

CITY ATTORNEY'S IMPARTIAL ANALYSIS

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

This initiative 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. Land use and zoning changes affecting the Downtown Historic District would require voter approval.

Development standards 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 The Marinship Overlay District provisions would be repealed.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 some 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.

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The above statement is an impartial analysis of the Arts, Industrial & Maritime Preservation and Improvement Initiative. If you desire a copy of the measure, please call the City Clerk's Office at (415) 289-4165 and a copy will be mailed at no cost to you. The full text of the measure is also available on the City's website at www.sausalito.gov/measure-x.