



Draft Program EIR Scoping Meeting

Sausalito 6th Cycle Amended Housing
Element

August 6, 2024



What is a Scoping Meeting?

- In compliance with the California Environmental Quality Act (CEQA)
- Solicit input from responsible and trustee agencies (those that have some subsequent approval authority)
- Engage the general public in the environmental review process



What Types of Comments?

- **YES!** Opportunity to provide input on what environmental issues or concerns should be considered and analyzed, such as:
 - Impacts to wildlife
 - Air quality
 - Increased traffic
 - Noise levels
 - Water quality
 - Public services
- **NO!** Today's meeting is **NOT** intended as a forum to discuss the contents of the adopted Housing Element, potential housing sites, the number of housing units, or the merits of the project



Project Background

- The City adopted an updated Housing Element of the General Plan on January 30, 2023
- The Housing Element serves as Sausalito's blueprint for meeting the housing needs of its residents, at all economic levels, and addressing segments of the population with special housing needs
- The adopted Housing Element is available at <https://www.sausalito.gov/departments/community-development/housing-element-update-2023-2031>

Project Characteristics



The proposed project consists of the adoption and implementation of an Amended Housing Element, which includes the following components:

- Amend Housing Plan Program 4, entitled “Ensure Inventory of Sites Accommodates RHNA throughout Planning Period,” to add housing and mixed use zones that correspond with slightly lower minimum densities to provide more variety in housing types, meet the City’s RHNA requirements, and affirmatively further fair housing.
- Amend Housing Plan Program 8, entitled “Public Property Conversion to Housing,” to address making publicly-owned sites available for development during the 2023-2031 planning period.
- Amend Housing Plan Program 19, entitled “Development Review Procedures,” to clarify implementation of housing streamlining provisions.



Amended Housing Element – Housing Plan Goals

- Preserve housing and neighborhood assets
- Support housing diversity, opportunities, and assistance
- Reduce constraints to housing development, rehabilitation, and preservation
- Affirmatively further fair and equal housing access and opportunities



Regional Housing Needs Allocation (RHNA)

- The RHNA for the Bay Area region establishes the number of units by income level that each city and county within the nine-County Bay Area must accommodate and was adopted by the Association of Bay Area Governments in December 2021
- Sausalito received a RHNA of 724 units for the 2023-2031 planning period

New Development Potential

	PROGRAM 4 CAPACITY (AMENDED HOUSING ELEMENT REALISTIC CAPACITY)					MAXIMUM CAPACITY	
	EXTREMELY/ VERY LOW	LOW	MODERATE	ABOVE MODERATE	TOTAL	UNITS	NON- RESIDENTIAL SQUARE FEET
RHNA	200	115	114	295	724		
EXISTING CAPACITY							
Approved/Entitled Projects	3	7	6	7	23	23	-
Inventory of Existing Residential Sites, including Pending Projects	1	1	47	73	122	126	-1,584
ADU & SB 9 Projected Units	12	27	30	47	116	187	-
Subtotal: Existing Capacity	16	35	83	127	261	336	-1,584
CAPACITY FROM OPPORTUNITY SITES							
Housing – 29 du/ac	12	6	8	13	39	52	2,456
Housing – 43-49 du/ac	54	28	39	45	166	200	-
Housing – 50-70 du/ac	69	33	13	15	130	149	-3,310
Mixed Use 29/85%	2	1	10	28	41	54	11,459
Mixed Use 49/85%	86	56	34	123	299	333	260
Mixed Use 70/85%	0	0	11	11	22	23	-4,110
Subtotal: Opportunity Sites	223	124	115	235	697	811	6,755
TOTAL CAPACITY (EXISTING CAPACITY PLUS OPPORTUNITY SITES)							
Total Capacity	239	159	198	362	958	1,147	5,171
Surplus ¹	39	44	84	67	234		

NOTE:

1. HCD recommends buffer in the housing element inventory of at least 15 to 30 percent capacity more than required, especially to accommodate the lower income RHNA. A modest surplus also allows various sites identified in the Housing Element to identify at different income levels than those anticipated, while still maintaining an adequate supply of available sites.

Implementation



Program 4: Ensure Inventory of Sites Accommodates RHNA

- Rezone Opportunity Sites to Housing-29, Housing-49, Housing-70, Mixed Use-29/85%, Mixed Use-49/85%, and Mixed Use-70/85%
- Local ballot measure for Ordinance 1022/Ordinance 1128 vote

Program 8: Public Property Conversion to Housing

- Make publicly-owned sites available for development during the 2023-2031 planning period

Program 16: Zoning Ordinance Amendments

- Site rezoning and changes to residential and commercial zoning districts to address design, streamlined ministerial review, historic preservation, and historic design guidelines to support removing governmental constraints and making the sites identified by Program 4 available for development as envisioned by Program 4.



Implementation

Program 19: Development Review Procedures

- Address streamlining requirements of SB 35 and objective design standards of SB 330
- Adopt comprehensive Objective Design and Development Standards (ODDS) to address multi-family development at densities envisioned by the General Plan, Zoning Code, and Program 4.
- Revise Zoning Code findings for residential and residential mixed use projects to establish objective findings and limit public hearings to five.



CITY OF SAUSALITO AMENDED HOUSING ELEMENT EIR

Figure 2-5. Amended Housing Element Sites with Aerial

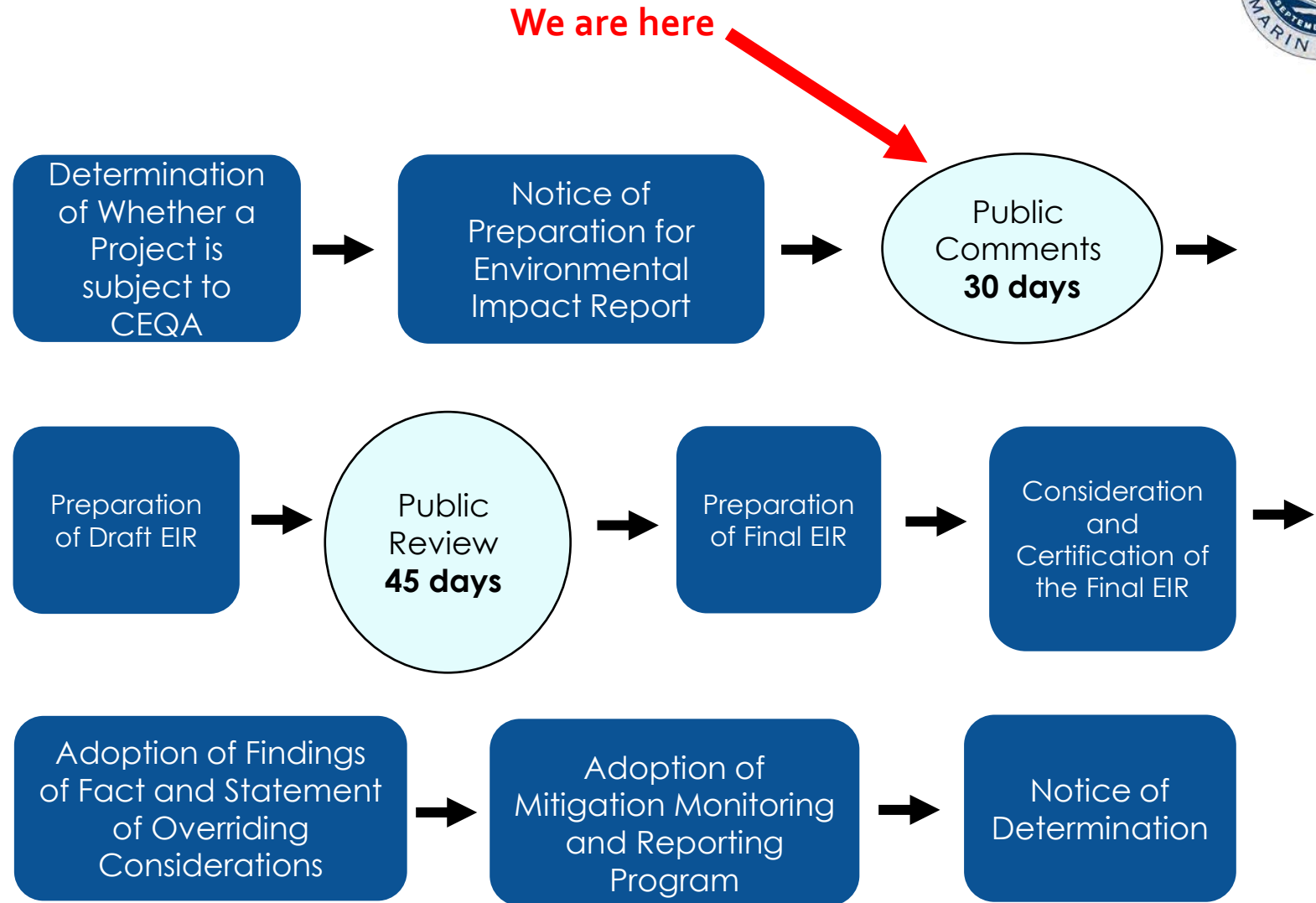


What is an Environmental Impact Report (EIR)?

- An informational document that identifies and discloses the anticipated environmental effects of implementing a project, as required by CEQA
- Acts as a forum for public participation in the environmental review process
- An EIR does not advocate or promote the project
- No specific development projects are proposed, or would be approved, as part of the Amended Housing Element project, including implementation of Housing Programs 4, 8, 16, and 19



Environmental Review Process





Issues to be Addressed in the EIR

Full Scope EIR:

- Aesthetics
- Air Quality
- Agricultural & Forest Resources
- Biological Resources
- Cultural Resources
- Energy
- Geology/Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology/Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Parks and Recreation
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfires
- Mandatory Findings of Significance
- Alternatives



Anticipated Schedule

Housing Element Approved	Amended Housing Element Draft EIR Public Review (45 days)	Final EIR Prepared	Amended Element EIR Certification Hearings
January 2024	Fall 2024	Fall 2024	Late Fall / Winter 2024



Additional Information

The City of Sausalito 6th Cycle Amended Housing Element Webpage

- A resource for current documents, background information, maps, meeting information, and upcoming meeting dates:

<https://www.sausalito.gov/departments/community-development/housing-element-update-2023-2031>



NOP Comments

The Notice of Preparation public comment period ends on **August 19, 2024 at 5:00 p.m.**

Written comments on the **environmental issues** that the Draft EIR should address can be provided via email or regular mail.

Submit comments to:

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