

INITIATIVE MEASURE TO BE DIRECTLY SUBMITTED TO THE VOTERS

The city attorney has prepared the following title and summary of the chief purpose and points of the proposed measure:

TITLE:

The Arts, Industrial & Maritime Preservation and Improvement Initiative, An Initiative Revising Zoning Standards in the I and W Zones, Repealing the Marinship Specific Plan, and Revising Ordinance No. 1022 to Allow Future City Council Modifications to Zoning Outside the Downtown Historic District

SUMMARY:

This measure would revise Ordinance No. 1022, known as the Fair Traffic Limits Initiative, which enacted certain land use standards for commercial and industrial districts and prohibited further changes to zoning without voter approval. The measure changes Ordinance No. 1022 to allow the City Council to make changes to land use standards and zoning in compliance with applicable procedures in state and local law without further voter approval, with exception of the Downtown Historic District. For any such changes affecting the Downtown Historic District, voter approval would be required.

Development standards prescribed in Ordinance No. 1022 would be modified for the “I” and “W” zones. The measure would increase the building coverage limits in these zones to 70% (up from 50% in the “I” district and 30% in the “W” district), increase the maximum floor area ratio to 3.0 (up from 0.4 in the “I” district and 0.3 in the “W” district), and change the sideyard setbacks when adjacent to “R” or “H” districts from half the height of the building to 15 feet. For the “I” zone, the measure would reduce the rear-yard setback when adjacent to “R” or “H” districts from 30 feet to 15 feet, and increase the height limit from 32 to 47 feet. For the “W” district, the 32 foot height limit could be up to 47 feet for marine commercial service and marine industrial uses approved with a use permit. No new uses would be allowed to displace existing uses at the ICB Building or the historic Arques Shipyard.

The measure would repeal the Marinship Specific Plan and would update provisions of the Sausalito Municipal Code (“SMC”) to align with this repeal and the changed development standards in Ordinance No. 1022 described above. The Marinship Overlay District provisions would be repealed. The measure would also repeal provisions in SMC Chapter 10.24 for the “W” and “W-M” zones. Allowed land uses for the “I” and “W” zones would become identical and be set forth in SMC Chapter 10.26. The measure would change permit requirements for some land uses, and change which land uses are allowed. It would allow a number of new land uses in the “W” zone, including but not limited to arts uses, some manufacturing and industrial uses, public utility and safety facilities, bakeries, fitness centers, financial uses, and medical clinics. Accessory commercial uses, including offices and retail, would be allowed in both zones that do not exceed 40 percent of permitted floor area. City regulations on number of liveaboard slips in marinas would be repealed, and instead governed by BCDC permit requirements and state law.

The measure updates various provisions of the general plan, including the land use, waterfront and economic elements, consistent with the above changes.

SERGIO RUDIN
City Attorney

Elections Code 9203(a): “. . . Within 15 days after the proposed measure is filed, the city attorney shall provide and return to the city elections official a ballot title for and summary of the proposed measure. The ballot title may differ from any other title of the proposed measure and shall express in 500 words or less the purpose of the proposed measure. In providing the ballot title, the city attorney shall give a true and impartial statement of the purpose of the proposed measure in such language that the ballot title shall neither be an argument, nor be likely to create prejudice, for or against the proposed measure.”

Elections Code 9:

(a) Counting of words, for purposes of this code, shall be as follows:

(1) Punctuation is not counted.

(2) Each word shall be counted as one word except as specified in this section.

(3) All proper nouns, including geographical names, shall be considered as one word; for example, “City and County of San Francisco” shall be counted as one word.

(4) Each abbreviation for a word, phrase, or expression shall be counted as one word.

(5) Hyphenated words that appear in any generally available standard reference dictionary, published in the United States at any time within the 10 calendar years immediately preceding the election for which the words are counted, including a generally available standard reference dictionary published online, shall be considered as one word. Each part of all other hyphenated words shall be counted as a separate word.

(6) Dates shall be counted as one word.

(7) Any number consisting of a digit or digits shall be considered as one word. Any number which is spelled, such as “one,” shall be considered as a separate word or words. “One” shall be counted as one word whereas “one hundred” shall be counted as two words. “100” shall be counted as one word.

(8) Telephone numbers shall be counted as one word.

(9) Internet website addresses shall be counted as one word.

(b) This section does not apply to counting words for ballot designations under Section 13107.