	Single-Resid. - Improved	171 CAZNEAU AVE	1	6562	R-1-6	3
065-201-01	11	Single-Resid. - Improved	622 SAUSALITO BLVD	1	6580	R-1-6	3
065-152-11	11	Single-Resid. - Improved	4 BOOKER AVE	1	6586	R-1-6	3
065-112-21	11	Single-Resid. - Improved	59 GLEN DR	1	6596	R-1-6	3
065-191-55	11	Single-Resid. - Improved	65 CLOUD VIEW RD	1	6600	R-1-6	3
065-141-33	11	Single-Resid. - Improved	65 CAZNEAU AVE	1	6600	R-1-6	3
064-204-06	11	Single-Resid. - Improved	191 CAZNEAU AVE	1	6600	R-1-6	3
064-301-15	11	Single-Resid. - Improved	195 BUCHANAN DR	1	6608	R-1-6	3
064-213-14	11	Single-Resid. - Improved	50 CURREY AVE	1	6624	R-1-6	3
065-092-42	11	Single-Resid. - Improved	163 HARRISON AVE	1	6630	R-1-6	3
064-213-15	11	Single-Resid. - Improved	60 CURREY AVE	1	6640	R-1-6	3
065-193-02	11	Single-Resid. - Improved	575 SAUSALITO BLVD	1	6650	R-1-6	3
065-141-35	11	Single-Resid. - Improved	61 CAZNEAU AVE	1	6660	R-1-6	3
065-222-51	11	Single-Resid. - Improved	137 CRESCENT AVE	1	6663	R-1-6	3
065-123-14	11	Single-Resid. - Improved	98 SAN CARLOS AVE	1	6678	R-1-6	3
064-303-06	11	Single-Resid. - Improved	115 BUCHANAN DR	1	6696	R-1-6	3
064-243-25	11	Single-Resid. - Improved	255 GLEN DR	1	6708	R-1-6	3
065-122-07	11	Single-Resid. - Improved	40 MILLER AVE	1	6710	R-1-6	3
064-303-13	11	Single-Resid. - Improved	1 WILLIAM CT	1	6716	R-1-6	3
065-195-05	11	Single-Resid. - Improved	618 SAUSALITO BLVD	1	6720	R-1-6	3
065-195-04	11	Single-Resid. - Improved	614 SAUSALITO BLVD	1	6720	R-1-6	3

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064-101-15	11	Single-Resid. - Improved	695 OLIMA ST	1	6720	R-1-6	3
065-103-38	11	Single-Resid. - Improved	88 GLEN DR	1	6720	R-1-6	3
065-123-09	11	Single-Resid. - Improved	79 HARRISON AVE	1	6732	R-1-6	3
065-092-24	11	Single-Resid. - Improved	174 SAN CARLOS AVE	1	6750	R-1-6	3
065-181-43	11	Single-Resid. - Improved	250 SPENCER AVE	1	6783	R-1-6	3
065-191-46	11	Single-Resid. - Improved	15 CHANNING WAY	1	6784	R-1-6	3
064-204-14	11	Single-Resid. - Improved	32 WRAY AVE	1	6784	R-1-6	3
065-202-16	11	Single-Resid. - Improved	37 SAN CARLOS AVE	1	6786	R-1-6	3
065-191-47	11	Single-Resid. - Improved	17 CHANNING WAY	1	6789	R-1-6	3
065-223-28	11	Single-Resid. - Improved	5 LOWER CRESCENT AVE	1	6793	R-1-6	3
065-092-32	11	Single-Resid. - Improved	187 HARRISON AVE	1	6800	R-1-6	3
065-201-43	11	Single-Resid. - Improved	41 CENTRAL AVE	1	6803	R-1-6	3
064-301-05	11	Single-Resid. - Improved	2 LINCOLN DR	1	6804	R-1-6	3
064-303-12	11	Single-Resid. - Improved	7 WILLIAM CT	1	6804	R-1-6	3
064-233-08	11	Single-Resid. - Improved	42 PLATT AVE	1	6820	R-1-6	3
065-191-64	11	Single-Resid. - Improved	120 PROSPECT AVE	1	6825	R-1-6	3
065-112-26	11	Single-Resid. - Improved	87 GLEN DR	1	6832	R-1-6	3
065-141-37	11	Single-Resid. - Improved	210 GLEN DR	1	6840	R-1-6	3
064-204-11	11	Single-Resid. - Improved	18 WRAY AVE	1	6840	R-1-6	3
065-162-03	11	Single-Resid. - Improved	87 SPENCER AVE	1	6850	R-1-6	3
065-201-32	11	Single-Resid. - Improved	71 SUNSHINE AVE	1	6860	R-1-6	3
065-112-32	11	Single-Resid. - Improved	170 SANTA ROSA AVE	1	6893	R-1-6	3
065-202-28	11	Single-Resid. - Improved	1 ATWOOD AVE	1	6900	R-1-6	3
064-301-13	11	Single-Resid. - Improved	185 BUCHANAN DR	1	6902	R-1-6	3
064-303-18	11	Single-Resid. - Improved	6 WILLIAM CT	1	6916	R-1-6	3
065-112-23	11	Single-Resid. - Improved	71 GLEN DR	1	6919	R-1-6	3
064-204-04	11	Single-Resid. - Improved	205 CAZNEAU AVE	1	6956	R-1-6	3
065-191-72	11	Single-Resid. - Improved	68 PROSPECT AVE	1	7000	R-1-6	3
065-153-15	11	Single-Resid. - Improved	3 CLOUD VIEW CIR	1	7000	R-1-6	3
065-091-13	11	Single-Resid. - Improved		0	7000	R-1-6	4
065-092-26	11	Single-Resid. - Improved	194 SAN CARLOS AVE	1	7000	R-1-6	3
065-103-21	11	Single-Resid. - Improved	74 GLEN DR	1	7000	R-1-6	3
065-103-37	11	Single-Resid. - Improved	90 GLEN DR	1	7000	R-1-6	3
065-201-19	11	Single-Resid. - Improved	39 SUNSHINE AVE	1	7020	R-1-6	3
065-141-12	11	Single-Resid. - Improved	254 GLEN DR	1	7020	R-1-6	3
065-152-05	11	Single-Resid. - Improved	32 CLOUD VIEW RD	1	7030	R-1-6	3
065-201-20	11	Single-Resid. - Improved	21 SUNSHINE AVE	1	7040	R-1-6	3
065-151-04	11	Single-Resid. - Improved	141 SANTA ROSA AVE	1	7040	R-1-6	3
064-301-03	11	Single-Resid. - Improved	196 BUCHANAN DR	1	7050	R-1-6	3
064-233-09	11	Single-Resid. - Improved	38 PLATT AVE	1	7052	R-1-6	3
065-191-41	11	Single-Resid. - Improved	158 PROSPECT AVE	1	7052	R-1-6	3
065-182-11	11	Single-Resid. - Improved	84 CLOUD VIEW RD	1	7068	R-1-6	3
064-303-07	11	Single-Resid. - Improved	111 BUCHANAN DR	1	7068	R-1-6	3
064-243-14	11	Single-Resid. - Improved	47 GEORGE LN	1	7080	R-1-6	3
065-201-04	11	Single-Resid. - Improved	79 SUNSHINE AVE	1	7100	R-1-6	3
064-233-02	11	Single-Resid. - Improved	2 PLATT AVE	1	7107	R-1-6	3
065-191-48	11	Single-Resid. - Improved	100 PROSPECT AVE	1	7110	R-1-6	3
065-153-16	11	Single-Resid. - Improved	4 CLOUD VIEW CIR	1	7121	R-1-6	3
065-121-03	11	Single-Resid. - Improved	95 SANTA ROSA AVE	1	7125	R-1-6	3
064-301-14	11	Single-Resid. - Improved	191 BUCHANAN DR	1	7139	R-1-6	3
065-202-21	11	Single-Resid. - Improved	33 ATWOOD AVE	1	7139	R-1-6	3
065-193-13	11	Single-Resid. - Improved	57 PROSPECT AVE	1	7150	R-1-6	3
065-112-27	11	Single-Resid. - Improved	91 GLEN DR	1	7200	R-1-6	3
065-201-06	11	Single-Resid. - Improved	55 CENTRAL AVE	1	7208	R-1-6	3
065-182-47	11	Single-Resid. - Improved	62 CLOUD VIEW RD	1	7209	R-1-6	3

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APN	Assessor Use Code	Assessor Use Description	Address	Dwelling Units	GrossLandSqFt	Zoning	Potential Net SB 9 Units
065-202-61	11	Single-Resid. - Improved	110 CENTRAL AVE	1	7220	R-1-6	3
065-201-08	11	Single-Resid. - Improved	49 CENTRAL AVE	1	7250	R-1-6	3
065-201-34	11	Single-Resid. - Improved	1 SUNSHINE AVE	1	7252	R-1-6	3
065-221-44	11	Single-Resid. - Improved	125 PROSPECT AVE	1	7259	R-1-6	3
064-193-15	11	Single-Resid. - Improved	72 MARIE ST	1	7260	R-1-6	3
065-202-14	11	Single-Resid. - Improved	114 CENTRAL AVE	1	7290	R-1-6	3
064-303-09	11	Single-Resid. - Improved	101 BUCHANAN DR	1	7296	R-1-6	3
065-221-55	11	Single-Resid. - Improved	507 SAUSALITO BLVD	1	7350	R-1-6	3
064-204-24	11	Single-Resid. - Improved	33 WRAY AVE	1	7350	R-1-6	3
064-204-25	11	Single-Resid. - Improved	40 PLATT AVE	1	7350	R-1-6	3
064-202-01	11	Single-Resid. - Improved	85 PLATT AVE	1	7353	R-1-6	3
064-204-26	11	Single-Resid. - Improved	3 WRAY AVE	1	7372	R-1-6	3
065-142-30	11	Single-Resid. - Improved	178 SANTA ROSA AVE	1	7392	R-1-6	3
065-092-14	11	Single-Resid. - Improved	38 SANTA ROSA AVE	1	7400	R-1-6	3
065-163-29	11	Single-Resid. - Improved	56 SUNSHINE AVE	1	7400	R-1-6	3
064-213-18	11	Single-Resid. - Improved	40 CURREY AVE	1	7410	R-1-6	3
064-303-08	11	Single-Resid. - Improved	105 BUCHANAN DR	1	7440	R-1-6	3
065-153-06	11	Single-Resid. - Improved	2 CLOUD VIEW CIR	1	7490	R-1-6	3
065-121-14	11	Single-Resid. - Improved	41 MILLER AVE	1	7500	R-1-6	3
064-254-31	11	Single-Resid. - Improved	90 GEORGE LN	1	7500	R-1-6	3
065-142-38	11	Single-Resid. - Improved	262 SANTA ROSA AVE	1	7500	R-1-6	3
065-151-03	11	Single-Resid. - Improved	143 SANTA ROSA AVE	1	7500	R-1-6	3
064-061-07	11	Single-Resid. - Improved	500 OLIMA ST	1	7500	R-1-6	3
064-233-01	11	Single-Resid. - Improved	80 CURREY AVE	1	7500	R-1-6	3
065-123-12	11	Single-Resid. - Improved	90 SAN CARLOS AVE	1	7524	R-1-6	3
064-243-11	11	Single-Resid. - Improved	43 GEORGE LN	1	7540	R-1-6	3
065-164-08	11	Single-Resid. - Improved	70 SAN CARLOS AVE	1	7552	R-1-6	3
065-191-49	11	Single-Resid. - Improved	21 CHANNING WAY	1	7590	R-1-6	3
065-153-11	11	Single-Resid. - Improved	45 CLOUD VIEW RD	1	7590	R-1-6	3
065-112-34	11	Single-Resid. - Improved	174 SANTA ROSA AVE	1	7611	R-1-6	3
064-213-05	11	Single-Resid. - Improved	127 CAZNEAU AVE	1	7620	R-1-6	3
065-191-75	11	Single-Resid. - Improved	36 PROSPECT AVE	1	7625	R-1-6	3
065-162-34	11	Single-Resid. - Improved	17 SPENCER CT	1	7630	R-1-6	3
065-193-29	11	Single-Resid. - Improved	593 SAUSALITO BLVD	1	7668	R-1-6	3
065-142-32	11	Single-Resid. - Improved	192 SANTA ROSA AVE	1	7672	R-1-6	3
065-162-37	11	Single-Resid. - Improved	655 SAUSALITO BLVD	1	7680	R-1-6	3
065-092-01	11	Single-Resid. - Improved	191 HARRISON AVE	1	7700	R-1-6	3
065-112-46	11	Single-Resid. - Improved	17 ROSE CT	1	7735	R-1-6	3
065-142-25	11	Single-Resid. - Improved	127 GLEN DR	1	7740	R-1-6	3
065-142-35	11	Single-Resid. - Improved	107 GLEN DR	1	7752	R-1-6	3
065-112-15	11	Single-Resid. - Improved	50 GLEN CT	1	7800	R-1-6	3
065-191-57	11	Single-Resid. - Improved	67 CLOUD VIEW RD	1	7800	R-1-6	3
064-303-20	11	Single-Resid. - Improved	45 LINCOLN DR	1	7800	R-1-6	3
065-142-41	11	Single-Resid. - Improved	230 SANTA ROSA AVE	1	7840	R-1-6	3
065-181-14	11	Single-Resid. - Improved	192 SPENCER AVE	1	7844	R-1-6	3
064-193-16	11	Single-Resid. - Improved	100 WOODWARD AVE	1	7875	R-1-6	3
065-141-45	11	Single-Resid. - Improved	69 CAZNEAU AVE	1	7984	R-1-6	3
065-163-08	11	Single-Resid. - Improved	16 SUNSHINE AVE	1	7995	R-1-6	3
065-223-11	11	Single-Resid. - Improved	146 CRESCENT AVE	1	8000	R-1-6	3
065-123-02	11	Single-Resid. - Improved	134 SAN CARLOS AVE	1	8000	R-1-6	3
064-194-08	11	Single-Resid. - Improved	60 WOODWARD AVE	1	8000	R-1-6	3
065-092-08	11	Single-Resid. - Improved	44 SANTA ROSA AVE	1	8000	R-1-6	3
065-151-34	11	Single-Resid. - Improved	195 SANTA ROSA AVE	1	8001	R-1-6	3
065-152-13	11	Single-Resid. - Improved	10 CLOUD VIEW RD	1	8036	R-1-6	3
064-213-04	11	Single-Resid. - Improved	133 CAZNEAU AVE	1	8040	R-1-6	3

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065-122-03	11	Single-Resid. - Improved	117 SAN CARLOS AVE	2	8050	R-1-6	2
065-112-40	11	Single-Resid. - Improved	154 SANTA ROSA AVE	1	8050	R-1-6	3
064-193-10	11	Single-Resid. - Improved	50 MARIE ST	1	8050	R-1-6	3
064-301-16	11	Single-Resid. - Improved	201 BUCHANAN DR	1	8052	R-1-6	3
065-151-33	11	Single-Resid. - Improved	191 SANTA ROSA AVE	1	8052	R-1-6	3
064-243-23	11	Single-Resid. - Improved	263 GLEN DR	1	8058	R-1-6	3
064-202-04	11	Single-Resid. - Improved	61 PLATT AVE	1	8084	R-1-6	3
065-162-14	11	Single-Resid. - Improved	667 SAUSALITO BLVD	1	8125	R-1-6	3
065-103-11	11	Single-Resid. - Improved	19 CAZNEAU AVE	1	8134	R-1-6	3
065-163-25	11	Single-Resid. - Improved	678 SAUSALITO BLVD	1	8165	R-1-6	3
065-163-15	11	Single-Resid. - Improved	93 SAN CARLOS AVE	1	8175	R-1-6	3
065-163-38	11	Single-Resid. - Improved	87 SAN CARLOS AVE	1	8175	R-1-6	3
065-142-27	11	Single-Resid. - Improved	200 SANTA ROSA AVE	1	8190	R-1-6	3
065-162-31	11	Single-Resid. - Improved		0	8200	R-1-6	4
065-153-10	11	Single-Resid. - Improved	43 CLOUD VIEW RD	1	8250	R-1-6	3
065-182-18	11	Single-Resid. - Improved	68 CLOUD VIEW RD	1	8250	R-1-6	3
064-193-09	11	Single-Resid. - Improved	44 MARIE ST	1	8256	R-1-6	3
065-112-52	11	Single-Resid. - Improved	116 SANTA ROSA AVE	1	8296	R-1-6	3
065-142-31	11	Single-Resid. - Improved	184 SANTA ROSA AVE	1	8375	R-1-6	3
065-112-54	11	Single-Resid. - Improved	177 SAN CARLOS AVE	1	8400	R-1-6	3
065-153-03	11	Single-Resid. - Improved	41 CLOUD VIEW RD	1	8400	R-1-6	3
065-142-40	11	Single-Resid. - Improved	240 SANTA ROSA AVE	1	8424	R-1-6	3
065-112-63	11	Single-Resid. - Improved	172 SANTA ROSA AVE	1	8468	R-1-6	3
065-191-40	11	Single-Resid. - Improved	154 PROSPECT AVE	1	8484	R-1-6	3
065-231-54	11	Single-Resid. - Improved	5 CENTRAL AVE	0	850	R-1-6	4
064-303-14	11	Single-Resid. - Improved	35 LINCOLN DR	1	8505	R-1-6	3
065-193-26	11	Single-Resid. - Improved	77 PROSPECT AVE	1	8540	R-1-6	3
065-121-11	11	Single-Resid. - Improved	135 SAN CARLOS AVE	1	8550	R-1-6	3
065-191-69	11	Single-Resid. - Improved	88 PROSPECT AVE	1	8550	R-1-6	3
065-151-08	11	Single-Resid. - Improved	118 SPENCER AVE	1	8556	R-1-6	3
065-182-09	11	Single-Resid. - Improved	58 CLOUD VIEW RD	1	8560	R-1-6	3
065-201-16	11	Single-Resid. - Improved	77 CENTRAL AVE	1	8586	R-1-6	3
064-254-38	11	Single-Resid. - Improved	87 GEORGE LN	1	8600	R-1-6	3
064-213-03	11	Single-Resid. - Improved	141 CAZNEAU AVE	1	8607	R-1-6	3
065-141-36	11	Single-Resid. - Improved	63 CAZNEAU AVE	2	8645	R-1-6	2
065-163-01	11	Single-Resid. - Improved	644 SAUSALITO BLVD	2	8682	R-1-6	2
065-153-02	11	Single-Resid. - Improved	49 CLOUD VIEW RD	1	8690	R-1-6	3
065-181-36	11	Single-Resid. - Improved	236 SPENCER AVE	1	8690	R-1-6	3
064-243-01	11	Single-Resid. - Improved	15 GEORGE LN	2	8694	R-1-6	2
064-101-12	11	Single-Resid. - Improved	707 OLIMA ST	1	8700	R-1-6	3
064-301-17	11	Single-Resid. - Improved	205 BUCHANAN DR	1	8720	R-1-6	3
065-221-51	11	Single-Resid. - Improved	39 CABLE ROADWAY	1	8736	R-1-6	3
064-301-04	11	Single-Resid. - Improved	190 BUCHANAN DR	1	8748	R-1-6	3
065-201-26	11	Single-Resid. - Improved	33 SUNSHINE AVE	1	8750	R-1-6	3
064-204-17	11	Single-Resid. - Improved	44 WRAY AVE	1	8800	R-1-6	3
065-142-34	11	Single-Resid. - Improved	111 GLEN DR	1	8820	R-1-6	3
065-181-35	11	Single-Resid. - Improved	220 SPENCER AVE	1	8832	R-1-6	3
065-112-11	11	Single-Resid. - Improved	27 GLEN CT	1	8835	R-1-6	3
065-191-70	11	Single-Resid. - Improved	76 PROSPECT AVE	1	8840	R-1-6	3
065-191-21	11	Single-Resid. - Improved	99 CLOUD VIEW RD	1	8851	R-1-6	3
065-122-01	11	Single-Resid. - Improved	127 SAN CARLOS AVE	1	8890	R-1-6	3
065-151-13	11	Single-Resid. - Improved	145 SANTA ROSA AVE	1	8890	R-1-6	3
064-193-08	11	Single-Resid. - Improved	40 MARIE ST	1	8900	R-1-6	3
065-202-48	11	Single-Resid. - Improved	47 ATWOOD AVE	1	8900	R-1-6	3
065-191-50	11	Single-Resid. - Improved	8 CHANNING WAY	1	8910	R-1-6	3

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065-163-26	11	Single-Resid. - Improved	654 SAUSALITO BLVD	1	8918	R-1-6	3
064-221-18	11	Single-Resid. - Improved	811 SPRING ST	1	9000	R-1-6	3
065-191-56	11	Single-Resid. - Improved	61 CLOUD VIEW RD	1	9000	R-1-6	3
065-191-51	11	Single-Resid. - Improved	10 CHANNING WAY	1	9000	R-1-6	3
065-181-13	11	Single-Resid. - Improved	196 SPENCER AVE	1	9009	R-1-6	3
065-201-36	11	Single-Resid. - Improved	65 SUNSHINE AVE	1	9024	R-1-6	3
064-303-10	11	Single-Resid. - Improved	12 WILLIAM CT	1	9044	R-1-6	3
065-202-27	11	Single-Resid. - Improved	15 ATWOOD AVE	1	9044	R-1-6	3
064-254-37	11	Single-Resid. - Improved	78 GEORGE LN	1	9072	R-1-6	3
065-142-33	11	Single-Resid. - Improved	117 GLEN DR	1	9100	R-1-6	3
064-301-01	11	Single-Resid. - Improved	204 BUCHANAN DR	1	9120	R-1-6	3
064-243-15	11	Single-Resid. - Improved	16 GEORGE LN	1	9125	R-1-6	3
064-243-13	11	Single-Resid. - Improved	51 GEORGE LN	1	9126	R-1-6	3
065-191-73	11	Single-Resid. - Improved	66 PROSPECT AVE	1	9175	R-1-6	3
065-112-51	11	Single-Resid. - Improved	114 SANTA ROSA AVE	1	9284	R-1-6	3
065-191-01	11	Single-Resid. - Improved	125 CLOUD VIEW RD	1	9295	R-1-6	3
064-254-44	11	Single-Resid. - Improved	81 GEORGE LN	1	9300	R-1-6	3
065-123-13	11	Single-Resid. - Improved	94 SAN CARLOS AVE	1	9313	R-1-6	3
065-191-63	11	Single-Resid. - Improved	130 PROSPECT AVE	1	9320	R-1-6	3
065-103-36	11	Single-Resid. - Improved	41 CAZNEAU AVE	1	9363	R-1-6	3
065-202-54	11	Single-Resid. - Improved	21 ATWOOD AVE	1	9372	R-1-6	3
065-122-02	11	Single-Resid. - Improved	121 SAN CARLOS AVE	1	9375	R-1-6	3
065-123-15	11	Single-Resid. - Improved	100 SAN CARLOS AVE	1	9430	R-1-6	3
065-151-32	11	Single-Resid. - Improved	187 SANTA ROSA AVE	1	9438	R-1-6	3
065-193-18	11	Single-Resid. - Improved	33 PROSPECT AVE	1	9504	R-1-6	3
065-142-29	11	Single-Resid. - Improved	214 SANTA ROSA AVE	1	9520	R-1-6	3
064-193-12	11	Single-Resid. - Improved	60 MARIE ST	1	9540	R-1-6	3
065-091-14	11	Single-Resid. - Improved	190 HARRISON AVE	1	9549	R-1-6	3
065-191-78	11	Single-Resid. - Improved	95 CLOUD VIEW RD	1	9590	R-1-6	3
065-123-18	11	Single-Resid. - Improved	51 SANTA ROSA AVE	1	9600	R-1-6	3
064-201-13	11	Single-Resid. - Improved	38 WOODWARD AVE	1	9600	R-1-6	3
065-123-08	11	Single-Resid. - Improved	85 HARRISON AVE	1	9690	R-1-6	3
065-191-54	11	Single-Resid. - Improved	114 PROSPECT AVE	1	9750	R-1-6	3
065-163-07	11	Single-Resid. - Improved	22 SUNSHINE AVE	1	9775	R-1-6	3
065-162-21	11	Single-Resid. - Improved	639 SAUSALITO BLVD	1	9800	R-1-6	3
064-193-11	11	Single-Resid. - Improved	54 MARIE ST	1	9840	R-1-6	3
064-204-22	11	Single-Resid. - Improved	45 WRAY AVE	1	9855	R-1-6	3
064-254-45	11	Single-Resid. - Improved	83 GEORGE LN	1	9984	R-1-6	3
064-252-05	21	Multiple-Resid. - Improved	10 CRECIENTA LN	2	14276	R-1-8	2
064-192-08	21	Multiple-Resid. - Improved	719 SPRING ST	2	8808	R-1-8	2
064-192-07	21	Multiple-Resid. - Improved	725 SPRING ST	2	9000	R-1-8	2
064-221-11	21	Multiple-Resid. - Improved	727 SPRING ST	2	9069	R-1-8	2
064-221-32	11	Single-Resid. - Improved	14 TOYON CT	1	10000	R-1-8	3
064-221-30	11	Single-Resid. - Improved	2 TOYON CT	1	10030	R-1-8	3
064-222-08	11	Single-Resid. - Improved	285 CURREY LN	1	10050	R-1-8	3
064-232-08	11	Single-Resid. - Improved	9 PLATT AVE	1	10050	R-1-8	3
064-253-08	11	Single-Resid. - Improved	15 CRECIENTA LN	1	10064	R-1-8	3
064-242-07	11	Single-Resid. - Improved	55 MONTE MAR DR	1	10080	R-1-8	3
064-221-05	11	Single-Resid. - Improved	153 TOYON LN	1	10230	R-1-8	3
064-251-30	11	Single-Resid. - Improved	75 CRECIENTA DR	1	10248	R-1-8	3
064-232-18	11	Single-Resid. - Improved	31 TOYON LN	1	10260	R-1-8	3
064-254-05	11	Single-Resid. - Improved	83 MONTE MAR DR	1	10270	R-1-8	3
064-254-06	11	Single-Resid. - Improved	81 MONTE MAR DR	1	10318	R-1-8	3
064-251-18	11	Single-Resid. - Improved	45 CRECIENTA DR	1	10332	R-1-8	3
064-251-04	11	Single-Resid. - Improved	6 VISTA CLARA RD	1	10350	R-1-8	3

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064-254-04	11	Single-Resid. - Improved	89 MONTE MAR DR	1	10465	R-1-8	3
064-251-09	11	Single-Resid. - Improved	48 VISTA CLARA RD	1	10530	R-1-8	3
064-232-07	11	Single-Resid. - Improved	130 CURREY AVE	1	10626	R-1-8	3
064-242-05	11	Single-Resid. - Improved	45 MONTE MAR DR	1	10788	R-1-8	3
064-231-21	11	Single-Resid. - Improved	71 WOODWARD AVE	1	10800	R-1-8	3
064-251-26	11	Single-Resid. - Improved	145 CURREY AVE	2	10815	R-1-8	2
064-234-01	11	Single-Resid. - Improved	215 CURREY LN	1	10847	R-1-8	3
064-251-08	11	Single-Resid. - Improved	40 VISTA CLARA RD	1	10920	R-1-8	3
064-232-01	11	Single-Resid. - Improved	101 TOYON LN	1	11004	R-1-8	3
064-254-50	11	Single-Resid. - Improved	66 GEORGE LN	1	11104	R-1-8	3
064-242-06	11	Single-Resid. - Improved	51 MONTE MAR DR	1	11115	R-1-8	3
064-251-28	11	Single-Resid. - Improved	61 CRECIENTA DR	1	11200	R-1-8	3
064-232-13	11	Single-Resid. - Improved	234 CURREY LN	1	11210	R-1-8	3
064-222-04	11	Single-Resid. - Improved	235 CURREY LN	1	11250	R-1-8	3
064-221-25	11	Single-Resid. - Improved	12 TOYON CT	1	11250	R-1-8	3
064-251-20	11	Single-Resid. - Improved	37 CRECIENTA DR	1	11256	R-1-8	3
064-221-16	11	Single-Resid. - Improved	121 TOYON LN	1	11280	R-1-8	3
064-221-22	11	Single-Resid. - Improved	156 TOYON LN	1	11328	R-1-8	3
064-231-26	11	Single-Resid. - Improved	77 WOODWARD AVE	1	11400	R-1-8	3
064-221-26	11	Single-Resid. - Improved	10 TOYON CT	1	11610	R-1-8	3
064-232-15	11	Single-Resid. - Improved	250 CURREY LN	1	11628	R-1-8	3
064-231-04	11	Single-Resid. - Improved	25 PLATT AVE	1	11696	R-1-8	3
064-221-36	11	Single-Resid. - Improved	4 TOYON CT	1	11700	R-1-8	3
064-221-33	11	Single-Resid. - Improved	16 TOYON CT	1	11730	R-1-8	3
064-222-06	11	Single-Resid. - Improved	227 CURREY LN	1	11760	R-1-8	3
064-192-20	11	Single-Resid. - Improved	10 LAUREL LN	1	12040	R-1-8	3
064-192-23	11	Single-Resid. - Improved	83 WOODWARD AVE	1	12116	R-1-8	3
064-253-04	11	Single-Resid. - Improved	47 CRECIENTA LN	1	12250	R-1-8	3
064-222-03	11	Single-Resid. - Improved	245 CURREY LN	1	12298	R-1-8	3
064-254-03	11	Single-Resid. - Improved	95 MONTE MAR DR	1	12300	R-1-8	3
064-242-08	11	Single-Resid. - Improved	59 MONTE MAR DR	1	12489	R-1-8	3
064-231-11	11	Single-Resid. - Improved	60 TOYON LN	1	12544	R-1-8	3
064-242-09	11	Single-Resid. - Improved	65 MONTE MAR DR	1	12600	R-1-8	3
064-222-02	11	Single-Resid. - Improved	265 CURREY LN	1	12638	R-1-8	3
064-231-01	11	Single-Resid. - Improved	43 PLATT AVE	1	12840	R-1-8	3
064-231-02	11	Single-Resid. - Improved	35 PLATT AVE	1	13038	R-1-8	3
064-232-06	11	Single-Resid. - Improved	15 TOYON LN	1	13054	R-1-8	3
064-252-04	11	Single-Resid. - Improved	34 CRECIENTA DR	1	13284	R-1-8	3
064-242-04	11	Single-Resid. - Improved	41 MONTE MAR DR	1	13370	R-1-8	3
064-232-14	11	Single-Resid. - Improved	244 CURREY LN	1	13590	R-1-8	3
064-241-01	11	Single-Resid. - Improved	11 VISTA CLARA RD	1	13600	R-1-8	3
064-221-44	11	Single-Resid. - Improved	100 TOYON LN	1	13668	R-1-8	3
064-231-24	11	Single-Resid. - Improved	75 WOODWARD AVE	1	13875	R-1-8	3
064-251-21	11	Single-Resid. - Improved	33 CRECIENTA DR	1	14000	R-1-8	3
064-253-05	11	Single-Resid. - Improved	51 CRECIENTA LN	1	14018	R-1-8	3
064-232-12	11	Single-Resid. - Improved	220 CURREY LN	1	14144	R-1-8	3
064-251-23	11	Single-Resid. - Improved	139 CURREY AVE	1	15000	R-1-8	3
064-231-06	11	Single-Resid. - Improved	40 TOYON LN	1	15351	R-1-8	3
064-232-11	11	Single-Resid. - Improved	160 CURREY AVE	1	15589	R-1-8	3
064-231-23	11	Single-Resid. - Improved	18 LAUREL LN	1	15770	R-1-8	3
064-253-03	11	Single-Resid. - Improved	78 CRECIENTA DR	1	16020	R-1-8	3
064-231-07	11	Single-Resid. - Improved	67 WOODWARD AVE	1	16200	R-1-8	3
064-232-05	11	Single-Resid. - Improved	19 TOYON LN	1	16308	R-1-8	3
064-231-03	11	Single-Resid. - Improved	29 PLATT AVE	1	17440	R-1-8	3
064-192-31	11	Single-Resid. - Improved	115 WOODWARD AVE	1	18000	R-1-8	3

Note: Based on City-identified SB 9 sites. Vacant sites, sites with open space easements, and sites with 4 or more units have been removed.



## Appendix F

APN	Assessor Use Code	Assessor Use Description	Address	Dwelling Units	GrossLandSqFt	Zoning	Potential Net SB 9 Units
064-253-07	11	Single-Resid. - Improved	11 CRECIENTA LN	1	18620	R-1-8	3
064-192-33	11	Single-Resid. - Improved	103 WOODWARD AVE	1	19092	R-1-8	3
064-252-11	11	Single-Resid. - Improved	2 CRECIENTA DR	2	19266	R-1-8	2
064-252-07	11	Single-Resid. - Improved	22 CRECIENTA LN	1	19468	R-1-8	3
064-192-27	11	Single-Resid. - Improved	1 LAUREL LN	1	20400	R-1-8	3
064-252-08	11	Single-Resid. - Improved	40 CRECIENTA LN	1	20540	R-1-8	3
064-242-01	11	Single-Resid. - Improved	5 MONTE MAR DR	1	22015	R-1-8	3
064-192-22	11	Single-Resid. - Improved	4 LAUREL LN	1	22500	R-1-8	3
064-254-08	11	Single-Resid. - Improved	69 MONTE MAR DR	1	23184	R-1-8	3
064-192-24	11	Single-Resid. - Improved	123 WOODWARD AVE	1	26650	R-1-8	3
064-221-43	11	Single-Resid. - Improved	15 LAUREL LN	1	28000	R-1-8	3
064-231-20	11	Single-Resid. - Improved	14 LAUREL LN	1	29000	R-1-8	3
064-242-12	11	Single-Resid. - Improved	33 MONTE MAR DR	1	30928	R-1-8	3
064-192-28	11	Single-Resid. - Improved	9 LAUREL LN	1	34353	R-1-8	3
064-251-27	11	Single-Resid. - Improved	155 CURREY AVE	1	4424	R-1-8	3
064-241-04	11	Single-Resid. - Improved	33 VISTA CLARA RD	1	5605	R-1-8	3
064-192-03	11	Single-Resid. - Improved	137 WOODWARD AVE	1	5876	R-1-8	3
064-251-12	11	Single-Resid. - Improved	60 MONTE MAR DR	1	6264	R-1-8	3
064-251-31	11	Single-Resid. - Improved	81 CRECIENTA DR	1	6328	R-1-8	3
064-251-24	11	Single-Resid. - Improved	69 CRECIENTA DR	1	6460	R-1-8	3
064-241-03	11	Single-Resid. - Improved	27 VISTA CLARA RD	1	6780	R-1-8	3
064-254-34	11	Single-Resid. - Improved	60 GEORGE LN	1	6901	R-1-8	3
064-251-13	11	Single-Resid. - Improved	70 MONTE MAR DR	1	7395	R-1-8	3
064-221-14	11	Single-Resid. - Improved	135 TOYON LN	1	7504	R-1-8	3
064-221-42	11	Single-Resid. - Improved	825 SPRING ST	1	7512	R-1-8	3
064-221-04	11	Single-Resid. - Improved	290 CURREY LN	1	7632	R-1-8	3
064-221-15	11	Single-Resid. - Improved	127 TOYON LN	1	7797	R-1-8	3
064-221-03	11	Single-Resid. - Improved	280 CURREY LN	1	7800	R-1-8	3
064-254-29	11	Single-Resid. - Improved	84 GEORGE LN	1	8000	R-1-8	3
064-221-31	11	Single-Resid. - Improved	8 TOYON CT	1	8000	R-1-8	3
064-221-20	11	Single-Resid. - Improved	124 TOYON LN	1	8030	R-1-8	3
064-241-02	11	Single-Resid. - Improved	21 VISTA CLARA RD	1	8060	R-1-8	3
064-232-21	11	Single-Resid. - Improved	45 TOYON LN	1	8075	R-1-8	3
064-222-05	11	Single-Resid. - Improved	223 CURREY LN	1	8096	R-1-8	3
064-241-05	11	Single-Resid. - Improved	37 VISTA CLARA RD	1	8178	R-1-8	3
064-251-11	11	Single-Resid. - Improved	50 MONTE MAR DR	1	8255	R-1-8	3
064-251-10	11	Single-Resid. - Improved	54 VISTA CLARA RD	1	8384	R-1-8	3
064-192-09	11	Single-Resid. - Improved	715 SPRING ST	1	8450	R-1-8	3
064-254-01	11	Single-Resid. - Improved	105 MONTE MAR DR	1	8710	R-1-8	3
064-221-02	11	Single-Resid. - Improved	270 CURREY LN	1	8742	R-1-8	3
064-232-17	11	Single-Resid. - Improved	140 CURREY AVE	1	8816	R-1-8	3
064-192-10	11	Single-Resid. - Improved	711 SPRING ST	1	8850	R-1-8	3
064-231-05	11	Single-Resid. - Improved	2 TOYON LN	1	8961	R-1-8	3
064-221-19	11	Single-Resid. - Improved	809 SPRING ST	1	9050	R-1-8	3
064-221-09	11	Single-Resid. - Improved	805 SPRING ST	1	9069	R-1-8	3
064-221-08	11	Single-Resid. - Improved	807 SPRING ST	1	9069	R-1-8	3
064-221-10	11	Single-Resid. - Improved	801 SPRING ST	1	9069	R-1-8	3
064-232-16	11	Single-Resid. - Improved	150 CURREY AVE	1	9164	R-1-8	3
064-231-10	11	Single-Resid. - Improved	44 TOYON LN	1	9240	R-1-8	3
064-254-49	11	Single-Resid. - Improved	80 GEORGE LN	1	9276	R-1-8	3
064-254-30	11	Single-Resid. - Improved	88 GEORGE LN	1	9308	R-1-8	3
064-231-12	11	Single-Resid. - Improved	66 TOYON LN	1	9350	R-1-8	3
064-251-19	11	Single-Resid. - Improved	41 CRECIENTA DR	1	9384	R-1-8	3
064-254-02	11	Single-Resid. - Improved	99 MONTE MAR DR	1	9408	R-1-8	3
064-252-03	11	Single-Resid. - Improved	26 CRECIENTA DR	1	9438	R-1-8	3

Note: Based on City-identified SB 9 sites. Vacant sites, sites with open space easements, and sites with 4 or more units have been removed.

## Appendix F

APN	Assessor Use Code	Assessor Use Description	Address	Dwelling Units	GrossLandSqFt	Zoning	Potential Net SB 9 Units
064-251-05	11	Single-Resid. - Improved	16 VISTA CLARA RD	1	9450	R-1-8	3
064-221-13	11	Single-Resid. - Improved	145 TOYON LN	1	9516	R-1-8	3
064-252-02	11	Single-Resid. - Improved	20 CRECIENTA DR	1	9563	R-1-8	3
064-251-06	11	Single-Resid. - Improved	26 VISTA CLARA RD	1	9600	R-1-8	3
064-232-20	11	Single-Resid. - Improved	77 TOYON LN	1	9660	R-1-8	3
064-221-01	11	Single-Resid. - Improved	260 CURREY LN	1	9680	R-1-8	3
064-221-27	11	Single-Resid. - Improved	6 TOYON CT	1	9720	R-1-8	3
064-231-22	11	Single-Resid. - Improved	80 TOYON LN	1	9768	R-1-8	3
064-222-07	11	Single-Resid. - Improved	275 CURREY LN	1	9768	R-1-8	3
064-254-07	11	Single-Resid. - Improved	75 MONTE MAR DR	1	9792	R-1-8	3
064-251-07	11	Single-Resid. - Improved	32 VISTA CLARA RD	1	9880	R-1-8	3
064-251-17	11	Single-Resid. - Improved	55 CRECIENTA DR	1	9963	R-1-8	3

Note: Based on City-identified SB 9 sites. Vacant sites, sites with open space easements, and sites with 4 or more units have been removed.

## **6<sup>th</sup> Cycle Housing Element Background Report Appendices**

### **Appendix G - Stakeholder And Community Input**

**G1: Town Hall #1 & #2 Input Summaries**

**G2: Housing Needs And Priorities Survey**

**G3: Focus Group 1a, 1b, 1c, And 2 Summaries**

**G4: Community Service Providers, Community-Based Organizations, and  
Development Professionals Survey**

# Sausalito Housing Element Update

## Town Hall Summary

February 10, 2022

### Overview

The City of Sausalito convened the first Town Hall meeting for the 6<sup>th</sup> Housing Element Update (HEU) on February 19, 2022, from 5:00 – 7:00 PM. The meeting was held via Zoom and was open to the public. The meeting was noticed through the City of Sausalito Housing Element Update website (<https://housingelements Marin.org/city-of-sausalito>), advertised on the City of Sausalito Facebook and other social media accounts, and distributed through emails to HEU database, which is comprised of over 300 contacts representing a cross-section of stakeholders and residents. English and Spanish flyers were distributed via email and posted as hard copies throughout the community.

The intent of this meeting was to:

- Introduce the Housing Element Process
- Overview of current housing stock in Sausalito
- Collect public feedback on 1) challenges and opportunities for housing types and specific populations and 2) potential areas for new housing developments

A total of 146 participants attended. The Town Hall was held in English with live Spanish translation available through an audio channel on the Zoom platform. The Town Hall was conducted in an interactive format that included presentations, polling questions, and discussions. A recording of the meeting is available [here](#).

This document summarizes key outcomes from the Town Hall. It focuses on public input received rather than the formal presentations made. It is not intended to be a detailed transcript.

### Welcome and Team Introductions

Jim Moore, City of Sausalito Community Development Director, opened the meeting by thanking attendees for participating and provided brief opening remarks.

Jenna Tourjé, Kearns & West, reviewed the agenda and led introductions of those in attendance. This included a virtual poll to determine attendees' relationship to Sausalito. Responses to the poll are included below.

- I live in Sausalito: 74%
- I own a second residence in Sausalito and live in an adjacent community: 6%
- I live in another community in Marin County: 0%
- I am a property owner in Sausalito: 18%

- I am a business owner in Sausalito: 2%
- I work in Sausalito: 0%

## Presentations and Discussions

The project team provided brief presentations on the following topics:

- Housing Element Basics including specific considerations (e.g. facilitating affordable and special needs housing development) Sausalito will need to integrate into the HEU.
- Regional Housing Needs Allocation, specifically, how many total housing units have been allocated to Sausalito and the methodology for determining that allocation.
- Community Profile such as the City's demographic and socio-economic composition, measures Sausalito has already taken to address its housing needs, and where new housing could be developed.
- Community Engagement including feedback received from stakeholders to date and future outreach and engagement opportunities.

Attendees were provided an opportunity to ask clarifying questions after each presentation. Key themes from these discussions are captured below.

- The means in which income categories (e.g. Area Median Income) and corresponding housing needs allocations are determined.
- How satisfaction of the state's requirements will be determined, specifically what constitutes a housing unit and how low-income units will be identified (e.g. whether the City will subsidize units that will only be available to low-income individuals).
- Whether the state will provide Sausalito with Section 8 vouchers.
- The extent to which the California Environmental Quality Act allows for streamlining of permits for housing.
- Ramifications for Sausalito should it not meet the Regional Housing Needs Allocation.
- Status of the City's negotiations with the San Francisco Bay Conservation and Development Commission (BCDC), particularly as it relates to liveaboards and bay fill.

## Community Feedback

During the Town Hall, the project team used Poll Everywhere, a virtual polling platform, to collect community feedback on a variety of topics related to the Housing Element Update. Questions 1 and 2 utilized a "word cloud" to capture attendees feedback; screenshots of responses to these questions are provided below. Questions 3, 6, and 7 allowed participants to provide lengthy responses; key themes of the feedback received is captured below and full results are captured in Appendix A. Questions 4 and 5 utilized a multiple-choice response option in which participants were allowed to select multiple options; the percent of votes a specific option received are listed below.

*Question 1: In one word or phrase, what opportunities does the City have for the Housing Element Update?*



- Projected sea-level rise, particularly for housing along the coastline.
- Evacuation routes and natural disasters (landslide, mudslide, fire threat, fire zone, sea-level rise and sea wall, tsunami, and earthquakes)
- Implications of population growth on the City's existing infrastructure and traffic issues
- Preserving Sausalito's "small town aesthetic" as well maritime, industrial, and artist workspaces
- Broad range of housing, including shared housing, housing for first responders, and housing types and sizes that serve a wide range of income levels

*Question 4: What housing types should Sausalito prioritize?*

- Single family homes: 8%
- Duplex, triplex, and fourplex: 18%
- Townhomes or condominiums (ownership): 13%
- Apartments (rental): 11%
- Mixed use housing: 17%
- Accessory dwelling units: 9%
- Housing for seniors: 16%
- Supportive or transitional housing for the unhoused: 8%

*Question 5: What populations should Sausalito prioritize housing for?*

- Seniors: 13%
- Persons with a disability, including developmental: 6%
- Homeless persons or at risk of homelessness: 14%
- Large families (5+ people): 5%
- Single parent households: 5%
- Farmworkers: 3%
- First responders: 17%
- City employees: 17%
- Teachers: 19%

*Question 6: What fair housing issues and/or obstacles to housing are you aware of in Sausalito?*

- The concept of NIMBY (Not In My Back Yard)
- Inclusivity: segregation, racism, classism, narrow demographic
- Infrastructure: sewers, poor roads, transportation, steep lands at risk of slide, water rise
- Lack of availability and affordability of the City's current housing stock
- Geographic constraints

*Question 7: Where do you think housing should go in Sausalito?*

- Housing should not be developed in:

- Green Space
- Cypress Ridge
- Martin Luther King, Jr. Park
- Marinship
- Housing should be developed in:
  - Parking lots
  - Empty office buildings
  - Open space
  - Public land
  - Martin Luther King, Jr. Park
  - Marinship

### **Next Steps**

Thompson noted that the HEU must be certified no later than January 2023. Milestones to meet that deadline include:

- October – December 2021: Evaluate/Review Existing Conditions, Plans, and Programs from
- January – May 2022: Prepare initial Housing Element Analysis from January to May 2022
- June 2022: Advisory Committee Draft Housing Element
- July 2022: Public Review Draft Housing Element (30-day public review)
- August 2022: HCD Draft Housing Element (90-day HCD review)
- October 2022: Housing Element Draft EIR (45-day public review)
- December 2022: Adoption Draft Housing Element

Estimated dates for near-term engagement opportunities include stakeholder and community surveys being released in February 2022 as well as a second Town Hall meeting in April 2022.



## Appendix A: Virtual Poll Responses

This appendix captures the full set of responses provided to virtual polling questions numbers 3, 6, and 7.

*Question 3: What is important for the City to consider as it develops the Housing Element Update?*

- Consider public/private partnership
- Artist spaces
- Mismatch between housing types and occupancy levels
- Homeless population
- Boating access
- Reparations
- Provide a mix of housing types and sizes so they serve many types of people and incomes.
- Balance housing with industry
- Parking
- Ensure affordable housing projects
- Toxic contamination of certain areas
- City character
- Avoid large scaled structures where they don't currently exist that look out of scale and urbanize those areas.
- Community
- Shared housing
- Roads are inadequate for development in the hills
- It is not the role of city government to preserve property values
- Fairness
- First responder housing
- preserve view corridors
- Coast Miwok Tribal Council guidance
- Sea level rise
- Racial justice = good jobs/job training
- Welcoming renters
- Preserve Marinship
- Economic resilience provided by stronger property tax base
- Seniors
- Traffic off 101 through residential areas
- Preserve the Marinship
- Landslide and mudslide
- Preserving the spirit of community engagement /participation
- Preserve maritime and industrial and artist workspaces
- Displacing businesses & artists in Marinship
- Landslide risks

- Fire threat
- Evacuation routes
- Landslide risk
- Being welcoming
- Housing for first responders
- Spread the units out throughout the town, so we don't group a large numbers of units in only a few areas that change the character of those areas.
- Sea level rise
- Reparations for racial discrimination, economic opportunities for low-income and disabled.
- Fire zones
- Topography and hills!
- Equitable between "cheap" north and "fancy" south Sausalito
- The Native American population
- Reusing existing structures
- View preservation
- Transportation emissions.
- Energy use
- Traffic
- Live -work opportunities
- Construction impact on existing neighborhoods/residence
- Emergency response
- Preserve the economic engine of the Marinship
- Sea wall
- Access on roads
- Risk if not feasible
- Sea level rise
- Diversity of businesses
- Evacuation routes
- Sea level rise
- Infrastructure
- Property rights
- Traffic
- Traffic
- Managed Retreat
- Infrastructure.
- Prudent land use
- Sea level rise
- Sea level rise
- Preserve working waterfront
- Infrastructure
- Sea Level Rise

- Water
- Locating housing near public transit
- Environment
- Shrinking Sausalito's commute map
- A community where our workers can be our neighbors
- Protecting the working maritime waterfront
- Sewage
- Topography
- A place for workers of the working waterfront
- Find ways to interface with Marin city so they are more welcomed
- Carrying capacity. How many people CAN we house here? What's the number?
- Water Access
- Tsunami and earthquakes
- Housing is needed as housing, not just a property investment
- Preserving Marinship doesn't necessarily mean not changing it

*Question 6: What fair housing issues and/or obstacles to housing are you aware of in Sausalito?*

- Lack of understanding on the principles of housing justice
- Again, hills and topography issues
- Lack of understanding and empathy
- BCDC
- Geography makes development very difficult
- Discrimination against renters
- Pathway to ownership builds wealth but it is unaffordable
- Sewers
- Employment
- Steep land at risk of slide
- Fear of lower property values
- We don't have much land to build on
- Housing costs
- second (and third homes)
- Prop 13 discouraging sales
- Fear of the loss of property value.
- Affordability
- Segregation & redlining
- racism and classism
- Water rise
- Poor roads
- Transportation
- Affordability
- Narrow demographic

- NIMBY
- No supply.
- High rents
- racial segregation
- Money
- Affordability
- Racist legacy (covenants, etc)
- Lack of housing stock
- Not much availability
- NIMBYs
- Affordability
- there are 3500 current seniors living in Sausalito and only 38 units for seniors.
- A million dollar price tag represents a "restrictive covenant" to most people, particularly essential workers.
- Housing being forced upon us just to satisfy a state mandate.

*Question 7: Where do you think housing should go in Sausalito?*

- Not in toxic flooded Marinship shoreline
- Not Cypress Ridge! Preserve green space
- Corporation yard
- Parking lots
- Empty office buildings on bridgeway
- Open Space
- Part of Cypress Ridge
- City Hall parking lot
- Marinship has most available land
- MLK property adjacent to the park
- public land
- City Hall parking lot
- Not just north Sausalito. Concerned there will be bias to place it there because the wealthier residents will protect their area
- Possibly Cypress Ridge
- Where public land can help to offset low income development
- Eastern side of Bridgeway- including some areas of Marinship
- Dense population needs recreation and open space. Lack of green space causes heat zones
- We need to redefine "Marinship". It makes no sense to include the office buildings and restaurants on the Bridgeway corridor in Marinship. These properties are not working waterfront.
- Cypress Ridge
- Cypress Ridge

- No blocking of views
- In areas close to services and amenities and transportation
- Do not displace workers
- Not the Marinship
- Above the City Hall's parking lot.
- Not near the working waterfront.
- Not MLK
- Not MLK park
- Office building conversion
- Spencer Fire Station
- North end of town near 101
- apartment buildings on the hills
- ON platform over City Hall parking lot
- Not cypress ridge
- Build new docks.
- Not where they will be under water in 50 yrs
- Open space areas should be considered (coyote ridge)
- Not in toxic landfill areas
- In the empty fire station on the hill
- Floating homes
- City sites should be prioritized
- Tiburon
- Not near sea level rise danger
- Cypress Ridge
- Wolfback ridge
- Not in wildlife areas
- Marinship will be underwater so Floating Homes
- Everywhere...we are all in this together.
- Next to Dunphy Park
- On the water
- Not in Marinship.
- NOT on the waterfront
- Northern Bridgeway north of Harbor Drive
- Senior housing in flat walkable areas near amenities, other housing throughout all areas of town
- Firehouse 2 property
- Vacant city owned rights of way
- Must preserve recreational space
- MLK area
- Along both sides of Bridgeway, especially on the north side of town. But not extending to the waterfront. Repurposing office buildings for housing is a great idea.

- MLK
- Apartment buildings in the hills! that is equitable
- Along the transportation corridors
- Over City-owned "paper streets."
- Cypress ridge
- On city parking lots near the ferry
- Add a transit stop at Rodeo.
- New docks built
- City properties
- In existing residential areas
- Floating homes and marinas
- Northern Bridgeway corridor
- Not in SFD neighborhoods
- Floating homes
- Not near the working industrial/maritime areas - will lead to noise and other complaints
- Not Caledonia
- Not the Marinship unless it is live aboard or floating home
- Cypress Ridge
- Not open areas, we need them for increased population use
- All areas, integrated.
- Burrowed into hillsides
- Not in the Marinship - too many environmental issues to mitigate.
- Above commercial uses
- Not replacing commercial/industrial/arts areas
- Not in Marinship
- Ferry Building
- Near freeway entrances and exits
- North Bridgeway
- MLK area
- Equitable dispersed to avoid segregation
- On bridgeway and Caledonia and northern end of Marinship near bridgeway- on city owned land for affordable housing
- Even in the Marinship
- Transit oriented
- Anywhere along public transit corridors and services.
- On houseboats
- Caledonia street
- In the Marinship, as well as elsewhere
- Above roadways
- Evenly throughout the town
- equally distributed

- Integrated fairly everywhere to avoid gentrification and segregation
- We must look at all areas of Sausalito.
- Water, above commercial, marinship
- All areas must do their "fair share"
- Marinship
- Along north Bridgeway
- Open areas
- Throughout Town
- Caledonia Street
- Marinship
- Marinship
- Along Bridgeway
- All options must be on the table
- Near ferry where a committee is now considering developing a new park
- Northern Marinship - Bridgeway N, docks, Caledonia
- On houseboats, near mollie stones, corporation yard
- Near public transit—with access to buses and ferry
- On the water
- MLK area
- Everyone in Sausalito (renters/owners) pay taxes to Sausalito.
- critical to take a LEED ND approach
- Anywhere where Maritime businesses will not be displaced
- Denser mixed use development, rather than all throughout town/hills, can help reduce transit problems. Shops and housing together...
- School district land, old MLK, etc.
- Forget Marinship unless major investments are made to protect housing and infrastructure from projected sea level rise.
- Incentives to add units
- Houseboats are prohibited by established BCDC policy
- Has to be all of Sausalito at this point.
- NOT on the Arques property designated for maritime and light industrial use
- In the empty office buildings
- Southern Sausalito too
- Senior housing near schools, put seniors and kids together (+3 comments in support)
- Temporarily or seasonal housing
- A Community Land Trust could claw back as much of this modest housing stock as we need to house our own essential workers. Then, market rate housing has a way of taking care of itself.

## Appendix B: Zoom Chat Transcription

- Comment (C): City of Sausalito issued a state of emergency over the homeless encampment fire and explosion that occurred at 7:15 pm last night.
- C: Floating homes are a great fit for Sausalito.
- Question (Q): Can you comment on the difference between the income category for market rate housing and the actual income needed to own housing in Sausalito?
- Q: Will HUD provide section 8 style housing vouchers to cover all of the low income housing units required?
- Q: Can you also comment on the income needed to rent the median housing in Sausalito?
- Q: What is the median age in Sausalito?
- C: "25 unhoused persons?" Aren't there more people than that currently living in the Marinship camp/tennis courts?
- Q: Will you be addressing the situation about homeless people (people without homes/income and that are living in the streets or in campsites) in this presentation?
- Q: So the people in Marin City are overpaying rent at the same rate as Sausalito, despite the extreme economic difference?
- C: Perhaps the statistics categorizing fair rental/homeowner costs vs income should be revised to reflect reality.
- Q: What are state requirements are there to qualify as a housing site?
- Q: Is there expedited CEQA review or exemption for new housing that is approved by the housing element?
- C: In general I am interested as to 1) how the previous "housing elements" were considered and what was accomplished because of what they advised. 2) how a housing element won't displace business owners in the Marinship and how the keep our working waterfront working 3) When will the City of Sausalito invest in the Marinship to keep it functioning as a working waterfront
- Q: Could you identify - if not here then later - the existing "vacant and underutilized" sites and multi-use sites which you commented have already been identified to satisfy some of our requirements?
- Q: What happens if the housing quantity objectives are not met?
- C: I'd like to add to my share that perhaps some funds can be earmarked to help people with units not now considered acceptable as an "affordable unit" can be modified so that they meet the state's requirements.
- C: Someone at a previous meeting stated that Sausalito is currently subject to SB35 - can you confirm/deny this, and identify which segment of the low-low/low/medium/medium+ units are involved, and what the impact might be?
- C: I am concerned about overcrowding which will make traffic more challenging and evacuating for emergencies impossible. With this in mind, I would like to suggest that a majority of the new units are on Bridgeway and near to the 101 entrance/exit. Perhaps the northern part of Marinship on Bridgeway would help. Additionally, please look at floating



homes and rebuilding some docks for more and increasing the % of live-aboards allowed as part of this project.

- Q: Where will the additional water for these (any) houses come from?
- Q: What are the total number of current housing units in Sausalito? I thought around 4500? How does ABAG look at the 7.6% vacancy rate? short term rentals are illegal in Sausalito. Was it used in determining the RHNA allocation? What happens if they become occupied?
- Q: Are you going to make recommendations to the city to improve infrastructure to accommodate the RHNA numbers?
- Q: Will the ABAG/ HEAC give housing preference to people who already live here or have lived here for specific time?
- Q: Do the stats provided in previous slides include 2020-2021 data?
- C: We have been homeowners from Marin City for 23 years and have a relatively new maritime business which needs a waterfront home to haul out boats. Please do not take from the working waterfront as many of us are eager to be there; we are committed to preserving our history and the wonderful art and maritime factions which are here. If new units are in this area, they are likely to displace businesses there that need the waterfront to survive.
- C: In addition to placing housing on Bridgeway near 101 entrance and transit routes, more floating homes and live-boards would make sense— I would also endorse more housing on Caledonia Street.
- C: Almost no one would build try to within 100 feet of the shoreline because BCDC's regulations. It would add years and millions in cost.
- Q: Will ABAG consider safety, environmental and traffic impact?
- C: More live aboards at scale would be awesome.
- C/Q: Last week an article in the Marin IJ indicated that Spencer Ave, San Carlos Ave and Santa Rosa Ave have been indicated as prime streets for consideration for duplex/4 plex sites. Will parking and traffic be a consideration for identifying properties to be considered for SB9 development?
- Q: How will the state reconcile the need for housing SUCH AS floating and liveaboards and BCDC's position against bay "fill"?
- Q: Has Sausalito identified who its "essential workers" are? And what their commute maps look like? If traffic is the region's number one public health menace and quality of life issue, and "transportation" is the state's number one greenhouse gas contributor, shouldn't Sausalito use this process to house its own essential workers and significantly shrink its regional commute map?
- Q: Unless state law (McAteer Petris Act) is changed live aboard amounts are not likely to be changed.
- C: FWIF, surveys point to great desire of seniors to age in place. Programs should enable that, rather than build elder warehouses. I recall a pastor on a prior meeting saying he knows folks who would "rather bleed out in the driveway than move to senior projects."

- C: Very pleased to see that sea-level rise and preserving history are high on your priority list. These are critical elements.
- Q: Will the ODDS adoption process be public?
- Q: Given Sausalito's under count of jobs per resident (I recall .9/resident vs other higher numbers in Marin), shouldn't we do our best to preserve diverse commercial areas?
- C: There are many attractive models for senior living and a variety of options need to be available to accommodate local seniors. In many cases having options more appropriate for older adults to thrive in, may free up other housing for families or others.
- Q: Did you address whether the units that could be created under SB9 would qualify for our RHNA numbers?
- C: There is an issue that SB9 does not exclude high fire risk areas. Please get City Attorney's opinion. See Catalyst.
-

# Sausalito Housing Element Update

## Town Hall #2 Summary

May 9, 2022

### Overview

The City of Sausalito convened the second Town Hall meeting for the 6<sup>th</sup> Housing Element Update (HEU) on May 9, 2022, from 5:00 – 7:00 PM. The meeting was held via Zoom and was open to the public. The meeting was noticed through the City of Sausalito Housing Element Update website (<https://housingelements Marin.org/city-of-sausalito>) and advertised on the City of Sausalito Facebook and other social media accounts, in the City's Currents e-newsletter, via flyers and large-scale versions of the Citywide and Neighborhood Draft Opportunity Sites Maps and City Hall and the Bank of America building, and notice was distributed through emails to HEU database, which is comprised of over 300 contacts representing a cross-section of stakeholders and residents. English and Spanish flyers were distributed via email and posted as hard copies throughout the community.

The intent of this meeting was to:

- Review the Housing Element Process
- Overview of Draft Opportunity Sites
- Collect public feedback on:
  - Housing distribution by Neighborhood
  - Preferences for multifamily, mixed use, single family, or no residential development by Focus Area
- Hear public comment

A total of 165 participants attended. The Town Hall was held in English with live Spanish translation available through an audio channel on the Zoom platform. The Town Hall was conducted in an interactive format that included presentations, polling questions, and discussions. A recording of the meeting is available [here](#).

This document summarizes key outcomes from the Town Hall. It focuses on public input received rather than the formal presentations made. It is not intended to be a detailed transcript.

### Welcome and Team Introductions

Heidi Scoble, City of Sausalito Acting Principal Planner, opened the meeting by thanking attendees for participating and provided brief opening remarks.

Jenna Tourjé-Maldonado, Kearns & West, reviewed the agenda and led introductions of those in attendance. This included a virtual poll to determine attendees' favorite place in Sausalito. Some of the top responses to the poll are included below.

- Waterfront
- Park
- Downtown
- Dunphy
- Caledonia

## **Presentations**

Beth Thompson from De Novo Planning Group provided brief presentations on the following topics:

- Housing Element Basics including specific considerations (e.g., facilitating affordable and special needs housing development) Sausalito will need to integrate into the HEU.
- Community Engagement including all the previous community outreach milestones for Housing Element Update to date.
- Regional Housing Needs Allocation, specifically, how many total housing units have been allocated to Sausalito, the type of housing that residents want to see in Sausalito, and the timeline for completing the Housing Element Update.

## **Poll Everywhere Activities**

The Town Hall included virtual polling activities using the Poll Everywhere platform to collect community feedback on what type of housing is needed, desired, and appropriate in different neighborhoods throughout the City. These neighborhoods include the following, as identified in the General Plan. A more detailed summary of feedback provided in Poll Everywhere activities is available in Appendix A.

- Wolfback Ridge
- Old Town/Hurricane Gulch
- The Hill
- New Town
- Monte Mar Vista/Toyon Terraces
- Spring Street Valley
- Marinship
- Nevada Street Valley

Participants were shown maps of each neighborhood that identified areas in the neighborhood as "opportunity sites," for housing development. Some of the opportunity sites were designated focus area opportunity sites meaning those areas were highly preferred sites for housing development to meet RHNA housing needs. Participants were invited to use Poll Everywhere as they responded to

questions and gave feedback on housing types they identified as “needed” for each opportunity site within each respective neighborhood. If there were multiple focus areas in a particular neighborhood, participants went through each focus area, site by site, for every neighborhood. The housing type options included: single family, small-scale multi-family, large-scale multifamily, and mixed-use housing.

## Neighborhood Major Themes

### *Wolfback Ridge*

There are no focus sites in Wolfback Ridge for consideration in the Housing Element Update. As such, Poll Everywhere was not utilized for this neighborhood.

### *The Hill*

There were several focus sites noted in The Hill neighborhood. Responses in Poll Everywhere indicated that 32% of participants desired small-scale multifamily and 30% preferred large-scale multifamily in the neighborhood in general. Notes in the chat included large and mixed use would be appropriate for the Hill.

Key themes noted by participants considering existing/future parking needs and implications of sea level rise on potential developments in this neighborhood.

The following sites were noted by participants for removal from the Housing Element:

- 31
- 32
- 78
- Areas around Martin Luther King, Junior Park

### *New Town*

There were four focus sites noted in the New Town neighborhood. Responses in Poll Everywhere indicated that 40% of participants desired small-scale multifamily in the neighborhood.

Key themes were noted by participants include preservation of City Hall and the Waterfront as well as including Cypress Bridge as an opportunity site for development.

The following sites were noted by participants for removal from the Housing Element:

- 12
- 16
- 21
- 26
- 31
- 48

- 49
- 50
- 52

### *Monte Mar Vista/Toyon Terraces*

There were no focus sites nor opportunity sites noted in the Monte Mar Vista/Toyon Terraces neighborhoods. Responses in Poll Everywhere indicated that 47% of participants desired large-scale multifamily housing, 35% wanted small-scale multi-family housing, followed by 10% for single-family housing and 8% for mixed-use development in the neighborhood.

Since there were no opportunity sites in the Monte Mar Vista/Toyon Terraces neighborhood, there were no major themes or discussions from participants nor were there any sites participants wanted added to the neighborhood for development.

### *Spring Street Valley*

There was one focus site in the Spring Street Valley neighborhood. Responses in Poll Everywhere indicated that 52% of participants desired small-scale multifamily and 35% wanted large-scale multifamily in the neighborhood in general. Within the focus site, site 65, 67% of participants desired small-scale multi-family housing in the area.

Key themes that were noted by participants include differing opinions on site 65, support for both no housing and large-scale multi-family housing. Participants also suggested limiting any housing development adjacent to boatyards or light industries.

Sites 64 and 65 were noted by participants for removal from the Housing Element.

### *Marinship*

Within the Marinship neighborhood, there were six focus areas that have been identified for development. From the Poll Everywhere responses, participants were equally split amongst the types of development they desired. The responses indicated that mixed-use housing was the most desired at 30%, followed by 28% of participants responding with the “no housing” choice, 22% of respondents want large-scale multi-family housing, and 17% of participants chose small-scale multi-family housing. Notes in the chat showed that many participants did not want any housing developed in the Marinship neighborhood.

The following key themes were noted by participants:

- No housing in Marinship
- No development on or around the waterfront
- Traffic concerns from development in the neighborhood
- Support for development of Harbor Drive

The following sites were noted by participants for removal from the Housing Element:

- 67
- 68
- 69
- 70
- 71
- 72

### *Nevada Street Valley*

There were six focus sites noted in the Nevada Street Valley neighborhood. Responses in Poll Everywhere indicated that 42% of participants desired small-scale multifamily in the neighborhood. Notes in the chat included a desire for including Cypress Ridge for development and preserving certain areas like the City Hall and Waterfront.

Key themes were noted by participants included preservation of the MLK dog park and support for small-scale and mixed-used development around the schools on the MLK site.

The following sites were noted by participants for removal from the Housing Element:

- 75
- 76
- 77
- 78
- 84
- 85
- 87

Neighborhoods where additional sites should be located include Cypress Ridge and the Schoonmaker.

Poll results from each General Plan map area and potential site can be found in Appendix A.

### **Next Steps**

Thompson reviewed anticipated timing for upcoming community engagement activities, which include:

- Public Review Draft Housing Element – August 2022
- Town Hall Workshop #3 – August 2022
- HEAC Meeting #7 – May 23, 2022

### **Public Comment**

Jenna Tourjé invited members of the public to provide public comments. A total of 18 members of the public provided public comments or asked a question. A summary of the comments is included below. Public comments are captured in full in Appendix B.

- **Marinship:** Many community members raised concerns about building housing in the Marinship near the working waterfront area. Members of the public stated that the Marinship and the preservation of the working waterfront is vital to Sausalito's economy, therefore the history of building housing in the neighborhood has shown to push the waterfront industry further from Sausalito. Other members of the public stated that the Marinship neighborhood is a viable area for housing, citing that noise concerns are not of concern. Proponents of housing in the Marinship neighborhood recommended small-scale multifamily housing to provide live-work housing for service workers who are employed in the working waterfront economy.
- **Consideration of other opportunity sites:** Members of the public requested that city staff investigate other possible opportunity sites throughout the city. Areas that were repeated stated were Cypress Ridge, the Machine Shop, and public lands as viable areas of land to build housing. Participants urged to spread the new housing development throughout the city so that neighborhoods like MLK, a highly populated area of the city, avoid becoming denser.
- **City's infrastructure:** Members of the public inquired about how the addition of 700 housing units was going to impact the infrastructure of the City of Sausalito. Participants shared their concerns around putting additional stress on the current infrastructure and requested the City to provide information increased housing impacts on sewage, traffic, flood plains and other affected infrastructure.



## Appendix A: Poll Everywhere Zoom Chat Responses

### The Hill

- Key notes from chat:
  - *Housing type*
    - Large scale multi and mixed use (x6)
    - Every neighborhood should participate and share responsibility.
    - Mixed Use and large scale for city owned parking lots
  - *Bridgeway*
    - Mixed use for Bridgeway
    - Some of the large vacant houses above Bridgeway should be redeveloped into multi-family homes.
  - *Parking*
    - What about parking needs? Parking is tight?
  - *General development comments*
    - Very difficult to build, all within 100 feet of shoreline
    - The working waterfront should not be developed for additional housing, nor should it be encroached upon. It is a major and indispensable component of Sausalito's heritage, character and economic dynamism.
    - What controls - city voter initiative or the state coming in and overriding with state mandated re-zoning?
    - Why is there a NO HOUSING choice?? You can't tell how many are responding - this is not good.
- Sites requested to be added or removed
  - MLK (x3)
  - 78 (x2)
  - Remove if flooding expected before 25 years due to sea level rise (x2)
  - 31
  - 32

### New Town

- Key notes from chat:
  - *Preservation of City Hall and Working Waterfront*
    - Site 52, preserve city hall, integrating large scale multi family
    - Working Waterfront should not be developed for so many reasons, it is your tax base, sea level rise levels, and the destruction of small business, the essence of Sausalito, as well as the artist community!
    - Don't cannibalize city hall or the Marinship
    - Please keep 52, multi-unit housing
    - Keep City Hall and Library

- *Development of Cypress Ridge*
  - Cypress Ridge is a viable site for development and the addition or removal should be decided by the HEAC, not the Council (x2)
- *General Development Comments*
  - Large scale multifamily throughout. Mixed use second story residential on Caledonia
  - Site 47 large scale multi family
- Sites requested to be added or removed:
  - Working waterfront should be removed (x3)
  - Remove City Hall (x2)
  - Remove sites 48, 49, 50, 52

### **Monte Mar Vista/Toyon Terraces**

- Key notes from chat:
  - Remember the traffic impact everywhere. Toyon is a deadens street with limited access
  - All neighborhoods including Monte Mar should be asked and elected to accommodate their fair share of housing, including some large scale multi family
  - Do not let anyone in any area buy 2 lots for one larger home

### **Marinship**

- Key notes from chat:
  - No housing in the Marinship (x5)
  - No housing next to boatyard (x3)
  - Limit any potential housing developments to the eastern side of Bridgeway (x3)
  - Protect existing uses of the area, such as maintaining boat yard access as well as the areas industrial, live/work, and historical character (x3)
  - 1 Harbor Drive has provided comment to the HEAC noting they are not interested in developing housing on their property (x2)
  - Marinship and areas adjacent to it will be prone to sea level rise impacts
- Sites requested to be added or removed:
  - Remove site 67 (x10)
  - Remove site 68 (x15)
  - Remove site 69 (x12)
  - Remove site 70 (x15)
  - Remove site 71 (x7)
  - Remove site 72 (x5)
  - Continue analysis of all potential sites (x3)
  - Remove sites next to boatyard as it would result in incompatible uses and would be prone to sea level rise (x2)

## Spring Street Valley

- Key notes from chat
  - Competing views on site 65 – attendees were both in favor of large-scale multifamily development while others indicated this site should not be considered for housing
  - Avoid development adjacent to boatyards and light industry
- Sites to be added or removed
  - Mixed use near Bridgeway
  - Remove sites 64 and 65
  - Varying support for considering all or a portion of Cypress Ridge for potential housing developments

## Nevada Street Valley

- Key notes from chat:
  - Develop housing in a manner that protects Martin Luther King, Junior Park should be around the park not replace it (x5)
    - This could include large scale multifamily housing that replicates the design and density of Rotary Housing
  - Develop housing adjacent to school district property, particularly mixed-use developments
- Sites requested to be added or removed
  - Remove sites within Martin Luther King, Junior Park (x9)
  - Remove sites within the Dog Park (x9)
  - Remove 75 (x3)
  - Remove 76 (x3)
  - Remove 77 (x2)
  - Remove 78 (x2)
  - Remove 84 (x7)
  - Remove sites 85 and 87
  - Keep sites 73 75, 76, 73, 77, 78, 83, 85, 86
  - Keep 73, 75, 76, 77, 78, 83, 86
  - Keep all sites under consideration (x2)

## General Chat Comments

- Live/work opportunities should be considered around the Schoonmaker property.
- Protect all of Cypress Ridge as it has previously been designated as permanent open space.
- Cypress ridge should be considered as it is underused and ripe for a giant apartment building.
- Every part of the city should take their fair share of higher density multifamily housing.

- Please don't concentrate the majority of the very low- and low-income units at the north end of town as the maps may suggest. Income diversity is essential in all areas, particularly in opportunity sites accommodating many units.
- Please pursue water-based housing with BCDC.
- The working waterfront needs to be protected, and it should stay commercial waterfront, not rental for someone's party, play area. That has happened and it is wrong.
- Concerns related to development adjacent to the intersection of Sausalito Blvd. and Edwards Avenue:
  - The area is already densely overpopulated and has limited areas available for public parking.
  - There are no sidewalks which is a pedestrian safety issue for those already living there.
  - Existing infrastructure (sewer and power lines) are in disrepair and would be further taxed with additional residents.
  - There is a history of landslides on Hurricane Gulch and adding more units on a steep slope increases bad egress and landslide potential.
  - Additional housing will mean less trees and subsequently less privacy for residents.

## Appendix B: Public Comment Period Comments, Questions, and Responses

### Public Comment

Jenna Tourjé invited members of the public to provide public comments. The comments made during the public comment period are below:

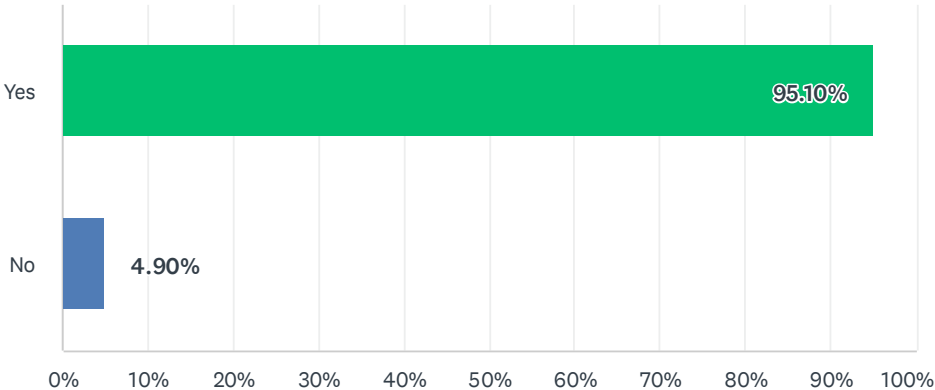
- Question (Q): Will there be any opportunity for in-person public meetings or will it all be over Zoom?
  - Response (R): The City Council has adopted a resolution to continue conducting meetings remotely due to health and safety concerns for the public. The City Council does accept these resolutions monthly and are adopting them. If you would like to make a comment, I recommend attending a City Council meeting and making public comment.
- Comment (C): Request that Cypress Bridge be put back into the list of potential housing sites. It was removed due to a conservation easement by the City Council. Also, I would like to request including the Machine Job should be included as a potential housing site with the understanding that the historical designation can actually be removed for it to become a housing site.
- C: Marinship is a vibrant financial neighborhood, if we put housing into the neighborhood, it will go away. See what is in the Marinship before placing housing.
- C: Speaking on behalf of the entire Gordon Street neighborhood, we have put a list of concerns together about why site 65 should not be developed. We reached out to the owners of the property and asked them what their plans were, and they stated they have no plans to put residential units on the property.
- Q: Is the HEAC an independent body or is it under the jurisdiction of the City Council? Cypress Ridge should be considered for development, MLK and the dog park should not be considered.
- C: Concerned about the city's infrastructure, who is going to pay to put in new sewer lines and new roads? I am very concerned about what will happen when there is an addition of 700 new units into the city.
- C: I live in the southern end of the Marinship and was looking at the plans for the Marinship and realized that the Marinship would be a perfect place for live-work small-scale housing. The term mixed-use in the Marinship would mean live-work.
- C: A businessowner in Sausalito for 30 years and I wanted to know more about the new housing in relation to infrastructure, utilities, flood maps, and traffic and other things that have not been addressed yet. Hoping to hear more about this in great detail.
- C: My preference is not to have development in waterfront area and Marinship, that should be our last option. We need to define buffer spaces like 100 feet from current industrial or marine use. We should not have any housing development within 400 feet of the waterfront. That leaves a strip along Bridgeway that is mainly commercial and would be appropriate for small-scale live-work housing.
- C: I was a renter at the Marinship for 5 years. There is already housing in the Marinship and we should consider building more housing there as the noise is not that bad. Most of us work from home so they are having a hard time renting out existing housing. It is a nice land that makes for amazing housing.

- C: Three things I want to say: the housing next to the boatyard is not livable if you consider the businesses in the Marinship. The Marinship plays a vital aspect in the City's economy. There are areas in the North area district that can be developed. I recommend you look at the Sensible Sausalito's plan that identifies housing for over 900 units and was looked at in the last HEAC agenda. I also suggest creating a working group to finish completing the Housing Element draft.
- C: The Arques property is in the Bridgeway strip. Rejecting the Arques property does not make sense and can be added to the RV property which is a little strip that would not affect industrial properties. Portions of Cypress Ridge should be opened to consideration. Any consideration of properties along the waterfront should not be disregarded due to sea level rise as those properties can be mitigated.
- C: The Machine Shop was not considered in addition to other sites owned by Utility companies. I want to know what is possible in terms of those sites.
- C: There are certain number of things we are ignoring in this process. We are ignoring the PCB toxins found at the Machine Shop and Libertyship Way. We are ignoring the economics of this decision, 1300 more people into the city. Most of all we are ignoring the sea-level rise. Mitigating a shipway is not possible so that really needs to be taken into account.
- C: The goal here is to provide housing to serve the community is it is important for us to not eliminate possible sites where the owners have said they are interested in possible development of types of development, and not give much attention to sites where the owner has said they do not want development. Even if we do not build on them, there will be some enforcement over time from the state, so we need to be practical. In terms of the City property, I understand there is government funding that can help with building low-income and senior housing development if cities can provide the properties. MLK park already has the highest density of properties in the city and to focus another 400 units in that area does not make sense. We should not be using the issue of sound to not build housing in areas.
- C: The history shows the consistent nature of industrial and working waterfront operations are being driven into oblivion. Planners and developers put people into the position where they are living next to the working waterfront and have to litigate and drive the working waterfront industry out. Let's focus on public property where we can have affordable housing and meet the needs of the community.
- C: What I appreciated about the study tonight was the way you asked about various areas throughout the town. I want to endorse a lot of the work that has been done by Sensible Housing Sausalito at [sensiblehousingsausalito.com](http://sensiblehousingsausalito.com). The website says something about a fair share of housing rather than clustering all 700 units on one spot to spread out the housing throughout town. Other areas throughout town are able to support more housing. The City owned properties are ideal for affordable housing, for live-work housing. I love the idea of schools having housing for teachers. Rather than building huge buildings we need to adopt what previous Housing Elements have done and spread-out housing throughout the City. We need to put housing above retail. Perhaps utilize the bus-barn near MLK. Put housing in sensible areas and no one area is overwhelmed so we preserve Sausalito's inherent charm.

- C: If you love seeing boats or taking a boat out you have to keep in mind that the working waterfront is going to keep your boat going. If they are wiped out you are not going to boat, you're not going to have an engine, sails, or have repairs. Those resources are there. You really need to watch the movie. As a teacher, if I had to live off my pension, I would not be able to live here. I did buy a houseboat in the harbor, but I would not be able to buy one now. We need service people. We need teachers to have housing, we need boats, the median income is way too high. Therefore, service people are not able to live here.

# Q1 Do you live in Sausalito?

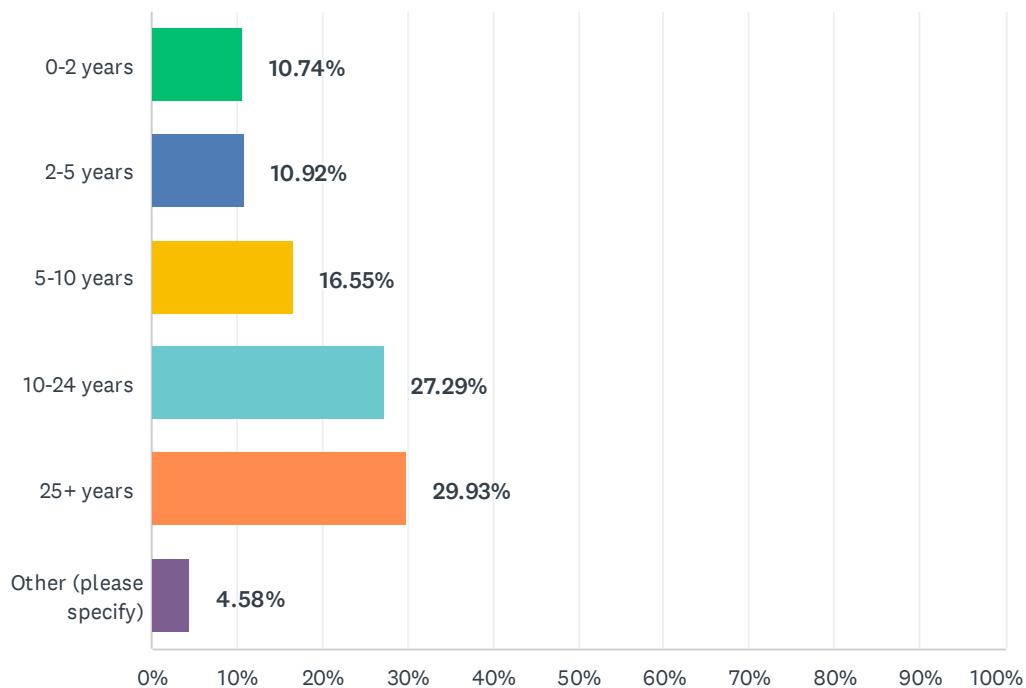
Answered: 612 Skipped: 0





## Q2 How long have you lived in Sausalito?

Answered: 568 Skipped: 44



#	OTHER (PLEASE SPECIFY)	DATE
1	36 Years	4/18/2022 3:53 PM
2	32 tears	4/18/2022 12:35 PM
3	50 years	4/14/2022 10:33 AM
4	63 years	4/13/2022 11:32 AM
5	30	4/12/2022 9:36 PM
6	63 years	4/12/2022 1:39 PM
7	have owned for 10 yrs but moved here permanently a year ago	4/12/2022 12:27 PM
8	40 years	4/9/2022 3:12 PM
9	Have owned property in Sausalito for 35 years. Moved into that property 4 years ago.	4/9/2022 9:53 AM
10	52 years	4/6/2022 8:28 PM
11	over 40 years old	4/6/2022 8:16 PM
12	50 years	4/2/2022 1:17 PM
13	53 years	3/25/2022 5:35 PM
14	50	3/25/2022 3:22 PM
15	34 yrs	3/25/2022 12:20 PM
16	22 years	3/22/2022 2:35 PM

## Sausalito Housing Needs and Priorities Survey

17	71 years	3/19/2022 10:50 AM
18	22 years	3/18/2022 7:59 PM
19	50 years	3/18/2022 11:06 AM
20	55 years	3/16/2022 4:23 PM
21	born and raised	3/14/2022 4:34 PM
22	50	3/14/2022 2:14 PM
23	70 years	3/12/2022 11:10 AM
24	52 years	3/12/2022 10:51 AM
25	Over 70+ yrs.	3/12/2022 10:35 AM
26	48	3/11/2022 8:01 PM

### Q3 Do you currently own or rent your home?

Answered: 568 Skipped: 44

ANSWER CHOICES	RESPONSES	
I own my home	74.47%	423
I rent my home	24.30%	138
I live with extended family or with another household	0.35%	2
I rent a room in a home	0.70%	4
I am currently without permanent shelter	0.18%	1
TOTAL		568

## Q4 Select the type of housing that best describes your current home.

Answered: 568 Skipped: 44

ANSWER CHOICES	RESPONSES	
Single-family home (detached)	42.61%	242
Duplex/attached home	24.30%	138
Multi-family home (apartment)	17.08%	97
Houseboat/Live-aboard	7.57%	43
Accessory Dwelling Unit, granny flat, guest house	1.41%	8
Mobile home	0.18%	1
Currently without permanent shelter	0.00%	0
Other (please specify)	6.87%	39
<b>TOTAL</b>		<b>568</b>

#	OTHER (PLEASE SPECIFY)	DATE
1	One room apartment	4/18/2022 12:35 PM
2	Multi-family apartment	4/18/2022 10:19 AM
3	condo	4/17/2022 4:06 PM
4	HOA with multiple units with up to three attached units in any single building dense housing	4/16/2022 2:40 PM
5	Condo/PUD	4/13/2022 7:36 PM
6	One room apartments	4/6/2022 8:28 PM
7	Condominium	3/28/2022 6:42 PM
8	Condo	3/28/2022 6:39 PM
9	Condominium	3/28/2022 4:33 PM
10	Condo	3/28/2022 9:19 AM
11	Rent apartment in Sausalito condo complex	3/28/2022 8:30 AM
12	Condo mixed single family and duplex 12 units	3/27/2022 3:54 PM
13	Condo	3/27/2022 1:08 PM
14	Single family apartment	3/27/2022 12:21 PM
15	Condo/Townhouse	3/26/2022 9:34 AM
16	Condo	3/26/2022 7:19 AM
17	condominium	3/25/2022 4:38 PM
18	condo	3/25/2022 2:47 PM
19	Condominium	3/25/2022 12:48 PM
20	condo	3/25/2022 10:05 AM
21	Three unit condominium	3/25/2022 9:50 AM

## Sausalito Housing Needs and Priorities Survey

22	Condo	3/21/2022 9:54 AM
23	townhouse	3/19/2022 9:47 AM
24	Condo	3/18/2022 7:59 PM
25	Townhouse	3/18/2022 12:30 PM
26	dumb survey: I reside in a single family with ADU, and au pair unit.	3/18/2022 10:06 AM
27	Multi Family condo	3/16/2022 8:12 PM
28	Condominium	3/14/2022 8:58 PM
29	Live/Work warehouse	3/14/2022 7:11 PM
30	Single Family Home with an ADU	3/14/2022 7:03 PM
31	HOA with multiple units	3/13/2022 2:32 PM
32	Planned Urban Development (PUD): 2 attached homes w/ individual home ownership and co-ownership of land.	3/12/2022 2:10 PM
33	condominium	3/12/2022 11:36 AM
34	apt	3/12/2022 10:51 AM
35	I think the proper name is floating home - not houseboat which is a different type of craft.	3/12/2022 9:18 AM
36	condominium in a condo complex	3/12/2022 12:01 AM
37	Two houses on one lot. One is a rental and we live in the other.	3/11/2022 10:26 PM
38	condo in a 6 unit building)	3/11/2022 5:08 PM
39	condo	3/11/2022 4:56 PM

## Q5 How would you rate the physical condition of the residence you live in?

Answered: 568 Skipped: 44

ANSWER CHOICES	RESPONSES	
Sound: Very good to excellent condition and needs minimal repairs	62.85%	357
Minor : Shows signs of minor deferred maintenance (e.g., peeling paint, chipped stucco, missing shingles, etc.)	20.77%	118
Moderate: Needs one modest rehabilitation improvements (e.g., new roof, new wood siding, replacement of stucco, etc.)	10.21%	58
Substantial: Needs two or more major upgrades (e.g., new foundation, roof replacement, new plumbing, new electrical, etc.)	5.63%	32
Dilapidated: Building appears structurally unsound, unfit for human habitation in its current condition, and demolition or major rehabilitation is required	0.53%	3
<b>TOTAL</b>	<b>568</b>	

## Q6 Which of the following housing upgrades or expansions have you considered making on your home?

Answered: 564 Skipped: 48

ANSWER CHOICES	RESPONSES
Room addition	9.75% 55
Roofing, painting, and general home repairs	37.94% 214
HVAC, solar, and electrical	23.05% 130
Landscaping	22.52% 127
Does not apply	41.31% 233
Other (please specify)	14.36% 81
Total Respondents: 564	

#	OTHER (PLEASE SPECIFY)	DATE
1	Plumbing repairs, mold growth needs addressing	4/15/2022 9:58 PM
2	Covered parking	4/15/2022 7:12 AM
3	Kitchen / Bath upgrade, New Flooring	4/14/2022 5:53 PM
4	done	4/12/2022 5:58 PM
5	Garage addition	4/12/2022 2:03 PM
6	currently have a permit to replace siding on detached garage	4/11/2022 8:22 AM
7	CONVERT OFFICE SPACE INTO A BEDROOM	4/10/2022 9:37 PM
8	Remodel kitchen and bathroom	4/10/2022 1:47 PM
9	Misc. maintenance items	4/9/2022 3:12 PM
10	Just completed a major reconstruction and upgrade.	4/9/2022 9:53 AM
11	HOA	4/9/2022 7:54 AM
12	New bathroom, kitchen	4/9/2022 7:31 AM
13	Kitchen upgrade	4/8/2022 11:48 PM
14	Structure/wall improvements	4/8/2022 9:37 PM
15	Have solar and are in the process of getting battery back-up for it.	4/8/2022 7:24 PM
16	Adding Garage	4/8/2022 6:56 PM
17	Remodeling	4/7/2022 11:05 PM
18	modest upgrade	4/6/2022 8:16 PM
19	Windows	4/5/2022 10:20 AM
20	tear down and build new	4/4/2022 1:30 PM
21	during covid we completed general home repairs, roofing, painting etc. now mostly maintenance and LS needs	4/3/2022 2:22 PM
22	We have already made an ADU on our property	4/2/2022 1:17 PM

## Sausalito Housing Needs and Priorities Survey

23	Full-house surge protector, seismic upgrade	4/1/2022 9:27 AM
24	Full excavation of lower floor	3/31/2022 2:01 PM
25	Added solar panels this year	3/29/2022 7:49 PM
26	ADU	3/28/2022 8:29 PM
27	Foundation	3/28/2022 7:29 PM
28	water filtration system, energy efficient appliances, possible limited remodel	3/28/2022 6:42 PM
29	Bathroom remodel and plumbing	3/28/2022 5:15 PM
30	Remodeling of bathroom	3/28/2022 5:08 PM
31	New flooring, kitchen, bathroom	3/28/2022 9:30 AM
32	Tree trimming	3/27/2022 4:03 PM
33	Kitchen	3/27/2022 12:29 PM
34	The HOA decides	3/26/2022 5:52 PM
35	Kitchen remodel	3/25/2022 8:46 PM
36	bathroom partial remodel	3/25/2022 4:38 PM
37	Remodel kitchen, replace windows	3/25/2022 2:57 PM
38	New roof and solar panels	3/25/2022 12:25 PM
39	Condo, homeowners association. We continue to maintain our property	3/23/2022 3:51 PM
40	expand decks	3/20/2022 8:59 PM
41	i am part of an HOA and the overall landscaping, property infrastructure and overall presentation all need attention.	3/20/2022 3:45 PM
42	Finishing the basement to become an ADU	3/19/2022 11:43 AM
43	none of the above	3/18/2022 8:45 PM
44	I live in a condo where I wish we got solar power since the electric heating is super expensive. I also hope we get electric chargers for cars.	3/18/2022 7:59 PM
45	ADU	3/18/2022 5:14 PM
46	new roof with solar panels, back-up battery and heat pump system being installed this Spring/Summer	3/18/2022 11:06 AM
47	replace driveway pavement	3/18/2022 9:33 AM
48	plumbing	3/17/2022 9:48 AM
49	ADU	3/16/2022 4:27 PM
50	Interior upgrades	3/14/2022 8:58 PM
51	ADU	3/14/2022 7:56 PM
52	Renovation	3/14/2022 6:50 PM
53	Am a renter. Would love to add a story if I owned it.	3/14/2022 5:36 PM
54	new foundation, updating electrical and plumbing	3/14/2022 4:34 PM
55	full renovation	3/14/2022 3:01 PM
56	Basement ADU	3/14/2022 2:19 PM
57	Covered car port	3/14/2022 2:11 PM
58	about to start renovation of kitchen, bath, electrical and unsafe internal staircases	3/14/2022 2:07 PM
59	Live on a sailboat	3/14/2022 1:29 PM



## Sausalito Housing Needs and Priorities Survey

60	We rent	3/14/2022 10:18 AM
61	Just interior remodels.	3/13/2022 3:01 PM
62	basement foundation	3/13/2022 2:04 PM
63	done	3/12/2022 8:41 PM
64	Always kept in running (engine) and sailing condition in a berth.	3/12/2022 3:19 PM
65	Kitchen remodel	3/12/2022 1:20 PM
66	bathroom remodel	3/12/2022 11:36 AM
67	remodeling bathrooms, etc	3/12/2022 10:57 AM
68	n/a	3/12/2022 10:51 AM
69	Repairs	3/12/2022 10:35 AM
70	not decided	3/12/2022 10:33 AM
71	Complete renovation in last twelve months	3/12/2022 9:18 AM
72	Utility upgrades	3/12/2022 1:37 AM
73	Kitchen or bathroom upgrade	3/12/2022 12:01 AM
74	Apt poorly maintained	3/11/2022 10:39 PM
75	Upgrade kitchen & bath when current tenant leaves.	3/11/2022 10:26 PM
76	Replaced all flooring and lighting. Slowly updating each room.	3/11/2022 9:50 PM
77	New kitchen	3/11/2022 8:31 PM
78	HOA takes care of this maintenance	3/11/2022 7:02 PM
79	Interior upgrades	3/11/2022 6:55 PM
80	It's difficult to get financing to upgrade boats/liveaboards, and even with financing there aren't places for the work to be done. A boatyard where people could do their own work without paying hundreds per day (the fees for boatyards where staff do the work) would be useful	3/11/2022 4:52 PM
81	Foundation	3/11/2022 4:47 PM

## Q7 Which of the following best describes your household type?

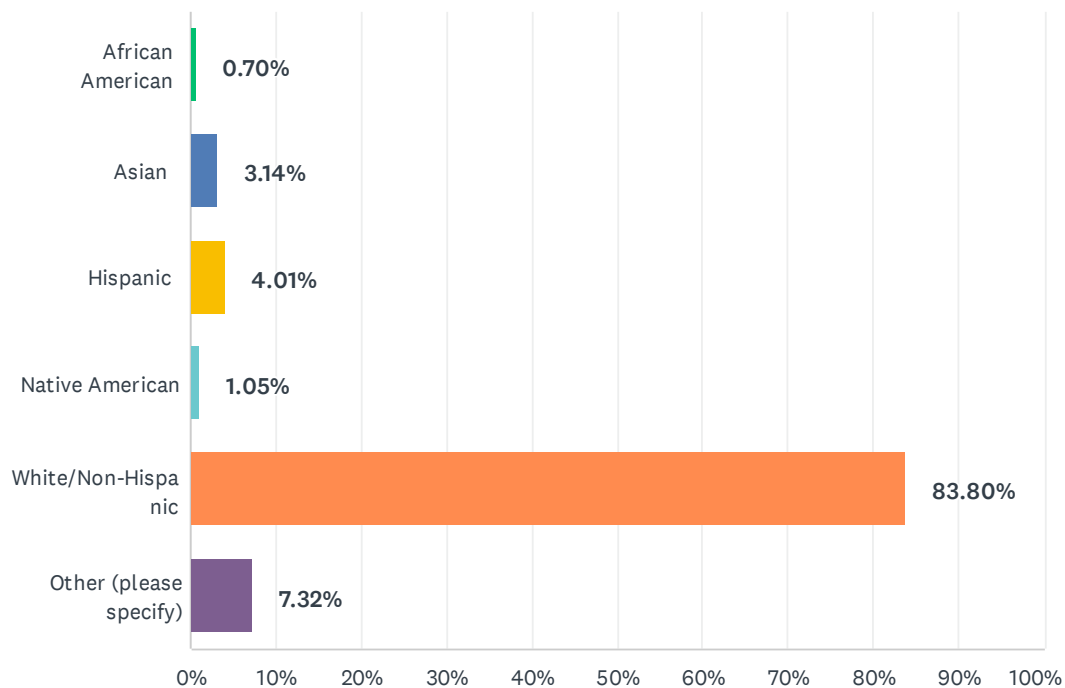
Answered: 593 Skipped: 19

ANSWER CHOICES	RESPONSES
Single person household	33.56% 199
Single parent with children under 18	2.02% 12
Single person living with roommates	0.84% 5
Couple	45.87% 272
Couple with children under 18	11.13% 66
Couple living with roommates	0.67% 4
Adult head of household (non-parent) with children under 18	0.67% 4
Multi-generational or extended family household (parents, grandparents, aunts/uncles, children, grandchildren, etc. all under the same roof)	2.70% 16
Other (please specify)	2.53% 15
<b>TOTAL</b>	<b>593</b>

#	OTHER (PLEASE SPECIFY)	DATE
1	Senior Apt. .	4/18/2022 1:33 PM
2	we also work out of our home	4/14/2022 10:23 AM
3	Couple with rental unit with a couple.	4/12/2022 7:29 PM
4	single person household with R-2 apartment rental on basement level	4/12/2022 8:04 AM
5	NA	4/11/2022 12:33 PM
6	Rather not say	4/6/2022 8:16 PM
7	Live in house in east bay	3/31/2022 2:14 PM
8	Single 84 year old invalid with 24/7 live in care giver	3/25/2022 9:50 AM
9	Couple living in main unit; tenant living in lower unit	3/18/2022 11:06 AM
10	Multi-gen with grandparent in ADU	3/14/2022 7:03 PM
11	Couple with children over 18	3/13/2022 11:19 AM
12	Owner occupied duplex	3/12/2022 3:30 PM
13	2 adults over 70	3/12/2022 3:19 PM
14	Couple living with 19 year old child	3/11/2022 5:46 PM
15	Single with Adult son	3/11/2022 5:18 PM

## Q8 What is your race/ethnicity?

Answered: 574 Skipped: 38



ANSWER CHOICES	RESPONSES
African American	0.70% 4
Asian	3.14% 18
Hispanic	4.01% 23
Native American	1.05% 6
White/Non-Hispanic	83.80% 481
Other (please specify)	7.32% 42
<b>TOTAL</b>	<b>574</b>

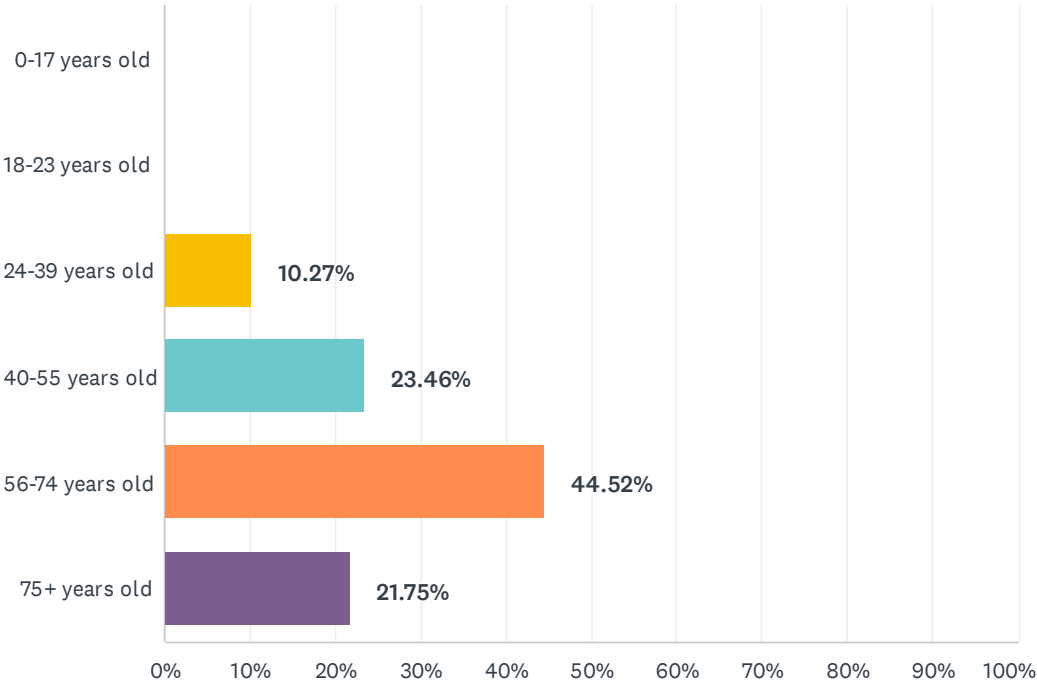
#	OTHER (PLEASE SPECIFY)	DATE
1	Caucasian	4/18/2022 1:35 PM
2	Mixed race	4/15/2022 7:14 AM
3	Assyrian	4/15/2022 6:20 AM
4	Decline to State	4/14/2022 5:54 PM
5	Eastern european	4/14/2022 4:31 PM
6	American	4/14/2022 4:25 PM
7	prefer not to answer	4/13/2022 4:00 PM
8	N/A	4/11/2022 4:19 PM

## Sausalito Housing Needs and Priorities Survey

9	two or more; mixed - please consider using proper language.	4/10/2022 10:16 PM
10	Not your business	4/9/2022 10:18 AM
11	Not of your concern	4/9/2022 9:38 AM
12	American	4/8/2022 8:55 PM
13	Asian Indian	4/8/2022 6:57 PM
14	Rather not say	4/6/2022 8:17 PM
15	eeee	4/2/2022 11:39 AM
16	Middle eastern	3/31/2022 1:26 PM
17	decline to state	3/31/2022 11:47 AM
18	Irish	3/29/2022 9:49 PM
19	White/asian	3/28/2022 8:51 PM
20	Two or More Races	3/28/2022 6:54 PM
21	multicultural	3/28/2022 12:00 PM
22	World citizen	3/27/2022 12:00 PM
23	prefer not to answer	3/25/2022 8:32 PM
24	NA	3/25/2022 7:14 PM
25	Various	3/25/2022 6:53 PM
26	1 white & 1 Hispanic	3/25/2022 12:49 PM
27	Europe/asian	3/23/2022 3:53 PM
28	prefer not to say	3/20/2022 3:38 PM
29	Euro-American	3/19/2022 7:55 PM
30	Decline	3/16/2022 2:46 PM
31	Multi-racial	3/14/2022 9:19 PM
32	human mix	3/14/2022 3:04 PM
33	prefer not to say	3/14/2022 10:10 AM
34	Hellenic	3/13/2022 5:35 PM
35	prefer not to say	3/12/2022 2:39 PM
36	Not applicable	3/12/2022 11:12 AM
37	not relevant	3/12/2022 10:34 AM
38	LatinX	3/11/2022 7:37 PM
39	None of your business	3/11/2022 6:29 PM
40	White Hispanic	3/11/2022 5:46 PM
41	Mixed	3/11/2022 4:54 PM
42	Mixed race	3/11/2022 4:52 PM

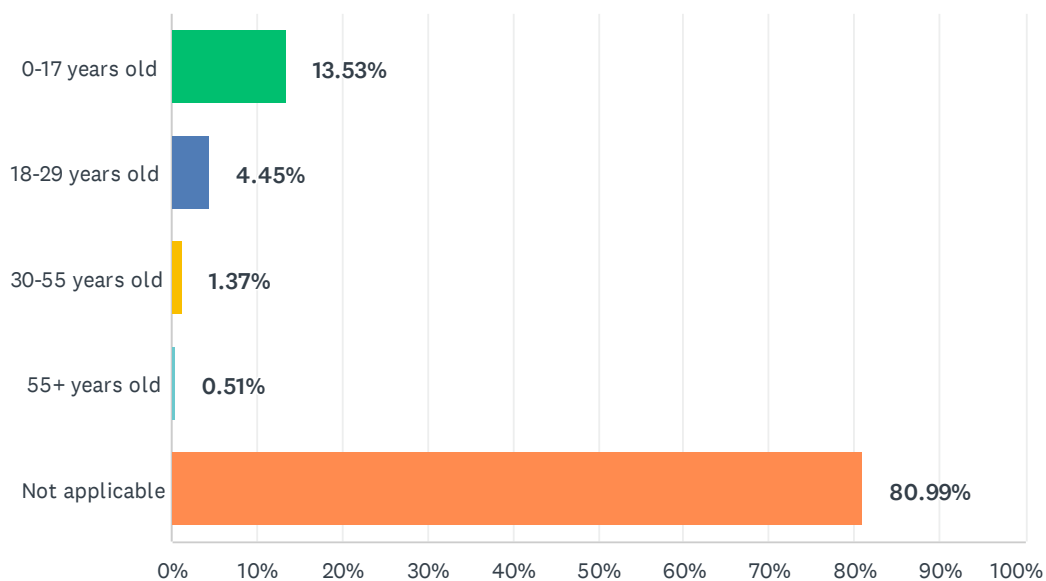
### Q9 What age range most accurately describes you?

Answered: 584 Skipped: 28



### Q10 What age range describes your child(ren) that are living at home?

Answered: 584 Skipped: 28



## Q11 What is your relationship to Sausalito? Check all that apply.

Answered: 584 Skipped: 28

ANSWER CHOICES	RESPONSES	
Homeowner	71.75%	419
Renter	24.14%	141
Property owner (not including your primary residence)	5.65%	33
Own a business in Sausalito	10.10%	59
Employee of a business in Sausalito	3.42%	20
City employee	1.03%	6
Other (please specify)	7.02%	41
Total Respondents: 584		

#	OTHER (PLEASE SPECIFY)	DATE
1	Renter who is moving to a newly purchased home in Sausalito	4/15/2022 9:59 PM
2	Volunteer	4/15/2022 5:50 PM
3	Consultanr	4/15/2022 7:04 AM
4	Taxpayer	4/14/2022 4:25 PM
5	Work from home in Sausalito	4/13/2022 10:02 PM
6	Used to live (rent) in Sausalito. Highly likely to move back there at some point over the next 10 years. We currently live in Mill Valley.	4/12/2022 1:56 PM
7	resident in home owned by my children	4/12/2022 11:01 AM
8	Looking into buying a house here	4/11/2022 6:27 PM
9	Retired from sausslito business	4/8/2022 9:30 PM
10	Lived there 35 plus years, now rent former home	4/8/2022 8:55 PM
11	Member of a city commission	4/8/2022 7:54 PM
12	Church member and Woman's Club member	4/4/2022 2:03 PM
13	city volunteer	4/3/2022 2:23 PM
14	Civic activist	3/31/2022 6:24 PM
15	I maintain a boat at Pelican Harbor	3/31/2022 11:45 AM
16	live on boat	3/30/2022 2:13 PM
17	Houseboat owner	3/29/2022 6:31 AM
18	non-profit service provider	3/28/2022 5:38 PM
19	Have an art studio here in town	3/28/2022 4:35 PM
20	Planning Commoissioner	3/27/2022 6:10 PM
21	volunteer	3/26/2022 7:20 AM
22	Retired City Employee	3/25/2022 5:37 PM

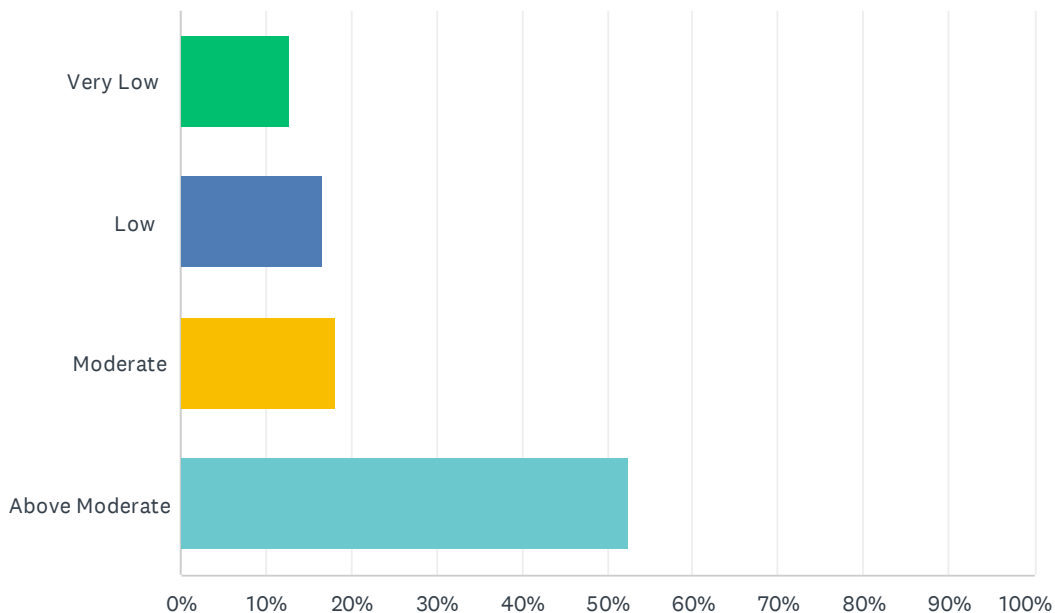
## Sausalito Housing Needs and Priorities Survey

23	Sausalito has been my home since 2004. I work locally	3/25/2022 4:53 PM
24	Retired former Sausalito business owner	3/25/2022 9:52 AM
25	Public agency serving Sausalito employee	3/21/2022 9:12 AM
26	educator	3/19/2022 7:55 PM
27	Boat Owner, Cooperative Residential Property	3/18/2022 9:39 PM
28	also retired employee of a business in Sausalito	3/18/2022 11:08 AM
29	Family	3/18/2022 10:38 AM
30	Live there for many years	3/16/2022 4:27 PM
31	investor in multiple businesses in Sausalito	3/15/2022 6:06 PM
32	Former property owner, former mayor and city council member	3/14/2022 5:37 PM
33	Native	3/13/2022 2:05 PM
34	Work	3/12/2022 3:21 PM
35	Community member	3/12/2022 2:14 PM
36	self employed	3/12/2022 10:34 AM
37	Artist	3/12/2022 7:29 AM
38	Own boat, month to month berth	3/11/2022 6:52 PM
39	Work out of house	3/11/2022 5:47 PM
40	Currently renting but homeowner for over 40 years	3/11/2022 5:19 PM
41	Sausalito Rotary Club member, active Parks and Rec volunteer, previously was a teacher at the Sausalito Nursery School and went to the public schools here from ages 2 - 14, as did both my daughters, now 22 and 23 yo.	3/11/2022 5:13 PM



## Q12 Which income group is your household in based on household size? See chart below.

Answered: 584 Skipped: 28



ANSWER CHOICES	RESPONSES	
Very Low	12.84%	75
Low	16.61%	97
Moderate	18.15%	106
Above Moderate	52.40%	306
TOTAL		584

**Q13 If you wish to own a home in Sausalito but do not currently own one, what issues are preventing you from owning a home at this time? (Select all that apply)**

Answered: 566 Skipped: 46

ANSWER CHOICES	RESPONSES	
I cannot find a home within my target price range in Sausalito	19.96%	113
I do not currently have the financial resources for the down payment and/or mortgage payment	10.25%	58
I cannot find a home that is an adequate size in Sausalito	1.77%	10
I cannot currently find a home that suits my living needs, such as accessibility accommodations, in Sausalito	0.71%	4
I cannot currently find a home that suits my quality standards in Sausalito	2.47%	14
Not applicable	75.62%	428
Total Respondents: 566		

**Q14 If you wish to rent a home in Sausalito but do not currently rent one, what issues are preventing you from renting a home at this time? (Select all that apply)**

Answered: 566 Skipped: 46

ANSWER CHOICES	RESPONSES	
I cannot find a home within my target rental cost in Sausalito	5.83%	33
I cannot find a home that is an adequate size in Sausalito	1.24%	7
I cannot find a home that suits my living needs, such as accessibility accommodations, in Sausalito	0.53%	3
I cannot currently find a home that suits my quality standards in Sausalito	0.88%	5
Not applicable	93.46%	529
Total Respondents: 566		

## Q15 Do you think that the range of housing options currently available in the City of Sausalito meets your needs?

Answered: 566 Skipped: 46

ANSWER CHOICES	RESPONSES	
Yes	65.55%	371
No (please specify)	34.45%	195
<b>TOTAL</b>		<b>566</b>

#	NO (PLEASE SPECIFY)	DATE
1	NA	4/18/2022 3:55 PM
2	NA	4/18/2022 1:40 PM
3	Housing for seniors w/very low income's	4/18/2022 10:22 AM
4	Too few new homes available for rent, rates are too high for the older homes and townhouses currently available.	4/18/2022 8:51 AM
5	single family homes are \$1M plus	4/17/2022 4:21 PM
6	There's not enough family housing under \$2M	4/15/2022 10:00 PM
7	There are no housing options.	4/15/2022 8:55 PM
8	Too expensive.	4/15/2022 5:12 PM
9	Housing meeting price and quality parameters not available.	4/15/2022 2:40 PM
10	Na	4/15/2022 10:51 AM
11	It's not a wide enough range of housing, in general	4/15/2022 7:15 AM
12	Lucky to live here - can't afford what's available	4/15/2022 6:21 AM
13	We need much more housing of all kinds.	4/14/2022 9:07 PM
14	Not enough single family homes and too many apartments	4/14/2022 2:06 PM
15	My needs but not needs of many people	4/14/2022 1:57 PM
16	Too expensive to own	4/14/2022 3:24 AM
17	Both rent & house prices are way too high	4/13/2022 10:05 PM
18	I would like to own an unattached home not a condo but there are no affordable options	4/13/2022 7:38 PM
19	can't afford it	4/13/2022 4:01 PM
20	too expensive rent	4/13/2022 11:35 AM
21	need assisted living and/or memory care for my spouse	4/12/2022 5:37 PM
22	My children can not afford to live here.	4/12/2022 2:06 PM
23	Not applicable	4/12/2022 1:19 PM
24	our current home is very small but cannot afford to buy larger	4/12/2022 12:29 PM
25	not for very low income	4/12/2022 11:05 AM
26	need more small single family homes developed	4/12/2022 11:03 AM
27	Could use some lower maintenance shared yard homes	4/11/2022 11:48 PM

## Sausalito Housing Needs and Priorities Survey

28	Too expensive	4/11/2022 10:39 PM
29	Too expensive	4/11/2022 10:15 PM
30	No affordable housing	4/11/2022 4:52 PM
31	Most homes need upgrading / or out of price range	4/10/2022 10:19 PM
32	too expensive	4/10/2022 9:44 PM
33	We are only getting older and don't see that there are facilities to accomodate us as we age.	4/10/2022 7:14 PM
34	rent is to high	4/10/2022 10:10 AM
35	Our housing shortage excludes people from our community unnecessarily	4/10/2022 8:30 AM
36	I need more affordable housing and rent control.	4/9/2022 9:01 PM
37	Nothing remotely affordable for me	4/9/2022 2:02 PM
38	Not enough moderate priced rentals	4/9/2022 1:52 PM
39	Sooo expensive	4/9/2022 12:14 PM
40	Tiny homes are not permitted.	4/9/2022 10:48 AM
41	Not enough rentals of decent quality	4/9/2022 8:36 AM
42	Very expensive	4/9/2022 7:33 AM
43	Have no idea...now live in and love Chico	4/8/2022 8:56 PM
44	It's too expensive here and there's not enough yard space for kids to play	4/8/2022 8:54 PM
45	too expensive for seniors	4/8/2022 8:21 PM
46	Affordability in purchasing or renting is problem.	4/8/2022 8:01 PM
47	So overpriced	4/8/2022 7:32 PM
48	I'm concerned about potentially needing assistance with my health and/or daily living in the future. If so, I will need to leave Sausalito to obtain that type of care.	4/8/2022 7:12 PM
49	Need Full range of options for Senior Housing particularly assisted living	4/8/2022 6:46 PM
50	I am able to rent here, but could not afford to purchase a home here, or anywhere in the Bay Area	4/8/2022 1:24 PM
51	I am a senior citizen who will require assisted living in the future.	4/8/2022 12:48 PM
52	Everything is expensive	4/7/2022 11:07 PM
53	It is far too expensive for me to live in Sausalito.	4/5/2022 12:21 PM
54	Housing options don't meet the needs of others.	4/4/2022 3:34 PM
55	doesn't support enough diversity	4/3/2022 7:32 PM
56	high cost rent for an adequately sized one bedroom	4/3/2022 5:36 PM
57	my housing meets MY needs, but city options do not meet needs of ALL	4/3/2022 2:25 PM
58	We need more senior housing in the flats	4/3/2022 11:36 AM
59	We could not afford to stay in Sausalito if we ever lost the apartment we rent. Prices are too high, we've been here so long that our rent hasn't gone up as much as new rentals.	4/2/2022 12:57 PM
60	Need more inventory	4/2/2022 11:26 AM
61	need senior housing for above moderate income	4/2/2022 8:32 AM
62	Range does not meet needs of workers	4/1/2022 2:38 PM
63	There are not enough affordable housing options in Sausalito.	4/1/2022 10:32 AM

## Sausalito Housing Needs and Priorities Survey

64	would like to see availability of assisted living facility	4/1/2022 9:48 AM
65	Housing purchase price too expensive.	3/31/2022 6:26 PM
66	Too exoensive	3/31/2022 2:17 PM
67	Not enough affordable housing especially for work force.	3/31/2022 11:54 AM
68	too expensive	3/30/2022 2:14 PM
69	Nothing for downsizers. So we stay in too big homes	3/29/2022 9:50 PM
70	Sausalito has very limited housing	3/29/2022 4:50 PM
71	Fearful i will lose my housing and have to leave sausalito	3/29/2022 4:02 PM
72	Very few 4 bedroom homes	3/29/2022 6:33 AM
73	I do not need housing, you did not give me the N/A option	3/28/2022 5:53 PM
74	More single family homes	3/28/2022 5:17 PM
75	The range of housing options would not meet my needs if I were to leave the place I'm renting which is at below market rents.	3/28/2022 9:32 AM
76	Appropriate choices re \$\$ and needs can be found but difficult.	3/28/2022 8:32 AM
77	not applicable	3/27/2022 6:13 PM
78	We are qualified for a \$1.1 million house and there are literally no 3 bedrooms in this range	3/27/2022 5:35 PM
79	I would like to have more space on a level floor but I can't afford to buy or rent even though I own a small house.	3/27/2022 1:51 PM
80	Too expensive	3/27/2022 12:41 PM
81	Need new construction residences. Housing stock in the majority old	3/27/2022 8:05 AM
82	Lack of supply. I would consider buying land to build a home.	3/26/2022 4:29 PM
83	Too expensive	3/26/2022 1:36 PM
84	very high cost	3/26/2022 10:19 AM
85	Cannot afford it	3/26/2022 9:35 AM
86	Now enough small (2 bdrms) single family homes	3/26/2022 12:29 AM
87	Very small spaces, not including pets, no kitchen and pricing is 2.5 times the cost of rent. Plus deposits etc. if deposit and 2.5 times that makes moving in over \$10,000 up front	3/25/2022 10:19 PM
88	Too expensive	3/25/2022 7:54 PM
89	Too expensive	3/25/2022 7:14 PM
90	Reasonably priced senior community	3/25/2022 5:38 PM
91	Not enough housing, and prices are inflated	3/25/2022 5:09 PM
92	No inventory	3/25/2022 5:04 PM
93	Cannot afford to level up to a bigger space for 5 person family	3/25/2022 5:01 PM
94	I live on limited income. The rents in Sausalito are way too high.	3/25/2022 4:55 PM
95	SFD's are out of price range	3/25/2022 4:37 PM
96	Need low income marina	3/25/2022 4:36 PM
97	Need a larger space but can't afford.	3/25/2022 2:59 PM
98	Need larger, multi-generational housing and housing for moderate income families	3/25/2022 12:50 PM
99	I support more housing in Sausalito, if built near transit	3/25/2022 12:45 PM
100	I couldn't afford to purchase or rent	3/25/2022 12:36 PM

## Sausalito Housing Needs and Priorities Survey

101	Overly expensive	3/21/2022 8:13 PM
102	Everything is outrageously expensive.	3/21/2022 9:13 AM
103	Most of the properties are neglected and inefficient energy wasters	3/20/2022 3:47 PM
104	Too expensive	3/19/2022 7:57 PM
105	too expensive	3/19/2022 4:57 PM
106	No affordable housing for our employees	3/19/2022 12:11 PM
107	Housing costs are not affordable.	3/18/2022 9:41 PM
108	I own my home	3/18/2022 8:47 PM
109	We searched for a long time for a house with an ADU to give us more options for both living and income as we aged. This would still be our ideal.	3/18/2022 5:17 PM
110	for now, yes. later on: NO!!!	3/18/2022 4:54 PM
111	\$\$\$	3/18/2022 2:19 PM
112	There is not nearly enough affordable housing for under-\$100K/yr households.	3/18/2022 1:01 PM
113	No. Too expensive	3/18/2022 10:35 AM
114	Too expensive	3/17/2022 10:50 PM
115	There is nothing affordable	3/17/2022 9:50 AM
116	N/a	3/16/2022 3:39 PM
117	Most single family homes are over 2 million dollars	3/16/2022 2:48 PM
118	We are seeking a small, detached single family home for no more than \$1.1 million.	3/16/2022 5:52 AM
119	We could not afford to move from our current situation. We do not pay current market value rent. If we did we would be priced out of Sausalito	3/15/2022 8:39 PM
120	Very limited real estate availability/stock. We would love to buy a house like the one we live in in north Sausalito but they are rarely available and go way over asking. Our landlord does.t want to sell but if we could buy this house we could renovate to make it large enough for our new baby.	3/15/2022 1:52 PM
121	Cost is so high	3/15/2022 11:03 AM
122	Expensive slumlords	3/15/2022 9:36 AM
123	need for	3/15/2022 9:27 AM
124	No affordable options with enough space.	3/15/2022 9:03 AM
125	Too little inventory	3/15/2022 12:47 AM
126	Need more single level homes	3/15/2022 12:06 AM
127	Not within price range, either too small or too big; not pet friendly	3/14/2022 10:28 PM
128	Prices are too high for single family homes (and all properties)	3/14/2022 9:21 PM
129	Sausalito lacks entry level homes for purchase. The cheapest available homes come with very expensive HOA fees. First time homebuyers cannot realistically consider Sausalito, which will ultimately force me to move away from a community that I love.	3/14/2022 9:01 PM
130	Meets mine but does not meet other people like me	3/14/2022 8:30 PM
131	If it wasnt for the COVID housing crisis in April 2020, we never would have been able to afford our home. We need more affordable condos/apartments for first time homebuyers	3/14/2022 7:59 PM
132	Not enough low-income choices	3/14/2022 7:13 PM
133	Not enough housing	3/14/2022 7:05 PM

## Sausalito Housing Needs and Priorities Survey

134	Too expensive.	3/14/2022 5:38 PM
135	Prices are too high	3/14/2022 5:27 PM
136	Too expensive	3/14/2022 4:01 PM
137	Prohibitive prices, lack of housing with easy (walking) access to services	3/14/2022 3:02 PM
138	To many stairs or hill climbing	3/14/2022 3:01 PM
139	Laughable.	3/14/2022 2:35 PM
140	Even with the sale of an existing prop, there are few options for affordable 1-2 bedrooms	3/14/2022 2:23 PM
141	N/A	3/14/2022 2:07 PM
142	more diversity is needed	3/14/2022 1:32 PM
143	Expensive	3/14/2022 8:54 AM
144	I don't have enough for the deposit and housing prices too high	3/13/2022 7:56 PM
145	MUCH TOO EXPENSIVE - LIKE, CRAZY	3/13/2022 6:36 PM
146	crazy expensive now: I could not afford to begin a lease now, with 1st. last, security all due plus credit check fees!	3/13/2022 2:44 PM
147	Too expensive	3/13/2022 2:07 PM
148	If I didn't already own a house here I couldn't afford to move here	3/13/2022 12:46 PM
149	I do not think there is a range of available housing options in Sausalito.	3/12/2022 5:43 PM
150	.	3/12/2022 5:03 PM
151	Not affordable	3/12/2022 3:23 PM
152	Cost	3/12/2022 2:41 PM
153	Too few single level condos	3/12/2022 2:25 PM
154	politics	3/12/2022 2:24 PM
155	I've lived here for 34 years - I can't afford to buy anything.	3/12/2022 1:08 PM
156	additional rentals would be nice. If I needed to move, I doubt I could find something in my price range	3/12/2022 11:26 AM
157	Would like a larger place but can't afford	3/12/2022 11:16 AM
158	I'd like to see more low-moderate income housing	3/12/2022 11:01 AM
159	Expensive	3/12/2022 10:38 AM
160	not applicable	3/12/2022 10:36 AM
161	Too expensive	3/12/2022 8:06 AM
162	Cost. Would have to leave if options don't change.	3/12/2022 7:32 AM
163	Due to housing prices, we need more condominiums to make ownership more affordable.	3/12/2022 7:11 AM
164	Will need senior housing at some point.	3/12/2022 5:10 AM
165	Limited housing stock	3/12/2022 4:27 AM
166	There are very few 3-4 bedroom options and they tend to be extraordinarily expensive.	3/11/2022 10:54 PM
167	I would like more affordable rentals	3/11/2022 10:41 PM
168	Not enough	3/11/2022 10:37 PM
169	My daughter & her family could not afford to live here.	3/11/2022 10:32 PM
170	Senior housing if needed in future	3/11/2022 9:48 PM

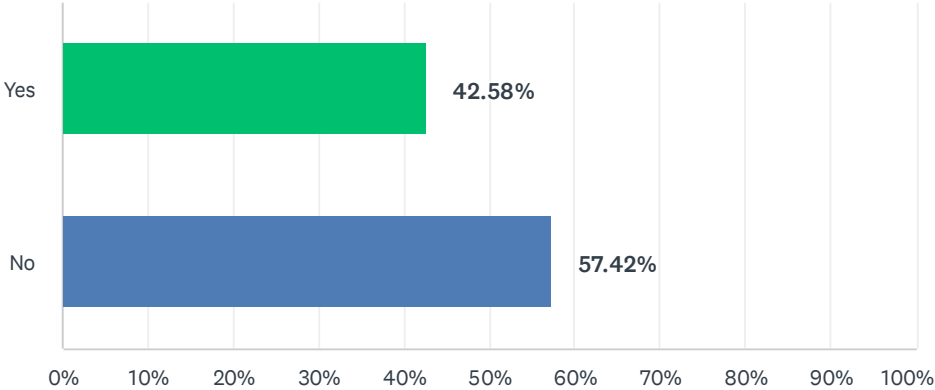


## Sausalito Housing Needs and Priorities Survey

171	high rent and low living standards	3/11/2022 9:20 PM
172	outrageous rents	3/11/2022 8:20 PM
173	I live in an apartment that has never been upgraded, therefore the rent is below what a comparably sized would be. I can't afford to move.	3/11/2022 7:40 PM
174	Obv not	3/11/2022 7:09 PM
175	Very few affordable rental options!	3/11/2022 7:01 PM
176	I could not find affordable housing if I had to move	3/11/2022 6:53 PM
177	My partner and I are in the above average income range but cannot afford to own a home here.	3/11/2022 6:35 PM
178	Not enough competition in the housing market; sellers can ask any price they want and people will offer above that.	3/11/2022 6:03 PM
179	There is not enough housing supply. Home prices are too high. Too large of homes taking up too much space which prevents additional housing inventory.	3/11/2022 5:52 PM
180	Housing stock creation has been stifled here in Sausalito since 1990.	3/11/2022 5:48 PM
181	To Expensive	3/11/2022 5:48 PM
182	need senior care / housing	3/11/2022 5:43 PM
183	It so incredibly expensive and I do not see the value	3/11/2022 5:30 PM
184	Hard to maintain a community without affordable housing, especially for seniors	3/11/2022 5:29 PM
185	Limited affordable housing	3/11/2022 5:21 PM
186	If I wanted to sell and move to another place in town, there'd be very few options in my price range.	3/11/2022 5:19 PM
187	Way too expensive for what is being offered. Rent amount and income are not aligned. My daughters cannot even afford a studio or a room. The only places available and affordable are in Marin City which is absolutely depressing and unsafe. This is very sad as we/they want to stay here but cannot. Due to the high rents, our family is forced to leave town and live elsewhere, despite being multigenerational locals who are actively involved in the town, both personally and professionally.	3/11/2022 5:16 PM
188	Too expensive	3/11/2022 5:08 PM
189	cannot do short term rentals (airbnb)	3/11/2022 5:06 PM
190	Real estate agents ruined the market	3/11/2022 5:00 PM
191	Too expensive	3/11/2022 4:57 PM
192	My houseboat is dilapidated but there are no affordable alternatives nearby. I work in Sausalito and would like to stay in the area. I earn \$18/hour at a local business. Where can I live?	3/11/2022 4:54 PM
193	Need more affordable housing	3/11/2022 4:53 PM
194	Too pricey	3/11/2022 4:49 PM
195	yo	3/9/2022 10:55 AM

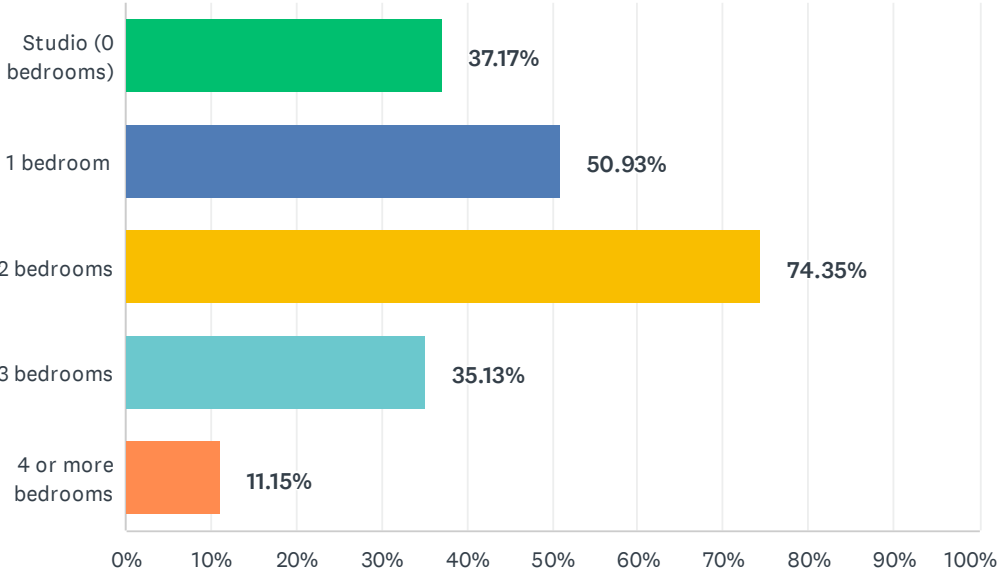
### Q16 Do you think that the range of housing options currently available in the City of Sausalito meet the needs of the community?

Answered: 566 Skipped: 46



# Q17 How many bedrooms are needed in new housing units in Sausalito? Select all that apply.

Answered: 538 Skipped: 74



**Q18 If you live in Sausalito or own property in Sausalito, are you interested in converting a portion of your home or property to an accessory dwelling unit (ADU), an also known as a second unit, granny flat, in-law unit, or converted garage, or a junior accessory dwelling unit (JADU), which is an ADU that is located within your existing dwelling? Check all that apply. If you are interested in an ADU or JADU, please provide your name and address or assessor's parcel number.**

Answered: 533 Skipped: 79

ANSWER CHOICES	RESPONSES	
Yes, I'd like to build a detached (separate from the existing residence) ADU	6.00%	32
Yes, I'd like to extend my home to also include an ADU	5.63%	30
Yes, I'd like to convert an area of my existing residence to a JADU	3.38%	18
No, I am not interested or this question does not apply to me	89.12%	475
Total Respondents: 533		

#	IF YOU ARE INTERESTED IN AN ADU OR JADU, PLEASE PROVIDE YOUR NAME AND ADDRESS OR ASSESSOR'S PARCEL NUMBER.	DATE
1	this question does not apply to me	4/18/2022 12:42 PM
2	Not interested at this time, but might consider adding a detached ADU at a future date	4/15/2022 10:49 PM
3	553 Sausalito Blvd, Sausalito CA 94965	4/15/2022 5:14 PM
4	426 Pine St. Sausalito, CA	4/15/2022 10:52 AM
5	Not an option	4/13/2022 7:39 PM
6	lot is too small to do	4/12/2022 6:00 PM
7	065-151-06	4/12/2022 12:31 PM
8	Michael Rosauer 230 Santa Rosa Ave. Sausalito, CA 94965 parcel # unknown	4/12/2022 11:06 AM
9	SAUSALITO DOES NOT NEED ANY ADDITIONAL HOUSING UNITS. Our fire safety and evacuation routes will be threatened worse than they are today. Our water supply, in times of severe drought threatened too. The livability and safety of Marin is on the line if we build an additional homes .	4/11/2022 4:22 PM
10	emmet yeazell 21 miller ave sausalito, ca	4/10/2022 10:12 AM
11	Alison hotchkiss 2 Lincoln drive Sausalito, ca 94965	4/10/2022 7:02 AM
12	No , I am not ! Your plan is the worst plan I have ever heard of for Sausalito, it will ruin our charming city . How long have you people owned property in Sausalito ?	4/9/2022 3:22 PM
13	26 Marin Ave. However, current zoning does not allow as floor area ratio limits will not allow for any addition.	4/8/2022 10:43 PM
14	We already have an ADU.	4/8/2022 9:42 PM
15	NA	4/6/2022 7:21 PM
16	We already have done this.	4/2/2022 1:20 PM

## Sausalito Housing Needs and Priorities Survey

17	I wish I could but rent, if I did have a property in Sausalito, an ADU option would be my purchasing goal as a property buyer, not only here but anywhere.	4/1/2022 10:34 AM
18	There is no room for more people.Dangerous traffic problems in a fire if more people.	3/31/2022 7:13 PM
19	No	3/29/2022 9:51 PM
20	I am currently doing this. Please note that the approvals process is overly complicated, costly, and time consuming. If this is a priority then changes need to be made not simple proclamations made	3/28/2022 7:35 PM
21	I live in a very small (1 berm) apartment in a condo community so this solution does not apply to me.	3/28/2022 6:47 PM
22	Jim Zhu, 66 buckelew street. Sausalito Ca	3/27/2022 7:26 PM
23	Terrence Bryant Jenkins 5 Monte Mar Dr Sausalito CA 94965	3/26/2022 6:15 PM
24	Rebecca Bailin 815 spring Street	3/26/2022 2:37 PM
25	Interested if could afford detached home.	3/25/2022 3:01 PM
26	This would be up to the HOA. I believe we own the open land on Sacramento Street.	3/20/2022 3:49 PM
27	Not interested at this time. Possibly in the future.	3/19/2022 4:08 PM
28	Anne Komer 38 Lower Crescent Ave *note that we already have a building permit and are working on the ADU	3/19/2022 11:46 AM
29	Peggy Northrop 103 Marion Ave Sausalito	3/18/2022 5:18 PM
30	Mill Valley does this & it's a total joke!	3/18/2022 4:56 PM
31	I currently have one ADU, and might be interested in expanding a small au pair unit with a kitchen and a little more space. However, I have a litigious and unstable neighbor who would interfere or object. I have kept rents very, very affordable (free for the au pair) and \$2,300 for a furnished ADU all utilities included. AngelaGweber@aol.com, 75 Cloud View Rd, Sausalito, CA 94965	3/18/2022 10:14 AM
32	I live on a boat with barely enough room for my family.	3/17/2022 9:50 AM
33	Live on a hill.....no place to build or add on	3/16/2022 3:40 PM
34	Georgette Osserman 370 Sausalito Blvd. Sausalito 94965	3/16/2022 7:16 AM
35	20 crecienta dr	3/15/2022 12:51 AM
36	My lot would not be large enough to viably do this	3/14/2022 8:30 PM
37	43 Glen Court	3/14/2022 7:59 PM
38	I would like to but it is not financially feasible given the cost of building.	3/14/2022 4:46 PM
39	Sorry, we would be if we had a bigger lot size.	3/14/2022 3:57 PM
40	I'm more interested in my neighbors , 2 people in a 3500+, 4 bedroom house, with another house in sonoma. Same goes for my other neighbors too. How does their unfair use of space factor into this conversation?	3/13/2022 3:32 PM
41	111 Buchanan DR.	3/11/2022 9:39 PM
42	Dene Rogers 624 Main, Sausalito 94965	3/11/2022 5:58 PM
43	Carl Schwarcz, 67 Cazneau Ave	3/11/2022 5:43 PM
44	I don't have the capability living in a complex controlled by CC&Rs and a Homeowners' Association Board. The "Common Area" is not mine exclusively.	3/11/2022 5:15 PM

**Q19 Recent changes in State law (Senate Bill 9) allow owners of lots zoned for single family use that meet certain eligibility requirements identified by State law (California Government Code Sections 65852.21, 66411.7) to 1) build two units on a lot (either single family residences or a duplex), and 2) to split the lot into two lots that meet specific size criteria, including a 1,200 s.f. minimum size, so that each lot can accommodate two units. If you live in Sausalito or own property in Sausalito, are you interested in developing a lot zoned for single family residential uses using the SB 9 provisions? Check all that apply. If you are interested in developing units under SB 9, please provide your name and address or assessor's parcel number.**

Answered: 536 Skipped: 76

ANSWER CHOICES	RESPONSES
Yes, I'd like to build another unit	3.73% 20
Yes, I'd like to split my parcel so that additional units can be built	2.61% 14
No, I am not interested or this question does not apply to me	94.96% 509
Total Respondents: 536	

#	IF YOU ARE INTERESTED IN SB 9 UNITS, PLEASE PROVIDE YOUR NAME AND ADDRESS OR ASSESSOR'S PARCEL NUMBER.	DATE
1	this question does not apply to me	4/18/2022 12:42 PM
2	Does not apply to me	4/18/2022 10:23 AM
3	Not interested at this time, but might consider in the future	4/15/2022 10:49 PM
4	I would like to expand my property but I'm unclear if SB-9 applies to me, given I have a duplex on an R-2.5 zone, not a single family house.	4/13/2022 6:24 PM
5	Michael Rosauer 230 Santa Rosa Ave. Sausalito, CA 94965	4/12/2022 11:06 AM
6	SAUSALITO DOES NOT NEED ANY ADDITIONAL HOUSING UNITS. Our fire safety and evacuation routes will be threatened worse than they are today. Our water supply, in times of severe drought threatened too. The livability and safety of Marin is on the line if we build an additional homes .	4/11/2022 4:22 PM
7	Not enough room and not enough surface area to build another unit.	4/8/2022 9:42 PM
8	417 Bonita	4/8/2022 7:44 PM
9	The reason we are not interested is because of the requirement to have separate access for the unit, which is not feasible on our lot	4/8/2022 6:47 PM
10	I live in the R3 zone and I only have a SF house with ADU. I should be allowed another unit.	4/3/2022 7:33 PM
11	See previous answer.	4/1/2022 10:34 AM
12	My lot is already zoned R3 and too small to add another unit	3/28/2022 7:35 PM
13	I'm a condo resident so this law does not apply to my current situation.	3/28/2022 6:47 PM

## Sausalito Housing Needs and Priorities Survey

14	And I was then and remain now opposed to SB 9	3/27/2022 12:32 PM
15	I would like to understand available lots to build on since there is a lack of supply.	3/26/2022 4:31 PM
16	Rebecca Bailin 815 spring Street	3/26/2022 2:37 PM
17	Under different circumstances. Family is unable to afford bay area	3/25/2022 3:01 PM
18	I'm already in a duplex	3/25/2022 12:37 PM
19	Not up to me. I'm in an HOA.	3/20/2022 3:49 PM
20	My lot is already zoned for 2 units	3/19/2022 11:46 AM
21	Good luck with this one too!!!	3/18/2022 4:56 PM
22	As a potential renter, we are interested in this.	3/16/2022 5:53 AM
23	20 crecienta dr	3/15/2022 12:51 AM
24	You should separate the no option from the N/A option. That's a significant statistical difference and reflects the share homeowners who aren't interested vs. people who rent.	3/14/2022 9:03 PM
25	My lot would not be large enough to viably do this	3/14/2022 8:30 PM
26	Construction prices are so high that building a small rental is not economically feasible.	3/14/2022 7:07 PM
27	I would like to but it is not financially feasible given the cost of building.	3/14/2022 4:46 PM
28	We rent, but would not want to further subdivide. Ours is a beautiful old home that has already been subdivided into 3 dwellings. This is enough.	3/14/2022 10:24 AM
29	In addition to the current, unfair and inefficient utilization of housing stock mentioned in the question before, I'm more concerned about how this extra stock will not instantly be sold to the same finance class at inflated rates, essentially more chips for their casino instead of actually providing affordable housing stock for people who actually need it	3/13/2022 3:32 PM
30	SB9 is trash.	3/11/2022 6:31 PM
31	Dene Rogers 624 Main, 94965	3/11/2022 5:58 PM
32	Yes, am planning on it. And publishing a guidebook for residents of Marin county to take advantage of all SB measures that accommodate multi-unit housing in affluent, white Marin municipalities in particular.	3/11/2022 5:49 PM
33	This doesn't apply to me. But it would be nice to involve BCDC so there could be: 1. More liveaboards allowed/encouraged at existing marinas 2. New docks built for liveaboards. How about a habitat for humanity type program but for building houseboats, creating both housing and an increased pool of workers to work on houseboats?	3/11/2022 4:56 PM

**Q20 To meet its housing allocation of 315 units for very low and low income households, the City of Sausalito must identify sites to accommodate these units. Which development types do you prefer for meeting Sausalito's very low and low income allocation? Please identify 3 or more.**

Answered: 493 Skipped: 119

ANSWER CHOICES	RESPONSES
Single family homes	18.86% 93
Duplex, triplex, and fourplex	45.23% 223
Townhomes or condominiums (ownership)	45.03% 222
Apartments (rental)	62.68% 309
Mixed use housing (housing located on the same parcel as non-residential uses, such as offices, restaurants and retail, and services)	67.14% 331
Accessory dwelling units	47.87% 236
Housing for seniors	69.17% 341
Supportive or transitional housing for the unhoused	26.77% 132
Other (please specify)	11.97% 59
Total Respondents: 493	

#	OTHER (PLEASE SPECIFY)	DATE
1	Townhomes and apartments that make more effective use of Marin City	4/16/2022 4:11 PM
2	Sausalito is a built out City; it must seek changes in state law so that built out cities are not required to build housing it can not physically accomodate	4/16/2022 2:50 PM
3	None of the above!!! Considering water shortages, mudslides and wildfire evacuation risks, the City should contest this requirement and join forces with other at-risk cities to file a lawsuit against the state if necessary to protect the safety of existing residents.	4/15/2022 10:58 PM
4	None of the above!!! Considering water shortages, mudslides and wildfire evacuation risks, the City should contest this requirement and join forces with other at-risk cities to file a lawsuit against the state if necessary to protect the safety of existing residents.	4/15/2022 10:41 AM
5	Everything!	4/14/2022 9:09 PM
6	Convert hangar waterfront buildings to studios/apartments	4/14/2022 2:16 PM
7	limited anchor outs	4/14/2022 10:30 AM
8	Leverage the legislation mentioned earlier to expand in existing residential neighborhoods with minimal impact to the town.	4/13/2022 6:33 PM
9	memory care	4/12/2022 5:41 PM
10	All of the above. Supportive or transitional housing for the unhoused should to eligible to employed persons only	4/12/2022 11:14 AM
11	Tiny home village	4/12/2022 9:19 AM



## Sausalito Housing Needs and Priorities Survey

12	I am opposed to adding more housing in this small town. There is no room for more people and cars	4/10/2022 1:52 PM
13	build apartments on the federal land at Cavallo Point	4/10/2022 10:14 AM
14	Tiny homes	4/9/2022 11:12 AM
15	Sausalito does not need more bldgs!	4/9/2022 10:26 AM
16	We do not have enough land or resources. This is un realistic. Water, sewage, garbage, parking , markets.	4/9/2022 12:25 AM
17	More water based housing and live aboards	4/8/2022 9:09 PM
18	Teachers	4/8/2022 8:44 PM
19	why should current residents even be allowed to prefer any of these? I selected all of them.	4/3/2022 7:35 PM
20	floating homes	4/1/2022 5:42 PM
21	All housing options should be integrated into our neighborhoods. It not realistic to think that on my half lot that i will build a second unit. However, I would love an apartment building to be built in Lagendorf Park.	3/29/2022 8:08 PM
22	Assisted living	3/29/2022 4:06 PM
23	That is it. No more.	3/27/2022 7:35 PM
24	Increase the number of live aboard boats in each Marina	3/27/2022 4:11 PM
25	Boats	3/27/2022 12:36 PM
26	Floating homes	3/26/2022 8:05 PM
27	N/A	3/26/2022 4:34 PM
28	Water based housing	3/26/2022 7:26 AM
29	Retired cruise ship docked at the waterfront	3/25/2022 7:02 PM
30	Marina	3/25/2022 4:40 PM
31	Whatever the market dictates	3/25/2022 1:47 PM
32	I only support mixed use developments, they are best for community building at scale	3/25/2022 12:50 PM
33	Sausalito is not a "low income" area, nor should it be.	3/25/2022 11:51 AM
34	Too many people already for the area and services. Water, sewer, etc. are already challenging issues. No more people!	3/19/2022 12:39 PM
35	parking lots &/or trailer parks?!	3/18/2022 5:02 PM
36	Artist live work housing	3/18/2022 10:43 AM
37	only ADU's	3/18/2022 10:20 AM
38	Low income housing scattered around Sausalito to integrate the population as to income/race/etc.	3/15/2022 3:22 PM
39	We are in the above moderate income bracket and still cannot afford a home in Sausalito, so not sure how this solution helps.	3/15/2022 1:55 PM
40	No reason why we as a community cant invest in transitional housing while using modular construction to help minimize costs	3/14/2022 8:37 PM
41	Houseboats	3/14/2022 4:58 PM
42	Please DO NOT Group all low income housing together as it may generate high / concentrated crime as in Marin City. It's better to spread/distribute all in a Mix Income form to generate more equitable community.	3/14/2022 4:18 PM
43	Yurts	3/14/2022 3:05 PM

## Sausalito Housing Needs and Priorities Survey

44	Tiny houses	3/14/2022 8:59 AM
45	Rentals only if the rent is capped in perpetuity	3/13/2022 3:34 PM
46	Large floating condominium complex (s). No sea level or earthquake problems. See San Fransisco floating fire house. Contact me for more information. Kim 415 250 5169	3/13/2022 2:17 PM
47	Zip Code Village Housing (ZVH), available exclusively to 94965 essential workers, etc.	3/13/2022 2:15 PM
48	..	3/12/2022 5:06 PM
49	More floating homes?	3/12/2022 9:24 AM
50	Spend your time fighting the state mandate. 724 units is absurd. This is an absurd queestion (ignore the 3 REQUIRED checks above)	3/12/2022 9:20 AM
51	Annex Marin City	3/12/2022 4:31 AM
52	Increase Sausalito city limits	3/11/2022 9:25 PM
53	Congregate	3/11/2022 8:14 PM
54	Maybe we can just pay the fine. Not every town has to be affordable. When I couldn't afford to live here I lived somewhere else. Communism has been already tried	3/11/2022 7:14 PM
55	Sausalito shouldn't bend over backwards to meet awful blanket abag goals.	3/11/2022 6:35 PM
56	There are many small, no-frills cottages, apt bldgs, and duplexes throughout town that appeared to have been built for lower income residents back in the day. It'd be nice if some of those could be converted to sell or rent below market rates so that teachers, nurses, business owners, electricians, etc. could have more choices suited to their budgets. Also, is there a way to designate certain marinas or slips in marinas for low income residents that want the boat life?	3/11/2022 5:54 PM
57	We need all housing types.	3/11/2022 5:51 PM
58	Senior Housing - Moderate income	3/11/2022 5:25 PM
59	None! No more development ! It will just cause more congestion	3/11/2022 5:21 PM

**Q21 To meet its housing allocation of 114 units for moderate income households, the City of Sausalito must identify sites to accommodate these units. Which development types do you prefer for meeting Sausalito's moderate income allocation? Please identify 3 or more.**

Answered: 493 Skipped: 119

ANSWER CHOICES	RESPONSES
Single family homes	29.82% 147
Duplex, triplex, and fourplex	56.80% 280
Townhomes or condominiums (ownership)	60.24% 297
Apartments (rental)	55.58% 274
Mixed use housing (housing located on the same parcel as non-residential uses, such as offices, restaurants and retail, and services)	61.26% 302
Accessory dwelling units	44.02% 217
Housing for seniors	60.24% 297
Supportive or transitional housing for the unhoused	11.56% 57
Other (please specify)	8.72% 43
Total Respondents: 493	

#	OTHER (PLEASE SPECIFY)	DATE
1	Townhomes and apartments that make more effective use of Marin City	4/16/2022 4:11 PM
2	Sausalito is a built out City; it must seek changes in state law so that built out cities are not required to build housing it can not physically accomodate	4/16/2022 2:50 PM
3	None of the above!!! Considering water shortages, mudslides and wildfire evacuation risks, the City should contest this requirement and join forces with other at-risk cities to file a lawsuit against the state if necessary to protect the safety of existing residents.	4/15/2022 10:58 PM
4	None of the above!!! Considering water shortages, mudslides and wildfire evacuation risks, the City should contest this requirement and join forces with other at-risk cities to file a lawsuit against the state if necessary to protect the safety of existing residents.	4/15/2022 10:41 AM
5	Everything!	4/14/2022 9:09 PM
6	This city doesn't have and can't afford the infrastructure upgrade to handle this increase.	4/14/2022 10:30 AM
7	Leverage the legislation mentioned earlier to expand in existing residential neighborhoods with minimal impact to the town.	4/13/2022 6:33 PM
8	memory care	4/12/2022 5:41 PM
9	Tiny Homes	4/9/2022 11:12 AM
10	NO more bldgs	4/9/2022 10:26 AM
11	More cars, water, garbage, not to mention the more building in Sausalito the traffic!	4/9/2022 12:25 AM
12	Live aboards	4/8/2022 9:09 PM
13	other	4/8/2022 9:07 PM

## Sausalito Housing Needs and Priorities Survey

14	Teachers	4/8/2022 8:44 PM
15	The City needs to focus on all areas of opportunity, not survey current residents who never want anything to change	4/3/2022 7:35 PM
16	floating homes	4/1/2022 5:42 PM
17	Assisted living for seniors	3/29/2022 4:06 PM
18	No more	3/27/2022 7:35 PM
19	Do not build in the Marinship	3/27/2022 4:11 PM
20	Boats	3/27/2022 12:36 PM
21	Floating homes	3/26/2022 8:05 PM
22	N/A	3/26/2022 4:34 PM
23	Water based housing	3/26/2022 7:26 AM
24	Houseboats	3/25/2022 6:23 PM
25	Marina	3/25/2022 4:40 PM
26	Convert commercial)industrial space in creative, environmental sound ways	3/25/2022 3:08 PM
27	I only support mixed use developments, they are best for community building at scale	3/25/2022 12:50 PM
28	No more people. Too crowded already with limited water, sewer and open space.	3/19/2022 12:39 PM
29	Artist live work	3/18/2022 10:43 AM
30	nothing other than ADU's	3/18/2022 10:20 AM
31	We are in the above moderate income bracket and still cannot afford a home in Sausalito, so not sure how this solution helps.	3/15/2022 1:55 PM
32	Again, modular construction is a viably option to help minimize costs	3/14/2022 8:37 PM
33	I don't understand why we have to carve out special housing for moderate incomes—don't we already provide some of that via condos/THs and tiny cottages?	3/14/2022 2:32 PM
34	tiny houses	3/14/2022 8:59 AM
35	Again only if rent capped	3/13/2022 3:34 PM
36	Floating condominium complex(s).	3/13/2022 2:17 PM
37	Zip Code Village Housing (ZVH): "Commute-free" housing for those who work here.	3/13/2022 2:15 PM
38	..	3/12/2022 5:06 PM
39	This is an absurd queestion (ignore the 3 REQUIRED checks above)	3/12/2022 9:20 AM
40	See previous	3/11/2022 6:35 PM
41	Marina slips	3/11/2022 5:54 PM
42	We need them all. We have a "missing middle" problem here.	3/11/2022 5:51 PM
43	No more development	3/11/2022 5:21 PM

**Q22 To meet its housing allocation of 295 units for above moderate income households, the City of Sausalito must identify sites to accommodate these units. Which development types do you prefer for meeting the Sausalito's above moderate income allocation? Please identify 3 or more.**

Answered: 493 Skipped: 119

ANSWER CHOICES	RESPONSES
Single family homes	45.03% 222
Duplex, triplex, and fourplex	60.85% 300
Townhomes or condominiums (ownership)	71.40% 352
Apartments (rental)	46.86% 231
Mixed use housing (housing located on the same parcel as non-residential uses, such as offices, restaurants and retail, and services)	53.96% 266
Accessory dwelling units	32.45% 160
Housing for seniors	52.33% 258
Supportive or transitional housing for the unhoused	8.52% 42
Other (please specify)	7.91% 39
Total Respondents: 493	

#	OTHER (PLEASE SPECIFY)	DATE
1	NA	4/18/2022 3:57 PM
2	Townhomes and apartments that make more effective use of Marin City	4/16/2022 4:11 PM
3	Sausalito is a built out City; it must seek changes in state law so that built out cities are not required to build housing it can not physically accomodate	4/16/2022 2:50 PM
4	None of the above!!! Considering water shortages, mudslides and wildfire evacuation risks, the City should contest this requirement and join forces with other at-risk cities to file a lawsuit against the state if necessary to protect the safety of existing residents.	4/15/2022 10:58 PM
5	None of the above!!! Considering water shortages, mudslides and wildfire evacuation risks, the City should contest this requirement and join forces with other at-risk cities to file a lawsuit against the state if necessary to protect the safety of existing residents.	4/15/2022 10:41 AM
6	Everything!	4/14/2022 9:09 PM
7	None	4/14/2022 12:23 PM
8	This city doesn't have and can't afford the infrastructure upgrade to handle this increase.	4/14/2022 10:30 AM
9	memory care	4/12/2022 5:41 PM
10	Tiny Homes	4/9/2022 11:12 AM
11	NO more bldgs	4/9/2022 10:26 AM
12	This is absurd. With 724 units and a minimum of 2 people per household. Where will they park? The infrastructure of Sausalito can't handle this. It would create gridlock th	4/9/2022 12:25 AM
13	Floating homes!	4/8/2022 10:49 PM

## Sausalito Housing Needs and Priorities Survey

14	Again, all options should be on the table. Why ask for resident preferences? Current residents have demonstrated over and over again that they don't want any change.	4/3/2022 7:35 PM
15	floating homes	4/1/2022 5:42 PM
16	They can live in homes	3/31/2022 5:51 PM
17	I really don't think we need more of these. The town is FULL of above moderate residences	3/28/2022 4:45 PM
18	Do not build homes in the Marinship	3/27/2022 4:11 PM
19	None	3/27/2022 12:36 PM
20	Houseboats	3/26/2022 8:05 PM
21	N/A	3/26/2022 4:34 PM
22	Water based housing	3/26/2022 7:26 AM
23	Houseboats	3/25/2022 6:23 PM
24	Marina	3/25/2022 4:40 PM
25	I only support mixed use developments, they are best for community building at scale	3/25/2022 12:50 PM
26	vacation homes elsewhere...	3/18/2022 5:02 PM
27	sole ADU's	3/18/2022 10:20 AM
28	We are in the above moderate income bracket and still cannot afford a home in Sausalito, so not sure how this solution helps.	3/15/2022 1:55 PM
29	Again, modular construction is a viably option to help minimize costs	3/14/2022 8:37 PM
30	As above	3/14/2022 4:18 PM
31	I don't understand why we'd develop for mod hi incomes? Isn't the purpose to help those who can't afford current mkt rates?	3/14/2022 2:32 PM
32	Floating condominium complex(s)	3/13/2022 2:17 PM
33	Zip Code Village Housing (ZVH). Commute-free housing for people who work here.	3/13/2022 2:15 PM
34	..	3/12/2022 5:06 PM
35	housing on the water	3/12/2022 12:27 PM
36	This is an absurd queestion (ignore the 3 REQUIRED checks above)	3/12/2022 9:20 AM
37	Family housing	3/11/2022 7:12 PM
38	See previous	3/11/2022 6:35 PM
39	Please no more development	3/11/2022 5:21 PM

**Q23 In order to accommodate additional units, it is anticipated that City of Sausalito will need to increase the number of units allowed on various sites in Sausalito. Which of the following methods do you most prefer for increasing the capacity for housing? Please choose at least 3.**

Answered: 493 Skipped: 119

ANSWER CHOICES	RESPONSES
Conversion of select parcels with commercial, office, and/or industrial uses to residential	74.04% 365
Conversion of select parcels with commercial, office, and/or industrial uses to mixed use	86.61% 427
Increased heights to accommodate more units per acre	30.22% 149
Reducing setbacks and open space requirements to allow more units on a parcel	29.41% 145
Reducing parking requirements to allow more units on a parcel	35.50% 175
Identifying select City-owned properties (potentially City Hall, fire department, corporation yard) to allow residential uses	44.22% 218
Identifying select City parks to allow residential uses	10.95% 54
Identifying designated open spaces areas to allow residential uses	26.37% 130
Other (please specify)	22.72% 112
Total Respondents: 493	

#	OTHER (PLEASE SPECIFY)	DATE
1	NA	4/18/2022 2:58 PM
2	I don't know	4/18/2022 1:21 PM
3	There is plenty of open land on Wolfback Ridge -- run a local bus line up there if necessary	4/17/2022 4:34 PM
4	Only areas west of Bridgeway, no sea-level or waterfront parcels.	4/16/2022 4:11 PM
5	Sausalito is a built out City; it must seek changes in state law so that built out cities are not required to build housing it can not physically accomodate	4/16/2022 2:50 PM
6	None of the above!!! Considering water shortages, mudslides and wildfire evacuation risks, the City should contest this requirement and join forces with other at-risk cities to file a lawsuit against the state if necessary to protect the safety of existing residents.	4/15/2022 10:58 PM
7	Absolutely NOT increased heights. Would destroy Sausalito. And NOT reducing open space, city parks or parking. It would eliminate what's so beautiful about Sausalito.	4/15/2022 5:22 PM
8	Fight the state	4/15/2022 5:18 PM
9	It would be helpful to how many units we can generate by converting parcels to mixed use or commercial to residential before we start converting city building, parks, or open spaces	4/15/2022 10:56 AM
10	None of the above!!! Considering water shortages, mudslides and wildfire evacuation risks, the City should contest this requirement and join forces with other at-risk cities to file a lawsuit against the state if necessary to protect the safety of existing residents.	4/15/2022 10:41 AM
11	This is a very difficult question to answer because positives and negatives need to be weighed in prior to moving forward. Plan needs to be developed to support residents business owners and tourists that visit.	4/15/2022 6:25 AM
12	Marinship should be priority #1 even with development challenges.	4/14/2022 9:55 PM

## Sausalito Housing Needs and Priorities Survey

13	Conversion of Marinship area to residential	4/14/2022 9:54 PM
14	None	4/14/2022 12:23 PM
15	City-owned properties ok as long as it DOES NOT include MLK/Willow Creek Academy campus	4/14/2022 11:27 AM
16	expand houseboat marinas, convert single family to duplex, adus	4/14/2022 10:46 AM
17	This city doesn't have and can't afford the infrastructure upgrade to handle this increase.	4/14/2022 10:30 AM
18	granny units	4/13/2022 6:33 PM
19	I think Sausalito should fight against this far harder than they have done.They should unit with other small towns to do it.	4/12/2022 6:06 PM
20	industrial space	4/12/2022 1:52 PM
21	allowing people to expand their homes, add ADU's and not have such a huge property tax burden afterward by offering property tax breaks to those who spend the \$ to do this!	4/12/2022 12:36 PM
22	Conversion of large single family homes into condominiums or apartments	4/12/2022 11:14 AM
23	Provide temporary housing in the West side of the Marinship. Rising tides due to climate change will need to remove this housing in the next few decades.	4/12/2022 8:44 AM
24	I am opposed to housing increases. There is no room for more people and cars in this small town.	4/10/2022 1:52 PM
25	vacant federal land at Cavallo Point	4/10/2022 10:14 AM
26	Rehab Marinship industrial area; Sea level rise & housing shortage: Singapore & Netherlands plan for floating homes!	4/9/2022 11:12 AM
27	NO more bldgs.	4/9/2022 10:26 AM
28	If you take away the parks and build buildings the families of Sausalito will not have a place in this town. They will leave.	4/9/2022 12:25 AM
29	Expand marinas for additional floating homes.	4/8/2022 10:49 PM
30	Limiting new units to people with primary residence in Sausalito to avoid people with secondary residence from acquiring housing.	4/8/2022 9:47 PM
31	No conversion of working waterfront areas to residential	4/8/2022 9:38 PM
32	NO HOUSING in Industrial zoned uses.	4/8/2022 7:36 PM
33	NA	4/6/2022 8:34 PM
34	NA	4/6/2022 7:24 PM
35	MARINSHIP	4/3/2022 7:35 PM
36	I had to choose three but only two are acceptable	4/3/2022 5:30 PM
37	do not alter the police or fire buildings for residential uses. too much money, needed equipment etc has gone into the development of these buildings and it should not be de commissioned.	4/3/2022 2:30 PM
38	providing space for floating homes	4/1/2022 5:42 PM
39	minimal increased height only where views are not an issue	4/1/2022 9:56 AM
40	Office use to residential and mixed use.	3/31/2022 6:32 PM
41	These are all bad ideas	3/31/2022 2:06 PM
42	Why are you including the fire department, Civic Center, and Corporation Yard when we have many parcels of land that could be used for housing. Are trying to scare us?	3/29/2022 8:08 PM
43	Utilizing space in the Marinship	3/29/2022 4:06 PM
44	Residential development of publicly owned space in and along the Marinship should be prioritized. Please do not build on public parks!	3/28/2022 8:34 PM



## Sausalito Housing Needs and Priorities Survey

45	There are no open space or parks available in Sausalito to develop.	3/28/2022 4:45 PM
46	Water based housing	3/28/2022 3:41 PM
47	Do not build homes in the Marinship. If you get rid of industrial boat building then you will kill the Sausalito economy	3/27/2022 4:11 PM
48	Leave Open Space as Open Space.	3/27/2022 2:14 PM
49	This will RUIN whatever charm remains in the town	3/27/2022 12:36 PM
50	None of the above!	3/27/2022 12:32 PM
51	Do not, I repeat, do not use city parks or Marin ship!!!	3/27/2022 12:04 PM
52	Floating homes house boats	3/26/2022 8:05 PM
53	Looking to build on a lot.	3/26/2022 4:34 PM
54	houseboats	3/25/2022 8:33 PM
55	Restrict AirBNB type single and multi unit dwellings so that more units are available as rentals thus increasing supply and lowering rents. Apply fees to non-owner occupied second homes and use these fees to pay for affordable housing. Apply fees to multi to single unit dwellings to pay for affordable housing. Except for Marinship, allow conversion of upper level office into housing. Increase density along Bridgeway transportation corridor for affordable housing. Apply fees to sale of single family homes and extensive remodels to pay for affordable housing. Allow affordable housing on MLK school land. Allow for second story affordable housing above retail along Bridgeway corridor.	3/25/2022 7:27 PM
56	It's stupid to make people select things they don't want to choose just so you get a higher count on predetermined responses that they don't agree with.	3/25/2022 7:02 PM
57	Convert parking lots to include housing above	3/25/2022 6:23 PM
58	The number required by the Housing Element should be filled in all over town. Do not turn Marinship or MLK Park into a massive housing project!	3/25/2022 4:47 PM
59	Allow legal liveaboards at low cost marinas	3/25/2022 4:40 PM
60	Do not identify public areas such as public parks or open space!!!	3/25/2022 3:08 PM
61	None of the above.	3/25/2022 1:47 PM
62	Do not take our parks for housing of any kind! Spread the required housing through out the city, not on single cites!!	3/21/2022 7:28 AM
63	Challenge the allocation to reduce the number of housing units "required" based on the building constraints of the City	3/20/2022 9:07 PM
64	Don't take away from parks that people need. Use industrial areas that are vacant.	3/19/2022 12:39 PM
65	none	3/19/2022 10:57 AM
66	cavello	3/19/2022 9:51 AM
67	Sue the state for trying to destroy our community	3/18/2022 6:42 PM
68	hiring smart people to help us figure this out.	3/18/2022 5:02 PM
69	identifying long-term house shares and eliminate short-term rentals	3/18/2022 12:32 PM
70	none of the above.	3/18/2022 10:20 AM
71	Supportive of conversion to resi or mixed use of the industrial parcels (e.g., all the junkyards, self-storage, boat storage, etc. down by the water) but not commercial/office parcels (we need shops/restaurants to make this a nice place to live)	3/16/2022 7:52 PM
72	Convert Marinship buildings to residential	3/15/2022 12:54 PM
73	Boats	3/15/2022 9:39 AM
74	Add docking for additional boats	3/15/2022 12:10 AM

## Sausalito Housing Needs and Priorities Survey

75	No conversions in Marinship!	3/14/2022 9:52 PM
76	Open marinas to more liveaboards by pushing BCDC to amend it's rules. Develop more houseboat marinas and slips.	3/14/2022 9:08 PM
77	No building on parkland	3/14/2022 9:08 PM
78	Developed part of the underutilized water front by the US Army Corps bldg	3/14/2022 8:37 PM
79	Please do not touch our parks!	3/14/2022 8:01 PM
80	Do something with the ruin of the 20 Liberty Ship Way - tool warehouse???	3/14/2022 7:11 PM
81	Prefer rehabbing dilapidated buildings off Liberty ship way or parking lot by spinaker	3/14/2022 7:06 PM
82	While I agree with mixed use or residential - I do not agree with changing industrial use to residential - only commercial and office use	3/14/2022 4:52 PM
83	Please DO NOT Group all low income housing together as it may generate high / concentrated crime as in Marin City. It's better to spread/distribute all in a Mix Income form to generate more equitable community.	3/14/2022 4:18 PM
84	Huge empty lawn at Cavallo Point. Federal land.	3/14/2022 3:05 PM
85	Leave industrial as industrial! No housing in Marinship near boatyards. Very careful selection of Marinship locations that would be suitable for housing, especially affordable worker housing.	3/14/2022 2:41 PM
86	Rezoning single residential parcels	3/14/2022 2:13 PM
87	tiny houses	3/14/2022 8:59 AM
88	Leave parks and open space alone and hands off marinship	3/13/2022 5:40 PM
89	Use our underwater streets to pile moor floating condominium complex(s)	3/13/2022 2:17 PM
90	keep your hands off of city parks, open space, city owned properties. increasing population and density need green space for mental and physical health. we need the green and trees for oxygen production, co2 and pollution reduction, and reduction of hard scape hot spots. Sausalito is still Lin debt for all of them. They should be used for what they were intended and promised.	3/12/2022 8:54 PM
91	„	3/12/2022 5:06 PM
92	NOT MARINSHIP	3/12/2022 2:44 PM
93	Adding housing in Marinship and adjacent industrial areas	3/12/2022 2:29 PM
94	Housing on the water	3/12/2022 12:27 PM
95	Increase the density - units per acre as a way to add more housing.	3/12/2022 9:24 AM
96	Again, your time would be better spent by fighting to reduce the state allocations. This is an absurd queestion (ignore the 3 REQUIRED checks above)	3/12/2022 9:20 AM
97	Additional anchor outs and houseboats	3/12/2022 7:38 AM
98	Fast-tracking permits on construction projects for areas of disrepair (1745 -1751 Bridgeway)	3/12/2022 3:46 AM
99	Build housing on top of public parking lots.	3/11/2022 10:43 PM
100	Allow residential development in Marinship areas	3/11/2022 9:25 PM
101	Get rid of the tent cities and bums. It is demoralizing to have to tolerate those people.	3/11/2022 8:23 PM
102	Identify sites suitable for elevation increase and sea walls, rather than excluding them at the outset.	3/11/2022 8:14 PM
103	increasing the size of the houseboat community; converting dilapidated Marinship buildings into apartments/condos	3/11/2022 6:43 PM
104	None of the above these ideas are all awful	3/11/2022 6:35 PM
105	conversion of single family to duplex	3/11/2022 6:25 PM

## Sausalito Housing Needs and Priorities Survey

106	Conversion of the empty office buildings in the marinship to mixed use. Identify mixed use options in the Marinship and along Bridgeway.	3/11/2022 5:55 PM
107	There are many small no-frills cottages, apt bldgs, and duplexes throughout town that appeared to have been built for low to moderate income residents back in the day. It'd be nice if some of those could be converted to sell or rent below market rates with a subsidy kickback to prop owners & landlords to make them whole, so that low and moderate income residents have more choices throughout town and in different neighborhoods and so that we don't have to build so many new structures. It would also be nice to give anchor-outs and devoted seamen/women, the option of lower-cost marina slips/live-aboard boats.	3/11/2022 5:54 PM
108	Mixed use or condominiums built over garages in existing parking locations that maintain visitor parking	3/11/2022 5:53 PM
109	I'm in favor of using the Corporation Yard and possibly City Hall if a good new site could be found for it but not the new Police/Fire department sites on Coloma.	3/11/2022 5:24 PM
110	Please no more development there isn't any room for it	3/11/2022 5:21 PM
111	Much space available in Marin City	3/11/2022 5:04 PM
112	The area near the ferry is being considered for a new park. Why not housing/mixed use? We should not reduce industrial space - if anything industrial space should be expanded. Concerting office space to mixed use could be good, but not concerting away from industrial.	3/11/2022 5:00 PM

## Q24 How important are the following housing priorities to you and your family?

Answered: 479 Skipped: 133

	VERY IMPORTANT	SOMEWHAT IMPORTANT	NOT IMPORTANT	DON'T KNOW	TOTAL
Promote sustainable, efficient, and fire-safe housing to address safety, energy, and climate change impacts	62.53% 297	28.21% 134	6.95% 33	2.32% 11	475
Sustainable, walkable development (housing within walking distance to services, schools, and/or the downtown)	48.63% 231	30.32% 144	16.84% 80	4.21% 20	475
Housing affordable to teachers	48.73% 231	32.07% 152	14.77% 70	4.43% 21	474
Senior housing - independent housing	46.32% 220	36.00% 171	12.21% 58	5.47% 26	475
Housing affordable to first responders (law enforcement, fire fighters, and emergency medical providers)	46.20% 219	34.39% 163	15.61% 74	3.80% 18	474
Provide housing to meet Sausalito's social and economic needs, including both existing and future residents, as well as employers	45.32% 213	33.62% 158	18.30% 86	2.77% 13	470
Housing affordable to working families	45.13% 213	36.23% 171	16.31% 77	2.33% 11	472
Rehabilitate existing housing	44.26% 208	38.72% 182	12.77% 60	4.26% 20	470
Ensure all persons and households have fair and equitable access to housing and housing opportunities	40.08% 190	30.80% 146	22.15% 105	6.96% 33	474
Create more mixed-use (commercial/office and residential) projects	37.61% 179	42.02% 200	16.18% 77	4.20% 20	476
Integrate affordable housing throughout the community to create mixed-income neighborhoods	35.36% 169	30.75% 147	29.71% 142	4.18% 20	478
Housing affordable to City employees	35.52% 168	39.11% 185	21.56% 102	3.81% 18	473
Senior housing - assisted living	34.53% 163	33.90% 160	22.88% 108	8.69% 41	472
Ensure that children who grow up in Sausalito can afford to live here	30.32% 144	33.89% 161	30.74% 146	5.05% 24	475
Support fair/equitable housing opportunities and programs to help maintain and secure neighborhoods that have suffered foreclosures	26.89% 128	27.73% 132	32.77% 156	12.61% 60	476
Establish programs to help at-risk homeowners keep their homes, including mortgage loan programs	26.64% 126	36.79% 174	27.48% 130	9.09% 43	473
Lease-to-own housing (condominiums, apartments)	24.05% 114	38.61% 183	26.79% 127	10.55% 50	474
Provide housing with accessible features or universal design	23.72% 111	40.38% 189	26.50% 124	9.40% 44	468

## Q25 Are there any populations or persons that need additional housing types or dedicated policies and programs to ensure they can access housing in Sausalito?'

Answered: 479 Skipped: 133

	VERY IMPORTANT	SOMEWHAT IMPORTANT	NOT IMPORTANT	DON'T KNOW	TOTAL	WEIGHTED AVERAGE
Teachers	46.44% 222	33.26% 159	13.39% 64	6.90% 33	478	1.81
First responders (law enforcement, fire fighters, and emergency medical providers)	45.49% 217	35.01% 167	12.58% 60	6.92% 33	477	1.81
Seniors	42.61% 196	33.26% 153	13.04% 60	11.09% 51	460	1.93
City employees	30.23% 143	41.01% 194	21.14% 100	7.61% 36	473	2.06
Single Parent Head of Households	24.36% 115	45.55% 215	20.13% 95	9.96% 47	472	2.16
Persons with a disability, including developmental	21.40% 101	41.53% 196	21.82% 103	15.25% 72	472	2.31
Homeless persons or at risk of homelessness	18.57% 88	28.48% 135	41.77% 198	11.18% 53	474	2.46
Unhoused	16.74% 79	26.48% 125	41.95% 198	14.83% 70	472	2.55
Large families (5 or more persons)	7.86% 37	33.55% 158	45.01% 212	13.59% 64	471	2.64
Farmworkers	7.19% 34	16.28% 77	58.14% 275	18.39% 87	473	2.88

#	OTHER (PLEASE SPECIFY)	DATE
1	Sausalito is a built out City; it must seek changes in state law so that built out cities are not required to build housing it can not physically accomodate	4/16/2022 2:51 PM
2	Artists, people who work in creative fields who add culture and creative spirit to this community.	4/15/2022 5:37 PM
3	Young professionals	4/14/2022 10:05 PM
4	But not in Marinship	4/14/2022 4:19 PM
5	young families with children	4/14/2022 11:32 AM
6	Regular families who have good paying jobs in SF or Marin but still do not meet the very high incomes required to be middle class in Marin County.	4/12/2022 2:04 PM
7	Those employed by Sausalito businesses	4/12/2022 11:20 AM
8	This question is worded oddly given the responses available - very important to not important	4/11/2022 10:12 AM
9	no more vacation rentals and second home buyers.	4/10/2022 10:17 AM
10	Tiny homes and floating homes.	4/9/2022 11:17 AM
11	Seniors in need of assistance with daily living.	4/8/2022 7:16 PM

## Sausalito Housing Needs and Priorities Survey

12	It feels like privilege to even ask these questions in a survey. Who am I to deprioritize any of these groups?!?	4/3/2022 7:37 PM
13	Where is the space and WATER for all these new dwellings going to come from?	3/28/2022 4:51 PM
14	Keep Sausalito safe!	3/27/2022 12:37 PM
15	No accommodation for the homeless!	3/27/2022 12:06 PM
16	COMPOUND and that matters here: need additional housing types..OR...dedicated policies and programs to ensure they can access housing in Sausalito	3/25/2022 5:18 PM
17	Children of residents can't afford to live here!!	3/25/2022 3:11 PM
18	Impossible dreams	3/25/2022 1:55 PM
19	all the other cities need to help too.	3/18/2022 5:08 PM
20	Should there be additional taxes on investment properties in Sausalito?	3/15/2022 1:59 PM
21	Artist need Live/Work spaces	3/14/2022 7:18 PM
22	children that are born here cannot afford to stay here and continue to live here as adults	3/14/2022 4:55 PM
23	Tourism is critical for Sausalito, so would include the needs for workers in this field as Restaurants etc.	3/14/2022 4:24 PM
24	No vacation homes allowed.	3/14/2022 3:08 PM
25	I am not a fan of warehousing seniors together in a single unit.	3/14/2022 2:16 PM
26	Essential workers!	3/13/2022 2:19 PM
27	This is an absurd question that doesn't need to be addressed by the city.	3/12/2022 9:23 AM
28	I'm opposed to dedicated programs for specific groups. It is a slippery slope. Where do you draw the line? What makes one particular group more worthy than other groups?	3/12/2022 7:32 AM
29	People that want to live on boats	3/11/2022 9:03 PM
30	We don't need to cater to any special interests let the market take care of it	3/11/2022 6:37 PM
31	Survey questions are in general rather generic and warrant modification to better reflects the realities of a capitalistic economy, the highly limited vacant land supply, and high demand for the city's aesthetics	3/11/2022 6:00 PM
32	Most important to me are the folks like myself who cannot afford rents and have to move out of town or use 3/4th of their paychecks for rent.	3/11/2022 5:25 PM
33	My understanding is that many seniors already have housing, and the equity in their home should they choose to sell. Let's focus on workers and families.	3/11/2022 5:02 PM

## Q26 Do any of the following apply to you or someone in your household (check all that apply):

Answered: 476 Skipped: 136

ANSWER CHOICES	RESPONSES	
Ages 55 to 64	25.00%	119
Ages 65 or over	51.89%	247
Large family (5 or more people)	1.68%	8
Farmworker	0.63%	3
A single female head of household with children	2.94%	14
A single male head of household with children	1.68%	8
Children under 18	11.55%	55
Have a developmental disability	1.05%	5
Have a disability (non-developmental)	7.98%	38
First responder (law enforcement, fire fighters, and emergency medical providers)	2.31%	11
Teacher	4.62%	22
City employee	2.52%	12
None applicable.	17.02%	81
Total Respondents: 476		

## Q27 What housing challenges have you experienced or anticipate experiencing?

Answered: 476 Skipped: 136

	YES	NO	TOTAL
I am concerned about my rent going up to an amount I can't afford.	25.74% 121	74.26% 349	470
I struggle to pay my rent or mortgage payment.	17.87% 84	82.13% 386	470
My home is not big enough for my family or household.	13.43% 63	86.57% 406	469
My home is in poor condition and needs repair.	12.88% 60	87.12% 406	466
I am concerned that if I ask my property manager or landlord to repair my home that my rent will go up or I will be evicted.	11.51% 54	88.49% 415	469
There is a lot of crime in my neighborhood.	9.89% 46	90.11% 419	465
I am concerned that I may be evicted.	7.08% 33	92.92% 433	466
I need assistance with understanding my rights related to fair housing.	4.08% 19	95.92% 447	466
I have been discriminated against when trying to purchase housing.	3.87% 18	96.13% 447	465
I need assistance finding rental housing.	3.66% 17	96.34% 448	465
I have been discriminated against when trying to rent housing.	2.37% 11	97.63% 453	464
I cannot find a place to rent due to bad credit, previous evictions, or foreclosure.	0.86% 4	99.14% 460	464



## Q28 Do you or someone in your family have any of the following specific housing needs? Please check all that apply.

Answered: 461 Skipped: 151

ANSWER CHOICES	RESPONSES
Senior independent living (senior single family community or senior apartments)	18.00% 83
Independent living for someone with a disability	4.99% 23
Assisted living for senior (55 and over) that provides assistance with daily tasks and has increasing levels of care (from assisted living to skilled nursing)	10.20% 47
Assisted living for disabled persons that provides assistance with daily tasks and has increasing levels of care (from assisted living to skilled nursing)	3.04% 14
Emergency shelter	0.22% 1
Supportive or transitional housing that provides services and support to avoid homelessness	1.30% 6
Supportive services to find and obtain housing.	1.95% 9
Daily living assistance and services to be able to live independently.	4.34% 20
Not applicable	77.01% 355
Other (please specify)	1.30% 6
Total Respondents: 461	

#	OTHER (PLEASE SPECIFY)	DATE
1	These are not my situation now but will be in the future	4/14/2022 4:24 PM
2	I will need assisted living for seniors in the future.	4/8/2022 1:19 PM
3	I'll need help if/when lease ends.	3/18/2022 5:12 PM
4	Supportive services for Aging in Home, over time	3/18/2022 11:26 AM
5	Independent living for someone with severe anxiety challenges	3/11/2022 6:02 PM
6	N/A	3/8/2022 12:30 PM

## Q29 Have you encountered discrimination or other issues that have affected your ability to live in safe, decent housing of your choice? If so, please explain any discrimination or fair housing issues you have encountered.

Answered: 473   Skipped: 139

ANSWER CHOICES	RESPONSES
No	95.35% 451
Yes (please specify)	4.65% 22
<b>TOTAL</b>	<b>473</b>

#	YES (PLEASE SPECIFY)	DATE
1	I'm a person of color. We get treated differently all the time in Marin and Sausalito, from stores to just walking down the street.	4/15/2022 7:47 AM
2	Classism is a very large problem in Southern Marin. I am in no other way marginalized but, due to the fact that I am not wealthy or from a wealthy family, it is not always easy to find the best jobs and best housing either.	4/12/2022 2:04 PM
3	Delayed maintenance or bad maintenance by landlords have created unhealthy living conditions and property managers look the other way	4/11/2022 5:05 PM
4	Intimidation by the landlord to expect little from the rental and pay alot for a dump.	4/10/2022 10:19 AM
5	Gay	4/9/2022 7:40 AM
6	economic discrimination	3/31/2022 6:35 PM
7	age related discrimination	3/30/2022 2:18 PM
8	I was a single mom with kids when I moved to Sausalito. How would I know if discrimination made some places I looked at unavailable?	3/29/2022 6:42 AM
9	Crime in Marin City has spilled into Sausalito.	3/27/2022 12:09 PM
10	Racist property manager	3/27/2022 8:13 AM
11	short term rental above me	3/26/2022 10:29 AM
12	Ageism with regard to my partner.	3/21/2022 9:19 AM
13	rich folks hate the poor.	3/18/2022 5:12 PM
14	unstable neighbor, and building permit issuance backlog	3/18/2022 10:24 AM
15	As a retired person...mortgage brokers.	3/14/2022 5:49 PM
16	Moved to Sausalito from Mexico as new LEGAL immigrant, with HIGH INCOME. It was very difficult to get a new lease despite good hiring company/position because of discrimination against Mexicans. I wished the City provided more support for individuals moving to the city. I was overcharged for many years until was able to move to a new home, also in Sausalito. The city should make more attempts at attracting new / incomers to our community to keep it thriving (vs only aging with a large proportion of already wealthy senior residents).	3/14/2022 4:32 PM
17	My landlord used intimidation to get me to move out when Covid first hit the area. I left out of fear and living with a friend now.	3/14/2022 3:11 PM
18	The neighbors - who think they are very important people - financially discriminate against my family because they don't think I have as much money as they do	3/13/2022 3:38 PM

## Sausalito Housing Needs and Priorities Survey

19	Prices around here are a de facto "restrictive covenant." We are a sundown town. This is a failure of policy and vision.	3/13/2022 2:22 PM
20	Pet restrictions	3/12/2022 1:36 PM
21	my landlord uses intimidation to control my rent and my experience of living in "his" rental unit.	3/11/2022 9:28 PM
22	Bad policies that encourage zero oversight development and make Sausalito worse and benefit select groups at the expense of others	3/11/2022 6:39 PM

## Q30 Please describe any additional housing comments or concerns you would like to share with the City of Sausalito.

Answered: 286 Skipped: 326

#	RESPONSES	DATE
1	WATER-just wondering where politicians believe water will appear to support all the housing they are mandating? Make use of existing housing footprints and leave the remaining wild spaces California has left.	4/18/2022 10:59 AM
2	Reconsider height restrictions in certain residential zones to allow for increased build heights and new construction/expansion to allow for additional rental units to accommodate housing needs. Avoid developing in designated open spaces unless as a last resort.	4/18/2022 9:17 AM
3	Instead of grouping all of the Very Low and Low Income families together -- not effective for either these families or the local neighborhood -- I hope Sausalito will create MIXED-INCOME HOUSING. Areas around Seattle have done this (my sister-in-law is a council president there) - it has been extremely successful for both the families living in these sites and for the nearby communities.	4/17/2022 5:01 PM
4	Marinship should be off limits to new housing. Sea level rise, contaminated soil concerns and the displacement of affordable space for industrial, arts and maritime uses that make this area CRITICAL to preserve for a vibrant community that contributes to Sausalito specifically, and Marin County in general.	4/16/2022 4:19 PM
5	Sausalito is a built out City; it must seek changes in state law so that built out cities are not required to build housing it can not physically accomodate	4/16/2022 2:53 PM
6	We need a permanent solution for the homeless encampment that is safe for everyone in Sausalito. Furthermore, the city can't afford to attract more homeless. Stop making it more attractive as a place to camp.	4/15/2022 10:08 PM
7	I strongly believe that zoning should not be changed to permit housing within, adjacent to, or impinging upon Sausalito's venerable, distinctive and irreplaceable working waterfront.	4/15/2022 6:01 PM
8	My concern is that all the housing will get pushed to the north end of town. I fear that the most affluent parts of town will not share the burden of the 715 units, and the parks and open spaces in the northern part of town will disappear.	4/15/2022 5:54 PM
9	I think we should prioritize the low income housing for artists, writers, people in creative fields and their families, who often do not make enough money to afford live in Sausalito, they add so much to our culture and make Sausalito what it is. We want more of that! Maybe a mixed use commercial and residential? Artist studio / co working as well as living spaces in same ones and buildings?	4/15/2022 5:42 PM
10	Do not develop housing on city parks, open space or City Hall. These are vital community resources that become more important as the population increases. Consider the impact that development will have on street parking in a neighborhood. Keep the streets driveable.	4/15/2022 5:29 PM
11	There are a lot of homes in Sausalito that are in disrepair that could be renovated and provide housing for multiple persons.	4/15/2022 2:54 PM
12	Important to spread new housing throughout the community, no major complexes. That has been a failed experiment known as "projects". Priorities must be to maintain our prosperous industrial zone, not build on shorelines that will provide climate change mitigation in the future and CAREFULLY look at each site for new development. New units at market rate do nothing to add to housing for the people everyone is identifying needing housing. These are routinely mentioned: public safety employees, teachers, ways for seniors to stay in the community and children entering the job market who were raised in Sausalito and want to continue living here and the unhoused. That means low and very low due to our financially diverse, skewed household income categories in Marin County. No building on Cypress Ridge. This area was purchased by the community for open space. It has recreational benefits for quiet enjoyment	4/15/2022 8:32 AM

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as well as habitat for local wildlife. Don't go back on what the community paid for to enjoy the spot as is. Plus it is not near any services or regular transportation. The most important aspect is good design. We should not allow generic or poor surface construction like has been embraced in other communities just to get housing built. In 20 years all these developments are going to look shoddy and stand out as general housing projects often look. Thanks for the opportunity. This council is being watched closely to see that they are advised by ALL demographics in Sausalito who have hopefully provided their input here. Not everyone here is young and has large financial resources any longer but we have worked hard in the past to make Sausalito what they enjoy today. So everyone living here should have an equal voice at the table. Thanks for the opportunity. These results should be available, not condensed and edited by the consultant team or the City.

13	Please do not take our school and park sites, specifically the old MLK campus, and turn it into housing. We need that schooling and park area for our community. We've already lost a park close to accommodate the unhoused who largely didn't even live here. Also stop pushing anchor outs off the water. Give them services and help them stay where we are. We wouldn't be in this mess if some members of council and NIMBY residents weren't so aggressive over trying to make those people disappear. They didn't disappear...they created a huge problem on land. I also think we already spend a lot of city resources on helping largely white, affluent seniors. They're here because racist housing policies for a long time gave white people privilege here. We're just extending that discrimination others by using so much of our city resources to keep subsidizing their affluence. Families, people of color and workers need help establishing themselves, not rich white people. And we need to take the blinders off in the Marinship. The blind refusal to look at any mixed use housing in the Marinship means that our parks and school sites are getting prioritized for destruction. We don't have to pave over the whole Marinship and turn it into housing, but we do need to give a little there.	4/15/2022 7:53 AM
14	Discussions need to be had and plans laid out to create positive change and impact for our community	4/15/2022 6:30 AM
15	We absolutely MUST preserve the charm of our small town. With the extraordinarily high number of units that need to be added, we cannot compromise our public and private waterfront views, our charming hillside streets, our green city parks / playgrounds, our small businesses/restaurants - these contribute directly to the beauty & community of this town and ultimately, make Sausalito such a desirable place to live and visit; we cannot take that away. I'd like to see if there's a creative way to convert some areas of Marinship into residential housing. This large area of our town should be utilized to the best of our ability to make improvements, while still maintaining it's unique history with mixed-use residential/business. Priority areas that are important to preserve: - Downtown Waterfront areas and anywhere along the Bridgeway waterfront - Robin Sweeny Park - Gabrielson Park - Dunphy Park - City Hall / library - all playgrounds - small businesses/restaurants & their parking needs - historical sites (churches, etc.)	4/14/2022 11:48 PM
16	First and foremost, I urge the City of Sausalito to continue challenging California's unfathomable requirement to shove 724 new housing units into our uniquely space-limited town. We have undevelopable federal land to our West and the Bay to our East. A ~20% increase in new housing over 10 years will damage Sausalito however it's done. I understand we've exhausted our formal appeal process but I believe this issue warrants legal challenges to the process to force another review of the process. If we ARE forced to adhere to this requirement, there are no perfect options. It seems to me if we are forced to disrupt an area of our town to build new housing, the Marinship seems the best possible location. While I appreciate there are potential structural, maritime, environmental, and even zoning issues with the Marinship, development there would actually improve Sausalito. All other locations will make Sausalito worse to varying degrees. We have acres of flat, underutilized space between Bridgeway and the waterfront. If we reimagine a new mixed-use vision, we can continue to support the maritime industry (subsidized rent, priority treatment, etc.), mitigate sea level rise issues through climate change friendly development and make a new vibrant mixed income neighborhood.	4/14/2022 11:30 PM
17	Just remove restrictions and allow building by right. Stop with the social engineering and the neighbor control. Land owners will add homes for new neighbors if we just get out of the way.	4/14/2022 9:14 PM
18	We should change some zoning codes so it's possible to easily split lots greater than 6000 sq ft	4/14/2022 7:45 PM
19	I'd like to see more housing so that more people can live in Sausalito. I think it would be wonderful to have 1,000 more people of all income levels being able to live here. It would	4/14/2022 6:58 PM

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create a vibrant community and more life and customers for restaurants, shops and bars.

20	Please do not use MLK park, Dog parks, or recreation facilities for housing. Please distribute the new housing through out the town and not just in North Sausalito. Please consider the city owned North Lot near Dunphy Park (formerly the dirt pile) for new housing. Please provide a better granulated priority map for the housing element committee (ie: break up the larger sites into smaller divisions)	4/14/2022 6:16 PM
21	Stop the charade that Sausalito homeowners want to add more houses on residential single-family lots. Allow development of large parcels; stop promoting false narratives about "maritime" needs; stop lying about Marinship's "special" needs.	4/14/2022 4:36 PM
22	The State is requiring too many units to be built. Why do we want to encourage more population? Better that we provide better and fairer housing for those already here.	4/14/2022 4:28 PM
23	MLK Park property should not be used for housing, it would ruin the atmosphere of Sausalito, and the lawsuits will become onerous	4/14/2022 2:30 PM
24	Need to be more family friendly. Everything is geared towards a transient single community. Home have been broken down into such small units. Renters come and go. No sense of a neighborhood	4/14/2022 2:26 PM
25	We need to do a better job of attracting young families with children. And we need to keep the homeless camps in areas away from schools and playgrounds.	4/14/2022 11:36 AM
26	Any additional housing must maintain Sausalito's character.	4/14/2022 10:53 AM
27	Narrow congested streets in the hills already are a problem for emergency vehicles and evacuation. More units will just exacerbate this prob. Also, sea level rise and old city infrastructure are going to make this mandated expansion a fetid, out-of-control money pit for all involved.	4/14/2022 10:38 AM
28	Please do not take away open space and parks which provide enjoyment in our community. This is a reason many move from the city to enjoy a different quality of life.	4/14/2022 7:52 AM
29	The unhoused deserve good shelter! Also, there is more room on the bay for low cost boat houses.	4/13/2022 11:07 PM
30	I am not in favor of SB 9 and the State of CA forcing additional housing be built while not looking at the impact on the environment, traffic, and current building restrictions for Sausalito and the County of Marin.	4/13/2022 6:46 PM
31	survey was biased, forced a certain slant of answers	4/13/2022 6:39 PM
32	I already own a home in a mixed zoned area near city hall and can envision seeing more and more of that and taller structures along Bridgeway and Caledonia street as time goes by. As I think about adding housing density, I feel concerned about things like parking and traffic which could be partially mitigated with more public transit. I worry about congestion for day-to-day city activities like visiting the library or parks or trying to get out of town on Bridgeway if the population increases by as much as mandated.	4/13/2022 9:49 AM
33	This survey was too generic, in general, and even for CA!	4/12/2022 7:48 PM
34	People should live where they can afford. I would love to live in Belvedere, Tiburon, Ross, or Kentfield, but I cannot afford it. I do not expect them to accommodate me.	4/12/2022 6:15 PM
35	I have extensive experience of integrated low-2-high income housing within the same residential areas from Europe. Clusters turn bad and never work, integration is a viable solution. It brings equal opportunity and opens people's minds and tolerance.	4/12/2022 4:45 PM
36	Very thorough survey addressing a lot of issues.	4/12/2022 2:32 PM
37	None	4/12/2022 2:22 PM
38	Sausalito	4/12/2022 2:06 PM
39	Help Seniors	4/12/2022 11:13 AM
40	More housing in Marinship. Demolish Machine Shop for multi-unit housing.	4/12/2022 9:55 AM
41	I am concerned about the impact of sea-level rise in making housing in Sausalito even more	4/12/2022 9:24 AM

## Sausalito Housing Needs and Priorities Survey

	difficult to find.	
42	As we are growing older and not earning as much money, we —as renters—are concerned that we will eventually be priced out of the SAUSALITO that we love and have lived here for 20 years. There's not enough moderate senior housing or facilities for people who will eventually need assistance in daily living. Town is becoming only for the very wealthy and that's sad.	4/11/2022 10:30 PM
43	I believe in them and domain should be used to take land from mega mansions and churches to create affordable housing in our community	4/11/2022 5:07 PM
44	N/A	4/11/2022 11:08 AM
45	Street parking is already very limited & restricted during peak tourist season. I would find it difficult for residents to find parking if housing was built without the appropriate spots allocated. Inre number of bedrooms - ADU's that are studios are likely not going to accommodate families or the reality that many people will be working from home in some capacity. Units will need to have the appropriate square footage to be practical for future tenants. I support building additional units in areas such as Gate 5 road and other areas that are underutilized.	4/11/2022 10:17 AM
46	I do not see an acknowledgement by our community that there are no free lunches. As Thomas Sowell reminds us, there are no solutions, only tradeoffs. Every resident should first consider what they are willing to give up to get their first priority. Unfortunately the economics of development don't get repealed when someone has a wish list. Similarly scarce resources don't suddenly become plentiful just because some bureaucrats demand that we add more housing. If 700 units are for 1400 people, those people will all use electricity, water and sewage treatment and most will want to park a car on their premises.	4/11/2022 9:05 AM
47	We can't imagine that we'll have senior support in Sausalito when we're older and will need assisted care. We see many residents here having to move to other cities like San Rafael, Santa Rosa and Sonoma to find this type of housing. It's been frustrating to hear the push-back (including from our present Mayor) from converting any of the Marinship area into housing because of past precedence of it being only for marine business. We see this as living in the past and not accepting the changes that must occur. We see a lot of unused office space, a lot of "junk" and containers just taking up land usage. We really hope that there will be change in this city.	4/10/2022 7:47 PM
48	We need to consider nearly all locations within Sausalito as potential sites for housing, especially the Marinship. That location is a good housing site for many reasons, e.g., it is flat, near transit, near shopping, etc. The notion that we cannot have both housing and a working waterfront in the Marinship is a false dichotomy. We also need to consider so-called "open spaces" within city limits as those have been set aside largely to benefit proximate property owners rather than any true environmental reason. We are lucky to live next to the Golden Gate National Recreation Area, and the notion that we need to preserve "open space" (apart from existing parks) within city limits is a subterfuge. Like many other jurisdictions, Sausalito's emphasis on "saving" locations from development is a significant reason that we do not have housing equity in our society, and is among the drivers of systemic racism. We need to stop using sacred cows to prevent what needs to be done to address our housing crisis.	4/10/2022 4:39 PM
49	I am opposed to adding more housing in this tiny town. There is no room for more cars and people.	4/10/2022 1:56 PM
50	We love living in Sausalito and keeping it a smaller town/village is important to us. Since the town swells during summer/holidays, too many people for small space.	4/10/2022 10:36 AM
51	Need roads, water and safety to be done first. Build where structures already exist (above businesses, commercial properties sitting unused, no vacation homes).	4/10/2022 10:22 AM
52	Please don't displace the existing working waterfront. It's a vital part of the fabric of this town and should be integral to the housing planning process. Thank you	4/10/2022 8:58 AM
53	I own a single family Home and would consider co venting my concerns garage into an ADu but would need to understand what the additional costs would be to convert it and the am I required to rent it or what are the terms. In addition what is required with the existing structure. Insulation I assume and what else. Seems like a headache but open to hearing more. It's currently my office. I don't have heat in there or a bathroom but if I were to extend it I could make a cute in-law unit.	4/10/2022 7:14 AM
54	Sausalito has NO OPEN SPACE! Sausalito is a tiny community of steep hills with a tiny strip	4/9/2022 3:06 PM



## Sausalito Housing Needs and Priorities Survey

of waterfront land. The waterfront is yacht harbors and a support-community of small waterfront-related businesses. The two main streets in town -- Bridgeway and Caledonia, thrive with tourist shops, restaurants, community-support businesses and small offices. The rest of the town is on fully-developed hillsides -- residential dwellings and apartments. The only available SPACE for housing is within the current homes. I support programs that will allow the existing single-family homes to add "Granny Units" or subdivide to create small rental units. Sausalito does not have the SPACE to build any new single-family homes.

55	Fearful of landlord raising my rent to unaffordable for me	4/9/2022 2:01 PM
56	I do not wish to see housing in the working waterfront/Marinship area.	4/9/2022 12:06 PM
57	I do not want more housing here. It's nice and spacious and good for mental health. Adding more is a safer hazard and allows for no breathable space.	4/9/2022 10:30 AM
58	Certain parts of Sausalito contain large parcels of land that are currently used by low-density, outdated or inappropriate uses. For example, the self-storage behind Mollie Stone's market, and some parcels in Marinship area that hold delapidated warehouses, etc. The required housing numbers (750 +/-) could easily be accommodated in those areas with the construction of modern, quality mixed use development. If the City were receptive, rather than obstructive to new development, any number of developers would jump at the opportunity. The problem is, and always has been, that Sausalito as a community is against change of any kind. Sadly, that is an untenable position in a world where change is the only constant. Rather than obstructing change, the City Council and the Planning Department/Commission should be encouraging responsible, high-quality urban planning and architectural design, and facilitating good development projects.	4/9/2022 10:10 AM
59	The housing accommodation should be equitably shared throughout Sausalito. I am concerned about congestion, but understand that they may be a necessary outcome of expanding housing opportunities in all areas. If, however, the burden is placed solely on the northern side of town, I will likely sell my home and move out of Sausalito.	4/9/2022 9:16 AM
60	I am extremely concerned regarding the amount of housing the state is requiring us to build. It's almost impossible. Taking away open space and parks like Robin Sweeney or Milk field? Our infrastructure will not be able to handle all the people. Cars, garbage, water, schools, food stores and quality of life. It's very very sad.	4/9/2022 9:09 AM
61	There are properties with a lot of potential that may be in disrepair because of absentee owners. A survey of these properties and contact with the owner may identify additional properties for housing opportunities.	4/9/2022 8:42 AM
62	Please do not take our parks. We have spent a large fortune on them. Our children and adults need parks to escape the hills, to escape the small narrow streets, to enjoy riding bikes, skateboards tennis basketball, all sports and children's play grounds and a place to let your dogs run freely. Places to picnic, to move freely. Leave MLK park alone. Please. We have schools there and it took years and a lot of money for that park. We need all of our parks. For housing, I answered the questions.	4/9/2022 8:27 AM
63	Concerned about lack of water and increased population. Concerned about encroachment on wild open spaces. Concerned about traffic. Concerned about fire safety.	4/9/2022 8:17 AM
64	I am very concerned that Sausalito maintain the incredible and unique community and culture that it is. Housing expansion is required, we know, but such expansion must be done consistently with our little town, to support the community and our families, including preservation of open spaces, parks, and local businesses. We must walk the line of also ensuring that the county, with far greater resources, and with far bigger cities, not place untenable burdens of safety, support, and services on Sausalito.	4/9/2022 7:43 AM
65	I am very concerned that we are being overly accommodating to the homeless. Crime has gone up and I want my tennis courts back	4/9/2022 7:41 AM
66	San Francisco	4/9/2022 7:09 AM
67	Although I have long been an advocate of keeping the Marinship industrial and focussed on Marine Industries, the expansive and often empty office space on the Richardson Bay side of Bridgeway must be considered (it appears to have been taken off the map). While some areas are subject to flooding now and in the future, that is not the case for many of the office buildings and increased mitigation efforts are possible. I realize purchasing these buildings to	4/8/2022 11:00 PM



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convert to housing or mixed use would be extremely expensive, but I feel strongly that it must be considered alongside increased numbers live-aboard/houseboat slips. Ideas like converting City Hall - a resource to so many residents and a beautiful building to boot - are just punishing future residents. I feel the same way about converting parks like MLK which is a huge communal resource.

68	I would like Sausalito to keep its residential walkable downtown. I'd like for the Sausalito water front businesses to continue providing support to boats and houseboats in the marinas. I would like to avoid high-rises to be built. It's important that the environment does not suffer from aggressive constructions and traffic does not increase due to population growth.	4/8/2022 9:56 PM
69	I would like to see more water including a higher percentage of allowances for live aboards in the marinas - and also more houseboat communities like Galilee modeled as a coop or land trust model.	4/8/2022 9:16 PM
70	I see many families within a higher income bracket able to buy a home where as dozens of other families I've grown to know move away due to high housing costs and lack of family amenities. We are renters of a family home, so we feel somewhat safe, but it sure gets lonely here, because the families we've known have moved away to Corte Madera and Mill Valley and out of state. The people I still see renting, the single parents and older folks etc. live in homes that the owner does not upkeep. The whole environment feels unfair.	4/8/2022 9:14 PM
71	Family housing is important. We moved after 35 plus years in Sausalito because it had lost the "character" we enjoyed, e.g., working waterfront, no junk shops, large art colony, etc.	4/8/2022 9:05 PM
72	The behavior of the homeless has been appalling and should not be rewarded with accommodations. We have tremendous need for senior housing for residents who have a positive impact on our community and should prioritize their needs. Other positive contributors, such as firefighters and teachers, should also be prioritized.	4/8/2022 8:51 PM
73	I am a 70 yo single woman living in a condo on small income and SSI. The HOA goes up every year and the worry that there will be an assessment is terrifying. Luckily I own the property outright so no mortgage payment, however if I have to sell it to live I will need senior housing. Sausalito has a lot of elderly folks who would like to stay here where we have lived for many years. The rising cost of rental units and availability are detrimental for a lot of us. Why oh why does everyone not want low income housing? It's crazy, what about teachers, police, firemen that have to drive from Sonoma. Us seniors that need housing help are being driven out of town and pretty soon it will only be the very, very wealthy that can afford to live here. What happened to the mix of low income and high income and all the little units that have been torn down to make way for larger houses. The spirit of Sausalito will go as it has in Mill Valley where I lived for 40+ years before moving to Sausalito. Thank God for the houseboats although they have gone thru the roof, costing as much as a house plus the gouging dock fees. Mollie Stone's is the only game in town and they are the most expensive, however they have always been there. Why is Marin City still an outlier as it was when I was in school. These members of the community need to be more incorporated and a think tank needs to figure out how this could be done..... please please add the top limit of low income housing for just regular people not only the millionaires and billionaires who are taking over the town. yes another rant from an old timer. Cheers	4/8/2022 8:42 PM
74	Smoke-free city from tobacco and cannabis vitally important for public health and to prevent more fires like that at Starbucks on Princess St.	4/8/2022 8:11 PM
75	I hear that the old fire station at the top of Spencer is being considered. This is not practical - no public transit to town and amenities, no sidewalk on Spencer and it's already dangerous for pedestrians, and it's unhealthy - right by the freeway.	4/8/2022 8:10 PM
76	I am concerned that the need to increase housing will be a boon for the developers who want to erase the uniqueness of Sausalito in order to stuff their bank accounts. I'm afraid things will get out of control and that developers without social consciousness will fill the Marinship area with dense housing and retail they way they've always wanted to do.	4/8/2022 7:48 PM
77	Do not consider putting housing in the industrial part of the Marinship.	4/8/2022 7:43 PM
78	Let's get something done for a change! Please allow an assisted living facility to be built wherever possible.	4/8/2022 7:18 PM
79	Provide training for skills so that homeless can get jobs in addition to getting subsidized housing.	4/8/2022 7:17 PM

## Sausalito Housing Needs and Priorities Survey

80	We need to meet our obligations to low income members of our community and also to provide options for our aging population to stay in the community many have lived in for decades. Both of these are priorities and the City should seek enlightened and creative financial and regulatory options to address them together, because they are connected.	4/8/2022 6:55 PM
81	I hope that open space and park land can be preserved, as they are part of what makes living in Sausalito enjoyable, and contribute to what brings tourists to the area, an important economic driver for local businesses. Sea level rise and storm surge impacts should also be considered in choosing locations for new housing.	4/8/2022 2:53 PM
82	We live next door to the corporation yard and are in favor of converting it into affordable housing for seniors similar to the Rotary housing sites in town.	4/8/2022 1:23 PM
83	Do not convert our parks into housing.	4/7/2022 11:13 PM
84	Making it easier/legal for people to put in accessory dwellings would be nice. Help for homeowners who need to do repairs but cannot afford it would also be helpful.	4/7/2022 2:32 PM
85	NA	4/6/2022 7:33 PM
86	I live outside of Sausalito and work in it. My partner and I make a decent middle class income (nonprofit and healthcare) but nowhere near enough to afford almost anywhere in Marin. We need more housing for people of all income levels.	4/5/2022 12:26 PM
87	Buy the delapidated WW II federal building below the 7/11 and convert it to large housing complex	4/5/2022 10:53 AM
88	We need smaller, more affordable units and housing that has access to public transportation. We do not need more single-family units. In fact, I think zoning should be changed so that more than one unit can be on a piece of property or single lot.	4/4/2022 3:47 PM
89	Sausalito	4/4/2022 2:21 PM
90	I believe if a party wants to develop a parcel that adds housing and possibly their own single family that the city agencies from planning, inspections and city council should be lenient and accept a willing investor in the community.	4/4/2022 1:41 PM
91	Hope you find a way to get those 700+ units!	4/3/2022 7:40 PM
92	Housing should not be built in steep slopes or areas with landslide or fire risk. Housing should be built in areas that are close to important services so that residents (especially low income residents) can function without cars. It doesn't make sense to carve out dense housing if huge areas of the new housing needs to be dedicated to parking spots. Build near downtown in flat areas so parking spots not needed.	4/3/2022 6:39 PM
93	This requirement to add so many homes makes no sense considering Sausalito's lack of space, water, and other resources. How do we vote this government agency out.	4/3/2022 5:39 PM
94	do not decommission police or fire buildings. consider decommissioning the Bay Model and transform for housing. all Bay Model info is now available on web and much of this facility is vacant or not used to the max. Building housing on the parking lot behind city housing is a possible idea, developing a platform structure to allow for parking underneath. Working with planning to allow for better and more responsive approvals to accelerate new product delivery. We will not get home building support from contractors who have not had good experiences with city planning. most developers, builders, contractors, avoid working in Sausalito due to difficulties in planning, permitting and flexible attitudes of planning officials.	4/3/2022 2:37 PM
95	I'm concerned about crime if we provide housing for the homeless. I escaped San Francisco for that reason last year and do not want to see Sausalito become the next migration	4/3/2022 8:13 AM
96	Will need to use part of my house for a caregiver at times to provide senior care or have to move away to live in an assisted living facility, because none in Sausalito.	4/2/2022 8:44 AM
97	Locate housing where it is accessible to transit and shopping. With increased density, we must preserve our parks and open spaces. Retain maritime, industrial, and artists in the Marinship.	4/1/2022 5:56 PM
98	I am concerned that senior housing could be a Trojan horse to initiate housing east of Bridgeway.	4/1/2022 2:54 PM
99	Concerned about the impact this flood of new housing will have on traffic and parking. The	4/1/2022 2:20 PM

## Sausalito Housing Needs and Priorities Survey

streets are already gridlocked in the summer when tourists descend.

100	Hi, Having lived downtown for 33+ years, I still find any conversation about parking to the city council falling on deaf ears and absolutely little to no follow through on concerns or suggestions from local residents, this is a related housing issue. We have Michael Rex, a gifted architect here, what about conversion of unused buildings to affordable and efficient housing options for low income housing? What about floatable apartments, what about more ADU's etc. +? We also have a town filled with local gifted builders, why are we not tapping in to local talent and supporting an infrastructure that already exists here?	4/1/2022 10:49 AM
101	Keep the working waterfront unimpeded by housing. There is an inherent conflict putting housing adjacent to boatyards and other industrial uses. The City is asking for lawsuits.	3/31/2022 6:37 PM
102	Housing is too expensive and the schools are not good. Keep parking for businesses	3/31/2022 2:35 PM
103	This City Council is the worst our town has seen. We do not trust their motives.	3/31/2022 2:11 PM
104	I live in a houseboat and am concerned my berth fees will increase to the point where I would have to sell my floating home.	3/31/2022 12:11 PM
105	i wish we could just determine our own rules for our own town and not have the government, as usual, confiscate more of our money for misguided socialist programs	3/31/2022 11:56 AM
106	If you invest, do so wisely. Stop trying to make Sausalito affordable. It is not. Follow the Rotary. Need more senior one level homes.	3/29/2022 9:59 PM
107	This survey appears to try to scare use into thinking City Hall, Fire Department etc. will be converted to housing. You seem to be asking us to say we are willing to use Open Space et al to arrive at these numbers. You also appear to think that the State of California in our current drought and climate crisis will be able to build any where near this capacity.	3/29/2022 8:19 PM
108	This survey randomly combines the terms residential, commercial, office and industrial when asking for citizen views about mixed use housing. Many Sausalito residents are concerned that the city will destroy our working waterfront by zoning the Marinship industrial, and the survey obscures our ability to register that view. Many of us might favor mixing some retail and residential, but strongly object to mixing industrial with residential. The survey does not provide a way to convey that opinion.	3/29/2022 5:54 PM
109	I can afford my housing at this time but if my landlord sells the building or significantly raises the rent my retirement income will not be sufficient. I have lived decades and Sausalito would love to be able to remain here. I have many friends who feel the same and wish that there were more apartments or condos on the flats. I was surprised to learn how big the Marinship is and that no housing is allowed there. I think that needs to change. It can be changed in a way that acknowledges and supports the history and businesses that have been there for generations.	3/29/2022 4:13 PM
110	We need to accommodate our workers. It is not good for the environment to prohibit housing here and require workers to commute in from Vallejo and Napa.	3/29/2022 6:44 AM
111	None	3/28/2022 9:02 PM
112	We all have to confront some tradeoffs that might make us uncomfortable as we figure out a way to create more housing in our town. Those include diminished views, loss of privacy, more traffic and congestion. A tradeoff I don't think we should consider is giving up public park space. That would be seriously at odds with a fairer, more inclusive city.	3/28/2022 8:47 PM
113	Planning policies and public works requirements make development in sausalito nearly impossible, complex, and I necessarily expensive.	3/28/2022 7:53 PM
114	I'm happy to live here and be involved in the community. I moved to Sausalito because I felt unsafe in my prior home and so far I have felt safe and happy here. I want Sausalito to continue to thrive and want Sausalito to be a safe community for me and my friends.	3/28/2022 7:01 PM
115	Not at this time	3/28/2022 6:51 PM
116	Support for SB-9	3/28/2022 6:25 PM
117	Soon I o be family of 3 with what this chart considers above average income. However, we can only afford to live frugally to pay for a one bedroom condo and childcare.	3/28/2022 5:27 PM
118	Sausalito is limited on all sides by GGNRA, Hwy 101, Marin City and the Bay. It has almost no	3/28/2022 5:06 PM

## Sausalito Housing Needs and Priorities Survey

open space within its boundaries. I believe this State mandate casts an unfair burden on the City of Sausalito. If housing can be carved out of existing lots, or by remodeling existing buildings and through other creative solutions, then great, but the number of units required of the City of Sausalito is way, way too high. And the plan I have seen to destroy to playground of school children, the small businesses, the schools, the tennis courts, the dog park at MLK park at the north of town would be an unforgivable crime. The city of Sausalito needs to resist this mandate with all its might, through a suit over this unfair burden. We have no unincorporated space that could be used. Furthermore, where is the water going to come from. We are all already saving water in numerous ways in our households, and in my complex, for example. This drought, this water shortage is not going to get better soon. This also casts an unfair burden on Sausalito. Sausalito should seek a drastic reduction in this mandate if not an outright exemption.

119	I am concerned about losing parks and open space as a result of the perceived need for additional housing	3/28/2022 3:17 PM
120	Growth is unsustainable and lowers quality of life for all	3/28/2022 3:01 PM
121	I have been living here since 1966 (as a kid) and then permanently since 1982 when almost anyone could afford to live here. A lack of understanding or application of political economy by state & federal Governments (plus increased demand) has precipitated a situation where things like SB9 are passed in California. SB9 is a band-aid rather than a cure - communities should be let to handle their own situations and not be saddled with these responsibilities.	3/28/2022 12:44 PM
122	Prefer not to attract homeless incentives to remain in Sausalito	3/28/2022 10:24 AM
123	Given my erratic income and increasing difficulty obtaining work as I age, the only reason I've been able to live in Sausalito is due to the Landlord's willingness to keep rent below market prices, for which I'm very grateful.	3/28/2022 9:40 AM
124	affordable housing	3/27/2022 6:30 PM
125	Please do not destroy the only working waterfront left in the Bay Area by chopping it up into housing. The Marinship accounts for 60% of the economy of Sausalito & it's where many different industries exist, many boats get repaired only here! Open Water Rowing Center needs a home on Sausalito land for an Aquatic Center to guarantee water access for generations to come! Help Open Water Rowing Center find a home with Water access to keep our vibrant community alive!	3/27/2022 4:20 PM
126	It's time to use all these empty industrial buildings for retail and housing opportunities keeping in mind we have a larger flood plain to consider.	3/27/2022 4:10 PM
127	The North end of town should not considered the only or main area that needs to absorb the housing crisis.	3/27/2022 2:21 PM
128	I think that the preferred solution is to encourage more accessory dwellings units and to consider repurposing Marinship for artists live work space to preserve our artistic community and attract tourism .	3/27/2022 2:04 PM
129	N/a	3/27/2022 12:58 PM
130	Safety is my number one concern. If more very low income residents and the homeless are accommodated, crime will rise! Its a sad fact of life. Homelessness is not a problem here and I don't want it to be! I just moved here from Santa Cruz County and most of the crime there is from very low income and homeless people. Its a fact. Please do not bring this here, please! Please do not build on our protected open spaces! Please do not place very low income and homeless people in business centers. Sorry, not sorry. History proves all of the above. Don't let history repeat itself here. This is a nice community. I live in Marin City, on the cusp of the very low income zone. I worry about my vehicles and apartment getting broken into. I worry about going out for exercise and coming home safely. Luckily, we are positioned right next to the fire department and sheriffs office, thus making us feel more safe.	3/27/2022 12:47 PM
131	This entire mission is a litigation trainwreck! And those chosen to deal with any aspect of it will be the least qualified to do so!	3/27/2022 12:42 PM
132	Don't worry about not complying with this new directive from the state. If you do make an attempt, I assure you, the minute you comply, they'll be demanding their next "house the homeless, feel good about your guilty liberal self" directive. In other words, it'll never end. My advice is to make the sounds and nod your heads and do as little as possible. What are they	3/27/2022 12:20 PM

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gonna do? Write your name down? It's not as if we're dependent on them for funding. Thumbs is an affluent community, that's why we live here. That's why we've EARNED the money to live here. Your "equity" doesn't apply. Grow up, get over it and enjoy our beautiful town. Leave Marin ship commercial only and hands off parks and city space

133	I just moved to Sausalito this year. I bought a townhome for me and my daughter at 1.25M. I am concerned that the value of this townhome will decrease considerably with any low income housing within the immediate area. Residents don't want this. I'm also concerned about increased crime as a result. I am furious at the possibility of development of MLK park as well as dog park. Being close to these areas factored into my purchase decision. According to the proposal map there will be the units considered behind Willow Creek preserve which my property touches upon. It is very distressing. Sausalito is populated enough. Traffic at the Marin city intersection is horrible now. It is a luxury to live in the first town across the Golden Gate bridge and people paid dearly for it! we should not have to adjust our town to accommodate low income families. I strongly oppose to any additional units being built anywhere near my residence. Such a shock to a brand new resident! My dreams of having a peaceful quiet community have been shattered with this proposal. I will likely have to move as a result. If an absolute necessity I would suggest building senior care or assisted living. Preserve the peace in Sausalito. Please consider your current residents with your decision making. We do not want this addition to our community.	3/26/2022 8:37 PM
134	Additional traffic (highway is at a standstill in late afternoon)and going through a drought is my biggest concern when it comes to increasing housing. Just bad timing.	3/26/2022 7:48 PM
135	Simply need more housing options. There is plenty of land owned by the city that could be sold to folks interested in investing.	3/26/2022 4:41 PM
136	Open space is critical	3/26/2022 2:43 PM
137	Ridiculous prices for small accommodations	3/26/2022 1:48 PM
138	We need a limit on rent increases	3/26/2022 10:31 AM
139	It would be nice to not feel that I am shamed because my credit took a bit during Covid and even though I am a teacher and I work 2 additional jobs, I would like to be able to live in an affordable space.	3/25/2022 10:32 PM
140	Please don't take away any more parks. Our children need places to play and we've already lost one park to the illegal encampment. Also, our open space preserves are critically important to the values of Marin County. There are plenty of run-down or half-empty commercial properties in Sausalito that can be converted to mixed use properties. This can create more housing while also driving local businesses.	3/25/2022 9:41 PM
141	There is no possible way to accommodate over 700 new units in such a small town without seriously altering the character of Sausalito. My concern is that landowners in the Marinship will use this allotment as an excuse to build extensive housing in the light industrial zoned areas of Sausalito. This flies in the face of proper global warming planning and the history and culture of Sausalito. Height limits should not be changed anywhere but along the Bridgeway corridor. Otherwise you risk view blockage and a domino effect as the blockage rolls uphill. Setback limits are already so small in most of Sausalito compared to other communities in California. They should not be lessened because they provide light /air, fire safety and privacy. Sausalito is not an urban environment and should not be zoned as such. The non-Marinship Bridgeway corridor, fire station 2, the public school, addition of a second story on the MLK property buildings, additions of second stories above retail on Bridgeway, condo conversion to rental and affordable housing should be the primary focus. No Marinship development for housing. It will not remain affordable, will be impossible to enforce (look at the failure of existing allowable office use enforcement in Marinship). The developers are using affordable /senior / assisted housing as a Trojan Horse to open up the Marinship. They have been trying various schemes for 40 years. How can you have assisted living next to an industrial site with noise, smells and unsightly activity. The industrial will get pushed out later by new resident complaints. Stand up to the State. Our town's future is at stake.	3/25/2022 7:57 PM
142	There is no God-given right to live in Sausalito. Get educated, work hard, and you might be able to live here.	3/25/2022 7:11 PM
143	Will send comments separately.	3/25/2022 6:44 PM
144	Mixed use is the best option. Look to European countries for examples. Sausalito is uniquely	3/25/2022 6:36 PM



## Sausalito Housing Needs and Priorities Survey

situated on water and steep hills. The best locations to develop are around the bay model and Marin city. There are already a lot of multi unit rental apartments here already.

145	I don't want all of the low income housing to be put in Marin City. As a long-time Marin City resident, it is only fair if it's spread around the community. There is a lot of room behind Mollie Stones by the shipyard that could be converted.	3/25/2022 6:26 PM
146	Improvements to streets & sidewalks in residential areas	3/25/2022 5:50 PM
147	none	3/25/2022 5:34 PM
148	Mixed/blended, multi-lingual, single-income, Marin city family living in BMR housing; 3 kids in elementary/preschool in Sausalito; can't afford larger or unrestricted homeownership in Sausalito	3/25/2022 5:16 PM
149	We need more housing for all people	3/25/2022 5:14 PM
150	Please look into low cost marinas for live aboard people. Work with the state and BCDC on the 10% live aboard restrictions	3/25/2022 4:44 PM
151	Astronomical and rising property taxes, personal taxes, tripling utility and HOA fees all impact homeowners and our ability to provide extra financial support to the community at current levels. Is Sausalito considering taxing vacant homes like San Francisco is? Might potentially have a impact on current housing supply.	3/25/2022 3:39 PM
152	Do not utilize any of the few public parks in this town for housing! Living here is already very dense and heavily traffic impacted! I bought in this town because of close walking proximity to a public park for my disabled husband, who cannot walk far. The idea of using some of this city's limited public open space for residential housing is a terrible one! Use some of the relatively little used industrial or commercial space in creative ways. Having a large residential complex at the northern entrance to this city would be a nightmare and radically negatively affect residents' health and quality of life. And keep Sausalito funky and artsy! Do something radical. Be bold. Paving over a small, well used public park is not a progressive move.	3/25/2022 3:24 PM
153	Concerned that MLK location is not the place for homeless population since young children go to school there and use the park.	3/25/2022 3:07 PM
154	Sausalito needs more slums to provide affordable rentals.	3/25/2022 2:01 PM
155	I am concerned that existing infrastructure, including water, sewer, roads, power, internet, etc are barely adequate for current residents. Access and egress are difficult. More residents will require a major investment in everything	3/25/2022 1:26 PM
156	Couple who one works at home and in SF, and the other in Sausalito/Marin County. We are actively growing our family and want to stay but are concerned with finding a home large enough for kids and possible grandparents living together	3/25/2022 1:00 PM
157	Housing is a super important issue, thank you for sending this survey. It needs to be considered holistically with transit infrastructure and commuting patterns. Can we get a SMART station? Can we get better ferry and bus service?	3/25/2022 1:00 PM
158	None	3/25/2022 12:47 PM
159	Please return to the tax paying citizens of Sausalito their park and tennis courts at Marinship Park.	3/25/2022 12:01 PM
160	I think the number of units Sausalito is being asked to increase is too high and will change the character and beauty of this special city.	3/24/2022 10:29 AM
161	I live in Whisky Springs and use the recreational area aND MLK Field and the dog park every day for my pet's and my well being..It would greatly impact the quality of life for me to not to have this space available. PLEASE DO NOT TAKE OUR RECREATIONAL SPACE AWAY. THERE WOULD BE MENTAL HEALTH ISSUES FOR OUR CHILDREN AND ADULTS IF THIS IS TAKEN FROM US.	3/23/2022 4:19 PM
162	The Corporation Yard has a perennial (year-round) creek, Willow Creek, running through its center that needs to be restored. Housing proposed on this site must accommodate the creek restoration and public access in order to be permittable by state and federal agencies and acceptable to the community.	3/22/2022 2:47 PM

## Sausalito Housing Needs and Priorities Survey

163	I'm 35 year old, fairly wealthy, live with my partner. One thing I was thinking: Sausalito's primary demographic is wealthy senior home owners. With this survey you are capturing their opinions, while the goal of more housing is to allow more diverse groups of people to live here. Better than listen to the folks currently living here, you should survey the folks who want to live here but currently can't. Thank you!	3/21/2022 8:27 PM
164	How do you maintain quality of life for the people who already live here and how do you intend to pay for it - no more taxes, not one penny or you will knock some of us out of our homes.	3/21/2022 7:34 AM
165	This survey appears more geared to obtaining answers to support a very specific social agenda and not geared to understanding housing needs	3/20/2022 9:15 PM
166	Because of Prop 13 there are many low income home owners and dilapidated properties in our town or rich who have passed along properties along with the low tax rate. I wonder how many low income residents own property, thinking about this required number we must reach. And the newer owners must carry the bulk of the tax burden. This is state wide, but the town should do something to ensure we all pay equally for the same services.	3/20/2022 4:05 PM
167	I believe that Sausalito is already over-built and cannot tolerate additional housing due to lack of available building sites, overloading infrastructure (electric, sewage, population), lack of parking, narrowness of streets. Additional housing will negatively impact the quaint community and village feel of Sausalito, the very reason people want to live here. The one-size-fits-all approach taken by the state to deal with this perceived issue is overbearing and uninformed and meant to deal with an issue that is self-made and self-perpetuating and detrimental to the state as a whole.	3/20/2022 3:51 PM
168	x	3/20/2022 8:04 AM
169	We should allow office space to convert to residential.	3/19/2022 4:12 PM
170	Our household is 2 city employees, one retired and the other still working. We sold 2 houses to buy our dream house in 2004. We have 3 dogs and use MLK park in multiple ways. We walk our dogs, play pickle ball and recently planted tree for Sausalito Beautiful. We have seen the investment in the park and it is used by many. 2018 the park was a city project. The park is one of the few green areas on the north side of the city, I know you are considering placing housing here but on the other side Bridgeway might be a better option?	3/19/2022 1:22 PM
171	I chose years ago to live in Sausalito to have open spaces and parks close by, to feel safe in my neighborhood and to feel like a live in a small community. More people, less space, more crowding, more stress on our water supply and sewer system are not choices I am willing to negotiate. I worked hard to get where I am at and don't want that spoiled by low income housing and having parks taken away from tax paying residents. We pay ALOT to live hear and our voices should be heard and listened to by the community leaders.	3/19/2022 12:49 PM
172	I am an employer in the maritime industry. We have a few employees that live on boats in Sausalito. Without this being available, we would have an even more difficult time attracting and retaining these employees. While BCDC imposes an arbitrary limit of 10% upon marina operators in live-aboard berthing, the City should apply for an exemption to this limitation for anyone that lives aboard and works within the maritime industry, at the sole discretion of the marina owner.	3/19/2022 12:42 PM
173	I am Very concerned about any loss of open spaces and parks. Additionally there's not nearly enough senior housing and senior assisted living residences. High fire dangers persist, especially with considering how small our city remains, so packing in more buildings, tall or otherwise, would be risky.	3/19/2022 12:33 PM
174	When my husband and I built our home 6 years ago, the town planning department made it harder and more expensive to build than it needed to be. Neighbors and planners have too much say. Because of Prop 13, new owners and builders pay an unfair share of property taxes. Also, I would hate to see Sausalito allow housing development in the Marinship in such a way that it prices out or forces out the unique mix of boat-related businesses located there. Instead, I'd like to see Sausalito promote those marine industries and resources that are being squeezed out of other Bay Area communities -- so that we celebrate Sausalito's uniqueness and develop an income source other than tourism. We surely don't need more high-priced housing here. And I would MUCH rather see housing built at Rodeo as long as it stays on the bay side of the headlands.	3/19/2022 12:02 PM
175	I have lived in Sausalito for 60 years and I think it is too bad that many families cannot afford	3/18/2022 9:01 PM

## Sausalito Housing Needs and Priorities Survey

to live here.

176	I am a single 59 year old woman at the north end of town. I am concerned that MLK park which serves so many purposes in this neighborhood will disappear as an attempt to satisfy all the housing needs at one end of town. I feel that affordable housing should be spread out throughout the entire town; when possible we should use housing that already exists. This will help with community integration and morale.	3/18/2022 8:14 PM
177	We have a strong functional community and the state wants to destroy it.	3/18/2022 6:46 PM
178	We downsized pretty severely but i am still worried about being able to afford the taxes + needed repairs to stay safe (especially from fire) in our home as we age.	3/18/2022 5:27 PM
179	I hope Sausalito government will care about the land and water, and stop the nostalgia!	3/18/2022 5:15 PM
180	If we are going to build new housing, we need to distribute them throughout the city. Not large, but several smaller developments.	3/18/2022 12:50 PM
181	infill should attempt to match the existing use and zoning to maintain the character of existing neighborhoods	3/18/2022 12:40 PM
182	I am concerned by my neighbor's conversion to an AirBnB. It has negatively impacted our privacy and sense of community.	3/18/2022 11:28 AM
183	Keep artists from moving out of Sausalito. The city is dead without artists. Now its only a rich retirement town and foreign millionaire homeowners.	3/18/2022 10:51 AM
184	Planning Department is a bottleneck for issuance of building permits. The general public is loathe to apply for necessary permits due to that backlog. It's impossible to hire labor to work on construction if there is no prediction of when a permit will be issued. The labor force has plenty of work, and won't commit to construction without a permit in hand. Other jobs come up in the interim, and they disappear. It's like casing fireflies. So I say, Planning....Plan for yourself first.	3/18/2022 10:34 AM
185	Unrealistic housing requirement by the State of Cal. for such a small city.	3/17/2022 2:52 PM
186	Have you considered building mixed use apartments/office or retail next to the Bay Model where the old building is falling down (behind Burkell Plumbing)? Also, apartments above the BofA building the City purchased?	3/16/2022 8:30 PM
187	We are a young family - there are very limited preschool options (possibly because the preschool on Caledonia closed, and it has been difficult for the new owner to re-open the school). This means we are driving to Mill Valley or San Francisco for our kids' school. I know several other parents in the same situation. This is on top of the fact that Sausalito elementary schools are not as strong as all others in Marin. So, between no preschools and no elementary schools, Sausalito is a great place to live with no kids or adult kids. But for families with ~3 to 18 year olds, it is perhaps the worst option in Marin - despite its beauty, great walkable downtown, and other desirable attributes. We would love to stay but don't think we'll be able to unless the school options are improved, starting with more preschool.	3/16/2022 7:59 PM
188	Sausalito is unique as far as a city goes any growth will destroy our wonderful town	3/16/2022 4:39 PM
189	We'd love to stay in Sausalito as homeowners instead of renters, but as a moderate income family of three, homes over \$1 million are just out of our reach.	3/16/2022 6:05 AM
190	Concerned about the type of development needed to meet this state mandated housing criteria. Please keep the character and open space/green quality intact!	3/15/2022 8:54 PM
191	Fewer cars, more public transportation.	3/15/2022 6:47 PM
192	I would like to see small, low income housing scattered throughout Sausalito. Also, the idea of a small tiny house village where there would be access to support transition services to help people re-enter society.	3/15/2022 3:30 PM
193	There is very limited housing stock in our price range (1 million - 1.5 million). None of these questions seem focused on resolving that. We are professionals who work in the city and work from home with a new baby. We would like to stay in the area but aren't sure we can.	3/15/2022 2:04 PM
194	None	3/15/2022 11:18 AM
195	Afraid that the working waterfront of Marinship will be replaced by cookie cutter housing,	3/15/2022 10:47 AM



## Sausalito Housing Needs and Priorities Survey

replacing jobs, character and the unique maritime qualities of Sausalito with density, traffic and the loss of maritime services.

196	The city has allowed Cameron Razavi to profit from illegal boat units placing tenants in unsanitary and dangerous conditions. The city has poorly addressed the anchorout situation which was a cultural institution on our waterfront	3/15/2022 9:45 AM
197	I feel we must fight this mandate and if it is required accomplish it with the least impact possible on the community. Sausalito has a beautiful unique character that we must protect.	3/15/2022 1:13 AM
198	Neighbors renovate without permits	3/15/2022 12:17 AM
199	None	3/14/2022 10:40 PM
200	Keep residential housing out of Marinship	3/14/2022 10:02 PM
201	There is absolutely no reason to not do our part to help provide affordable housing in our beautiful community. I understand that many within the community would prefer to keep Sausalito the same but the more the city fights this and other changes the more we slip behind while the entire community suffers. Why are there more than half of available storefronts empty? Why isn't there more diversity in the community? Housing wont fix all of the areas where Sausalito can improve though it'll certainly help. Improvements within the construction industry can certainly help like modular construction can help minimize costs, allowing for an expedited permitting process also decreases overall costs, increasing the number of fully affordable housing units increases diversity, locating new housing in underutilized areas of the community will also help to revitalize he community. Plus, all the new development would in turn bring more money into the municipality. Seems like a win win.	3/14/2022 9:25 PM
202	Sausalito needs to get serious about meeting it's RHNA numbers to avoid HUD enforcement and potential litigation. Pandering to wealthy, older constituents is classic short-term political thinking that is selfish and self-serving. This is a community that has historically engaged in racial discrimination and the vestiges of that legacy are plain to see. Radical, long term thinking is required to combat that legacy. This community will be targeted by HUD as an example of regressive housing policies in the State. Your duty as councilmembers and city employees is to protect the interests of the City itself, not necessarily the property owners who have lived here for a long time.	3/14/2022 9:18 PM
203	Please don't concentrate all the low & very low income housing in one location. It needs to be mixed. Don't build on parkland.	3/14/2022 9:18 PM
204	I have heard the entire MLK Park, including the school and Dog Park are being cosidered an area for developing new residences. This is just ultrageous, the people of sausalito use those parks everyday ! Ridiculous. There are many abandoned buildings, some need to be demolished, huge parcels used for cars and boat storage that look also abandoned or barely used. Taking advantage of those spaces and have a mix of residences for different income, office and stores. And develop the pooly developed areas of the Shipyard. If you want to change something in the city, change it for the better.	3/14/2022 8:58 PM
205	I'm an artist and do not want to be pushed out of Sausalito. I was pushed out of SF in 2008.	3/14/2022 7:25 PM
206	Having infrastructure to support additional housing. Better community amenities (pool, indoor sport), sewer, decent schools, traffic	3/14/2022 7:21 PM
207	The housing needs to go somewhere. Let's get building.	3/14/2022 7:17 PM
208	Do not build in geologically and hydrological vulnerable areas or areas subject to sea level rise, subsidence, liquifaction and water table rises.	3/14/2022 5:51 PM
209	Build more housing	3/14/2022 5:35 PM
210	I think the housing element number of 724 is an insanely large figure for a small town like Sausalito. We need to keep Sausalito's charm foremost or all the tourist revenue will disappear. Parking in neighborhoods like mine is really tough and I think most all development should include off-street parking. Although we may try to discourage cars, they are a reality and need to be accounted for.	3/14/2022 5:07 PM
211	The state mandate is frustrating because it does not take into account our old infrastructure, issues with sea level rise, the fact we are on landfill and major concern about fire risk. While I do think there is low inventory for housing, I would only support building housing for very low to	3/14/2022 5:01 PM

## Sausalito Housing Needs and Priorities Survey

low income and for our first responders (police and fire) who protect our community. It would be a benefit for those who are from Sausalito to be able to have a family of their own here as well, but it is cost prohibitive. An increase of apartments would solve some of these issues. Building family homes may not yield enough units to meet the need. I am completely opposed to any changes in the Marinship and the Marinship specific plan as it will fundamentally change our working waterfront and it will not be a positive for anyone who would in fact live there. I also strongly disagree with any key City site (like City Hall, the library) to be zoned for housing. Those are our safe spaces and we cannot eliminate all parking for the sake of housing. All we will do is create a new issue if we take away our parking lots for housing as well.

212	Please learn from Marin City (Significant higher crime) and do NOT concentrate all low income housing together. Mixed Housing is best for an equitable community.	3/14/2022 4:33 PM
213	I've worked nonstop all my life in order to become a homeowner in Sausalito. I will not support anything that might place in jeopardy the value of my property.	3/14/2022 4:27 PM
214	Sausalito neighborhoods struggle with strange hills and narrow streets. Parking is already a hazard. I only hope more housing is provided in flat land areas and perhaps more floating homes in and along Richardson Bay. The water is shallow and no large boats are allowed the water under the bridge. MLK park is good location for a few 4 plexus. The land is flat and accessible to 101.	3/14/2022 3:15 PM
215	Sausalito crime and homelessness is a a disgrace to the hard working home owners who have earned the ability to call this home	3/14/2022 2:58 PM
216	Don't dump everything into the Marinship! If there is too much residential there, it will cease to exist.	3/14/2022 2:28 PM
217	Having spent the last 50 years trying to preserve the unique residential character of Sausalito by opposing over-development and creating open space, I see that those efforts are at least partially responsible for our ending up in the situation we're in. I would be happy to see 2, 3, and 4plexes being built on my street to help ease the current problem, provided enough parking is provided. (and that people use their garages for cars, not storage).	3/14/2022 2:25 PM
218	Easier building and planning permits would allow homeowners to upgrade housing without months of expensive delays.	3/14/2022 2:17 PM
219	Concerned that tax dollars used to pay for specific projects are then used for alternative purposes. Specifically public parks and tennis courts being used for homeless.	3/14/2022 10:50 AM
220	Tiny houses provide condensed and affordable housing. People can rent land for homes on wheels that they own, or can rent simple units on foundations for singles or couples. Current Marin County tiny house regulations are very limiting, so the few places that allow tiny houses (RV lots) are horrifically expensive and crowded.	3/14/2022 9:20 AM
221	I think open spaces or parks should absolutely be preserved and not sacrificed for housing development. Open space is needed to ensure a balanced community and create a greener environment.	3/14/2022 6:03 AM
222	The Marinship is a prime opportunity to incorporate the much needed housing into a work environment. Mixed use should be permitted to responsibly be developed there.	3/14/2022 5:13 AM
223	I currently live on a boat and its very sparse living. I have a job and I would like to stay in Sausalito and if there was a rent to purchase option for a dwelling I would be grateful to have that security now that I'm 58 years old.	3/13/2022 9:52 PM
224	None	3/13/2022 7:48 PM
225	I advise doing as little as possible to address this issue. The consequences in not acting on it will be negligible. We have no great dependence on the regulators and the consequences of enlarging our population would be ruinous to this small town. The only benefit I can see would be to the tortured souls who want to feel good about themselves by saving the world. And we all know that as soon as we complied with this directive, they'd be right back at you with more demands to save the world so they could feel good about themselves. Vanity.. Its always vanity	3/13/2022 5:53 PM
226	My biggest concern with this whole endeavor is it could push out people from current housing to create more, housing stock that will probably just go into the out of control casino that is the	3/13/2022 3:41 PM

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real estate market. Without any form of rent control how can the city even think they could control it otherwise? It's a farce. And, on top of that, to live next to 3500 plus sq foot, 4 plus bedroom houses with two people living their part time - when they are not up at the sonoma houses - the whole thing is designed to punish the powerless. Again - how does the city think they can control this when it never bothered to do the basics like rent control? Shame on anyone pushing profit over people.

227	We are really concerned about the large number of housing units that Sausalito is expected to add in the coming years and don't believe it realistic or sustainable. It will impact the character and quality of life in the town.	3/13/2022 3:15 PM
228	The amount of tourist traffic on bikes is dangerous and has kept our streets very difficult to use safely in along Bridgeway to downtown from the south. I fear any development in the Old Town area will make it more dangerous and unsafe for pedestrians and elderly. If there is an emergency and evacuation is needed due to fire, there is so much congestion and such narrow winding streets that there could be in impassable bottle neck already. I hope that development will take egress and pedestrian safety into account.	3/13/2022 2:46 PM
229	Lower property taxes	3/13/2022 2:24 PM
230	Let's be the first regional "Zip Code Village" that houses ALL of its own essential workers -- the workers without whom, by definition, our "community" cannot function.	3/13/2022 2:23 PM
231	I am concerned about the efforts to build more housing in an area where there is not enough water for the folks already living here and roads don't the traffic we already have	3/13/2022 1:00 PM
232	I am concerned about building housing in parks. The more concentrated housing we have, the *MORE* parks and green space we will need.	3/13/2022 11:28 AM
233	I am concerned that increased density will negatively impact the safety and quality of life in Sausalito... fire, traffic, parking etc.	3/12/2022 11:00 PM
234	These changes are hard and make me feel vulnerable. I'm doing okay but just a couple of paychecks away from being in trouble paying bills and/or maintaining my property. Thanks for this type of communication and keeping me involved in the process as we move forward.	3/12/2022 2:55 PM
235	Sausalito will ALWAYS be expensive and always has been. Nothing the City does will change this. Look for ways to create small units on marginally used property. We need no storage lots for RVs. Large lots can and should be permitted to subdivide or add units, if the owner wishes. Encourage multi unit buildings. Live aboard with proper utility/sanitary hookups should be legalized. Turn the machine shop and other eyesores into dense small unit housing. Increase city boundaries to include some additional housing space. Consider merging Mill Valley, Tiburon, Sausalito, Belvedere and unincorporated County areas into a single City (keep Boroughs/USPS postal addresses in place) to permit County open space to be counted for purposes of complying.	3/12/2022 2:50 PM
236	More pet-friendly rentals	3/12/2022 1:37 PM
237	Please spread out the new housing - we need diverse neighbors. Putting most of the units on one location (e.g., MLK field) does not create the diversity (races, ethnicities, backgrounds, etc.) we need.in our town.	3/12/2022 1:15 PM
238	I think the rotary housing in town is very good. Additional housing if that type for some of the tent dwellers would be a good idea. Not for all. It should be for people who have lived here at least 10 years.	3/12/2022 1:02 PM
239	I was made aware that MLK park is #1 site for affordable housing. I greatly disagree with converting a public park and school for this purpose. Also concern with my property value will be affected as well as my safety. Not to mention traffic in this area will be horrendous. Why not build on the area where the homeless encampment is now. It's government land and it will not close the school or the park.	3/12/2022 11:49 AM
240	Please consider mixed use and conversion of the semi-used office buildings at Marinship	3/12/2022 11:22 AM
241	Our property isn't suitable to add a unit, but I hope that others can be adapted. I would welcome more people who don't have BMW's and Lexuses.	3/12/2022 11:09 AM
242	The working waterfront is important and if housing is to be developed, there should be thoughtful consideration of how to integrate and maintain the long standing historic and critical	3/12/2022 9:30 AM

## Sausalito Housing Needs and Priorities Survey

businesses with the new housing. It can be done.

243	The City should first focus their efforts to reduce the State of California mandates. This will reduce the charm and character of Sausalito forever.	3/12/2022 9:27 AM
244	Housing needs to be better insulated to improve energy efficiency and to reduce noise pollution.	3/12/2022 8:13 AM
245	Public transportation needs to work in tandem with housing development. Building a bigger, more lively and diverse Sausalito is a benefit for all.	3/12/2022 7:49 AM
246	I am disillusioned by this survey. The questions are one-sided and biased to support a specific, "progressive" policy agenda. It seems as if the city already has decided on a direction. The survey questions are structured to justify this direction, not to solicit a wide range of viewpoints from the residents and constituencies. If the results of this survey are used to justify policy decisions, I will be disappointed.	3/12/2022 7:48 AM
247	There are a number of sites in the Marinship area that could become senior or low income housing without upsetting the main land uses.	3/12/2022 5:22 AM
248	Annex Marin City	3/12/2022 4:35 AM
249	Please work with the county to get the homeless population out of town. People can't just live wherever they want. They need to live in places they can afford, or places that have services to accommodate them.	3/12/2022 3:51 AM
250	Not everyone can be able to live in Sausalito.	3/12/2022 1:51 AM
251	Do not want housing development in existing parks.	3/12/2022 12:15 AM
252	I would like to continue living in my home after I can no longer drive a car and would like to see better public transportation.	3/11/2022 10:56 PM
253	How do I qualify and apply for affordable housing in Sausalito?	3/11/2022 10:55 PM
254	Na	3/11/2022 10:45 PM
255	during COVID my landlord used intimidation to control my rent, and used intimidation in a manner that left me feeling scared and fearful. I ended up moving out because I lost my job and health insurance due COVID. The landlord then rented my unit the next month after I left.	3/11/2022 9:32 PM
256	Get rid of tent city and bums.	3/11/2022 8:28 PM
257	The most available land for housing is in the Marinship.	3/11/2022 8:25 PM
258	Affordable housing will reduce the traffic to and from Sausalito over the Richmond Bay Bridge; workers cannot afford to live where they work.	3/11/2022 7:52 PM
259	I'm in favor of policies that support homeowners in building ADUs and additional residences on lots. I'm also in favor of more neighborhoods that include housing options for people with a wide range of income levels. Thank you for doing this survey!	3/11/2022 7:44 PM
260	I would be very sad for MLK park to be developed... the park space serves the schools in the area, as well as the overall community. I would much prefer to see development of existing areas (commercial buildings) or non-park spaces (I.e., parking lots) than to use our few green spaces for housing development. I also think we need to protect our waterfront. I am shocked by the drastic increase in housing requirements and am worried about the impact on the community.	3/11/2022 7:24 PM
261	We don't want to lose our parks and recreation for housing.	3/11/2022 7:22 PM
262	North side of town already dense with housing. Should look to empty lots along bridgeway and machine shop. Preserve working waterfront. Don't get rid of parks, open space. Need to get housing for young families and seniors	3/11/2022 7:22 PM
263	Check this out and don't repeat the mistakes <a href="https://newsone.com/1555245/most-infamous-public-housing-projects/">https://newsone.com/1555245/most-infamous-public-housing-projects/</a>	3/11/2022 7:20 PM
264	it seems like we are over complicating this... lets just build a couple of large 2-3 story apartment buildings in Marinship, and enable folks to easily build on buildable lots (vs. blocking them like we do) and we'll easily hit our goal.	3/11/2022 6:49 PM

## Sausalito Housing Needs and Priorities Survey

265	There should be more housing oversight, not less. Sausalito representatives should be working on behalf of people who live here, not meeting bad housing goals.	3/11/2022 6:40 PM
266	none	3/11/2022 6:29 PM
267	Keep in mind that many in Sausalito that could afford to buy homes a long time ago when prices were a bit more normalized, may struggle to keep their homes up-to-code and safe or to renovate, because of smaller incomes, inflation and/or increasing prop taxes. Marin is a wealthy county but many many many of the people that live here are NOT wealthy and are able to live here because they bought a long time ago, rent a very small or not-so-nice place, inherited their homes, or simply live beyond their means to make it work. Sausalito is not Ross, Belvedere, or Tiburon. Please consider that many people who live here that have an asset in their home, ALSO may live on low-to-moderate incomes, which makes it hard to afford prop taxes or to keep the property up to snuff. If you haven't already done so, I'd suggest compiling data on our current population's average income to help establish a baseline and to further inform needs and priorities.	3/11/2022 6:27 PM
268	There's plenty of unused or inefficiently used space in the marinship! Seems a shame to have so many empty office buildings. The homeless can leave, and take their crime and drug use with them.	3/11/2022 6:12 PM
269	The city has limited land space. It is everyone's responsibility to contribute to our mandated housing requirements. Land use efficiency is necessary. Reduce parking, identify locations for mixed use housing and convert the empty offices on Bridgeway to mixed use housing. Identify homes in Sausalito that are used as second or third residences where homeowners do not primarily live there and identify methods to reduce such practices.	3/11/2022 6:03 PM
270	Sausalito	3/11/2022 6:03 PM
271	I have lived in Sausalito for over 45 years. Started on a boat. Stayed and eventually bought my home on land. I'm glad I did that when I did because today I could not afford to buy here.	3/11/2022 6:00 PM
272	I grew up in Sausalito (grades 6 - 12). Moved to the East Coast. Came back here 22 years ago.	3/11/2022 5:50 PM
273	Please do not build housing in our parks	3/11/2022 5:38 PM
274	Lifelong local with parents, siblings and children in town. My daughters cannot afford rents so they are living with me in a one bedroom apartment. I consider myself a first responder, although not with the PD, I do work as a psychotherapist providing assessment, treatment planning, welfare checks or referrals for 5150. I deserve to stay here and am so very sad that I have been priced out of Sausalito. I am also disappointed that I am not considered a first responder when I see over 35 patients a week who are having severe mental health crises. At this moment, I am looking for another place as the owner is selling. There are slim pickins here. If I leave, I will be isolated from friends, family, my local clubs. My salary, separate from my daughters, is considered low income. The priorities have to change to allow locals like myself (over 50 years in town) to remain in town and be comfortable.	3/11/2022 5:34 PM
275	If someone builds an ADU, will they be required to rent it? These are tough issues. House is so expensive in the Bay Area and I'd like to find a way to provide affordable housing to first responders and teachers. But I struggle with the idea that any community has to provide housing for everyone.	3/11/2022 5:28 PM
276	Please do not use our city parks and recreational areas to build new houses. They are the only places for our children to play.	3/11/2022 5:19 PM
277	I favor the closure of select streets and downtown parking to promote beauty and tourism, with appropriate accommodation for disabled persons.	3/11/2022 5:18 PM
278	More affordable rentals	3/11/2022 5:18 PM
279	Reuse existing space or buildings (rather than bulldozing trees or bulldozing buildings, working with the existing bones and use clever design to make housing)	3/11/2022 5:14 PM
280	This survey is incomplete and questions do address age-in-place desires of most seniors in Sausalito like myself. Even before Covid, seniors were mostly wanted to age in the safety of their homes near friends and neighbors. We don't want to be pushed into industrial areas that are near toxic contamination.	3/11/2022 5:11 PM

## Sausalito Housing Needs and Priorities Survey

281	This is an entitled community that only cares about rich old white people and protecting their view	3/11/2022 5:09 PM
282	Let's focus on LONG TERM affordable housing (not resold at market rate). Let's ensure people who work here can live here. Seniors vote a lot and go to a lot of meetings, but working people who commute hours per day to work here are essential to our community and economy and don't already have housing here. Id love to see more mixed use development. But we have to balance how to retain affordability for industrial and arts uses. I WELCOME more housing and more affordable housing in our town.	3/11/2022 5:07 PM
283	I want to see affordable housing placed in locations which don't displace our blue collar workers already struggling to keep shops and studios running with rising rents and a push for housing in industrial zones	3/11/2022 5:07 PM
284	We really just need more affordable buying options for low income families	3/11/2022 5:03 PM
285	I am a rich white person living in a condo. We could have higher density here	3/11/2022 4:55 PM
286	I am worried that Sausalito is going t turn into Marin City with low income housing all over the place.	3/11/2022 4:54 PM

Q31 If you would like to be added to Sausalito's contact list for the Housing Element Update, please enter your contact information below. Note: This information will be kept separate from the remainder of the survey responses in order to ensure responses are published anonymously.

Answered: 155 Skipped: 457

ANSWER CHOICES	RESPONSES	
Name	95.48%	148
Company	15.48%	24
Address	90.97%	141
Address 2	10.32%	16
City	91.61%	142
State	91.61%	142
ZIP/Postal Code	92.26%	143
Country	0.00%	0
Email Address	96.13%	149
Phone Number	0.00%	0

Personal information (name, address, email, etc.) provided on this page through page 96 are removed for the privacy of the respondents.



Sausalito Housing Element Update  
Focus Group #1 Meetings Summary  
November 17, 2021

## Introduction

On November 17, 2021, the City of Sausalito convened two Focus Group meetings with community-oriented groups serving the Sausalito community and Marin County at large. A list of Focus Group invitees is provided in Appendix A and a list of those that attended is available in Appendix B.

The intent of these meetings was to:

- Introduce the Housing Element Update (HEU) process and key topics.
- Identify and discuss priorities of Focus Group members and their constituents as it relates to housing sites and policies/programs.
- Identify and discuss methods for stakeholders to engage and advertise the Housing Element Update to their service populations, including notification and specific needs for their involvement throughout the process.

The presentation for both meetings is available on the Housing Element Update website.

## Key Themes and Findings

This section captures key themes of a guided discussion in which Focus Group attendees identified priorities for housing in Sausalito and suggested methods for community and stakeholder engagement. Attendees were asked the same questions in each meeting. The following summarizes the feedback received from both meetings.

*Are there populations that are typically underrepresented or overlooked in this type of process?*

- Spanish speaking communities.
- Single working mothers.
- Renters, particularly senior citizens, a large percent of which can be considered low-income as their sole source of income is from pensions, social security, etc.
- Houseboat and anchor out communities.



## CITY OF SAUSALITO

### 6<sup>TH</sup> CYCLE HOUSING ELEMENT UPDATE

*What are the primary barriers to participation in planning for housing in Sausalito?*

- Attendance at in-person meetings can be hampered by transportation costs and childcare needs.
- Other pressing priorities such as work and raising children.
- Newer residents treating Sausalito as a “commuter community” in so far as they are not engaged in or do not have an interest in local issues.
- Digital divide, specifically, the senior community not being proficient in Zoom, email, and other forms of electronic engagement.
- Needs associated with in-language services/materials.
- Sight and hearing impairments.
- Lack of racial and economic diversity within the City’s current population can serve as an impediment to participation to those that are not white and/or are of a lower socio-economic status.

*What ways would you suggest the City communicate with stakeholders?*

- Parity between level of physical and electronic notifications.
- Go to where people already are (e.g. volunteer events, public spaces, community events, etc.).
- Utilize the school district as a means of engaging younger parents.
- Partnerships with organizations like Sausalito Village for canvassing opportunities.

*What are the primary housing challenges of the population you work with?*

- Affordability and supply.
- Sentiments that developing along the coastline is a non-starter given sea-level rise projections.
- Preserving viewsheds and historical nature of the City.
- Evictions, particularly for seniors.

*Should Sausalito prioritize housing for any populations?*

- Varied housing types for 1) low-income individuals and 2) seniors, including shared living spaces, independent living, assisted living, and memory care.

## CITY OF SAUSALITO

### 6<sup>TH</sup> CYCLE HOUSING ELEMENT UPDATE

- Pursuing restorative justice through new housing policies as a means to begin to address historic, racially-based housing discrimination practices, including practices that contributed to the racially and ethnically concentrated area of poverty in Marin City.

*What actions should Sausalito prioritize during its 2023-2031 housing planning period?*

- Developing housing along transit/bus lines.
- Mitigating sea-level rise impacts to existing and new housing developments along the coastline.
- Affordable housing for renters, especially seniors.
- Prioritize development within Marinship and along the Bridgeway corridor.
- Congregate housing (e.g. converting mansions into multi-unit dwellings).
- Mixed-use developments.
- Housing for the City's workforce.
- Lack of dock space for houseboats, which is in large part due to wealthy individuals owning a houseboat but not living there full time.

*Have you noticed any fair housing issues in Sausalito?*

- While this is a probability, there are likely many instances where fair housing issues do not rise to the level of an official complaint.
- Confiscation of houseboats owned by the anchor out community and that community subsequently living in tent encampments.
- Lingering implications of racially-based housing covenants.

*What additional organizations should the City organize as part of this process?*

- Fair Housing Advocates of Northern California.
- Marin Conservation League.
- The County's Housing Policy Steering Committee.
- Former City Council members and mayors.
- New residents who are not aware of historical and current housing issues and policies.

**Appendix A: Focus Group Invitees**

<b>Faith-Based Organizations</b>	<b>Contact</b>
First Missionary Baptist Church	Rev. Dr. Ronald Leggett
Peoples Inter-City Fellowship	Pastor Marcus Small
Sausalito Presbyterian Church	Paul R. Mowry
Saint Andrews Presbyterian Church	Rev. Floyd Thompkins
Saint Mary Star of the Sea	Fr. Ginter
St. Vincent De Paul Society of Marin	Kathleen Woodcock
<b>Nonprofits and Community Organizations</b>	
Age Friendly Sausalito	Sybil Boutilier
Marin Audubon Society	Barbara Salzman
Fair Housing Advocates of Northern California	Caroline Peattie
Golden Gate Village Resident Council/Women Helping All People	Royce McElmore
ISOJI (Marin City)	Ricardo Moncreif
Legal Aid of Marin	Tahirah Dean
Marin City Arts & Culture	Oshalla Marcus
Marin City Health and Wellness Center	Dominique McDowell Ubrado Garcia Harold Wallace
Marin Environmental Housing Collaborative	Bob Pendoley
Multicultural Center of Marin	Douglas Mundo
Open Space Sausalito	Bill Monnet
Performing Stars	Felecia Gaston
Play Marin	Paul Austin
Sausalito Beautiful	Carolyn Revelle
Sausalito Historical Society	Jerry Taylor
Sausalito Rotary Club	Jeffrey Kingston
Sausalito Village	Tricia Smith
Sausalito Yacht Club	Mary Wand
<b>Residents and General Public</b>	
Clipper Yacht Harbor	KC Pedersen
Galilee Harbor	Heidi, Madison
Marin City Community Development Corporation	Gregory Katzen
Schoonmaker	Mike Rainey
<b>Schools and Educational Organizations</b>	
Bayside MLK Elementary School	Ida Edwards
Sausalito Marin City School District	Itoco Garcia
Tamalpais High School	J.C. Farr
<b>Service Providers</b>	
Buckelew Programs	Chris Kughn
Community Action Marin	Chandra Alexandre, CEO
Center for Domestic Peace	Donna Garske
Homeward Bound of Marin	Mary Kay Sweeney
Legal Aid of Marin	Tahirah Dean

**CITY OF SAUSALITO**  
**6<sup>TH</sup> CYCLE HOUSING ELEMENT UPDATE**

Marin City Community Services District	Damian Morgan
Multicultural Center of Marin	Douglas Mundo
North Marin Community Services	Cheryl Paddack
Operation Access	Jason Beers
RotaCare Bay Area	Maribel Rodriguez
SF-Marin Food Bank	Tanis Crosby
<b>Employers/Unions</b>	
Sausalito Chamber of Commerce	Juli Vieira
The Spinnaker	Jeff Scharosch

## Appendix B: Focus Group Attendees

- Ron Albert, Sausalito Rotary Housing
- Sybil Boutilier, Age Friendly Sausalito
- Tahirah Dean, Legal Aid of Marin
- Donna Garske, Center for Domestic Peace
- Chris Miranda, Community Action Marin
- Bob Pendoley, Marin Environmental Housing Collaborative
- Carolyn Revelle, Sausalito Beautiful
- Tricia Smith, Sausalito Village

Sausalito Housing Element Update  
Focus Group #1 Meetings Summary  
December 2, 2021

## Introduction

On November 17, 2021, the City of Sausalito convened two Focus Group meetings with community-oriented groups serving the Sausalito community and Marin County at large. A list of Focus Group invitees is provided in Appendix A and a list of those that attended is available in Appendix B.

The intent of these meetings was to:

- Introduce the Housing Element Update (HEU) process and key topics.
- Identify and discuss priorities of Focus Group members and their constituents as it relates to housing sites and policies/programs.
- Identify and discuss methods for stakeholders to engage and advertise the Housing Element Update to their service populations, including notification and specific needs for their involvement throughout the process.

The presentation for both meetings is available in Appendix C.

## Key Themes and Findings

This section captures key themes of a guided discussion in which Focus Group attendees identified priorities for housing in Sausalito and suggested methods for community and stakeholder engagement. Attendees were asked the same questions in each meeting. The following summarizes the feedback received from both meetings.

*Are there populations that are typically underrepresented or overlooked in this type of process?*

- Spanish speaking communities.
- Single working mothers.
- Renters, particularly senior citizens, a large percent of which can be considered low-income as their sole source of income is from pensions, social security, etc.
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## CITY OF SAUSALITO

### 6<sup>TH</sup> CYCLE HOUSING ELEMENT UPDATE

*What are the primary barriers to participation in planning for housing in Sausalito?*

- Attendance at in-person meetings can be hampered by transportation costs and childcare needs.
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- Needs associated with in-language services/materials.
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- Lack of racial and economic diversity within the City’s current population can serve as an impediment to participation to those that are not white and/or are of a lower socio-economic status.

*What ways would you suggest the City communicate with stakeholders?*

- Parity between level of physical and electronic notifications.
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- Evictions, particularly for seniors.

*Should Sausalito prioritize housing for any populations?*

- Varied housing types for 1) low-income individuals and 2) seniors, including shared living spaces, independent living, assisted living, and memory care.

## CITY OF SAUSALITO

### 6<sup>TH</sup> CYCLE HOUSING ELEMENT UPDATE

- Pursuing restorative justice through new housing policies as a means to begin to address historic, racially-based housing discrimination practices, including practices that contributed to the racially and ethnically concentrated area of poverty in Marin City.

*What actions should Sausalito prioritize during its 2023-2031 housing planning period?*

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- Prioritize development within Marinship and along the Bridgeway corridor.
- Congregate housing (e.g. converting mansions into multi-unit dwellings).
- Mixed-use developments.
- Housing for the City's workforce.
- Lack of dock space for houseboats, which is in large part due to wealthy individuals owning a houseboat but not living there full time.

*Have you noticed any fair housing issues in Sausalito?*

- While this is a probability, there are likely many instances where fair housing issues do not rise to the level of an official complaint.
- Confiscation of houseboats owned by the anchor out community and that community subsequently living in tent encampments.
- Lingering implications of racially-based housing covenants.

*What additional organizations should the City organize as part of this process?*

- Fair Housing Advocates of Northern California.
- Marin Conservation League.
- The County's Housing Policy Steering Committee.
- Former City Council members and mayors.
- New residents who are not aware of historical and current housing issues and policies.



**Appendix A: Focus Group Invitees**

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Saint Andrews Presbyterian Church	Rev. Floyd Thompkins
Saint Mary Star of the Sea	Fr. Ginter
St. Vincent De Paul Society of Marin	Kathleen Woodcock
<b>Nonprofits and Community Organizations</b>	
Age Friendly Sausalito	Sybil Boutilier
Marin Audubon Society	Barbara Salzman
Fair Housing Advocates of Northern California	Caroline Peattie
Golden Gate Village Resident Council/Women Helping All People	Royce McElmore
ISOJI (Marin City)	Ricardo Moncreif
Legal Aid of Marin	Tahirah Dean
Marin City Arts & Culture	Oshalla Marcus
Marin City Health and Wellness Center	Dominique McDowell Ubrado Garcia Harold Wallace
Marin Environmental Housing Collaborative	Bob Pendoley
Multicultural Center of Marin	Douglas Mundo
Open Space Sausalito	Bill Monnet
Performing Stars	Felecia Gaston
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Sausalito Beautiful	Carolyn Revelle
Sausalito Historical Society	Jerry Taylor
Sausalito Rotary Club	Jeffrey Kingston
Sausalito Village	Tricia Smith
Sausalito Yacht Club	Mary Wand
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Clipper Yacht Harbor	KC Pedersen
Galilee Harbor	Heidi, Madison
Marin City Community Development Corporation	Gregory Katzen
Schoonmaker	Mike Rainey
<b>Schools and Educational Organizations</b>	
Bayside MLK Elementary School	Ida Edwards
Sausalito Marin City School District	Itoco Garcia
Tamalpais High School	J.C. Farr
<b>Service Providers</b>	
Buckelew Programs	Chris Kughn
Community Action Marin	Chandra Alexandre, CEO
Center for Domestic Peace	Donna Garske
Homeward Bound of Marin	Mary Kay Sweeney
Legal Aid of Marin	Tahirah Dean

**CITY OF SAUSALITO**  
**6<sup>TH</sup> CYCLE HOUSING ELEMENT UPDATE**

Marin City Community Services District	Damian Morgan
Multicultural Center of Marin	Douglas Mundo
North Marin Community Services	Cheryl Paddack
Operation Access	Jason Beers
RotaCare Bay Area	Maribel Rodriguez
SF-Marin Food Bank	Tanis Crosby
<b>Employers/Unions</b>	
Sausalito Chamber of Commerce	Juli Vieira
The Spinnaker	Jeff Scharosch

## Appendix B: Focus Group Attendees

- Ron Albert, Sausalito Rotary Housing
- Sybil Boutilier, Age Friendly Sausalito
- Tahirah Dean, Legal Aid of Marin
- Donna Garske, Center for Domestic Peace
- Chris Miranda, Community Action Marin
- Bob Pendoley, Marin Environmental Housing Collaborative
- Carolyn Revelle, Sausalito Beautiful
- Tricia Smith, Sausalito Village

Sausalito Housing Element Update  
Focus Group #1C Meeting Summary  
February 2, 2022

## Introduction

On January 19, 2022, the City of Sausalito convened a Focus Group meetings with community-oriented groups serving the Sausalito community and Marin County at large. A list of Focus Group invitees is provided in Appendix A and a list of those that attended is available in Appendix B.

The intent of this meetings was to:

- Introduce the Housing Element Update (HEU) process and key topics.
- Priorities of Focus Group members and their constituents as it relates to housing sites and policies/programs.
- Methods for stakeholders to engage and advertise the Housing Element Update to their service populations, including notification and specific needs for their involvement throughout the process.

The presentation for the meeting is available on the Housing Element Update website.

## Guided Discussion Key Themes and Findings

This section captures key themes of a guided discussion in which Focus Group attendees identified priorities for housing in Sausalito and suggested methods for community and stakeholder engagement. During the meeting, the project team utilized Jamboard to collect attendees' feedback on a variety of topics related to the Housing Element Update. The following summarizes the feedback received from collected during the meeting. A full transcription of the Jamboard is available in Appendix D.

*Are there populations that are typically underrepresented or overlooked in this type of process?*

- Low-income individuals.
- Senior citizens.
- Those that work in Sausalito.
- Anchor-out and homeless communities.
- Young families and/or professionals.
- Small business owners, including those in the maritime industry.

## CITY OF SAUSALITO

### 6<sup>TH</sup> CYCLE HOUSING ELEMENT UPDATE

*What are the primary barriers to participation in planning for housing in Sausalito?*

- Complexity of housing issues.
- Competing priorities (e.g. jobs, families).
- Lack of variety in means to engage, particularly as voicing opinions in large community meetings can be intimidating for those who have not participated in public processes before.
- Perceptions of a lack of transparency and/or cynicism that wealthy private interests will be able to develop as they please regardless of the feedback provided by the community.

*What are the primary housing challenges and constraints of the population you work with or for Sausalito at large?*

- Lack of affordability and supply, particularly for seniors and those that work in Sausalito.
- Geographical constraints, including the need to factor in sea-level rise along coastal areas.
- Implications of population growth on the City's existing limited resources and aging infrastructure.
- Preserving a small town atmosphere.
- City ordinances 1022 and 1128 and BCDC's development regulations.
- Challenges associated with the competing factors of maintaining existing and developing new low-income housing with ever increasing property values.

*Have you noticed any fair housing issues in Sausalito?*

- Lingering implications of racially based housing covenants. There is a need for the City to proactively address past exclusionary housing practices.
- An increase in housing density does not necessarily equate to more affordable housing units.
- Concerns that affordable housing would be built in areas vulnerable to sea-level rise and/or on contaminated sites.
- Lack of housing stock could be furthered if the temporary ban on short-term rentals is lifted.

### Open Discussion Key Themes

This section summarizes comments provided by Focus Group attendees during the open discussion portion of the meeting.

- Potential actions for Sausalito to prioritize during its 2023-2031 housing planning period
  - Designating land owned by the City for specific housing types and populations (e.g. seniors, workforce, low-income).
  - Continue lobbying efforts to BCDC as it relates to water-based housing, such as houseboats in the Marinship.
  - Increasing the amount of permissible liveaboards throughout the City's jurisdiction, particularly as a means to build up low-income housing stock.
  - Balancing the needs to preserve land zoned for industry (e.g. the working waterfront) and the business community with accommodating needs for additional housing units.
  - Establish policies for accessory dwelling unit that are designated solely for low-income populations.
  - Opportunities outside of traditional facilities for senior housing (e.g. co-housing with shared assisted living services).
- Community Outreach and Engagement Recommendations
  - Provide early and often notices for community involvement, including public meetings and other opportunities to provide comments and ask questions.
  - Solicit recommendations from stakeholders as it relates to additional groups to engage throughout the process.
  - Partner with focus group members and others to assist in the notification of public meetings and the HEU process generally.
  - Utilize best practices from other cities' HEU processes for engaging the public.
- Other Feedback
  - Concerns around the level of influence private developers will have in the types and locations of new housing developments; any discussions between City officials and private developers should be open to the public.

### Appendix A: Focus Group Invitees

Note: The following list does not include the full set of community-oriented groups identified as stakeholders for the Housing Element Process. Invitations for the January 19 Focus Group meeting were sent to organizations that contact information had been obtained for and, at the direction of the Housing Element Advisory Committee, which did not participate in Focus Group meetings 1A and 1B held on November 17, 2021.

Faith-Based Organizations	Contact
First Missionary Baptist Church	Rev. Dr. Ronald Leggett
Peoples Inter-City Fellowship	Pastor Marcus Small
Sausalito Presbyterian Church	Paul R. Mowry
Saint Andrews Presbyterian Church	Rev. Floyd Thompkins
Saint Mary Star of the Sea	Fr. Ginter
St. Vincent De Paul Society of Marin	Kathleen Woodcock
Nonprofits and Community Organizations	
Clipper Yacht Club	KC Pendersen
Community Venture Partners	Bob Silvestri
Fair Housing Advocates of Northern California	Caroline Peattie
Galilee Harbor	Heidi Madison
Golden Gate Village Resident Council/Women Helping All People	Royce McElmore
Hope Housing of Marin	Taiawana Bullock
Housing Sausalito	Kristen Wolslegel
ICB Artists Association	Leslie Allen
ISOJI (Marin City)	Ricardo Moncreif
Marin Audubon Society	Barbara Salzman
Marin City Arts & Culture	Oshalla Marcus
Marin City Health and Wellness Center	Dominique McDowell Ubrado Garcia Harold Wallace
Marin City Community Development Corporation	Gregory Katzen
Multicultural Center of Marin	Douglas Mundo
Open Space Sausalito	Bill Monnet
Performing Stars	Felecia Gaston
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Sausalito Historical Society	Jerry Taylor
Sausalito Rotary Club	Jeffrey Kingston
Sausalito Yacht Club	Mary Wand
Residents and General Public	
Clipper Yacht Harbor	KC Pedersen
Galilee Harbor	Heidi, Madison
Marin City Community Development Corporation	Gregory Katzen
Schoonmaker	Mike Rainey
Schools and Educational Organizations	
Bayside MLK Elementary School	Ida Edwards

**CITY OF SAUSALITO**  
**6<sup>TH</sup> CYCLE HOUSING ELEMENT UPDATE**

Marin County Office of Education	Mary Jane Burke
Sausalito Marin City School District	Itoco Garcia
Tamalpais High School	J.C. Farr
<b>Service Providers</b>	
Buckelew Programs	Chris Kughn
Homeward Bound of Marin	Mary Kay Sweeney
Marin City Community Services District	Damian Morgan
Multicultural Center of Marin	Douglas Mundo
North Marin Community Services	Cheryl Paddack
Operation Access	Jason Beers
RotaCare Bay Area	Maribel Rodriguez
San Francisco-Marin Food Bank	Tanis Crosby
<b>Employers/Unions</b>	
Sausalito Chamber of Commerce	Juli Vieira
Sausalito Working Waterfront	John DiRe Annabelle Joy Craig Merrilees
The Spinnaker	Jeff Scharosch



## Appendix B: Focus Group Attendees

- Leslie Allen, ICB Artists Association
- Karen Benjamin
- Sandra Bushmaker
- Joan Cox, Sensible Housing Sausalito
- John Fredericks
- JoAnn Goldschmidt
- Marv Hovatter
- Annabelle Joy, Sausalito Working Waterfront
- A. Kayani
- Chip Larrimore, Christ Episcopal Church
- Craig Merrilees, Sausalito Working Waterfront
- Paul Mowry, Sausalito Presbyterian Church
- Keith Ogden
- Amy Pertschuk – Friends of Willow Creek
- Jeff Scharosch, The Spinnaker
- Carl Schwarcz
- Ken Shapiro – Marin County Health & Human Services
- John Tompkins
- Juli Vieira, Sausalito Chamber of Commerce
- Kristen Wolslegel, Housing Sausalito
- Patricia Zuch

CITY OF SAUSALITO  
6<sup>TH</sup> CYCLE HOUSING ELEMENT UPDATE

## Appendix D: Jamboard Transcription

### What population(s) do you represent?

- Christ Church Sausalito (faith community)
- Residents of Sausalito, Marin, and Northern San Francisco
- Craig Merrilees SWWC. Key stakeholders in our network include affordable housing advocates, workers, along with many small business owners on the waterfront and industrial entrepreneurs, plus artisans/artists.
- Rev. Chip Larrimore. Christ Episcopal Church (faith community)
- Sensible Housing Sausalito: Representing Residents, Businesses, Developers, and Organizations interested in identifying and building sensible housing throughout Sausalito including equitable, affordable and work force and senior housing
- Resident
- John DiRe - SWWC represents about 1500 Marinship workers, business owners, property owners and resident advocates.
- Low-income young families
- Amy Pertschuk: Marinship workforce & houseboat residents
- I represent homeowners
- Juli Vieira: Business Community, along with residents
- Karen Benjamin resident for 27 years same home and homeowner
- Paul Mowry: represent Sausalito residents and beyond including anchor outs, low-income, and houseless
- Joann Goldschmidt represent homeowners, resident
- homeowner resident for 26 years same home
- Seniors, long term residents, concerned citizens, lover of the maritime, arts and industrial uses of the Marinship.
- Sandra Bushmaker, long term residents, seniors, concerned citizens, the arts, maritime, and industrial uses of the Marinship. Financial stability for the City.
- Kristen Wolslegel: I represent residents who have traditionally not engaged in the public process on housing - bringing new voices to the table
- Leslie Allen, long-term resident Sausalito (renter, sole income provider household); Artist in ICB nearly 35 years; co-founder ICB Artists Association - Marinship stakeholder

### Underrepresented/overlooked populations

- AFFORDABLE senior housing

- Seniors
- Workforce
- Low income
- under the radar marina liveaboards
- Karen Benjamin young families, young couples and also aging population
- Juli Vieira: Workforce
- Anchor outs, low-income, working families who rent (larger community than most realize)
- Renters and young professionals
- Low income; workforce; seniors; artists, renters! Those who haven't time to participate in focus groups and be heard.
- Workers and business owners that do not have the time to attend workday HE meetings
- Artists
- small business owners in the Marinship - industrial and maritime
- Homeless including anchorouts
- Maritime business owners - current and prospective
- Houseboat residents - an integral part of Sausalito's identity but no representation - no vote

### Barriers to participation

- Those who can't attend focus groups--a very large number of people.
- Unrepresented: homeowners who have jobs and other obligations that prevent them from participating in daytime meetings.
- notifications given to the public
- Complexity of housing issues
- Karen Benjamin. Those who work as I do during the day makes it very hard.
- Meetings by invitation only
- Variety of ways to be heard. Speaking during public hearings, replying to emails or postal mailings. Surveys through the Current.
- Being truly welcoming to new voices
- Karen Benjamin Some do not have access to internet or computers
- Fatigue - the number of Focus groups over the past 3 - 4 years with the GP
- Cynicism - that the \$\$ do/will have more influence on the City Council in making these decisions than community members regardless of how many Focus Groups there are

- It can be very intimidating for people who are new to the public process to participate in meetings.

### Housing challenges and constraints

- 94% of Sausalito's workforce has to commute here
- Incompatibility between housing and noisy industrial areas and the noise, dust and fumes that go along with that. Usually this leads to legal action against industrial businesses
- Contamination, subsidence and sea level rise in the Marinship.
- Ordinances 1022 and 1128 (parking)
- Karen Benjamin Parking, space, limited roads in and out in case of emergencies, preserve our small-town atmosphere and also park space for use and just the space open spaces
- Not thinking outside the box for possible housing areas.
- Toxic-PCB contaminant areas around Sausalito
- Existing infrastructure including narrow streets, aging sewers and storm drains
- Importance of preserving existing parks and open space
- How does the historically high population of white people impact people of color choosing to live in Sausalito?
- Cost, available land: Sausalito is in a WUI district. We have parking/public safety issues. Need to preserve our income producing businesses, rather than placing housing in industrial areas. The need to preserve the "character and history" of Sausalito. These RHNA numbers will change the character of our cities.
- traffic jams during emergency evacuations
- Climate change issues--sea level rise, liquefaction, toxic waterfront, myopic property owners, affordability, traffic congestion
- Creating the right incentives to develop truly affordable housing
- Inability to evacuate in event of emergency
- Real Estate values. Challenge for owners to offer lower rent while paying their mortgage.
- Sea-level rise
- Landlocked geography of Sausalito.
- Some people who have been here for a long time do not want change
- Sausalito's small town culture has never had over 3-stories. If breeched it would have a negative effect on our community.
- Lack of dialog and communication between property owners & developers and community - lack of trust

- Infrastructure costs associated with new housing areas
- Importance of maintaining financial work horse of Sausalito: the Marinship
- Plan needs to anticipate 100+ year sea-level rise not 50
- Demand on city services by 724 additional units.
- Affordability - those who work here cannot afford to live here
- City services and resources
- Housing (of all affordability levels) is not keeping up with job and population growth.
- A sentiment that Sausalito should not change. But the world IS changing around us, and we need to creatively adapt
- Look at Ordinance 1022 - Fair Traffic Initiative
- Fear that increasing the housing stock will reduce home values. There is much data to now show that this is NOT true, but the feeling persists...
- Another constraint is the BCDC and ABAG dogma.
- Integration not segregation of lower income categories
- New streets in Marinship (all privately held) would be become the responsibility of the city (\$\$\$) to maintain.
- Severe high fire hazard zones throughout Sausalito
- Scarcity is a human condition. Land is a scarce resource in Sausalito. Most of these questions seem to avoid the simple fact that land is a scarce resource, and its use is expensive. As Thomas Sowell said so eloquently, there are no solutions, only tradeoffs. What are you willing to give up to get what you think is important?
- Housing has become a matter of statewide importance and is no longer purely within the domain of local control.

#### Fair Housing Issues

- Black people who worked in Marinship in WW2 were denied the right to purchase homes in Sausalito. They missed out on the post WW2 housing boom and do not have the same intergenerational wealth that white people have to pass on to their children. We need to make up for this!
- Increasing density above 20 units per acre does not guarantee affordability
- Fair housing should be accompanied with fair job opportunities
- Cost of housing

## CITY OF SAUSALITO

### 6<sup>TH</sup> CYCLE HOUSING ELEMENT UPDATE

- What do you mean by "fair?" Spiraling Cost of housing, both rentals and purchase; they are unaffordable for many. Sausalito's population is senior heavy, many of whom are retired and living on fixed income.
- Don't put housing in vulnerable areas. Cost is the big divide.
- I purchased a house in Sausalito and was horrified to see an exclusionary racial covenant attached to the deed. This is shameful and embarrassing and we need to make amends.
- The natural course of gentrification displaces long-time residents. A particular issue in Marin City.
- Karen Benjamin Making sure that the new homes are sound and fit into Sausalito as opposed to stand out cheaper housing that is not good for anyone and it point to that type of housing as "that is where they live" attitude and that would be very unfair and unfortunate for the people who would be living there
- The massive shift of wealth in recent decades has concentrated assets at the top and denied or constrained housing access for the majority of Americans
- Environmental justice - what happened in Hunters Point - building low-income housing on contaminated sites
- We currently have a temporary ban on short term rentals (I think). If that were to be lifted, much housing stock in Sausalito will be off the market. Even though it is banned, it still happens here,
- Black people who worked in the Marinship in WW2 were denied the right to purchase homes by redlining in Sausalito. They missed out on the post-WW2 housing boom. We need to make up for this!
- Reparations, historic racial segregation, Marin City

## Q1 Contact Information. Please provide your name, organization you are affiliated with, and contact information.

Answered: 18 Skipped: 0

ANSWER CHOICES	RESPONSES	
Name	100.00%	18
Organization	100.00%	18
Address	100.00%	18
Address 2	0.00%	0
City	100.00%	18
State	100.00%	18
ZIP Code	100.00%	18
Country	0.00%	0
Email Address	100.00%	18
Phone Number	100.00%	18

#	NAME	DATE
1	Jim Meyer	5/7/2022 10:49 AM
2	Dana H Whitson	5/6/2022 3:41 PM
3	Sam Ruben	5/6/2022 10:13 AM
4	Patricia Smith	5/4/2022 12:42 PM
5	Luke Barnesmoore	5/3/2022 11:58 AM
6	Susan Watson	5/3/2022 11:21 AM
7	Sybil Boutilier	5/3/2022 10:34 AM
8	Bruce Owen Huff	5/3/2022 9:17 AM
9	Sandra Bushmaker	5/2/2022 3:42 PM
10	Michael Rex	5/2/2022 3:13 PM
11	Mary Kay Sweeney	5/2/2022 2:47 PM
12	Juli Vieira	5/2/2022 2:22 PM
13	Ronald Albert	4/7/2022 4:13 PM
14	Carlito Berg	3/29/2022 4:10 PM
15	Lisa Bennett	3/22/2022 3:12 PM
16	Florence Williams	3/21/2022 6:21 PM
17	Itoco Garcia	3/21/2022 1:32 PM
18	Abbot Chambers	3/9/2022 2:06 PM
#	ORGANIZATION	DATE



**Sausalito Housing Element Community Service Providers, Community-based Organizations, and Development Professionals Stakeholders Survey**

1	IDESST Sausalito Portuguese Cultural Center	5/7/2022 10:49 AM
2	Sausalito Woman's club preservation society	5/6/2022 3:41 PM
3	Mighty Buildings	5/6/2022 10:13 AM
4	Sausalito Village and CARSS (Call A Ride for Sausalito Seniors)	5/4/2022 12:42 PM
5	Home Match	5/3/2022 11:58 AM
6	Sausalito Woman'sClub	5/3/2022 11:21 AM
7	Age Friendly Sausalito and Marin County Commission on Aging	5/3/2022 10:34 AM
8	Kimber Management LLC	5/3/2022 9:17 AM
9	Law&Mediation Office of Sandra Bushmaker	5/2/2022 3:42 PM
10	Michael Rex Architects, Ltd.	5/2/2022 3:13 PM
11	Homeward Bound of Marin	5/2/2022 2:47 PM
12	Sausalito Chamber of Commerce	5/2/2022 2:22 PM
13	Rotary Housing	4/7/2022 4:13 PM
14	Berg Holdings	3/29/2022 4:10 PM
15	Indivisible Sausalito	3/22/2022 3:12 PM
16	MARIN CITY SENIOR CENTER	3/21/2022 6:21 PM
17	Sausalito Marin City School District	3/21/2022 1:32 PM
18	Sausalito Public Library	3/9/2022 2:06 PM

#	ADDRESS	DATE
1	511 Caledonia Street	5/7/2022 10:49 AM
2	18 Pearl Street	5/6/2022 3:41 PM
3	249 San Carlos Ave	5/6/2022 10:13 AM
4	7 Reade Lane	5/4/2022 12:42 PM
5	851 Irwin St STE 200G	5/3/2022 11:58 AM
6	15 Cypress Place	5/3/2022 11:21 AM
7	PO Box 547	5/3/2022 10:34 AM
8	10 liberty ship way	5/3/2022 9:17 AM
9	317 Sausalito Blvd	5/2/2022 3:42 PM
10	1750 Bridgeway, B211	5/2/2022 3:13 PM
11	1385 N. Hamilton Parkway	5/2/2022 2:47 PM
12	22 El Portal	5/2/2022 2:22 PM
13	150 Harbor Drive, #2940	4/7/2022 4:13 PM
14	2330 Marinship Way Suite #125	3/29/2022 4:10 PM
15	91 Marin Ave	3/22/2022 3:12 PM
16	640 DRKE AVE	3/21/2022 6:21 PM
17	200 Phillips Drive	3/21/2022 1:32 PM
18	420 Litho Street	3/9/2022 2:06 PM
#	ADDRESS 2	DATE

Sausalito Housing Element Community Service Providers, Community-based Organizations, and Development Professionals Stakeholders Survey

There are no responses.

#	CITY	DATE
1	Sausalito	5/7/2022 10:49 AM
2	Sausalito	5/6/2022 3:41 PM
3	Sausalito	5/6/2022 10:13 AM
4	Sausalito	5/4/2022 12:42 PM
5	San Rafael	5/3/2022 11:58 AM
6	Sausalito	5/3/2022 11:21 AM
7	Sausalito	5/3/2022 10:34 AM
8	Sausalito	5/3/2022 9:17 AM
9	Sausalito	5/2/2022 3:42 PM
10	Sausalito	5/2/2022 3:13 PM
11	Novato	5/2/2022 2:47 PM
12	Sausalito	5/2/2022 2:22 PM
13	Sausalito	4/7/2022 4:13 PM
14	Sausalito	3/29/2022 4:10 PM
15	Sausalito	3/22/2022 3:12 PM
16	Marin City	3/21/2022 6:21 PM
17	Sausalito	3/21/2022 1:32 PM
18	Sausalito	3/9/2022 2:06 PM
#	STATE	DATE
1	California	5/7/2022 10:49 AM
2	CA	5/6/2022 3:41 PM
3	CA	5/6/2022 10:13 AM
4	CA	5/4/2022 12:42 PM
5	CA	5/3/2022 11:58 AM
6	CA	5/3/2022 11:21 AM
7	CA	5/3/2022 10:34 AM
8	CA	5/3/2022 9:17 AM
9	Ca	5/2/2022 3:42 PM
10	CA	5/2/2022 3:13 PM
11	CA	5/2/2022 2:47 PM
12	CA	5/2/2022 2:22 PM
13	CA	4/7/2022 4:13 PM
14	CA	3/29/2022 4:10 PM
15	CA	3/22/2022 3:12 PM
16	California	3/21/2022 6:21 PM
17	CA	3/21/2022 1:32 PM

Sausalito Housing Element Community Service Providers, Community-based Organizations, and Development Professionals Stakeholders Survey

18	CA	3/9/2022 2:06 PM
#	ZIP CODE	DATE
1	94965	5/7/2022 10:49 AM
2	94965	5/6/2022 3:41 PM
3	94965	5/6/2022 10:13 AM
4	94965	5/4/2022 12:42 PM
5	94901	5/3/2022 11:58 AM
6	94965	5/3/2022 11:21 AM
7	94966	5/3/2022 10:34 AM
8	94965	5/3/2022 9:17 AM
9	94965	5/2/2022 3:42 PM
10	94965	5/2/2022 3:13 PM
11	94949	5/2/2022 2:47 PM
12	94965	5/2/2022 2:22 PM
13	94965	4/7/2022 4:13 PM
14	94965	3/29/2022 4:10 PM
15	94965	3/22/2022 3:12 PM
16	94965	3/21/2022 6:21 PM
17	94965	3/21/2022 1:32 PM
18	94965	3/9/2022 2:06 PM

#	COUNTRY	DATE
	There are no responses.	

#	EMAIL ADDRESS	DATE
1	treasurer@idesst.org	5/7/2022 10:49 AM
2	dwhitson26@gmail.com	5/6/2022 3:41 PM
3	sam.ruben@gmail.com	5/6/2022 10:13 AM
4	triciasmith58@yahoo.com	5/4/2022 12:42 PM
5	lbarnesmoore@frontporch.net	5/3/2022 11:58 AM
6	sa.watson@comcast.net	5/3/2022 11:21 AM
7	agefriendlysausalito@gmail.com	5/3/2022 10:34 AM
8	bruce.huff@kimber.net	5/3/2022 9:17 AM
9	sandrabushmaker@yahoo.com	5/2/2022 3:42 PM
10	rex@michaelrexarchitects.com	5/2/2022 3:13 PM
11	mksweeney@hbofm.org	5/2/2022 2:47 PM
12	juli@sausalito.org	5/2/2022 2:22 PM
13	rpalaw2021@gmail.com	4/7/2022 4:13 PM
14	carlo@bergholdings.com	3/29/2022 4:10 PM
15	lisabpolitics@gmail.com	3/22/2022 3:12 PM
16	Flojoewilliams7@gmail.com	3/21/2022 6:21 PM

Sausalito Housing Element Community Service Providers, Community-based Organizations, and Development Professionals Stakeholders Survey

17	igarcia@smcsd.org	3/21/2022 1:32 PM
18	abbot.c@gmail.com	3/9/2022 2:06 PM
#	PHONE NUMBER	DATE
1	415-203-98221	5/7/2022 10:49 AM
2	14153318359	5/6/2022 3:41 PM
3	14157451317	5/6/2022 10:13 AM
4	415-722-3383	5/4/2022 12:42 PM
5	4157471925	5/3/2022 11:58 AM
6	4153316810	5/3/2022 11:21 AM
7	415-331-1393	5/3/2022 10:34 AM
8	4153316466	5/3/2022 9:17 AM
9	5202503719	5/2/2022 3:42 PM
10	rex@michaelrexarchitects.com	5/2/2022 3:13 PM
11	415-382-3363	5/2/2022 2:47 PM
12	415-331-7262	5/2/2022 2:22 PM
13	4153325600	4/7/2022 4:13 PM
14	4152894920	3/29/2022 4:10 PM
15	415-272-4927	3/22/2022 3:12 PM
16	4153327385	3/21/2022 6:21 PM
17	4153323190	3/21/2022 1:32 PM
18	4155310489	3/9/2022 2:06 PM

**Q2 Service Population. Which community population(s) does your organization serve? Please note that the populations identified below are based on populations identified as having special housing needs in State Housing Element Law.**

Answered: 18 Skipped: 0

ANSWER CHOICES	RESPONSES	
Seniors	44.44%	8
Disabled	22.22%	4
Developmentally disabled	11.11%	2
Large families (5 or more persons)	5.56%	1
Families with female head of household	5.56%	1
Farmworkers	11.11%	2
Persons in need of emergency shelter	5.56%	1
Homeless	11.11%	2
Persons requesting assistance with fair housing/discrimination issues	5.56%	1
General population	55.56%	10
Other (please specify)	22.22%	4
Total Respondents: 18		

#	OTHER (PLEASE SPECIFY)	DATE
1	Low-income workers	5/3/2022 11:58 AM
2	The SWC is a woman's club, serving members of all ages	5/3/2022 11:21 AM
3	Families assisting an elder or disabled Adult	5/3/2022 10:34 AM
4	Commercial tenants	5/3/2022 9:17 AM

**Q3 Housing Types.** What are the primary housing types needed by the population your organization services? Please check all that apply.

Answered: 11 Skipped: 7

Sausalito Housing Element Community Service Providers, Community-based Organizations, and Development Professionals Stakeholders Survey

	GENERAL POPULATION	SENIORS/ELDERLY	DISABLED	DEVELOPMENTALLY DISABLED	FEMALE HEADS OF HOUSEHOLD WITH FAMILY	FARMWORKER
Emergency shelter	66.67% 4	33.33% 2	33.33% 2	16.67% 1	16.67% 1	33.33%
Accessory dwelling unit	57.14% 4	85.71% 6	42.86% 3	14.29% 1	42.86% 3	28.57%
Co-housing (individual homes that are part of larger development with shared common space, such as kitchen, living, recreation, and garden areas)	55.56% 5	66.67% 6	44.44% 4	11.11% 1	44.44% 4	11.11%
Transitional or supportive housing	20.00% 1	40.00% 2	60.00% 3	40.00% 2	20.00% 1	0.00%
Single family housing affordable to low, very low, or extremely low income households	66.67% 4	66.67% 4	50.00% 3	16.67% 1	50.00% 3	33.33%
Duplex, triplex, or fourplex	60.00% 6	60.00% 6	30.00% 3	10.00% 1	40.00% 4	20.00%
Multifamily housing - affordable to extremely low, very low, and low income households	55.56% 5	77.78% 7	44.44% 4	11.11% 1	44.44% 4	33.33%
Housing with features for a disabled person (ramp, grab bars, low counters and cabinets, assistive devices for hearing- or visually-impaired persons)	37.50% 3	87.50% 7	50.00% 4	25.00% 2	25.00% 2	12.50%
Housing close to services (grocery stores, financial, personal, and social services, etc.)	33.33% 3	77.78% 7	44.44% 4	11.11% 1	22.22% 2	0.00%

Sausalito Housing Element Community Service Providers, Community-based Organizations, and Development Professionals Stakeholders Survey

Housing with on-site child daycare	50.00% 3	16.67% 1	16.67% 1	0.00% 0	66.67% 4	0.00%
Single family detached housing	71.43% 5	14.29% 1	14.29% 1	0.00% 0	14.29% 1	0.00%
Single family attached housing (individually-owned townhomes or condominiums)	50.00% 4	50.00% 4	25.00% 2	0.00% 0	12.50% 1	0.00%
Multifamily - market rate	100.00% 5	40.00% 2	0.00% 0	0.00% 0	0.00% 0	20.00%
Lease-to-own housing (condominiums, townhomes, or single family)	80.00% 4	0.00% 0	20.00% 1	0.00% 0	0.00% 0	20.00%
Senior housing that includes services providing assistance with daily living	22.22% 2	77.78% 7	22.22% 2	0.00% 0	11.11% 1	0.00%
Permanent farmworker housing	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	66.67%
Seasonal or temporary farmworker housing	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	66.67%

#	OTHER (PLEASE SPECIFY)	DATE
1	Co-housing style complex with rental units some for families, some for seniors , plus on-site child care	5/3/2022 10:54 AM
2	Marine workers, artists, public employees, youth	5/2/2022 7:20 PM
3	We are particularly interested in housing that can help attract and retain top quality staff to our school district	3/21/2022 1:35 PM



**Q4 Housing Needs and Services.** What are the primary housing needs of the population(s) that your organization serves? Please check all that apply.

Answered: 9 Skipped: 9

Sausalito Housing Element Community Service Providers, Community-based Organizations, and Development Professionals Stakeholders Survey

	GENERAL POPULATION	SENIORS/ELDERLY	DISABLED	DEVELOPMENTALLY DISABLED	FEMALE HEADS OF HOUSEHOLD WITH FAMILY	FARMWORKERS
Assistance with being housed in an emergency shelter	50.00% 2	25.00% 1	25.00% 1	25.00% 1	0.00% 0	0.00% 0
Assistance finding housing affordable to extremely low income (<30% of median income) households	37.50% 3	62.50% 5	37.50% 3	12.50% 1	25.00% 2	12.50% 1
Assistance with being housed in transitional or supportive housing	40.00% 2	20.00% 1	60.00% 3	20.00% 1	20.00% 1	0.00% 0
Occasional financial assistance to pay rent, mortgage, and/or utilities	33.33% 2	50.00% 3	50.00% 3	16.67% 1	33.33% 2	16.67% 1
Housing close to public transportation	42.86% 3	57.14% 4	42.86% 3	14.29% 1	14.29% 1	0.00% 0
Housing close to services (grocery stores, financial, personal, and social services, etc.)	62.50% 5	62.50% 5	37.50% 3	12.50% 1	25.00% 2	12.50% 1
Housing close to daycare	50.00% 3	16.67% 1	16.67% 1	0.00% 0	50.00% 3	16.67% 1
Assistance with addressing discrimination, legal rent or mortgage practices, tenant/landlord mediation, or other fair housing issues	33.33% 2	50.00% 3	50.00% 3	16.67% 1	33.33% 2	16.67% 1
Translation assistance for	50.00% 2	25.00% 1	50.00% 2	25.00% 1	0.00% 0	25.00% 1

Sausalito Housing Element Community Service Providers, Community-based Organizations, and Development Professionals Stakeholders Survey

non-english speaking persons

General assistance with renting a home	50.00% 3	33.33% 2	50.00% 3	16.67% 1	33.33% 2	0.00% 0
General assistance with purchasing a home	50.00% 2	0.00% 0	0.00% 0	0.00% 0	25.00% 1	0.00% 0
Assistance finding housing affordable to lower income (<80% of median income) households	42.86% 3	57.14% 4	28.57% 2	14.29% 1	28.57% 2	0.00% 0
Grants or loans to make modifications to make a home accessible to a disabled resident	20.00% 1	40.00% 2	40.00% 2	20.00% 1	0.00% 0	0.00% 0

#	OTHER (PLEASE SPECIFY)	DATE
1	Advocacy for better access to truly affordable housing for our community, including the unhoused community	3/22/2022 3:21 PM

## Q5 What are the primary barriers your organization and/or service population encounter related to finding or staying in housing?

Answered: 11 Skipped: 7

#	RESPONSES	DATE
1	Not aware of any	5/7/2022 10:52 AM
2	Finding housing that is in an area that is on flat land and accessible to stores and amenities. Senior home owners: finding smaller homes/condos that are accessible and provide many of the amenities their own home provided Senior Renters: At risk of losing housing because of rent increases. Seniors who want to remain at home as they age who face mounting costs of caregiving and need an alternative.	5/4/2022 1:24 PM
3	Affordability. Our organization also struggles to house people with children, people who smoke, people with pets, etc. due to the nature of home sharing.	5/3/2022 12:08 PM
4	insufficient stock of suitable housing	5/3/2022 10:54 AM
5	We are commercial property managers. No barriers	5/3/2022 9:24 AM
6	Low supply, high demand, combined with very high costs Resistance against constructing additional housing that may change the character of the town and its neighborhoods.	5/2/2022 7:20 PM
7	Cost.	5/2/2022 3:46 PM
8	Unavailability of property to develop/redevelop into affordable housing.	4/7/2022 4:15 PM
9	The existence of a variety of types of housing	3/29/2022 4:15 PM
10	zoning for single family homes lack of limited equity housing co-ops Lack of workforce housing Unspoken racist policy built into our housing policy	3/22/2022 3:21 PM
11	Affordability	3/21/2022 1:35 PM

## Q6 What services or actions are needed to provide or improve housing or human services in Sausalito?

Answered: 11 Skipped: 7

#	RESPONSES	DATE
1	Not aware of any	5/7/2022 10:52 AM
2	Informing landlords about the benefits of accepting Section 8 vouchers. Work with HomeMatch Marin (a Front Porch program) to encourage home sharing as an option, especially for seniors who are living alone in large homes. Mill Valley has provided funding to Home Match Marin to provide a certain number of 'matches'. Sausalito Village has hosted several presentations and recently met with the new Ex Dir about helping to train a volunteer in Sausalito to promote the program. Office space would be needed for them to have office hours each week.	5/4/2022 1:24 PM
3	Increased access to affordable housing through increased stock and incentives for people to build and rent ADUs at or below market rate.	5/3/2022 12:08 PM
4	Build or convert to create wide variety of attractive housing opportunities for the over 40% of the population that is over age 60 and needs appropriate, affordable & accommodating housing options to stay in community	5/3/2022 10:54 AM
5	Allow housing in the Marinship	5/3/2022 9:24 AM
6	A better run City that responds more effectively and efficiently. A more open minded and collaborative public. Hiring experienced, permanent City Staff, rather than obtaining services from outside consultants who are overpaid and lack institutional knowledge and a personal connection with the community, who, because of this, tend to produce meaningless rhetoric rather than meaningful and useful solutions. Working directly with property owners who wish to construct all types of housing to create real housing, rather than focusing on State mandated format and procedures to create a Housing Element that will be acceptable to the State, but not accomplish much. Promote the concept of co-housing where a smaller homes are grouped around a common facility containing spaces and uses that can be shared. This will reduce home sizes and home expense, add density with less mass, and be socially healthier for all age groups.	5/2/2022 7:20 PM
7	Funding.	5/2/2022 3:46 PM
8	Allow conversion of office space to housing.	4/7/2022 4:15 PM
9	1) Re-zone sites to feasible density, parking, land use regs 2) Build the housing	3/29/2022 4:15 PM
10	A truth and reconciliation process focused on why people of color do not feel safe or welcome in Sausalito Subsidies from the state and feds to allow developers a pathway to build truly affordable housing	3/22/2022 3:21 PM
11	Develop below market rate housing- prioritize educators	3/21/2022 1:35 PM

## Q7 What services or actions are needed to improve access to regional services?

Answered: 11 Skipped: 7

#	RESPONSES	DATE
1	Not aware of any	5/7/2022 10:52 AM
2	Our county is small and the Health and Human Services Department does a great job with the social worker-staffed information and referral number. Making sure any staff answering phones has this information would be important. <a href="https://www.marinhhs.org/information-assistance">https://www.marinhhs.org/information-assistance</a>	5/4/2022 1:24 PM
3	Subsidies to connect renters with close to market rate units.	5/3/2022 12:08 PM
4	Continuing and improving communications, including telecommunications and old fashion mail	5/3/2022 10:54 AM
5	Don't know	5/3/2022 9:24 AM
6	Improve alternative modes of transportation that people will actually like and use instead of their car. Streetcars, connected to on-demand shuttles is the most effective means at this time. Promote all means to move from private car ownership to transportation by electric, driverless vehicles supplied and operated by privately owned transportation providers. The sooner we move to this automated means of transportation, the quick we save our planet against climate change disruption, free of vast areas of our land and structures currently devoted to the automobile and build housing in those places.	5/2/2022 7:20 PM
7	Transportation.	5/2/2022 3:46 PM
8	Don't know	4/7/2022 4:15 PM
9	Build more housing of all types Allow ferry service in marinship Encourage walkable mixed use and income communities	3/29/2022 4:15 PM
10	More public transit options	3/22/2022 3:21 PM
11	NA	3/21/2022 1:35 PM

## Q8 Are there any other housing priorities, issues, or concerns that you would like to identify to assist Sausalito in identifying housing needs and developing appropriate programs to address housing needs?

Answered: 9 Skipped: 9

#	RESPONSES	DATE
1	no	5/7/2022 10:52 AM
2	Senior housing is imperative for our community, which is predominantly older and aging. Not only affordable rental housing but housing that allows seniors who are 'overhoused' in large and inaccessible homes, isolated from friends/family and overwhelmed by the upkeep/cost to move to flat areas.	5/4/2022 1:24 PM
3	urgent need for more housing build in flat walkable areas	5/3/2022 10:54 AM
4	I am a member of the Rotary Housing Board. There needs to be more involvement by the City to identify and finance housing sites for seniors	5/3/2022 9:24 AM
5	Add housing in the Marinship. Spread housing units throughout the town, rather than concentrate new units. Avoid large, dense development which will urbanize Sausalito. We can be more creative and clever, rather than adopt the standard approach recommended by the "experts." Look to non-standard models. Do a think tank of creative thinkers, not wonky planners who only seem to know or offer cookie-cutter type solutions. Do site-specific planning. Place a strong emphasis on developing housing on publicly owned land. Encourage mixed use at every opportunity.	5/2/2022 7:20 PM
6	Don't know	4/7/2022 4:15 PM
7	I'm happy to assist in showing groups what feasible, beautiful, varied, and affordable housing would look like quantifiably.	3/29/2022 4:15 PM
8	City should ask impacted, marginalized communities what they need and what solutions they propose	3/22/2022 3:21 PM
9	none	3/21/2022 1:35 PM

## Q9 Does your organization develop housing?

Answered: 10 Skipped: 8

ANSWER CHOICES	RESPONSES	
Yes - we develop housing and have built in Sausalito or are working on/toward a project in Sausalito	50.00%	5
Yes - we develop housing in the region, but do not have direct experience with Sausalito	0.00%	0
No - we provide supportive services, advocacy, or other human services but do not develop housing	50.00%	5
TOTAL		10



## Q10 In your experience, what are typical costs, including land acquisition, site improvements, building construction, and other costs, of single family development in Sausalito or the greater Marin County region?

Answered: 5 Skipped: 13

#	RESPONSES	DATE
1	Approximately \$400 per square foot of space, including land acquisition and soft costs of developemnt	5/3/2022 9:27 AM
2	Plan \$400 to \$600 per square foot as the cost of construction, plus the land cost, site improvements and soft costs for professional services and governmental fees. Soft costs can be 20% of the combined cost of construction and site improvements. For comparison, custom homes are costing \$800 to \$1,000 per sq.ft. for both remodeling and new construction. Not sure about the land cost.	5/2/2022 8:07 PM
3	Our last project was a multifamily project 20 years ago. We do not have current figures.	4/7/2022 4:20 PM
4	This question is wide ranging and not particularly helpful because everything is site specific. Affordable per unit costs in bay area can be above 800k/door. Land in Sausalito seems like its about 2mm an acre.	3/29/2022 4:46 PM
5	NA	3/21/2022 1:49 PM

### Q11 In your experience, what are typical costs, including land acquisition, site improvements, building construction, and other costs, of multifamily development in Sausalito or the greater Marin County region?

Answered: 5 Skipped: 13

#	RESPONSES	DATE
1	see above	5/3/2022 9:27 AM
2	Only slightly less than the cost suggestions for question #10 above.	5/2/2022 8:07 PM
3	Our last project was a multifamily project 20 years ago. We do not have current figures.	4/7/2022 4:20 PM
4	IBID	3/29/2022 4:46 PM
5	15-25 Million	3/21/2022 1:49 PM

**Q12 In your experience, what are typical costs of mixed use development, including land acquisition, site improvements, building construction, and other costs, in Sausalito or the greater Marin County region?**

Answered: 5 Skipped: 13

#	RESPONSES	DATE
1	no experience	5/3/2022 9:27 AM
2	Only slightly less than the cost suggestions for question #10 above.	5/2/2022 8:07 PM
3	Our last project was a multifamily project 20 years ago. We do not have current figures.	4/7/2022 4:20 PM
4	IBID	3/29/2022 4:46 PM
5	15-25 million	3/21/2022 1:49 PM

### Q13 What is the preferred parcel size (minimum and maximum) for an affordable (lower income) multifamily development project?

Answered: 5 Skipped: 13

#	RESPONSES	DATE
1	2 acres - multifamily housing	5/3/2022 9:27 AM
2	1/2 acre in Sausalito, as it is difficult to find many larger sites. This is why industry standards don't apply to Sausalito, because we do not have the mass and density of an urban area, nor are we spread out like suburban areas. We are used to leaving on small sites close to neighbors.	5/2/2022 8:07 PM
3	1 acre minimum, no maximum	4/7/2022 4:20 PM
4	Size is less important than density and land cost. A smaller parcel (cheaper) with greater allowable density is preferable to a large parcel with lower density. For instance, 117 caledonia seems like its 4 units on .1 acres. That's 40 units/acre. Rotary's senior housing projects off olima is 44 units/acre. These are not scary densities. That said, half-acre and above and over 35 units is typically the smallest it can be to be feasible. HCD recognizes this as well	3/29/2022 4:46 PM
5	60 unit- 1-2 acres	3/21/2022 1:49 PM

## Q14 What is the minimum desirable density (units per acre) for an affordable (lower income) housing development project?

Answered: 5 Skipped: 13

#	RESPONSES	DATE
1	25	5/3/2022 9:27 AM
2	Same as the answer to question #13 above.	5/2/2022 8:07 PM
3	50-60 units per acre	4/7/2022 4:20 PM
4	This is a complicated question because it depends on so many factors, but I'm doing a project with 80/acre and we got land free and I still need a 3mm loan from City of Inglewood to make it work.	3/29/2022 4:46 PM
5	60 units	3/21/2022 1:49 PM

## Q15 Have you encountered any specific impediments to developing housing in Sausalito? If yes, please describe.

Answered: 5 Skipped: 13

#	RESPONSES	DATE
1	To extensive to describe in detail	5/3/2022 9:27 AM
2	Lack of effective leadership. Lack of expertise. Lack of a shared goal. Lack of open mindedness. Lack of a willingness to take risks. Fear of change. Unwillingness to compromise. Lack of imagination. Aggressive determination by individuals who wish to shape the community to conform to only their personal perspective against all others. Lack of participation by more progressive and open-minded people who are discouraged from participating by the wonky process and the subtle but vitriol tactics of those determined to prevail at the community's expense, because they believe they know better than others what is good for the community. The solution to the above described impediment is to stop giving the same people control of the dialog and invite new people and energy. Quit letting the wonky, paid "planners" control the agenda and dialog. They should only listen and transcribe, and occasionally offer feedback.	5/2/2022 8:07 PM
3	Strident opposition to new projects, complete absence of support from City officials.	4/7/2022 4:20 PM
4	The land use is archaic. Many of the people making the decisions don't understand regular development and what it takes to build things let alone the additional complexity affordable housing development. There are people that make food and we call them farmers. There are people that build housing and we call them developers. Both provide a valuable service to society at great personal risk and expense and expect their contributions to be valued. Unless someone can quantifiably show they are competent at development or at the very least they want to learn, they probably shouldn't be dictating land use policy. Fundamentally, this is about math.	3/29/2022 4:46 PM
5	Cost, zoning	3/21/2022 1:49 PM

## Q16 Are there specific changes to the City's planning and development process that have a significant effect on the ability to accommodate or develop housing? If yes, please describe.

Answered: 6 Skipped: 12

#	RESPONSES	DATE
1	Allow housing in the Marinship	5/3/2022 9:27 AM
2	If you really want the public to participate, than do not make them wait to the end of a workshop, or Zoom, or hearing to speak. Let them speak at the beginning and then insist that key points made by the public are considered and discussed by the lead group during the public gathering. If you want to discourage public discourse and participation, particularly by those having fresh ideas, then relegate their contributions to the very end of the discussion, when everyone is tired and wishing to conclude, without any response or followup. They will only ask themselves why they bothered to show up and decline the next invitation. Oh, if you what input from property owners and members of Sausalito's business community, do not introduce them as being a non-resident! The message there can only be that their voice doesn't count or isn't valued.	5/2/2022 8:07 PM
3	Hiring and retaining competent planning staff would be a starting point. Having Councilmembers with the fortitude to support a project despite the inevitable, hysterical opposition would be the next step.	4/7/2022 4:20 PM
4	Yes. It starts with the anti-development history of the city. From after WWII when blacks and other were barred from living in the city, to the 70's and 80's where initiatives and regulations were put in place that intentionally make development unfeasible. Sausalito has been an ethnically homogenous, expensive, desirable place to live. Cultural changes away from an obstructionist mentality would be beneficial. Then looking critically at existing land use, with no sacred calves off the table, and designing a program that is green, beautiful, feasible, and economically sustainable in parternship with owners and developers could solve the issues. Also having a staffed functioning planning department headed by a planning veteran with a vision to lead the process is desperately needed.	3/29/2022 4:46 PM
5	Before recent state laws took effect, the planning process took years, and no developer wanted to touch Sausalito. Affordable housing subsidies will help tremendously	3/22/2022 3:24 PM
6	I don't know	3/21/2022 1:49 PM

## Q17 What does it take to produce lower and moderate income housing in Sausalito or the Marin County region? Are there additional factors that the City should consider to accommodate and encourage lower and moderate income housing in Sausalito?

Answered: 6 Skipped: 12

#	RESPONSES	DATE
1	Bond financing	5/3/2022 9:27 AM
2	Streamline the approval process. Actually, just find a way to make the process work, because it's broken at the moment, with constant turnover, and little and no staff, few with having a real connection with Sausalito or institutional knowledge. Reduce the fees charged for Project that propose new housing. Review and implement many of the suggestions in the Mayor's Blue Ribbon Task Force on Housing report dated February 21, 2019. Oh, that's another way to discourage participation in the necessary community dialog and planning effort to create new housing in Sausalito, or to discourage participation in any governmental planning effort - Ask people to volunteer their time, to work hard and summarize their study and conclusions in a written report that is thereafter placed on a shelf unread and forgotten. It happens all the time. Again, you have to ask yourself, "Why did I bother?" Look what is working and not working in other communities similar to Sausalito. Learn from the mistakes and successes by others. One of the most important components of any strategic plan is to not just envision, plan and develop, but also to identify what will cause the strategy to fail, and then plan the mitigation to avoid the failures, paying great attention to implementing the mitigation. Also, every plan needs to include action steps to achieve the objectives and targeted results. Create a leadership structure to pursue these action steps which includes a timeline and measurable results. In general, our follow through is pretty weak. We're pretty good at talking and planning, but not very good at implementation in a sustainable manner.	5/2/2022 8:07 PM
3	City officials that unequivocally support the project notwithstanding the opposition is key.	4/7/2022 4:20 PM
4	Yes. If the city has no \$, it cannot create affordable housing funds. Large mixed-use and income developments can create a sustainable tax base for the city. Ex. 724 units of the rhna is 500mm in cost roughly. Most of that will require property tax abatement. City will have additional costs and no additional revenue. logical thing to do is allow scaled market rate apartment, senior, commercial etc. that sustains the city economically. It's crazy to me that we have a top 5 property tax paying site and it's from the 80's. If we had new buildings, the tax base would be strong.	3/29/2022 4:46 PM
5	It will take political will, fiscal contributions to affordable housing, increase in LIHTC funds, and a community willing to confront its racist past	3/22/2022 3:24 PM
6	Partnership with other local agencies/entities	3/21/2022 1:49 PM



**Appendix H - Built Densities**

Appendix H - Built Densities

APN	Acres	Assessor Use Description	General Plan	Zoning	Maximum Density	Address	Existing Units	Density	Percent of Maximum Permitted Density	Note	
<b>Affordable Housing</b>											
064-104-01	0.55	Exemption - Improved	High Density Residential	R-3	29.0	501 OLIMA ST	22	39.9	137%	Rotary Housing	
064-162-05	0.14	Exemption - Improved	High Density Residential	R-3	29.0	414 BEE ST	10	73.5	254%	Rotary Housing	
064-162-04	0.09	Exemption - Improved	High Density Residential	R-3	29.0	408 BEE ST	6	65.9	227%	Bee Street Housing	
								<b>Average</b>	<b>59.8</b>	<b>206%</b>	
<b>Market Rate Multi-Unit Housing on Mixed Use/Commercial Sites</b>											
065-072-13	0.165	Commercial - Improved	Central Commercial	CC	29.0	701 BRIDGEWAY BLVD	25	151.5	522%		
065-063-23	0.108	Multiple-Resid. - Improved	Central Commercial	CC	29.0	833 BRIDGEWAY BLVD	7	64.8	223%		
065-131-12	0.09	Multiple-Resid. - Improved	Central Commercial	CC	29.0	14 PRINCESS ST	6	66.7	230%		
065-131-09	0.083	Commercial - Improved	Central Commercial	CC	29.0	4 PRINCESS ST	6	72.3	249%		
065-131-15	0.036	Commercial - Improved	Central Commercial	CC	29.0	40 PRINCESS ST	6	166.7	575%		
065-131-01	0.027	Commercial - Improved	Central Commercial	CC	29.0	693 BRIDGEWAY BLVD	4	148.1	511%		
065-131-14	0.049	Commercial - Improved	Central Commercial	CC	29.0	36 PRINCESS ST	4	81.6	281%		
064-161-06	0.338	Commercial - Improved	Mixed Residential & Commercial	CR	29.0	1607 BRIDGEWAY BLVD	13	38.5	133%		
064-162-02	0.054	Multiple-Resid. - Improved	Mixed Residential & Commercial	CR	29.0	404 BEE ST	4	74.1	255%		
065-238-41	0.22	Commercial - Improved	Neighborhood Commercial	CN-1	29.0	217 SECOND ST	2	9.1	31%		
								<b>87.3</b>	<b>301%</b>		
<b>Market Rate Multi-Unit Housing on Residential Sites</b>											
064-133-04	4.46	Multiple-Resid. - Improved	High Density Residential	R-3	29.0	5 RODEO AVE	90	20.2	70%		
065-267-45	0.25	Multiple-Resid. - Improved	High Density Residential	R-3	29.0	315 MAIN ST	6	23.6	81%		
064-151-02	0.42	Multiple-Resid. - Improved	High Density Residential	R-3	29.0	1757 BRIDGEWAY BLVD	5	12.0	42%		
052-322-02	0.75	Multiple-Resid. - Improved	High Density Residential	R-3	29.0	330 EBBTIDE AVE	3	4.0	14%		
065-063-07	0.20	Multiple-Resid. - Improved	High Density Residential	R-3	29.0	925 BRIDGEWAY BLVD	2	10.3	35%		
065-211-28	0.20	Single-Resid. - Improved	High Density Residential	R-3	29.0	60 ATWOOD AVE	2	9.9	34%		
065-211-07	0.21	Single-Resid. - Improved	High Density Residential	R-3	29.0	10 JOSEPHINE AVE	2	9.6	33%		
064-151-10	0.25	Single-Resid. - Improved	High Density Residential	R-3	29.0	1713 BRIDGEWAY BLVD	2	8.1	28%		
065-071-23	0.654	Multiple-Resid. - Improved	High Density Residential	R-3	29.0	120 BULKLEY AVE	28	42.8	148%		
065-124-04	0.642	Multiple-Resid. - Improved	High Density Residential	R-3	29.0	77 BULKLEY AVE	21	32.7	113%		
065-165-01	0.227	Multiple-Resid. - Improved	High Density Residential	R-3	29.0	47 BULKLEY AVE	12	52.9	182%		
065-268-05	0.175	Multiple-Resid. - Improved	High Density Residential	R-3	29.0	15 SECOND ST	9	51.4	177%		
065-052-11	0.29	Multiple-Resid. - Improved	High Density Residential	R-3	29.0	428 TURNEY ST	8	27.6	95%		
064-151-34	0.17	Multiple-Resid. - Improved	High Density Residential	R-3	29.0	146 FILBERT AVE	8	47.1	162%		
065-062-25	0.231	Multiple-Resid. - Improved	High Density Residential	R-3	29.0	257 SAN CARLOS AVE	7	30.3	104%		
065-052-27	0.238	Multiple-Resid. - Improved	High Density Residential	R-3	29.0	425 LOCUST ST	6	25.2	87%		
065-124-03	0.224	Multiple-Resid. - Improved	High Density Residential	R-3	29.0	90 HARRISON AVE	6	26.8	92%		
065-124-09	0.209	Multiple-Resid. - Improved	High Density Residential	R-3	29.0	80 HARRISON AVE	6	28.7	99%		
065-268-09	0.185	Multiple-Resid. - Improved	High Density Residential	R-3	29.0	311 VALLEY ST	6	32.4	112%		
065-165-02	0.136	Multiple-Resid. - Improved	High Density Residential	R-3	29.0	31 BULKLEY AVE	6	44.1	152%		
065-235-10	0.134	Multiple-Resid. - Improved	High Density Residential	R-3	29.0	302 THIRD ST	6	44.8	154%		
065-071-22	0.313	Multiple-Resid. - Improved	High Density Residential	R-3	29.0	30 EXCELSIOR LN	5	16.0	55%		
065-063-19	0.131	Multiple-Resid. - Improved	High Density Residential	R-3	29.0	204 BULKLEY AVE	5	38.2	132%		
065-171-18	0.17	Multiple-Resid. - Improved	High Density Residential	R-3	29.0	38 BULKLEY AVE	5	29.4	101%		
065-171-36	0.308	Multiple-Resid. - Improved	High Density Residential	R-3	29.0	46 BULKLEY AVE	4	13.0	45%		
065-171-30	0.22	Multiple-Resid. - Improved	High Density Residential	R-3	29.0	22 BULKLEY AVE	4	18.2	63%		
065-124-06	0.158	Multiple-Resid. - Improved	High Density Residential	R-3	29.0	45 BULKLEY AVE	4	25.3	87%		
064-151-39	0.155	Multiple-Resid. - Improved	High Density Residential	R-3	29.0	150 FILBERT AVE	4	25.8	89%		
064-162-06	0.141	Multiple-Resid. - Improved	High Density Residential	R-3	29.0	416 BEE ST	4	28.4	98%		
064-162-22	0.136	Multiple-Resid. - Improved	High Density Residential	R-3	29.0	421 NAPA ST	4	29.4	101%		
064-167-15	0.128	Multiple-Resid. - Improved	High Density Residential	R-3	29.0	310 BONITA ST	4	31.3	108%		
065-054-14	0.151	Multiple-Resid. - Improved	High Density Residential	R-3	29.0	429 TURNEY ST	4	26.5	91%		
065-063-31	0.134	Multiple-Resid. - Improved	High Density Residential	R-3	29.0	172 BULKLEY AVE	4	29.9	103%		
065-203-07	0.145	Multiple-Resid. - Improved	High Density Residential	R-3	29.0	5 JOSEPHINE AVE	4	27.6	95%		
065-235-17	0.149	Multiple-Resid. - Improved	High Density Residential	R-3	29.0	315 NORTH ST	4	26.8	93%		
065-132-07	0.107	Multiple-Resid. - Improved	High Density Residential	R-3	29.0	52 BULKLEY AVE	4	37.4	129%		
065-165-07	0.111	Multiple-Resid. - Improved	High Density Residential	R-3	29.0	23 BULKLEY AVE	4	36.0	124%		
064-151-36	0.092	Multiple-Resid. - Improved	High Density Residential	R-3	29.0	144 FILBERT AVE	4	43.5	150%		
065-054-13	0.094	Multiple-Resid. - Improved	High Density Residential	R-3	29.0	108 BONITA ST	4	42.6	147%		
065-131-13	0.072	Multiple-Resid. - Improved	High Density Residential	R-3	29.0	31 PRINCESS ST	4	55.6	192%		
065-132-08	0.075	Multiple-Resid. - Improved	High Density Residential	R-3	29.0	48 BULKLEY AVE	4	53.3	184%		
064-151-09	0.293	Multiple-Resid. - Improved	High Density Residential	R-3	29.0	1721 BRIDGEWAY BLVD	4	13.7	47%		
064-151-14	0.114	Multiple-Resid. - Improved	High Density Residential	R-3	29.0	404 NAPA ST	4	35.1	121%		
064-151-38	0.165	Multiple-Resid. - Improved	High Density Residential	R-3	29.0	148 FILBERT AVE	4	24.2	84%		
065-056-09	0.14	Multiple-Resid. - Improved	High Density Residential	R-3	29.0	424 JOHNSON ST	4	28.6	99%		
065-062-15	0.122	Multiple-Resid. - Improved	High Density Residential	R-3	29.0	415 JOHNSON ST	4	32.8	113%		
065-063-08	0.188	Multiple-Resid. - Improved	High Density Residential	R-3	29.0	911 BRIDGEWAY BLVD	4	21.3	73%		
065-063-10	0.131	Multiple-Resid. - Improved	High Density Residential	R-3	29.0	897 BRIDGEWAY BLVD	4	30.5	105%		
065-063-35	0.12	Multiple-Resid. - Improved	High Density Residential	R-3	29.0	236 SAN CARLOS AVE	4	33.3	115%		
065-132-09	0.131	Multiple-Resid. - Improved	High Density Residential	R-3	29.0	54 BULKLEY AVE	4	30.5	105%		
064-252-11	0.38	Single-Resid. - Improved	Low Density Residential	R-1-8	5.4	2 CRECIENTA DR	2	5.2	96%		
064-251-26	0.23	Single-Resid. - Improved	Low Density Residential	R-1-8	5.4	145 CURREY AVE	2	8.5	158%		
064-141-13	0.52	Multiple-Resid. - Improved	Medium High Density Residential	R-2-2.5	17.4	523 SPRING ST	6	11.6	67%		
065-231-12	0.21	Multiple-Resid. - Improved	Medium High Density Residential	R-2-2.5	17.4	64 LOWER CRESCENT AV	4	19.1	110%		
064-193-04	0.21	Multiple-Resid. - Improved	Medium High Density Residential	R-2-2.5	17.4	531 EASTERBY ST	3	14.2	81%		
064-142-11	0.21	Multiple-Resid. - Improved	Medium High Density Residential	R-2-2.5	17.4	521 EASTERBY ST	2	9.4	54%		
064-203-53	0.22	Multiple-Resid. - Improved	Medium High Density Residential	R-2-2.5	17.4	91 FILBERT AVE	2	9.3	53%		
064-142-10	0.22	Single-Resid. - Improved	Medium High Density Residential	R-2-2.5	17.4	34 MARIE ST	2	9.1	52%		
065-311-22	0.35	Multiple-Resid. - Improved	Medium High Density Residential	R-2-2.5	17.4	11 MARION AVE	2	5.7	33%		
065-311-36	0.22	Multiple-Resid. - Improved	Medium High Density Residential	R-2-2.5	17.4	9 MARION AVE	2	9.3	53%		
065-101-36	0.21	Multiple-Resid. - Improved	Medium High Density Residential	R-2-2.5	17.4	625 LOCUST RD	2	9.5	55%		
065-293-30	0.23	Multiple-Resid. - Improved	Medium High Density Residential	R-2-2.5	17.4	74 EDWARDS AVE	2	8.9	51%		
064-152-04	0.22	Multiple-Resid. - Improved	Medium High Density Residential	R-2-2.5	17.4	121 FILBERT AVE	2	9.1	52%		
065-222-60	0.21	Multiple-Resid. - Improved	Medium High Density Residential	R-2-2.5	17.4	446 SAUSALITO BLVD	2	9.7	56%		
065-293-17	0.23	Multiple-Resid. - Improved	Medium High Density Residential	R-2-2.5	17.4	319 SOUTH ST	2	8.7	50%		
065-252-63	0.24	Multiple-Resid. - Improved	Medium High Density Residential	R-2-2.5	17.4	63 CRESCENT AVE	2	8.2	47%		

Appendix H - Built Densities

065-293-29	0.21	Multiple-Resid. - Improved	Medium High Density Residential	R-2-2.5	17.4	70 EDWARDS AVE	2	9.5	55%
065-224-23	0.20	Multiple-Resid. - Improved	Medium High Density Residential	R-2-2.5	17.4	177 PROSPECT AVE	2	9.9	57%
065-237-07	0.158	Multiple-Resid. - Improved	Medium High Density Residential	R-2-2.5	17.4	209 THIRD ST	7	44.3	255%
065-233-11	0.147	Multiple-Resid. - Improved	Medium High Density Residential	R-2-2.5	17.4	516 RICHARDSON ST	6	40.8	235%
064-131-03	0.119	Multiple-Resid. - Improved	Medium High Density Residential	R-2-2.5	17.4	2101 BRIDGEWAY BLVD	5	42.0	241%
065-082-05	0.092	Multiple-Resid. - Improved	Medium High Density Residential	R-2-2.5	17.4	506 PINE ST	5	54.3	312%
064-152-20	0.186	Multiple-Resid. - Improved	Medium High Density Residential	R-2-2.5	17.4	11 MARIE ST	4	21.5	124%
065-253-19	0.166	Multiple-Resid. - Improved	Medium High Density Residential	R-2-2.5	17.4	16 CRESCENT AVE	4	24.1	138%
065-293-14	0.173	Multiple-Resid. - Improved	Medium High Density Residential	R-2-2.5	17.4	126 EDWARDS AVE	4	23.1	133%
064-135-02	0.127	Multiple-Resid. - Improved	Medium High Density Residential	R-2-2.5	17.4	506 SPRING ST	4	31.5	181%
064-142-17	0.119	Multiple-Resid. - Improved	Medium High Density Residential	R-2-2.5	17.4	507 EASTERBY ST	4	33.6	193%
065-231-03	0.119	Multiple-Resid. - Improved	Medium High Density Residential	R-2-2.5	17.4	21 CENTRAL AVE	4	33.6	193%
065-264-07	0.144	Multiple-Resid. - Improved	Medium High Density Residential	R-2-2.5	17.4	101 THIRD ST	4	27.8	160%
065-233-17	0.072	Multiple-Resid. - Improved	Medium High Density Residential	R-2-2.5	17.4	519 NORTH ST	4	55.6	319%
065-264-06	0.082	Multiple-Resid. - Improved	Medium High Density Residential	R-2-2.5	17.4	105 THIRD ST	4	48.8	280%
065-301-12	0.11	Multiple-Resid. - Improved	Medium High Density Residential	R-2-2.5	17.4	25 ALEXANDER AVE	4	36.4	209%
065-081-09	0.039	Multiple-Resid. - Improved	Medium High Density Residential	R-2-2.5	17.4	508 TURNEY ST	4	102.6	589%
064-134-03	0.101	Multiple-Resid. - Improved	Medium High Density Residential	R-2-2.5	17.4	230 WOODWARD AVE	4	39.6	228%
065-091-10	1.05	Single-Resid. - Improved	Medium Low Density Residential	R-1-6	7.3	168 HARRISON AVE	2	1.9	26%
065-151-02	0.58	Multiple-Resid. - Improved	Medium Low Density Residential	R-1-6	7.3	155 SANTA ROSA AVE	2	3.4	47%
065-122-04	0.55	Exemption - Improved	Medium Low Density Residential	R-1-6	7.3	54 SPENCER AVE	2	3.6	50%
064-243-01	0.21	Single-Resid. - Improved	Medium Low Density Residential	R-1-6	7.3	15 GEORGE LN	2	9.3	128%
065-151-07	0.26	Single-Resid. - Improved	Medium Low Density Residential	R-1-6	7.3	137 SANTA ROSA AVE	2	7.6	105%
064-192-07	0.21	Multiple-Resid. - Improved	Medium Low Density Residential	R-1-6	7.3	725 SPRING ST	2	9.3	128%
065-163-01	0.23	Single-Resid. - Improved	Medium Low Density Residential	R-1-6	7.3	84 SUNSHINE AVE	2	8.8	120%
064-221-11	0.21	Multiple-Resid. - Improved	Medium Low Density Residential	R-1-6	7.3	727 SPRING ST	2	9.4	129%
064-101-14	0.23	Multiple-Resid. - Improved	Medium Low Density Residential	R-1-6	7.3	304 SACRAMENTO AVE	2	8.8	121%
065-163-05	0.28	Single-Resid. - Improved	Medium Low Density Residential	R-1-6	7.3	44 SUNSHINE AVE	2	7.2	99%
064-254-40	0.23	Single-Resid. - Improved	Medium Low Density Residential	R-1-6	7.3	79 GEORGE LN	2	8.7	119%
065-121-10	0.24	Multiple-Resid. - Improved	Medium Low Density Residential	R-1-6	7.3	141 SAN CARLOS AVE	2	8.3	113%
065-195-19	0.27	Single-Resid. - Improved	Medium Low Density Residential	R-1-6	7.3	596 SAUSALITO BLVD	2	7.5	103%
065-151-39	0.28	Single-Resid. - Improved	Medium Low Density Residential	R-1-6	7.3	108 SPENCER AVE	2	7.1	98%
065-092-44	0.36	Single-Resid. - Improved	Medium Low Density Residential	R-1-6	7.3	168 SAN CARLOS AVE	2	5.6	76%
065-122-03	0.20	Single-Resid. - Improved	Medium Low Density Residential	R-1-6	7.3	117 SAN CARLOS AVE	2	10.0	136%
065-223-30	0.25	Multiple-Resid. - Improved	Medium Low Density Residential	R-1-6	7.3	658 MAIN ST	2	7.9	108%
065-121-17	0.32	Single-Resid. - Improved	Medium Low Density Residential	R-1-6	7.3	101 SANTA ROSA AVE	2	6.2	85%
065-092-41	0.34	Single-Resid. - Improved	Medium Low Density Residential	R-1-6	7.3	161 HARRISON AVE	2	5.8	80%
065-201-14	0.107	Multiple-Resid. - Improved	Medium Low Density Residential	R-1-6	7.3	55 SUNSHINE AVE	5	46.7	640%
065-123-04	0.07	Multiple-Resid. - Improved	Medium Low Density Residential	R-1-6	7.3	115 HARRISON AVE	4	57.1	783%
065-201-12	0.163	Multiple-Resid. - Improved	Medium Low Density Residential	R-1-6	7.3	71 CENTRAL AVE	4	24.5	336%
065-201-13	0.151	Multiple-Resid. - Improved	Medium Low Density Residential	R-1-6	7.3	59 SUNSHINE AVE	4	26.5	363%
065-112-02	0.101	Multiple-Resid. - Improved	Medium Low Density Residential	R-1-6	7.3	195 SAN CARLOS AVE	4	39.6	543%
065-141-34	0.37	Multiple-Resid. - Improved	Medium Low Density Residential	R-1-6	7.3	112 GLEN DR	4	10.8	148%
200-310-18	1.04	Multiple-Resid. - Improved	Very Low Density Residential	R-1-20	2.2	51 WOLFBACK RIDGE RD	2	1.9	88%
200-310-17	0.85	Single-Resid. - Improved	Very Low Density Residential	R-1-20	2.2	61 WOLFBACK RIDGE RD	2	2.4	107%
<b>Average</b>								<b>23.9</b>	<b>134%</b>

## **6<sup>th</sup> Cycle Housing Element Background Report Appendices**

### **Appendix I - Conceptual Site Plans**

**I1: Site 72**

**I2: Sites 63, 75, 84**

**6<sup>th</sup> Cycle Housing Element Background Report Appendices**

**Appendix I1: Conceptual Site Plans - Site 72**

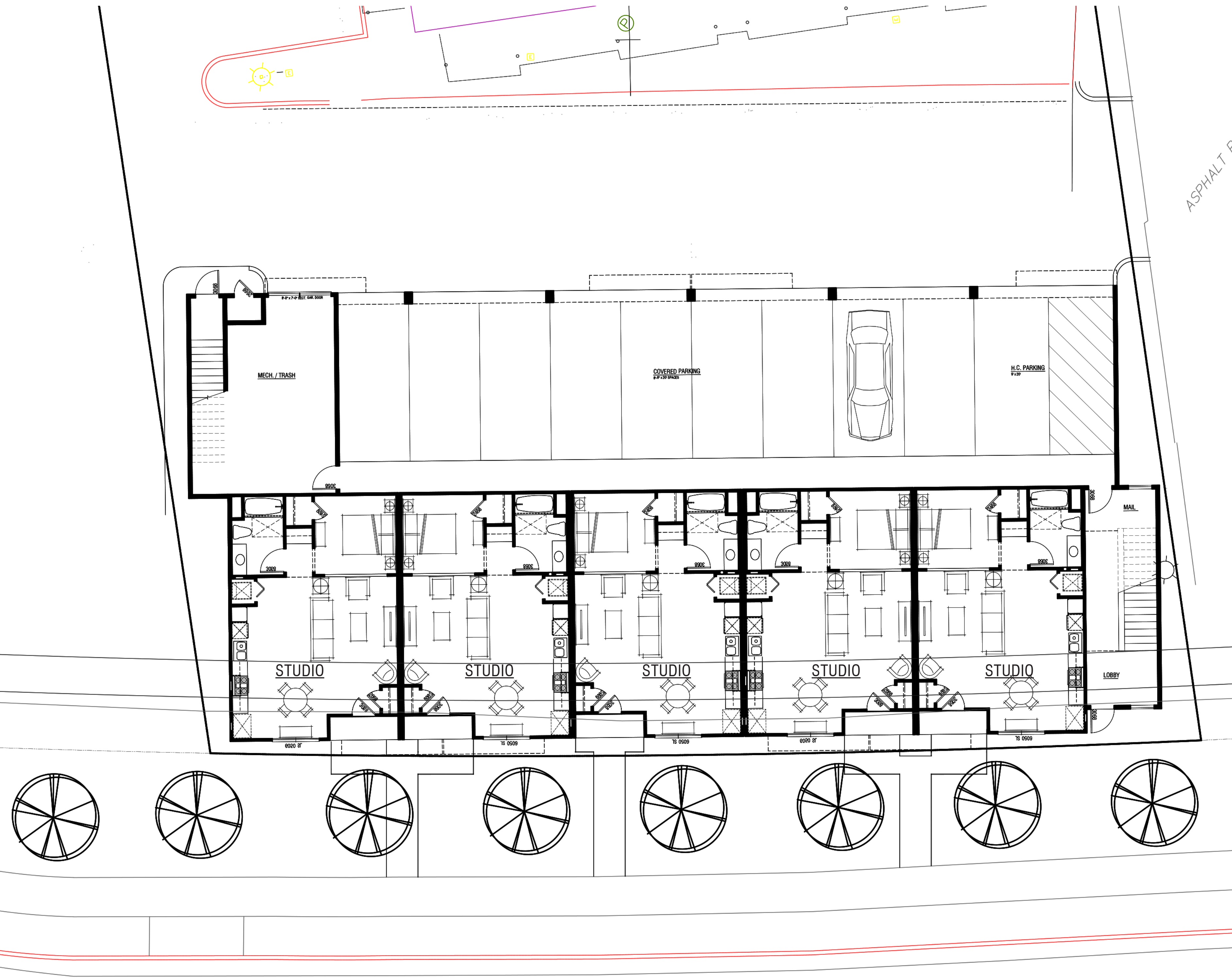
COLOMA ST

ASPHALT PARKING LOT

ASPHALT P

**PROJECT INFORMATION**

OWNER: MORGAN PROPERTIES  
150 GATE5 ROAD, SUITE 100  
SAUSALITO, CA 94965  
(415)515-2179  
PROJECT ADDRESS: 2656 BRIDGEWAY BLVD  
SAUSALITO, CA 94965



BRIDGEWAY BLVD

A NEW RESIDENTIAL BUILDING AT:

**2656 BRIDGEWAY BLVD**

SAUSALITO, CA 94965





LEFT ELEVATION

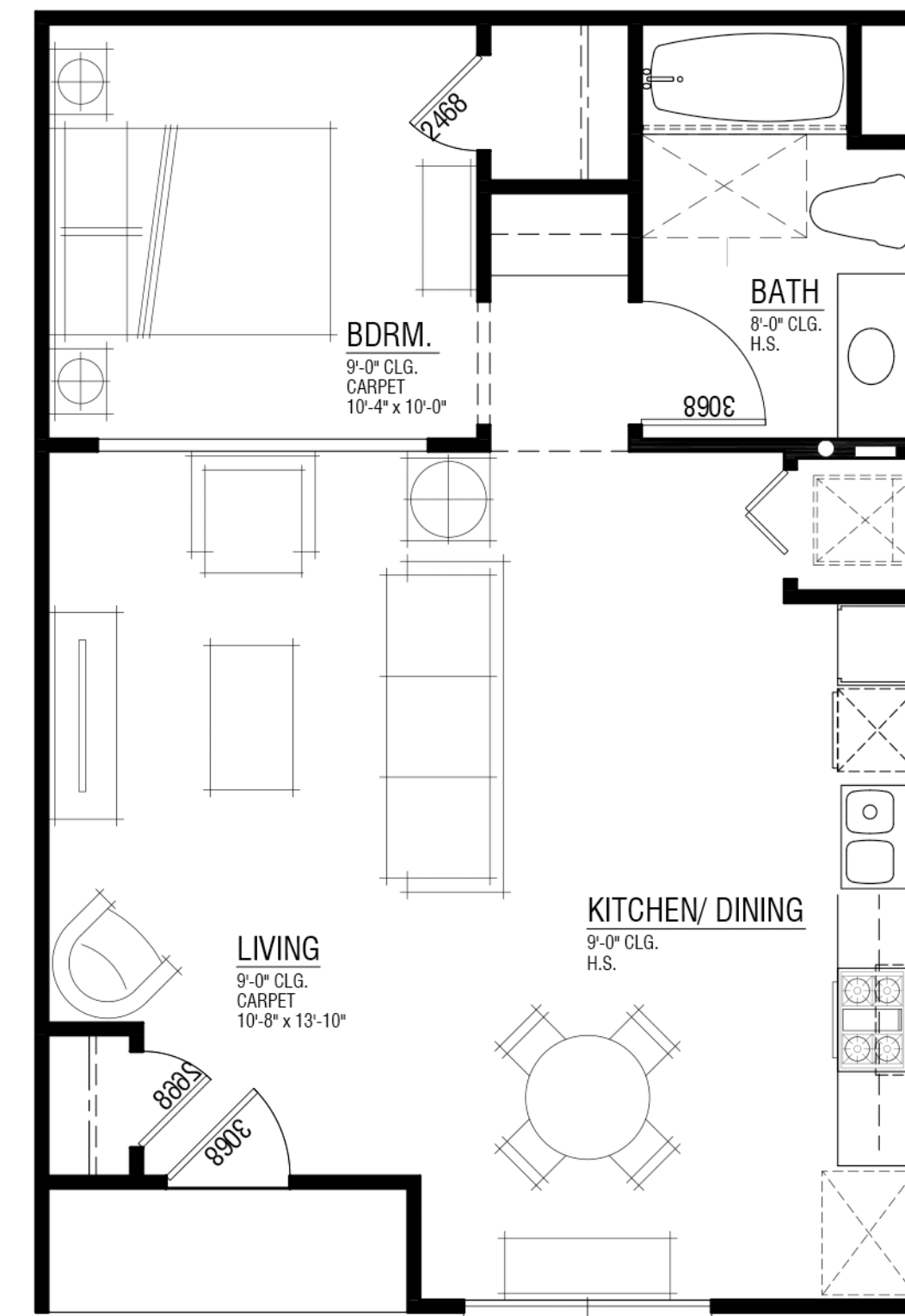


FRONT ELEVATION

- EXTERIOR MATERIALS**
1. STUCCO
  2. PERFORATED METAL RAILING
  3. METAL AWNING
  4. INSULATED WINDOWS

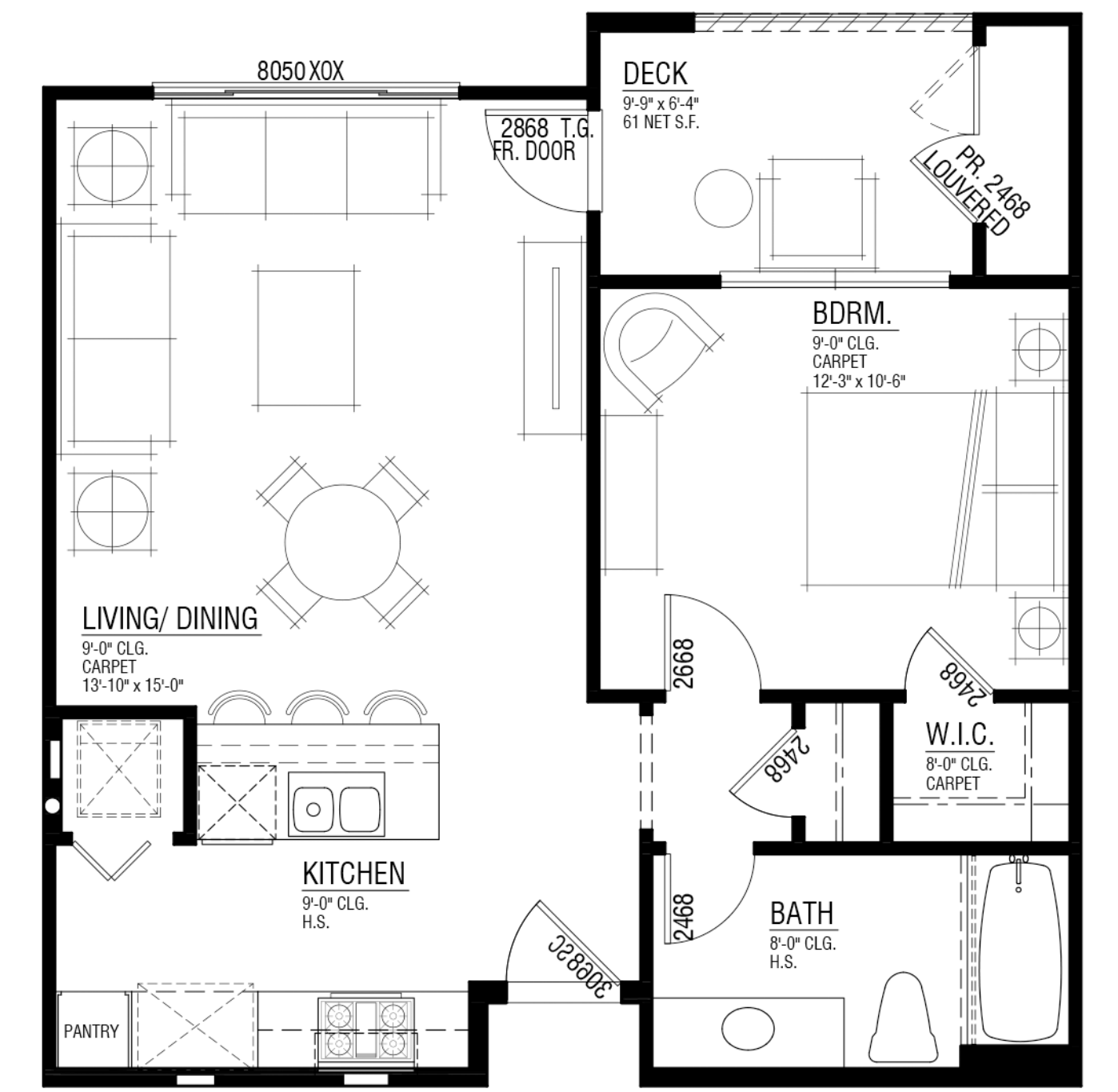


SECOND AND THIRD FLOOR PLAN(S)



STUDIO PLAN  
±655 S.F.

SCALE: 1/4" = 1'-0"



1 BEDROOM PLAN  
±630 S.F.

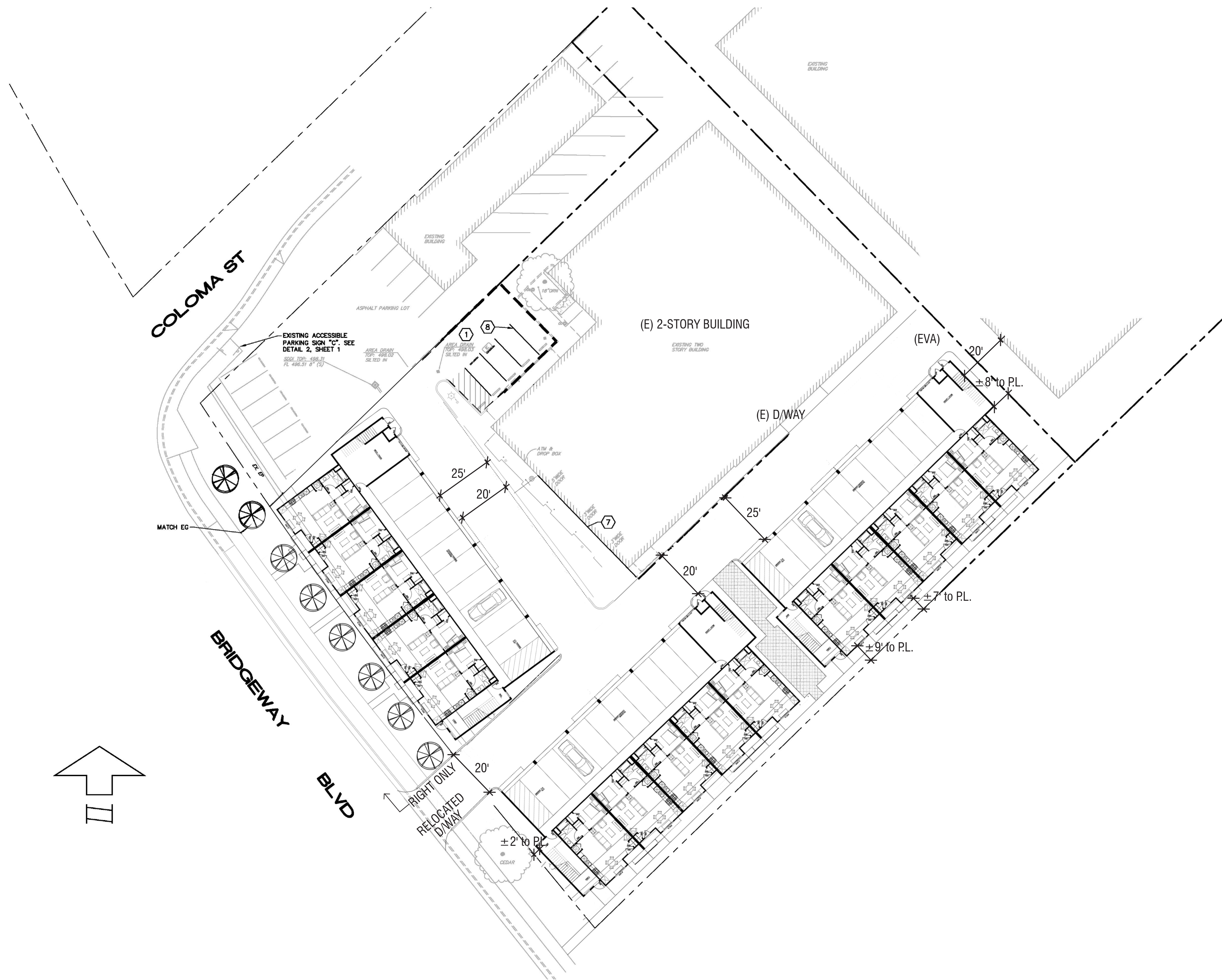
SCALE: 1/4" = 1'-0"

A NEW RESIDENTIAL BUILDING AT:

**2656 BRIDGEWAY BLVD**

SAUSALITO, CA 94965





**PROJECT SUMMARY**

NO. OF STORIES: 3-STORY

UNITS: (48) 1 BEDROOM | ±630 S.F.  
(15) STUDIO | ±655 S.F.  
63 UNITS TOTAL

RESIDENTIAL: ±40,065 S.F. (UNITS)

**SITE PLAN**

A NEW RESIDENTIAL BUILDING AT:

**2656 BRIDGEWAY BLVD**

SAUSALITO, CA 94965



**6<sup>th</sup> Cycle Housing Element Background Report Appendices**

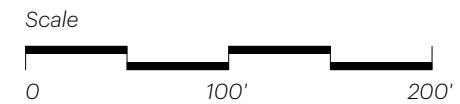
**Appendix 12: Conceptual Site Plans - Sites 63, 74, 85**

# Site 63, 522 Olive Street | Site Summary

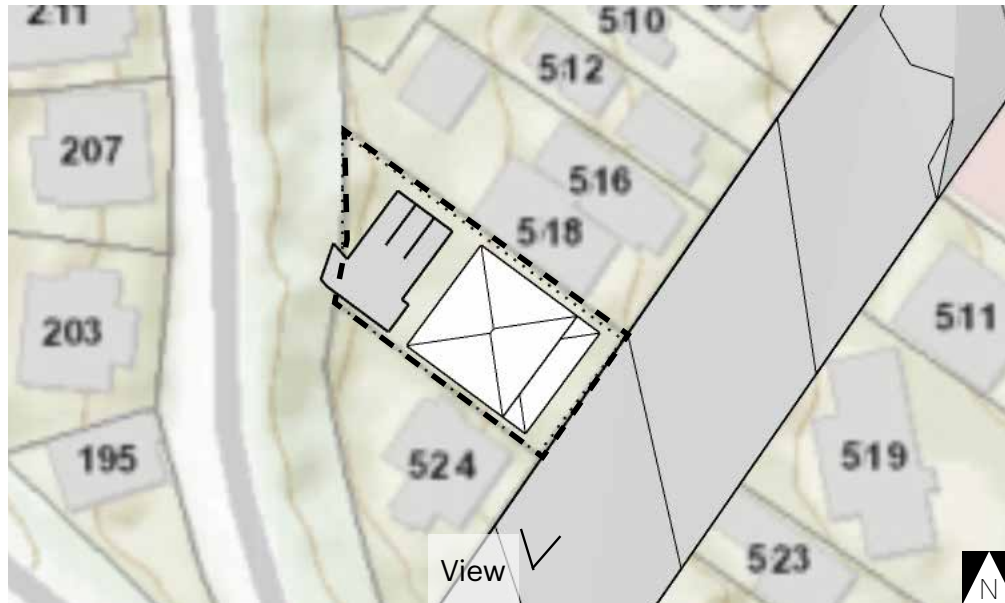


Site Overview	
Site Number	63
Area	5227 sf (0.12 acres)
Slope	22.2%
Zoning	
Existing	Medium High Density Residential / R-2-2.5
Proposed	No change
Density, max.	17.5 du/acre (1 du/2,500 sf)
FAR, max.	0.5
Bldg Coverage, max.	39%
City Direction	
Target Housing Yield	3 du <sup>1</sup>

<sup>1</sup> Assumed for Housing Element due to capacity reductions.



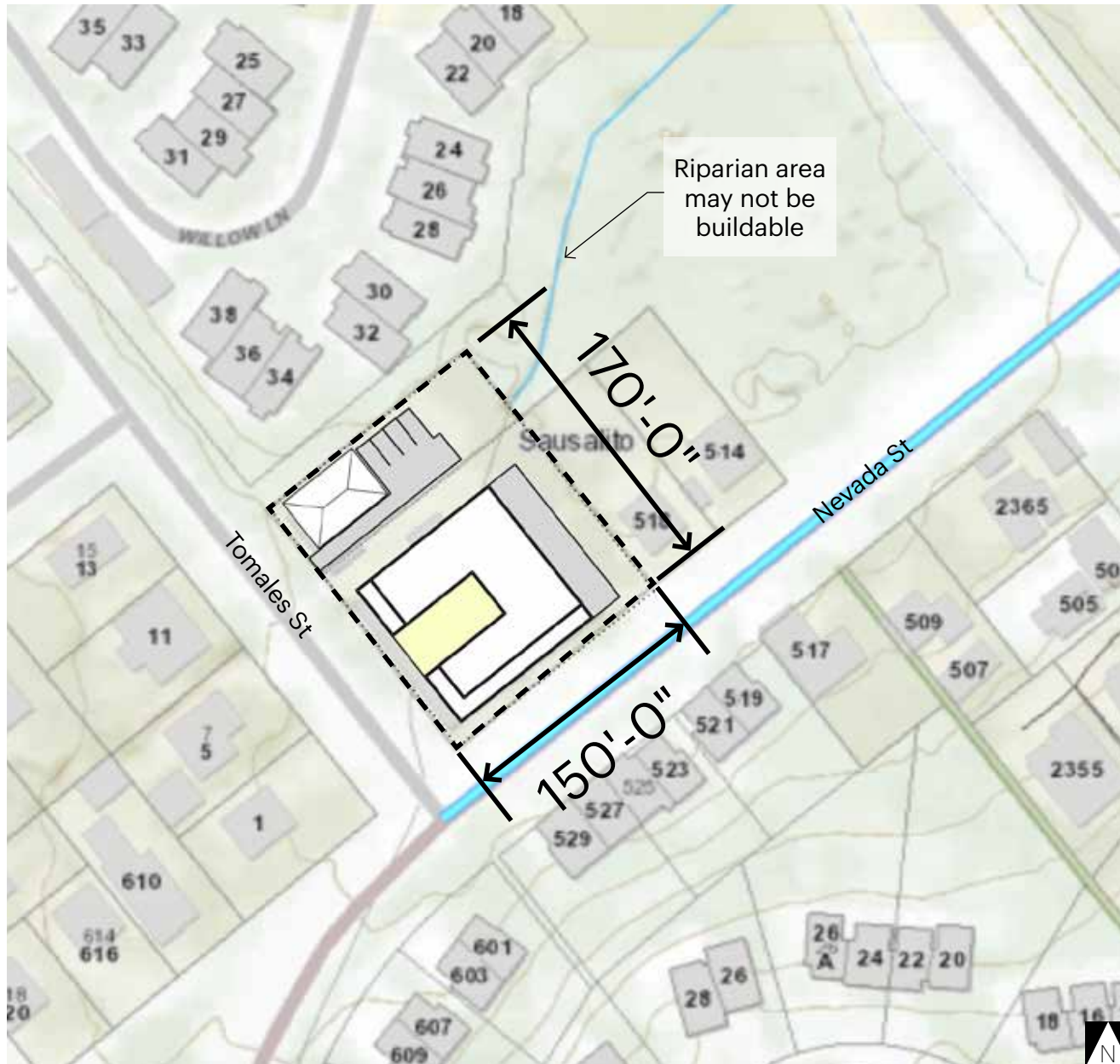
# Site 63, 522 Olive Street | Site Test



Testing Scenario:	
Building Type	Total for Triplex
Quantity on Site	1
Height	3 stories (w/ stepback)
Building, Wid. x Dep.	40' x 48'
Building, Gross Area	5,000 sf
Building, Coverage	37%
Units, Total	3 du
Units, Average Size	1,467 sf
Parking	
Parking, Total Count	3 sp
Parking, Type	Surface or Covered
Resultant Yields	
Parking Ratio	1 sp per unit
Density	25.0 du/acre
FAR	1.0

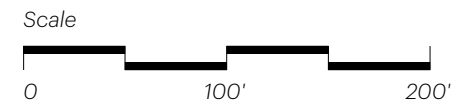


# Site 75, Corp. Yard/530 Nevada St | Site Summary



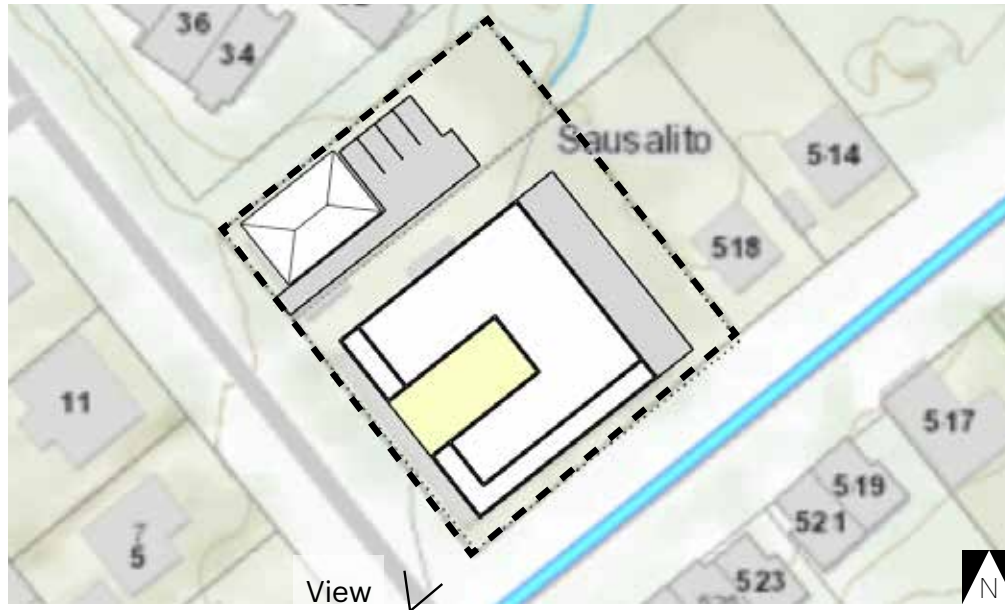
Site Overview	
Site Number	75
Area	26,572 sf (0.61 acres)
Slope	6.3%
Zoning	
Existing	Public Institutional
Proposed	Housing Overlay - 70
Density, max.	NA du/acre
FAR, max.	NA
City Direction	
Target Housing Yield	31 du; 43 du max.

<sup>1</sup>Assumption maximum 43 units, but assumed 31 units for Housing Element due to capacity reductions.





# Site 75, Corp. Yard/530 Nevada St | Site Test



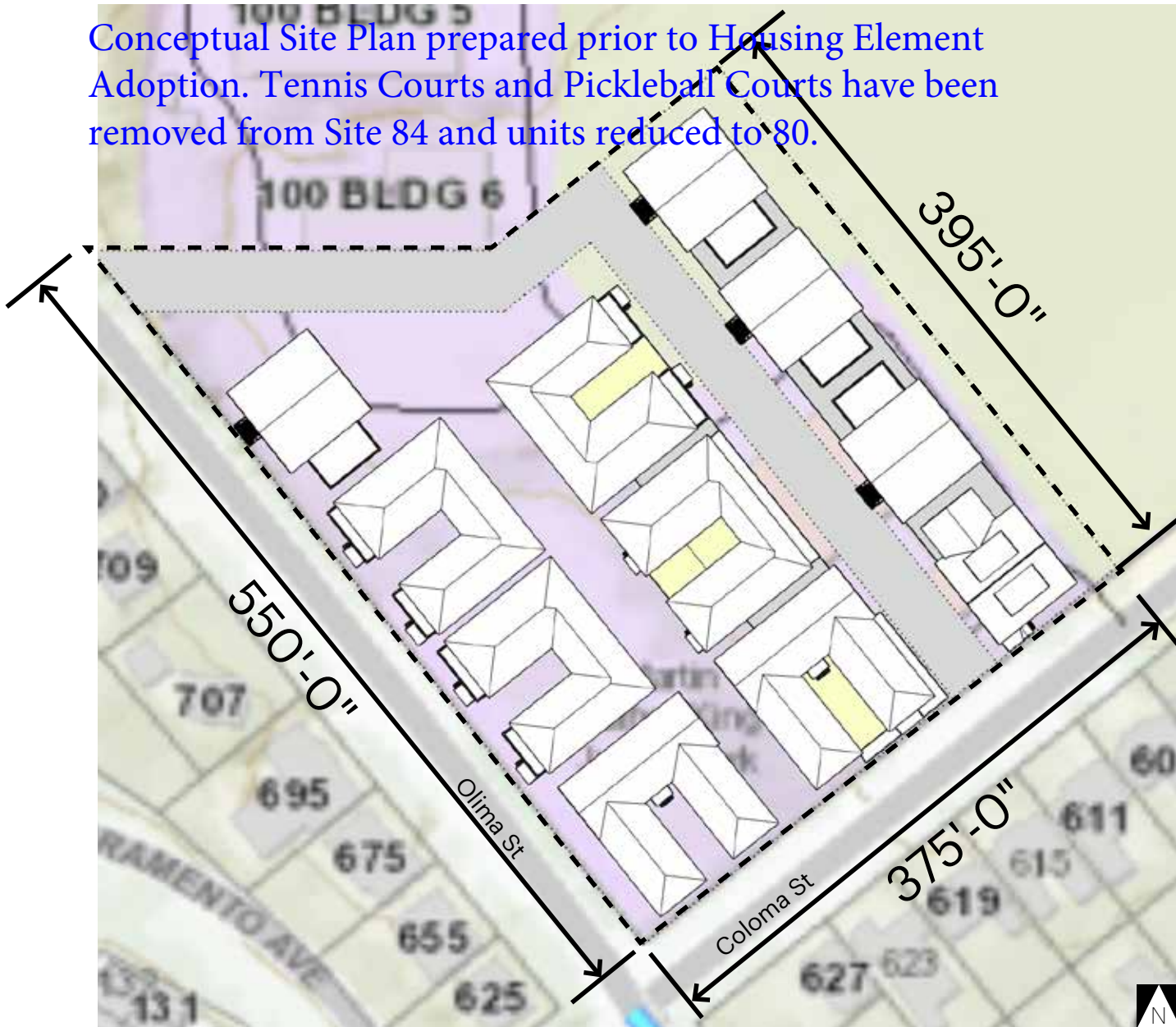
## Testing Scenario:

Building Type	Total	Triplex <b>A</b>	L-Courtyard <b>B</b>
Quantity on Site	-	1	1
Height	2-3 stories (w/ stepbacks)	2 stories	3 stories (w/ stepbacks)
Building, Wid. x Dep.	-	30' x 48'	100' x 100'
Building, Gross Area	32,768 sf	3,168 sf	29,600 sf
Building, Com'l Area	0 sf	-	-
Building, Coverage	37%	-	-
<b>Units, Total</b>	<b>31 du</b>	<b>3 du</b>	<b>28 du</b>
Units, Average Size	846-929 sf	-	-
Parking			
Parking, Total Count	38 sp	-	-
Parking, Type	Surface + Subterranean	Surface	Subt'n
Resultant Yields			
Parking Ratio	1.2-1.3 sp per unit		
Density	50.8 du/acre		
FAR	1.2		

# Site 84, MLK, Jr Park | Site Summary



Conceptual Site Plan prepared prior to Housing Element Adoption. Tennis Courts and Pickleball Courts have been removed from Site 84 and units reduced to 80.



Site Overview	
Site Number	84
Area	127,535 sf (2.93 acres)
Slope	10.1% for MLK, Jr Park Parcel
Zoning	
Existing	Public Institutional
Proposed	Housing Overlay - 70
Density, max.	NA du/acre
FAR, max.	NA
City Direction	
Target Housing Yield	140 du; 175 du max.

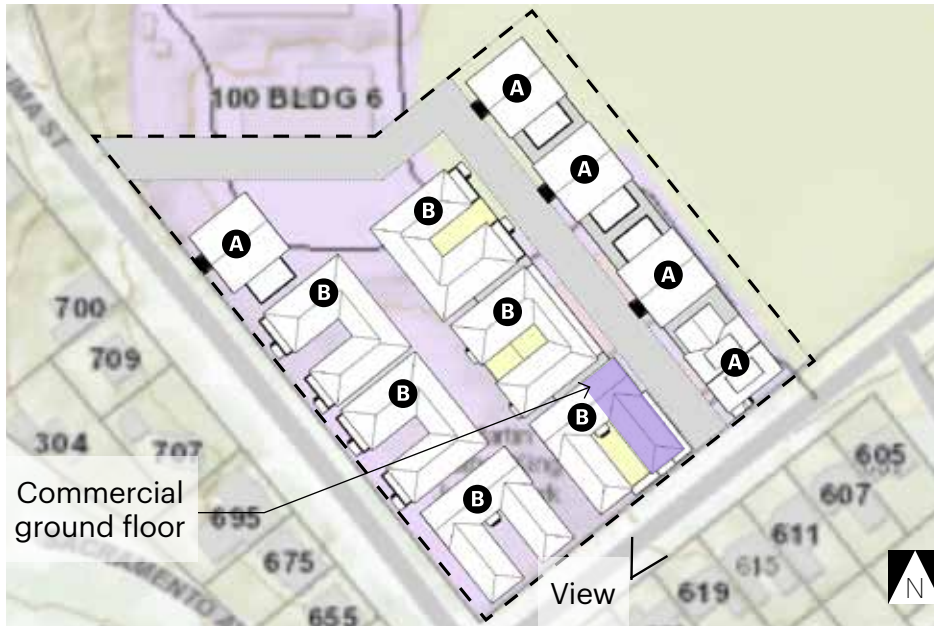
<sup>1</sup> Assumption maximum 175 units, but assumed 140 units for Housing Element due to capacity reductions.

Scale





# Site 84, MLK, Jr Park | Site Test



Testing Scenario:			
Building Type	Total	Multiplex <b>A</b>	U-Courtyard <b>B</b>
Quantity on Site	-	5	6
Height	2.5-3 stories (w/stepbacks)	2.5-3 stories	2-3 stories (stepbacks)
Building, Wid. x Dep.	-	85' x 60'	100' x 90'
Building, Gross Area	98,733 sf	11,000-14,880 sf	14,950-21,320 sf
Building, Com'l Area	3,200 sf	-	-
Building, Coverage	42%	-	-
Units, Total	175 du <sup>1</sup>	10-15 du	14-25 du
Units, Average Size	840 sf	-	-
Parking			
Parking, Total Count	175 sp	-	-
Parking, Type	Semi-Sub'n + Subterranean	Subterranean	Semi- Subterranean
Resultant Yields			
Parking Ratio	1.0 sp per unit		
Density	59.8 du/acre		
FAR	1.5		

<sup>1</sup> Max capacity scenario per Housing Element

**Conceptual Site Plan prepared prior to Housing Element Adoption. Tennis Courts and Pickleball Courts have been removed from Site 84 and units reduced to 80.**





LEFT ELEVATION



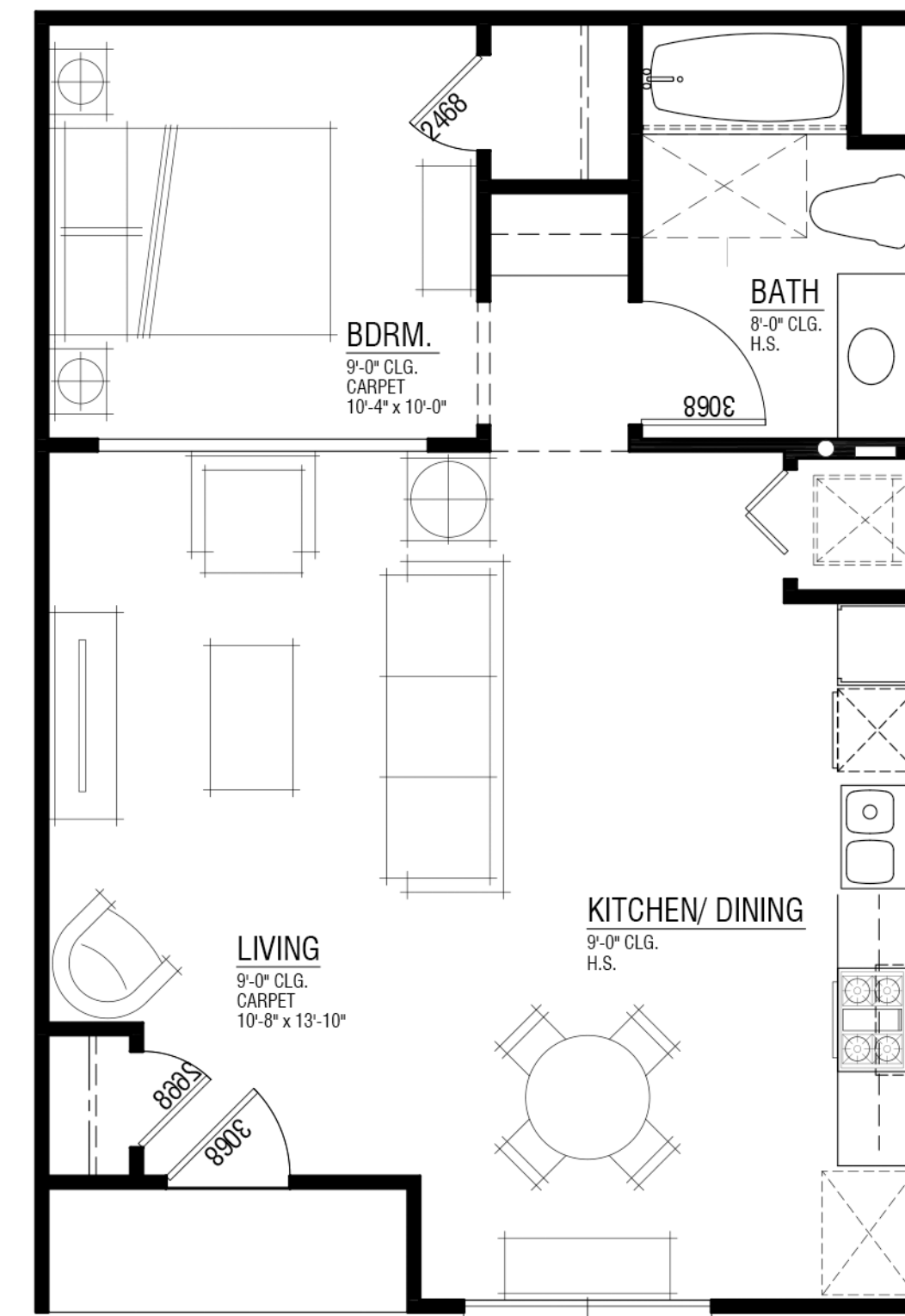
FRONT ELEVATION

**EXTERIAL MATERIALS**

- 1. STUCCO
- 2. PERFORATED METAL RAILING
- 3. METAL AWNING
- 4. INSULATED WINDOWS

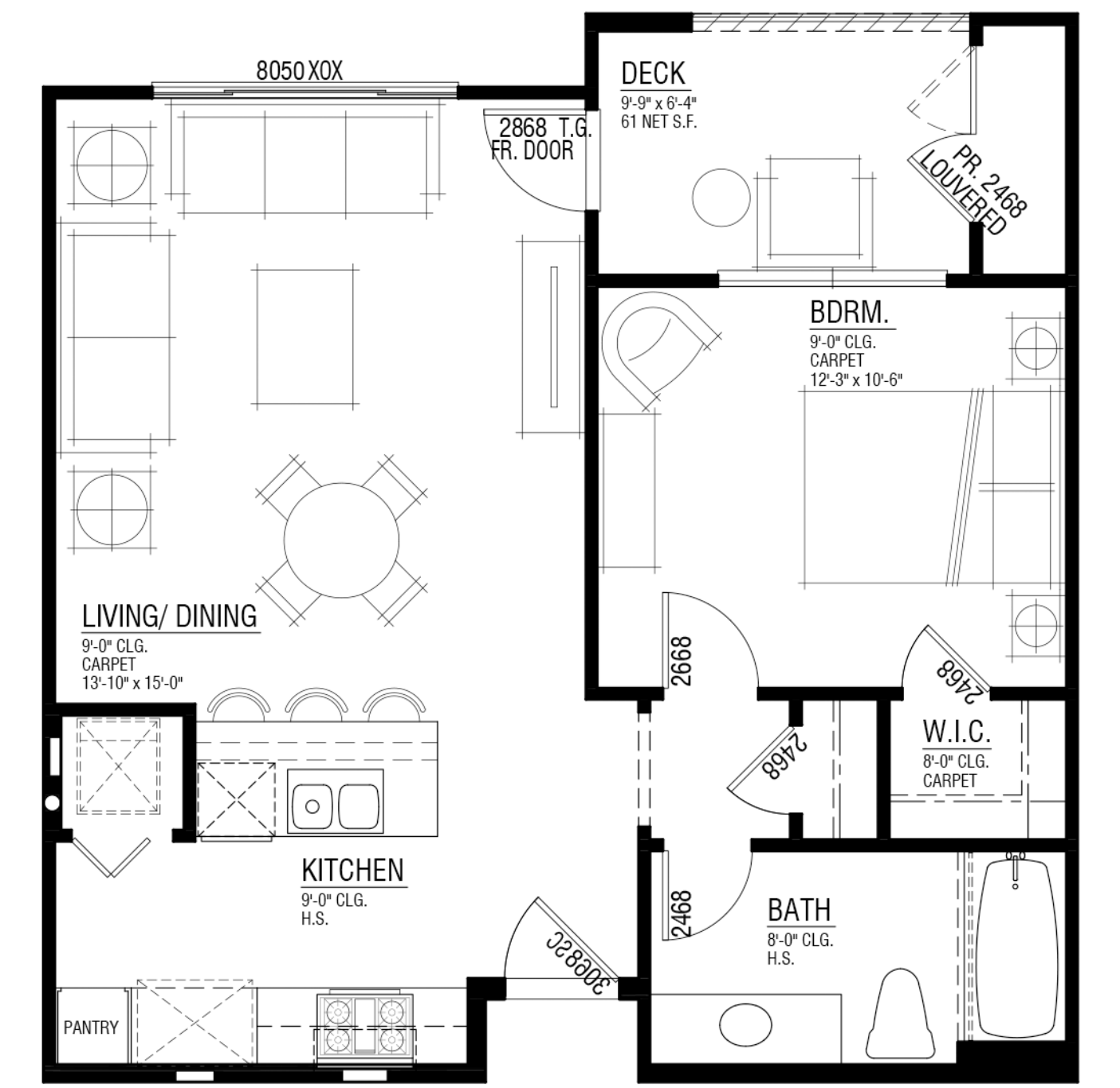


SECOND AND THIRD FLOOR PLAN(S)



STUDIO PLAN  
±655 S.F.

SCALE: 1/4" = 1'-0"



1 BEDROOM PLAN  
±630 S.F.

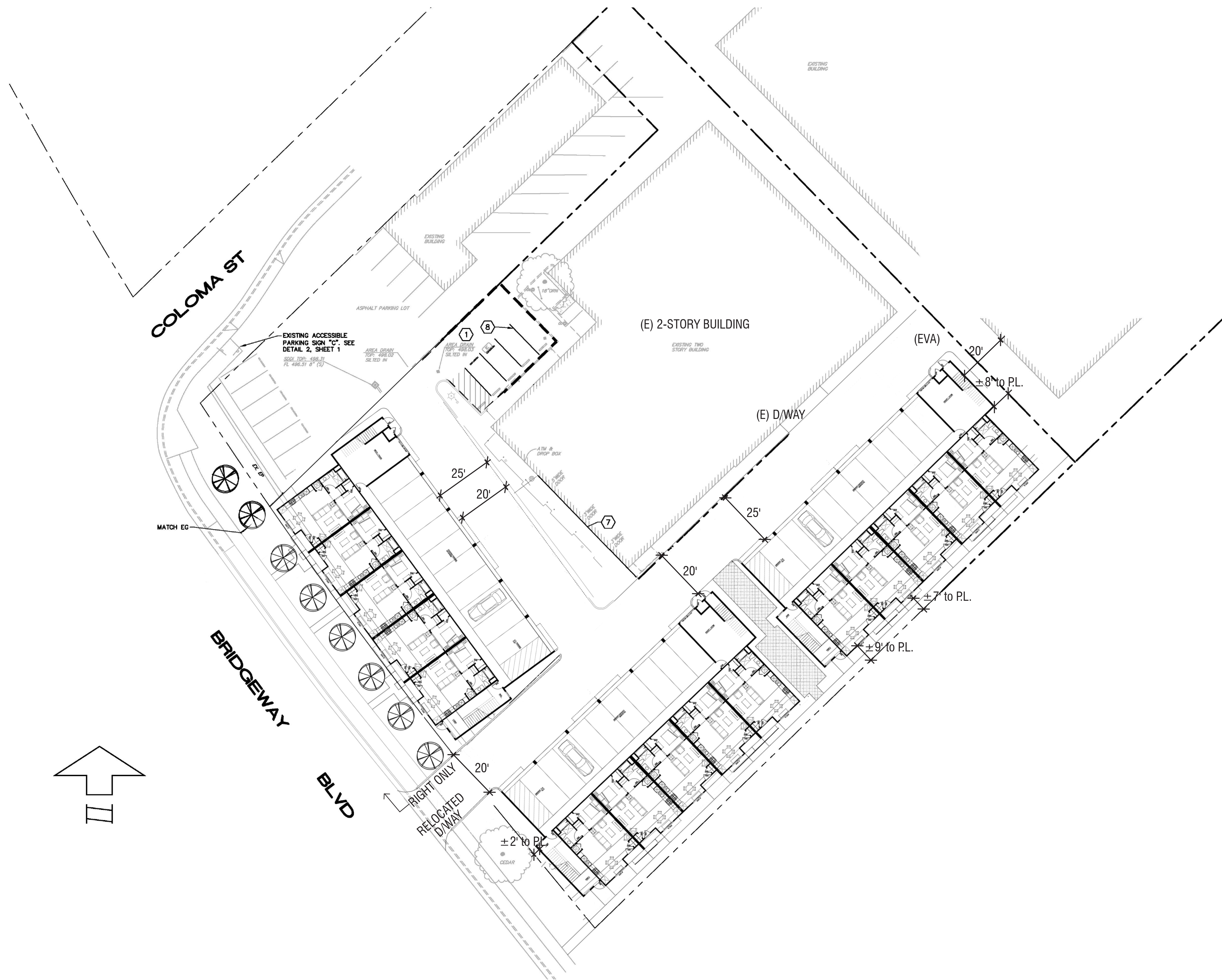
SCALE: 1/4" = 1'-0"

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SAUSALITO, CA 94965





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(15) STUDIO | ±655 S.F.  
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**SITE PLAN**

A NEW RESIDENTIAL BUILDING AT:

**2656 BRIDGEWAY BLVD**

SAUSALITO, CA 94965