

Primary Ballot Argument in Opposition to Measure X

Provided by NO on Measure X, sponsored our Save Our Sausalito (PFFC # applied for)

For 40 years, Sausalito residents have had a powerful safeguard: Changes in commercial zoning must be approved by the voters. Measure X takes away that right everywhere except the Historic District and hands it to three Council members to make deals with developers without voter approval. Council members change. Developers build, sell, and move on. Sausalito is left with traffic, public costs, and permanent consequences.

These consequences could be severe. Measure X increases how much can be built on every waterfront lot by 900%, from the Spinnaker north to Highway 101, and by 650% in the Marinship along Bridgeway and east. All without any environmental review or development plan while also repealing access and view protections.

Measure X traffic would compound congestion from almost a thousand new housing units already authorized. The City's independent review warns the housing traffic alone could push intersections into "intolerable delay." Measure X could make traffic worse for residents and emergency vehicles.

Measure X's answer to sea-level rise? Authorize big new commercial buildings on Sausalito's most vulnerable, flood-prone land—and repeal the rule requiring developers to pay their share of infrastructure costs.

Measure X has numerous drafting errors. For example, one provision classifies every existing structure in Sausalito as legally nonconforming. The City's independent legal review warned that this would place strict limits on expanding or modifying homes and businesses throughout the city.

Measure X is not ready for prime time, and it is not needed for makers to sell goods. Today's rules already allow retail in 15% of their floorspace.

There is a better way. Keep voters in charge. Plan before building on flood-prone land. Allow development our roads can handle. Keep the Marinship working and adaptable. Require developers to pay their share.

Protect Sausalito. Keep the vote. Vote NO on Measure X.