SAUSALITO

HOUSING ELEMENT

Revised Draft Amendment to the

City of Sausalito
6th Cycle Housing Element

Housing Plan
Background Report

Draft Amendments: August 15, 2024, Revised August 22, 2024, Revised January 28, 2025

Amendments are limited to the adopted Housing Element pages and figures proposed for modification. Revisions are shown in track changes with additions identified with underline and deletions identified with ~~strikethrough~~. The August 22, 2024 revisions corrected dates in the Housing Plan Program 4, Table 2. The January 21, 2025 revisions address comments provided by the California Department of Housing and Community Development (HCD).

Prepared by De Novo Planning Group

HOUSING PLAN

Program 4 is revised on pages HP-10 through HP-14:

4. Ensure Inventory of Sites Accommodates RHNA throughout Planning Period

The General Plan Land Use Element and Zoning Ordinance designate land within Sausalito for a range of residential densities. Sausalito received a RHNA of 724 units for the 2023-2031 planning period. As discussed in Chapter IV, the City's inventory of residential sites can accommodate approximately 118 units. After accounting for approved projects, projected ADUs, and projected SB the City has a remaining RHNA of 465 units, including 263 lower income units (extremely/very low and low), 52 moderate income units, and 166 above moderate income units.

The City must identify adequate sites with appropriate density and development standards to accommodate this RHNA. Without adjustments to the City's land use policy and zoning standards, the City would not be able to fully accommodate the remaining RHNA. With very limited vacant land in Sausalito, the remaining development opportunities are primarily on underutilized parcels. To encourage intensification of uses on these parcels and residential development to accommodate the RHNA, the City has identified opportunity sites to be designated with a 29 du/ac Housing Overlay, a 43-49 du/ac Housing Overlay, a 50-70 du/ac Housing Overlay, a Mixed Use Overlay to allow 29 du/ac with a minimum of 85% residential required, ~~or~~ a Mixed Use Overlay to allow 43-49 du/ac with minimum of 85% residential required, and a Mixed Use Overlay to allow 50-70 du/ac with a minimum of 85% residential required. Opportunity Sites are counted toward accommodating the RHNA based on the minimum required residential density (43 units per acre or 50 units per acre) applied as part of the rezone; future development of sites would be allowed up to the maximum allowed density, plus any density bonus required by State law.

A summary of the RHNA approach is shown in Table 1 and further described in Section IV of the Background Report of this Housing Element. Detailed information on the Opportunity Sites is provided in Appendices D1 and D2 of the Background Report.

Table 1. RHNA Sites Strategy

	Extremely/ Very Low	Low	Moderate	Above Moderate	Total
RHNA	**200**	**115**	**114**	**295**	**724**
Existing Capacity					
Approved/Entitled Projects	3[1]	7[1]	6[1]	7	23
Inventory of Existing Residential Sites	1	1	47	73	122
ADU & SB 9 Projected Units	12	27	30	47	116
Subtotal: Existing Capacity	**16**	**35**	**83**	**127**	**261**
Capacity from Potential Opportunity Sites					
Housing-29	12	6	5	5	28
Housing – 43-49 du/ac	~~30~~54	~~16~~28	~~40~~39	~~47~~45	~~133~~166
Housing– 50-70 du/ac	69	~~34~~33	13	~~18~~15	~~134~~130
Mixed Use 29/85%	2	1	13	36	52
Mixed Use 49/85%	~~122~~86	~~69~~56	~~47~~34	~~120~~123	~~358~~299
Mixed Use 70/85%	0	0	11	11	22
Subtotal: Opportunity Sites	~~221~~223	~~119~~124	~~111~~115	~~196~~235	~~647~~697
TOTAL CAPACITY (EXISTING CAPACITY PLUS OPPORTUNITY SITES)					
Total Capacity	~~237~~239	~~154~~159	~~194~~198	~~323~~362	~~908~~958
Surplus[2]	~~37~~39	~~39~~44	~~80~~84	~~28~~67	~~184~~234
Percentage of Total ~~Sites~~ Units that are Surplus	**16~~9~~%**	**28~~34~~%**	**~~70~~42%**	**19%**	**24~~5~~%**

1. See Chapter 4 , including Table 57, and Appendix D1 in the Background Report for the basis of affordability determinations.

2. 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.

The RHNA Sites Strategy shown in Table 1 provides the capacity to accommodate at least ~~872~~ 958 new units at all income levels, exceeding the total RHNA allocation for Sausalito by ~~148~~ 234 units, or ~~17~~24%. This small buffer is necessary to address the No Net Loss requirement (Government Code Section 65863) to maintain an inventory of sites adequate to accommodate the City's RHNA throughout the planning period, as development may occur on inventory sites that may result in fewer units or different income levels than assumed for the inventory. The opportunity sites can accommodate the RHNA for all income levels through 2031.

Program Objectives and Timeframe:

- As part of the Annual Performance Report, the City will monitor and report on progress made toward meeting the 2023-2031 RHNA allocation at all income levels.
- Continue to maintain an inventory of sites suitable for residential development affordable at all income levels and provide that information online and to interested developers and update the inventory annually as part of the Annual Performance Report.
- Sites proposed for rezoning include sites subject to a vote of the electorate under Ordinance 1022 and Ordinance 1128. Voter initiative sites are Sites 39, 44, 47, 72, 79, 81, 84, 201, 211, ~~212,~~ 301, 303, ~~304, and~~ 306, 401, and 402 identified in Appendix D1 and are anticipated to accommodate at least -very low, low, moderate, and -above

moderate income units. The City will initiate the election, conduct community outreach and education on the benefits of the selected housing sites and accommodating affordable and workforce housing, and pay for all costs associated with the ballot measure.

Table 2: ~~Milestones~~ Anticipated Timeline for Housing Element Adoption, Implementation and Election

Anticipated Date	Action	Requirements
January 2023	Housing Element Adoption	Public Hearing
~~February 2023 – October 2023~~2024August 2024- December 2024	Preparation of Amended Housing Element, Updated Land Use Element and Zoning amendment(s) to rezone Opportunity Sites Completion of Environmental Impact Report	Community Meetings and Public Hearings
~~March 2024~~December 2024	~~Initiate~~ Prepare ballot measure for adoption of rezoning and Ordinance 1022/Ordinance 1128 vote Certification of Environmental Impact Report	~~133~~ 88 days prior to election date
~~November 2024~~Special Election, ~~March or~~ November 2025	Election date for voter approval on proposed Ordinance 1022/Ordinance 1128 Opportunity Sites	
If ~~Ordinance 1022/Ordinance 1128~~Voters disapprove of rezoning of Opportunity Sites ~~vote fails~~restricted by Ordinance No. 1022/1128:		
~~April 2024~~ 2025 – ~~August 2024~~2025	~~Amend Housing Element for HCD review~~ ~~Amend Land Use Element and adopt corresponding zoning strategies~~	~~Community meetings and Public Hearings~~
December 2025~~September June 2024~~2025	Request opinion from State Attorney General's Office as to City's options, or seek declaratory relief in court~~Initiate ballot measure for second Ordinance 1022/Ordinance 1128 vote on revised amendments~~	~~133 days prior to election date~~
~~March~~ November ~~2025~~	~~Second election date for voter approval on proposed Ordinance 1022/Ordinance 1128 Opportunity Sites~~	
~~If second Ordinance 1022/Ordinance 1128 Opportunity Sites vote fails:~~		
~~April 2024~~	~~Request opinion from State Attorney General's Office as to City's options~~	

Following release of the Draft Housing Element, AB 2011 and SB 6 passed, which provide for residential development on sites currently zoned and designated for commercial or retail uses. The City is in the process of evaluating the application of these new laws to the Inventory of Sites and Opportunity Sites to determine if there is additional capacity for residential development and if AB 2011 and/or SB 6 will preclude the need for a voter initiative on any of the sites.

To the extent a shortfall exists in sites receiving voter approval, the City will conduct community outreach to identify alternative sites for rezoning, including outreach to property owners with underutilized sites not constrained by voter initiatives that are larger than 0.5 acre and amend the Housing Element for HCD review. It is noted that all sites throughout the City that were larger than 0.5 acre were considered as potential Opportunity Sites for rezoning - sites larger than 0.5 acre that were

ultimately not selected to be rezoned as Opportunity Sites were determined to be unsuitable by the HEAC based on review of property owner input (or lack thereof) regarding interest in developing or intensifying residential uses on the site and each site's characteristics, including environmental factors and existing uses. Should a ~~second~~ vote designating adequate sites fail to pass the electorate, the City Council will seek a legal opinion from the State Attorney General's Office as to how to proceed, and/or potentially seek court relief.

- ~~Within three years [Housing Element must be both adopted by May 2023 and certified by HCD or the rezoning must occur within one year] of Housing Element adoption, and~~ By the statutory deadline of ~~n~~No later than January 30, ~~2027~~2026, amend the General Plan and Zoning Ordinance to establish adequate opportunity sites to accommodate the City's remaining RHNA of 463 units, plus a buffer for the very low, low, and moderate income categories:
  - A minimum of 1.34 acres zoned Housing-29 (minimum of 20 du/ac for low/lower income sites, maximum 29 du/ac) to accommodate 12 very low, 6 low, 5 moderate, and 5 above moderate income units;
  - A minimum of 2.42 acres zoned MU-29/85% (minimum 20 du/ac for low/lower income sites and maximum 29 du/ac, allow 100% residential, and require a minimum of 85% residential) to accommodate 2 very low, 1 low, 13 moderate and 36 above moderate income units;
  - A minimum of 4.65~~07~~ acres zoned Housing-49 (minimum 43 du/ac and maximum 49 du/ac) to accommodate ~~30~~ 54 very low, ~~16~~ 28 low, ~~40~~ 39 moderate, and 45~~7~~ above moderate income units,
  - A minimum of 2.40~~57~~ acres zoned Housing-70 (minimum 50 du/ac and maximum 70 du/ac) to accommodate 69 very low, 33~~4~~ low, 13 moderate, and ~~18~~ 15 above moderate income units, and
  - A minimum of ~~10.16~~7.01 acres zoned Mixed Use-49/85% (minimum 43 du/ac and maximum 49 du/ac, allow 100% residential, and require~~ment~~ a minimum of 85% residential) to accommodate ~~122~~ 86 very low, ~~69~~ 56 low, ~~47~~ 34 moderate, and ~~120~~ 123 above moderate income units,
  - A minimum of 0.33 acres zoned Mixed Use-70/85% (minimum ~~43~~ 50 du/ac and maximum ~~49~~ 70 du/ac, allow 100% residential, and require a minimum of 85% residential) to accommodate 11 moderate and 11 above moderate income units.
  - The rezoning to address the City's lower income RHNA shortfall shall meet the requirements of Government Code Section 65583.2(h,i), including the following requirements:
    - Permit owner-occupied and rental multi-family uses by-right, consistent with Government Code Section 65583.2(i) for projects with 20% or more units affordable to lower income households
    - Permit a minimum density of at least 20 units per acre
    - Allow a minimum of 16 units per site
    - Accommodate at least 50 percent of the lower income need on sites designated for residential use only, except that the City may accommodate the very low and low income need on sites designated

for mixed use if those sites allow 100 percent residential use and require residential use to occupy at least 50 percent of the floor area in a mixed-use project

- Following the rezoning of sites to accommodate the RHNA, prepare an updated inventory of sites that identifies the amount, type, size, and location of vacant and underutilized sites and identifies sites with the potential for consolidation to assist developers in identifying land suitable for residential development.
- Throughout the duration of the 6th cycle, e~~E~~nsure there is no net loss of housing sites pursuant to Government Code Section 65863 through monitoring the updated inventory of sites to ensure that the net future housing capacity is adequate to accommodate the RHNA and implementing a project-by-project procedure to evaluate the proposed density and affordability levels of each project to ensure that the project would not create a shortfall in capacity to accommodate the RHNA. If a shortfall occurs, the City will identify replacement sites and complete rezoning within ~~6 months~~the timeframes mandated by state law.
- By January 30, 2026 or earlier, rezone all sites identified to accommodate a portion of the housing need for lower income households that are either 1) nonvacant sites identified in a prior housing element pursuant to paragraph (3) or (4) of subdivision (a) of Government Code Section 65583.2 or 2) vacant site included in two or more consecutive planning periods. The rezone shall allow residential densities of at least 20 units per acre, for any sites where such densities are not currently allowed, and shall allow residential use by right for housing developments in which at least 20 percent of the units are affordable to lower income households.
- Concurrent with the rezoning effort, amend the General Plan as necessary to ~~the General Plan~~ accommodate~~s~~ the rezoned sites. As part of the review, update the Circulation Element, including Figure 5-2, Circulation, as necessary to address capacity for the RHNA, including rezoned sites, and to address alternative transportation measures, including increased transit, bicycle, and pedestrian modes to further reduce reliance on single passenger vehicles.

Primary Responsible Department: Community Development

Funding Source: General Fund

Program 8 is revised on pages HP-16 through HP-18:

8. Public Property Conversion to Housing

The City has not currently identified any City-owned land as surplus land, as defined by Government Code Section 54230 et. seq. The City has identified sites in the Inventory of Residential Sites and Opportunity Sites that are owned by the City and are planned for development during the Planning Period: Sites 52, 75, 78, 84, and APN 065-062-19. These sites are planned to remain in City ownership and are anticipated to be made available for development through long-term leases. These sites will be made available for affordable housing consistent with the requirements of the Surplus Lands Act. Sites that require voter approval (Site 84) will be made available following voter approval, which is addressed in Program 4

In accordance with the Surplus Lands Act, the City will work with non-profits and public agencies to evaluate the feasibility of transferring surplus City-owned lands not committed

to other City purposes for development of affordable housing by the private sector. The inventory will be updated annually in conjunction with the Annual Progress Report (Program 29). Any disposition of future surplus lands shall be conducted consistent with the requirements of Government Code Section 54220 et. seq.

Should, in the future, any additional City-owned land be determined to be "surplus", the City will maintain a list of such surplus City-owned lands, including identification of address, APN, General Plan land use designation, zoning, current use, parcel size, and status (surplus land or exempt surplus land), in accordance with State law.

In addition to City-owned sites, the City has identified two publicly-owned sites to be rezoned to accommodate the RHNA.

Program Objectives and Timeframe:

- Address Site 75 as identified in Appendix E (identification of alternative location for Corporation Yard by July 2025, relocate by December 2025, rezoning by January 2026, etc.)
- By March 2026, declare Sites 75 and 84 as surplus and issue a notice of availability pursuant to the Surplus Lands Act for City-owned Site 75 that are not subject to a ballot measure. In conjunction with issuing the notice of availability, perform outreach to affordable housing developers and non-profits active in the City and region to ensure developers and non-profits are aware of the notice and of the City's commitment to affordable housing. Following receipt of notice(s) of interest from entities desiring to lease the lands, continue with disposition of the lands for affordable housing purposes consistent with the Surplus Lands Act.
- Following a successful ballot measure for Site 84, issue a notice of availability pursuant to the Surplus Lands Act within 60 days. In conjunction with issuing the notice of availability, perform outreach to affordable housing developers and non-profits active in the City and region to ensure developers and non-profits are aware of the notice and of the City's commitment to affordable housing. Following receipt of notice(s) of interest from entities desiring to lease the lands, continue with disposition of the lands for affordable housing purposes consistent with the Surplus Lands Act.
- For affordable housing projects proposed on City-owned lands, the City shall provide financial incentives to remove barriers to development, such as below market rents, waiver or deferral of City fees, priority processing, and assistance with and support of grant applications.
- For Site 73 (SMCSD MLK School Nevada Campus), take the following steps to ensure that sites are made available for affordable housing development during the 6th Cycle:
    - 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 6th 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 6th Cycle as possible

- 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
- By January 2026, rezone the site to Housing-49, or
- If by March 2025, the City has not received a commitment from SMCSD to make the site available by January 2026 for the 6th Cycle RHNA, the City will identify a replacement site to be rezoned at the same or or greater density and that will accommodate at least the same realistic capacity units and will rezone the replacement site by January 2026

- ~~For Site 85 (Caltrans right-of-way for former Highway 1 facility that is now a local street), take the following steps to ensure that sites are made available for affordable housing development during the 6th Cycle:~~
  - ~~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 6th 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 6th 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, or~~
  - ~~If by March 2025, the City has not received a commitment from Caltrans to make the site available by January 2026 for the 6th Cycle RHNA, the City will identify a replacement site to be rezoned at the same or or greater density and that will accommodate at least the same realistic capacity units and will rezone the replacement site by January 2026.~~

- Maintain an adequate inventory of surplus lands, if any.

Primary Responsible Department: Community Development

Funding Source: General Fund

Program 19 is revised on pages HP-30 through HP-32:

19. Development ~~Review~~ Procedures Review

To facilitate residential development and to comply with State law, the Municipal Code will be updated to ensure that ~~eligible multi-family projects with an affordable~~ housing development projects ~~component are provided~~ are provided with streamlined review where required by state law, and ~~are subject only to~~will be permitted when consisted with objective design standards. The City will ensure that objective design and development standards are identified to applicants, consistent with relevant provisions of SB 35, AB 2011, and other applicable state law ~~and SB 330, as provided for by applicable sections of the Government Code~~, including ~~but not limited to~~Government Code s~~S~~ections 65905.5, 65913.4, 65940, 65941.1, 65950, and 66300. State law defines objective design standards as those that "involve no personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant and public official prior to submittal." The City has already identified existing objective design and development standards in its zoning and subdivision ordinances that already apply to such projects. The City has also already revised Sausalito Municipal Code Chapter 10.54 to address streamlined design review where required by state law.

The City is in the process of preparing more comprehensive Objective Design and Development Standards (ODDS) ~~and the ODDS will be developed to address multi-family development at densities envisioned by the General Plan, Zoning Code, and Program 4.~~and upon the development of the ODDS, the City will create a pathway for approval of multi-family projects throughout the City, without the need to make discretionary findings, provided that they are consistent with the

ODDS. The ODDS will be set forth in a separate title of the City's municipal code. ~~Additionally, the~~Additionally, the ODDS will be developed to address multi-family development at densities envisioned by the General Plan, Zoning Code, and Program 4, and provide design standards for such development. The approval process for projects submitted under the new title will~~Following completion of the ODDS for eligible multifamily projects, the City will prepare ODDS for single family development projects and multifamily projects that are not subject to streamlined review requirements under State law. As part of the preparation of these single family and multifamily ODDS, tThe City will streamline the approval process for all residential uses. The intent of the ODDS and the streamlined approval process is not to eliminate the public's opportunity to comment on projects, rather, it is to establish consistent standards that will help the public frame comments in the context of objective requirements that can be consistently applied to projects and to reduce subjective comments on projects.~~

~~The streamlined approval process will include objective findings to determine project~~be limited to ensuring consistency with the ~~ODDS~~ City's objective standards and will not require any discretionary findings in order to approve projects. The City will ~~a limitation~~ comply with the state law limits on public hearings ~~(5)~~that may be conducted for a project~~. The maximum number of hearings is based on the number of hearings allowed under~~, as set forth in Government Code Section 65905.5. ~~–~~

As an alternative pathway for projects, the City will also continue to maintain its existing discretionary approval process to allow projects that do not comply with objective design and development standards to be permitted under discretionary design review, and seek approval of variances, etc. if necessary. ~~although this section does not apply to~~

~~discretionary, nor all ministerial project, it provides guidance as to the number of hearings that may be considered to not constrain the housing approval process. The maximum hearings is based on the number of hearings allowed under Government Code Section 65905.5– although this section does not apply to discretionary, nor all ministerial project, it provides guidance as to the number of hearings that may be considered to not constrain the housing approval process.~~

To further improve development review, the City ~~will~~ has established a project tracking database and review its permit processing timelines and review existing permit processing procedures to ensure projects are not subject to excessive ~~review~~ public hearings ~~or an excessive public process~~. If the City's permit processing timelines do not conform to timelines set forth in the Permit Streamlining Act and California Environmental Quality Act ~~timelines~~, the City shall revise its permit processing to ensure decisions are made in a timely manner and in compliance with State law.

Program Objectives and Timeframe:

- ~~Within 1 year of Housing Element adoption, and n~~No~~By~~ no later than ~~November 2023~~December 2024, develop procedures to address the streamlining requirements of SB 35 and similar state laws, and identify objective ~~design requirements of SB~~ standards that apply to projects ~~330~~for the purposes of the Housing Accountability Act~~. The procedures shall include ODDs for multi-family residential and mixed use development projects required to be allowed by-right under State law. The standards~~, including floor area ratio, unit size, height, setback, and parking requirements that apply. ~~, accommodate the maximum densities permitted under Program 4 and provide flexibility with the design of building types and units to accommodate irregular lots and steep slopes. The Objective Design and Development Standards shall include objective findings for approval that do not include subjective terms, such as "character," "minimize," "complement,", etc. unless such terms are objectively defined by the ODDS.~~ For projects that involve a public hearing, ~~the ODDS shall~~ limit the number of public hearings to no more than 5 for a project or to any maximum number of hearings specified by ~~State~~ state law ~~for any specific project or approval type~~.
- By no later than December 2024, establish a permit tracking database that includes each project under consideration by the City, the application submittal date, the application completeness date, the application, technical studies and plans submitted, the project status, each hearing date before a decision-making body, the final decision date, and the final decision.
- ~~Within two years of Housing Element adoption, and no later than~~By May 2025, ~~adopt~~ prepare objective design and development standards for ~~single family,~~ multifamily~~,~~ and mixed use housing~~, including ministerial (by-right) approvals and projects subject to the City's discretionary review process,~~ and ensure that the standards, including floor area ratio, unit size height, setback, and parking requirements, accommodate the maximum densities for Opportunity Sites permitted under Program 4 and provide flexibility with the design of building types and units to accommodate irregular lots and steep slopes. These objective design and development standards will be adopted by May 2025 ~~for sites that are not subject to requirements for voter approval under Ordinance No. 1022 or 1128. For sites subject to restriction under existing voter initiatives, the City shall place the~~

~~objective design and development standards to be approved by the voters as part of the same ballot measure approving the program of rezoning for such sites.~~

- ~~By May 2025, the City shall revise the Zoning Code to limit findings for residential and mixed use projects with a residential component~~ The Objective Design and ~~Development Standards shall include~~to ~~objective findings for approval that do not include subjective terms, such as "character," "minimize," "complement,", etc. unless such terms are objectively defined by the ODDS. For projects that involve a public hearing, the ODDS~~ Zoning Code ~~shall limit the number of public hearings to no more than 5 for a project or to any maximum number of hearings specified by State law for any specific project or approval type.~~
- ~~Establish a permit tracking database that includes each project under consideration by the City, the application submittal date, the application completeness date, the application, technical studies and plans submitted, the project status, each hearing date before a decision-making body, the final decision date, and the final decision.~~On an annual basis, review City permitting processing procedures, including development and revision of permit checklists, forms, and internal processes, to respond to changes in state law, improve response timeframes to applicants regarding development projects, and ensure that City staff are providing timely processing of applications in accordance with the requirements of the Permit Streamlining Act. Additionally, the City shall retain and develop professional planning staff to timely process development applications.
- ~~Within one year of Housing Element adoption, complete a review of the decision timelines of all discretionary applications for a new residential unit or remodel of a residential unit processed since 2015. If the decisions do not conform to the Permit Streamlining Act, the City shall revise its permit processing procedures within three months to ensure compliance with State law.~~

Primary Responsible Department: Community Development

Funding Source: Departmental budget

BACKGROUND REPORT

Page HBR-57, 2nd paragraph, is revised:

Parcels in the Inventory of Residential Sites in the -H district include two sites with commercial/mixed use buildings, ~~Sites 21and 22), a single family unit (065-132-18), and a mixed use site~~ (065-132-16 and 065-071-21).

Page HBR-77, last paragraph, is revised:

The maximum allowed FARs for each zoning district accommodate residential development at the maximum allowed densities (29.04 units per acre) in the CC, CN, and CR zones. No density for residential uses is specified for the CM, CS, I, CW, and W zones. A preliminary assessment of the potential FARs that may be used to achieve densities in the 49 to 70 units per acre range that is anticipated to promote very low and low income housing, based on minimum average unit sizes of 500 square feet for the minimum FAR estimate and maximum unit sizes of 1,400 square feet for the maximum FAR estimate, was performed for the sites identified for rezoning in Chapter IV. Anticipating an average unit size of approximately 500 square feet, the resultant minimum FARs necessary to accommodate the realistic capacity for the draft Opportunity Sites (identified in Appendix D2) are estimated to range from 0.25 to 0.57, if parking is excluded from the FAR.

The Draft Opportunity sites affected by the Fair Traffic Initiative are: ~~31,~~ 39, 44, 47, ~~67, 68,~~ 72, 79, ~~and~~ 81, 201, 211, 301, 303, 306, 401, and 402. ~~It is noted that the CR zone (Sites 36, 37, 38, 44, and 106) can increase density and FAR under the Fair Traffic Initiative.~~ In order to accommodate the 2023-2031 RHNA on realistic sites, Program 4 in the Housing Plan will rezone sites in the zones affected by Ordinances 1022. Program 4 in the Housing Plan ensures that the City initiates and fully funds an election to remove constraints associated with Ordinance 1022 and will conduct outreach in advance of the election to inform voters about the intent of the election, need to accommodate the RHNA, and the types of development that could occur.

Pages HBR-113 and HBR-114 are revised, edits begin at the last paragraph on p HBR-113:

Recognizing that there is property owner interest for parcels that have not been included in the inventory or as an Opportunity Site, the City carefully considered a number of factors, including proximity to intensive industrial uses, including ship repair and shipwrecking, extent to which sites were not anticipated to receive voter support, such as sites that would result in significant loss of community amenities that serve all segments of the population, historic sites, and sites that would impact or be impacted by the working waterfront, in selecting sites as Opportunity Sites. In particular, the community support that is required to modify Ordinance 1022 is anticipated to be stronger only if housing in the Marinship is located ~~north of Harbor Drive~~ in the northwest portion of the Marinship and away from the

working waterfront and if housing in the State-certified Sausalito Historic District does not damage the district, historic sites, and contributing resources.

Pages HBR-115 – HBR-116, Table 57 is revised:

Table 57: Comparison of RHNA to Inventory of Sites, Approved Projects, and ADUs

	Very Low	Low	Moderate	Above Moderate	Total
2023-2031 RHNA (Table 41)	200	115	114	295	724
Inventory of Residential Sites					
R-1-20	0	0	1	9	10
R-1-6	0	0	33	34	67
R-1-8	0	0	2	2	4
R-2-2.5	0	0	3	2	5
R-3	1[1]	1[1]	5	16	23
CC	0	0	1	0	1
CN-1	0	0	2	10	12
Subtotal	*1*	*1*	*47*	*73*	*122*
Approved/Permitted Projects					
Approved/Entitled Projects	3[2]	7[2]	6	7	23
ADU and SB9 Underutilized Sites Capacity					
ADUs	10[3]	21[3]	21	12	64
SB 9 – Underutilized Sites	2[4]	6[4]	9	35	52
Existing Capacity (Inventory, Approved/Permitted Projects, ADU and SB 9 Underutilized Sites)					
Total Existing Capacity	**16**	**35**	**83**	**127**	**261**
Inventory of Opportunity Sites					
Housing-29	12	6	8	13	39
Housing-43-49	~~30~~54	~~16~~28	~~40~~39	~~47~~45	~~133~~166
Housing-50-70	69	~~34~~33	13	~~18~~15	~~134~~130
MU-29/85%	2	1	10	28	41
MU-49/85%	~~122~~86	~~69~~56	~~47~~34	~~120~~123	~~358~~299
MU-70/85%	0	0	11	11	22
Subtotal	*~~224~~223*	*~~121~~124*	*115*	*~~199~~235*	*~~659~~697*
Potential Capacity Sites					
W-15%[5]	3	3	3	3	12
Total Capacity (Existing Capacity plus Opportunity Sites)					
TOTAL CAPACITY	**~~240~~242**	**~~156~~162**	**~~198~~201**	**~~326~~365**	**~~920~~970**
Excess Capacity	~~40~~42	~~41~~47	~~84~~87	~~31~~70	~~196~~246

[1]Very low and low income units are included in a City project anticipated for completion in or before 2024.

[2]See Section 3 below for assumptions related to very low, low, and moderate income units associated with approved projects.

[3]See Section 4 below for assumptions related to affordability of ADUs on underutilized sites.

Table 57: Comparison of RHNA to Inventory of Sites, Approved Projects, and ADUs					
	Very Low	Low	Moderate	Above Moderate	Total

[4] See Section 4 below for assumptions related to affordability of SB 9 units on underutilized sites.

[5]Water-based housing sites are intended to provide capacity during the planning period, but are not included in Program 4 for rezoning within 3 years.

Source: City of Sausalito, ~~2023~~2024; Marin County Assessor Data, 2021; De Novo Planning Group, ~~2023~~2024

Pages HBR-116, Site Selection criteria discussion is revised:

Site Selection Criteria

All developable land was considered for its potential to accommodate residential development. As a nearly built-out City with much of the land constrained by environmental factors (see Figure 3), including wildfire hazards, steep slopes, flooding, and sea level rise, voter initiatives (Fair Traffic Initiative – Ordinance 1022, Ordinance 1128), and a significant amount of land under permanent open space restrictions, the City went through a thorough process to identify Opportunity Sites for rezoning with realistic development potential.

The methodology considered factors including the extent to which existing uses may constitute an impediment to additional residential development, development trends, market conditions, and regulatory or other incentives or standards to encourage additional residential development on these sites.

The analysis to identify Opportunity Sites for rezoning (both vacant and underutilized) and underutilized sites with existing capacity under the zoning in place took many factors into consideration to ensure that sites selected to accommodate the RHNA are realistic for development during the 6th Cycle.. All parcels in Sausalito were reviewed against a set of baseline site selection criteria that considered parcel size, General Plan land use designation, parcel configuration, flood hazards, and permanent open space easements to identify parcels with capacity for new or additional residential development; see Appendix B for the detailed Baseline Site Selection 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 6th Cycle Planning Period. The selected sites (Draft Opportunity Sites) were further refined through additional analysis of existing conditions and site constraints, including HEAC review and community input at a series of 5 HEAC meetings, public input at Town Hall #2, and City Council review and recommendation. Additional refinements were made through a Housing Element Amendment in 2025 to the Opportunity Sites as a result of community and decision-maker input during implementation of Program 4. The revisions to the Draft Opportunity Sites were reviewed for consistency with the Site Suitability Criteria, as discussed below and the methodology for underutilized (nonvacant) sites.

It is noted that the sites selected to accommodate the very low and low income need are all sized 0.5 to 10 acres, except:

- City-owned sites (the City is in the process of providing affordable units on a small underutilized site less than 0.5 acres currently owned by the City (called the Dorothy Gibson House) and anticipates similar success with other small sites during the planning period, including City-owned parcels) that can be consolidated to exceed 0.5 acres and would be treated as a single site;
- Parcels under single/common ownership that can be consolidated and treated as a single site (these sites are identified in Appendix D1 in the Notes column) and Program 16 promotes lot consolidation;
- Sites where owner has expressed interest in providing a unit with rents affordable to a very low or low income household; and
- Pending projects with a unit proposed to have rents affordable to a very low or low income household or with deed-restricted units.

The site suitability criteria, which are presented in Appendix C 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 zone as identified in the Sausalito General Plan,
    - 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,
    - Flood hazards – Special flood hazard areas as mapped by the Federal Emergency Management Agency National Flood Hazard Layer; and
    - Landslide susceptibility, as designated on May 58: Susceptibility to Deep-Seated Landslides in California published by the California Department of Conservation.

Each Inventory Site and Opportunity Site, including the Opportunity Sites revised by the 2025 Housing Element Amendment, has been reviewed for consistency with the Site Scoring Criteria, with the scores and results provided in Appendix D2.

Page HBR-119, 2nd and 3rd bullets, is revised:

- **Land use controls:** The City's Zoning Ordinance establishes maximum permitted densities. The City is also developing ODDS to ensure that development projects are processed in a consistent manner that reduces potential constraints, as discussed in Chapter III and the Housing Plan. As described above, sites are anticipated to develop at 80% of maximum permitted density except where the minimum required density would result in a higher amount. Opportunity Sites that will be rezoned ~~as follows~~ are anticipated to at least develop at the minimum permitted density. The standards for the overlays are being developed concurrently with the 2025 Housing Element Amendment. The overlays will not be subject to the standards of the underlying zoning designations but rather will be subject to the standards established at Chapter 10.28 and the ODDS. The standards at Chapter 10.28 allow building heights of three stories/32 feet for the Housing-29 and Mixed Use-29/85% overlays, three stories/35 feet for the Housing-49 and Mixed Use-49/85% overlays, and four stories/45 feet for the Housing-70 and Mixed Use-70/85% overlays, with no maximum floor area ratio for residential uses or lot coverage limitations. As a result, the overlays provide greater flexibility than the City's existing standards. The Mixed Use overlays include provisions to accommodate the existing square footage of nonresidential development if it exceeds the 15% limitation. The ODDS are being prepared to streamline development approvals and accommodate the range of densities for each district. The ODDS are anticipated to improve housing cost, supply, choice, and affordability by providing established standards that accommodate maximum permitted densities, reduce the time and expense of designing sites by providing detailed standards, building types, and examples, and ensure a streamlined approval process, including ministerial approval that does not require supplemental CEQA review. The ODDS will not require any unusual or expensive building materials (i.e., natural stone, brick, , standards, or design characteristics that would have an adverse effect on housing cost, supply, choice, and affordability. The following density ranges and assumptions apply to the Opportunity Sites:
    - Opportunity–Housing-29: Maximum density of 29 units per acre. The realistic capacity of these sites is calculated at 23.2 units per acre (80% of maximum density) based on development trends and historical development patterns (discussed above). Standards for very low and low income sites will include a minimum density of 20 units per acre and requiring residential uses required for 85% of the site.
    - Opportunity-MU-29/85%: Maximum density of 29 units per acre. The realistic capacity of these sites is calculated at 23.2 units per acre (80% of maximum density) based on development trends and historical development patterns (discussed above). Standards for very low and low income sites will include a minimum density of 20 units per acre and requiring residential uses required for 85% of the site.

- Opportunity - Housing-49: Minimum density of 43 units per acre and maximum density of 49 units per acre. These sites are calculated to develop at 43 units per acre.
- Opportunity – Housing-70: Minimum density of 50 units per acre and maximum density of 70 units per acre. These sites are calculated to develop at 50 units per acre.
- Opportunity - Mixed Use-49/85%: Minimum density of 43 units per acre, maximum density of 49 units per acre, and residential uses required for 85% of the site. The realistic capacity for these sites is calculated at 43 units per acre on 85% of the site.
- Inventory Sites. Sites that are not identified for rezoning are anticipated to develop with a minimum capacity of at least 80%, based on historical development patterns, site improvements, and planned infrastructure and utilities. It is noted that the realistic capacity assumptions could be higher, given the historical development trends in the City that average close to or above maximum capacity.

Pages HBR-120 and HBR-121, Methodology for Underutilized (Nonvacant Sites), is revised:

Methodology for Underutilized (Nonvacant) Sites

Due to the limited amount of vacant land in Sausalito, the City has conducted a thorough review of potential sites and identified Opportunity Sites with the highest potential to be redeveloped or intensified with residential uses. For the very low and low income RHNA, the effort focused on identifying sites of a minimum of 0.5 acres and that can accommodate development at 49 to 70 units per acre, which is well above the State's default density of 20 units/acre assumed to be adequate to accommodate very low and low income units, in order to promote affordability and to incentivize reuse of the sites during the Planning Period.

Because nonvacant sites comprise more than half of Sausalito's sites inventory, Government Code Section 65583.2(g)(2) requires that the City analyze the extent to which existing uses may constitute an impediment to additional residential development, past experience in converting existing uses to higher density residential development, market trends and conditions, and regulatory or other incentives to encourage redevelopment.

State law allows use of underutilized (nonvacant) sites to accommodate the RHNA. The City encourages redevelopment of underutilized uses and infill development. The City has completed a detailed assessment of the suitability of all nonvacant sites identified to accommodate its RHNA. In evaluating the potential for nonvacant sites to accommodate residential development during the 6th Cycle, the methodology for Inventory of Residential Sites, including sites modified through the 2025 Housing Element Amendment, considered a number of factors, including the extent to which existing uses may constitute an impediment to additional residential development, development trends, market and economic conditions, and regulatory or other incentives or standards to encourage

additional residential development on these sites, as further discussed below. Furthermore, the City will make findings based on substantial evidence that the existing use is not an impediment and will likely allow for residential development during the planning period.

Appendix D (Inventory of Residential Sites) provides data supporting the methodology to determine nonvacant sites suitable for development, including the existing uses (type of use and amount of development) located at each site, land and improvement values, any known constraints to development, and any other relevant information which supports the City's finding that all sites identified in its inventory are suitable for redevelopment during the planning period at densities and intensities consistent with the realistic capacity assumptions identified for the site, by income level. Each of the underutilized sites in the inventory was selected based on a combination of factors rendering it suitable and likely to redevelop during the planning period.

The methodology used to select sites addressed a variety of factors related to the potential of a site to redevelop or intensify uses during the Planning Period, including:

1) Ownership of the site - City-owned sites were anticipated to have a high potential for development based on City control of the property and ability to effect change
2) Property owner interest in development and economic gain associated with development
3) Current/past uses on the site – site has large underutilized areas, aging non-residential buildings, a high land value to improvement ratio, or a low site utilization~~.~~
4) Development trends
5) Surrounding development and densities
6) Location outside the Very High Fire Hazard Severity Zone
7) Presence of flood hazard zones
8) Access to infrastructure (see Figure 4), goods and services, community amenities, and transit facilities
9) Amount of site leased/occupied, where information is available

Sites that meet at least two of the four criteria (Criteria 1, 2, 3, or 4~~3~~), as further discussed below, are determined to be likely to redevelop during the planning period. All nonvacant sites included as Inventory Sites and Opportunity Sites, included the sites modified through the 2025 Housing Element Amendment, have been reviewed for consistency with the criteria (see Appendices D1 and D2). Local data and knowledge, including input from property owners, developers, and land development professionals, including architects and real estate attorneys, informed the site selection criteria which was discussed and documented in detail over an extensive site selection process, including a series of five Housing Element Advisory Committee (HEAC) meetings focused on site selection, a Town Hall to receive community input on site selection, a focus group meeting with developers and real estate professionals which addressed characteristics of sites preferred for intensification and redevelopment, ~~and~~ a City Council meeting to review potential sites for

inclusion in the Draft Housing Element, as well as numerous stakeholder-driven community meetings to solicit feedback and input, and property owner and public input provided during the environmental review process. This input identified that important criteria in determine the viability of an underutilized site for reuse included ratio of existing development to site size, the land value to structure size ratio, age of buildings, and extent to which portions of the site are minimally developed. These factors were considered for each site, as identified in Appendix D1 with supplemental information provided in Appendix D2 as well as in materials for site selection provided for HEAC Meetings 2 through 7. This information was considered and refined by the Planning Commission and City Council, including the working groups of these bodies, in their review of the Housing Element, including sites and criteria.

Appendix D2 includes a detailed inventory of each site, including the above factors. Appendix E highlights the Very Low and Low Income Opportunity Sites and identifies the following factors for each site:

- Site Inventory Map Number Reference
- Acreage
- Accessor Parcel Number
- Ownership
- Existing Use (including size)
- Existing Lot Coverage
- Existing Floor Area Ratio
- Existing General Plan
- Existing Zoning
- Proposed Zoning
- Potential Capacity by Household Income Level
- Factors Supporting Development
- Site Boundary Photo (Aerial with Parcel Boundary)
- View of the Site

Criteria 1 - Site Ownership

Development of sites owned by the City at the income levels identified in the Inventory will be actively solicited during the Planning Period. City-owned sites with existing uses have been reviewed for their development potential and have the capacity for additional uses in underdeveloped portions of the site or for redevelopment of uses in need of rehabilitation or improvement with mixed use or residential only development.

Criteria 2 - Property Owner Interest and Restrictions~~/Economic Gain~~

The City's Housing Element team, including City staff and consultants, has conducted outreach to all property owners of underutilized sites identified in Appendix D1 as part of the Housing Element Update process. This process has included providing residents and property owners an opportunity for input through sending~~letters~~ a mailer to each property owner, encouraging property owner input through a mailer, a property owner survey, and

project notices, and responding to property owner inquiries to gauge the property owners' interest in accommodating residential uses at these sites. No property owner that is included in Appendix D has indicated that the anticipated residential capacity identified for their site is unrealistic to achieve during the planning period. Sites with a property owner that indicated a lack of interest in new residential development were removed from the inventory. Adjacent parcels under common or related ownership are treated as a single site. The City is not aware of any existing leases, contracts, or other conditions that would impede the residential development accommodated by the Inventory and Opportunity Sites during the 6th Cycle.

Sites where the property owner identified interest in residential or mixed use development were anticipated to be likely to redevelop.

Criteria 3 - Economic Gain

The Housing Element includes measures that provide economic gain to property owners, particularly due to the economic gain to property owners associated with the City's implementation of the following:

a. Increased capacity of the site under rezoning (Program 4). The rezoning implemented by Program 4 provides for increased densities in the Housing-49, Housing-70, Mixed Use-49/85%, and Mixed Use-70/85% overlays and provides for increased site capacity through accommodating increased floor area ratio and building coverage in all overlays (Housing-29, Housing-49, Housing-70, Mixed Use-29/85%, Mixed Use-49/85%, and Mixed Use-70/85%) in comparison to the Title 10 standards for the underlying zoning districts.
b. ADU/JADU and SB 9 development as streamlined and supported by the City (Housing Plan Programs 6 and 7).
c. Affordable housing development assistance, including financial incentives (reduced development fees and deferred development impact fees, reduced development standards, and regulatory incentives, supported by the City (Housing Plan Program 10).
d. Partnerships for Affordable Housing (Housing Plan Program 12).
e. Streamlined development review procedures (Housing Plan Programs 4 and 19). These procedures ensure that residential and mixed use developments that meet identified objective standards and eligibility requirements are processed in a streamlined process that is limited to a zoning permit, which is a ministerial process that is reviewed and approved at the staff level without any public hearings. The design review procedures process established by Chapter 10.54 does not apply to projects eligible for streamlined review.

Criteria ~~3~~ 4 - Existing Uses

Existing uses were evaluated based on several factors to determine if the existing uses would render a site suitable and likely to redevelop during the 6th Cycle. Sites are considered to have low utilization if there is physical underutilization of a site or economic

obsolescence of the existing use. Appendices B and C identify the methodology for reviewing the existing uses on the site, including the area of improvements to lot size ratio and the value of land to developed building size ratio and Appendices D1 and D2 include the calculation and scoring information for the sites, including sites modified through the 2025 Housing Element Amendment. As discussed below, development trends in the City indicate strong support for redeveloping underutilized sites with more intense residential uses.

Sites that scored a 4 or 5 in the Existing Structure Size as Percentage of Site category (see Appendix C and Appendix D1), sites that scored 5 (were in the upper quartile of sites in the City based on the ratio of land value to site size) (see Appendix C and Appendix D1), sites with aging non-residential uses (buildings greater than 45 years old), and sites where a large portion (0.5 acre or more or 40% of the site or more) is used for parking, landscaping, or undeveloped are anticipated to have a higher likelihood of development in the near future

Development Trends

The majority of recently approved and constructed projects in Sausalito, as shown in Table 56, have occurred on underutilized sites, with existing development ranging from individual residences to 10 residential units. These development trends that support reuse and intensification of underutilized sites apply to the City's Inventory and Opportunity Sites, including sites modified through the Housing Element Amendment. Sites with similar levels of development are anticipated to be likely to intensify during the planning period. As evidenced by Table 56, the housing market in Sausalito has supported development on underutilized sites during the 5th Cycle. It is anticipated that these trends will continue into the 6th Cycle, particularly given the strong demand for housing as reflected by the State's projection of housing needs for the Bay Area and assigned through the 6th Cycle RHNA. Strong development trends are anticipated to support the development of all underutilized Inventory Sites and Opportunity Sites, particularly with the City's support of development demonstrated in Programs 10, 12, 17, and 19 in the Housing Plan. Development trends including reuse of underutilized sites in Sausalito and the region are discussed below.

Reuse of Residential and Non-residential Sites

Examples of development in the City and region that are similar to the City's plan to accommodate residential uses on underutilized sites include:

- 1755 Bridgeway, Sausalito. This project proposes to redevelop an underutilized site with a 2-unit structure with 19 units, including 16 market rate and 3 moderate income units.
- 2015 Bridgeway, Sausalito. This project proposes to convert an office building to a 12-unit multifamily development, including 2 low income units and 10 moderate income units.
- 550 Mill Avenue, Mill Valley. This project includes three two-story structures linked by stairways and decks. One structure includes ground level commercial and 4 residential units on the second story, one structure includes a single unit, and the

third structure provides 2 units. This 7-unit development includes 6,912 s.f. of residential uses and 7,912 s.f. of commercial uses on a 12,556 s.f. lot (24 units/acre). The site was underutilized, with three existing single family homes that were removed for the new mixed use project.

- 703 Third Street, San Rafael. This project includes 120 rental units or apartments above a 969 s.f. commercial space. The existing uses include 1- and 2-story commercial uses and surface parking.
- 815 B Street, San Rafael. This project includes 41 apartments above 1,939 sf. Of commercial space. The existing uses include a 4,500 s.f. commercial use and 2 2-story Victorian-area residences and would be demolished.

Pages HBR-193 and HBR-194, Integration and Segregation discussion, is revised:

Integration and Segregation

As previously stated, the City has analyzed local patterns of segregation by race and ethnicity, persons with disabilities, familial status, age or income. A shown in Figures 8 and 9, all of the City's census tracts are comprised of mostly white races/ethnic group and City's diversity index is consistent throughout the community. Sites to accommodate affordable and workforce housing are distributed throughout the City's census tracts. As discussed in Housing Plan Programs 22 and 27, Sausalito will advertise and promote its affordable and workforce housing opportunities to its essential workers, marine employees, and through the Sausalito Marin City School District in order to ensure opportunities are made broadly available. Through promoting opportunities through the Sausalito Marin City School District, Sausalito will promote inclusion of residents and employees of Marin City, which includes a RECAP north of Sausalito.

Figure 11 shows the sites designated to meet Sausalito's RHNA allocation in relation to the concentration of persons with disabilities. Persons with disabilities are distributed equally throughout the community and there are no census tracts with significantly higher levels of persons with disabilities. Sites to accommodate affordable and workforce housing are distributed throughout the City's census tracts. Affordable housing opportunities, including Sites ~~39,~~ , and 75, 84, ~~201,~~ 211, 301, 303, ~~and~~ 72, 401, and 402, are increased in areas that are ~~more~~ flat and walkable and in close proximity to services in order to increase accessibility for persons with a disability.

Figure 14 shows the sites designated to meet Sausalito's RHNA allocation in relation to female-headed households. Sites to accommodate affordable and workforce housing, including housing for single parent or heads of household with children present, are distributed throughout the City's census tracts. Housing opportunities, including affordable and workforce housing at Sites ~~2,~~ 73, 75, 84, 211, 301, ~~and~~ 303, 72, 401, and 402, are increased in areas that are in close proximity to services in order to provide opportunities supportive of female-headed households and other single-parent households. As discussed in Housing Plan Program 22, Sausalito will prioritize housing that provides child

care and community services, in order to further increase place-based opportunities that will benefit female-headed households.

Figure 15 shows the sites designated to meet Sausalito's RHNA allocation in relation to concentration of senior residents. New affordable housing opportunities will be provided in both areas with higher (30% +) and moderate (25-30%) concentrations of seniors. As discussed in Chapter II, Sausalito has a large senior population. New affordable housing opportunities will help to reduce overpayment by senior households and the increase in more modestly sized units will encourage senior households to downsize.

Figure 16 shows the sites designated to meet Sausalito's RHNA allocation in relation to median household income.

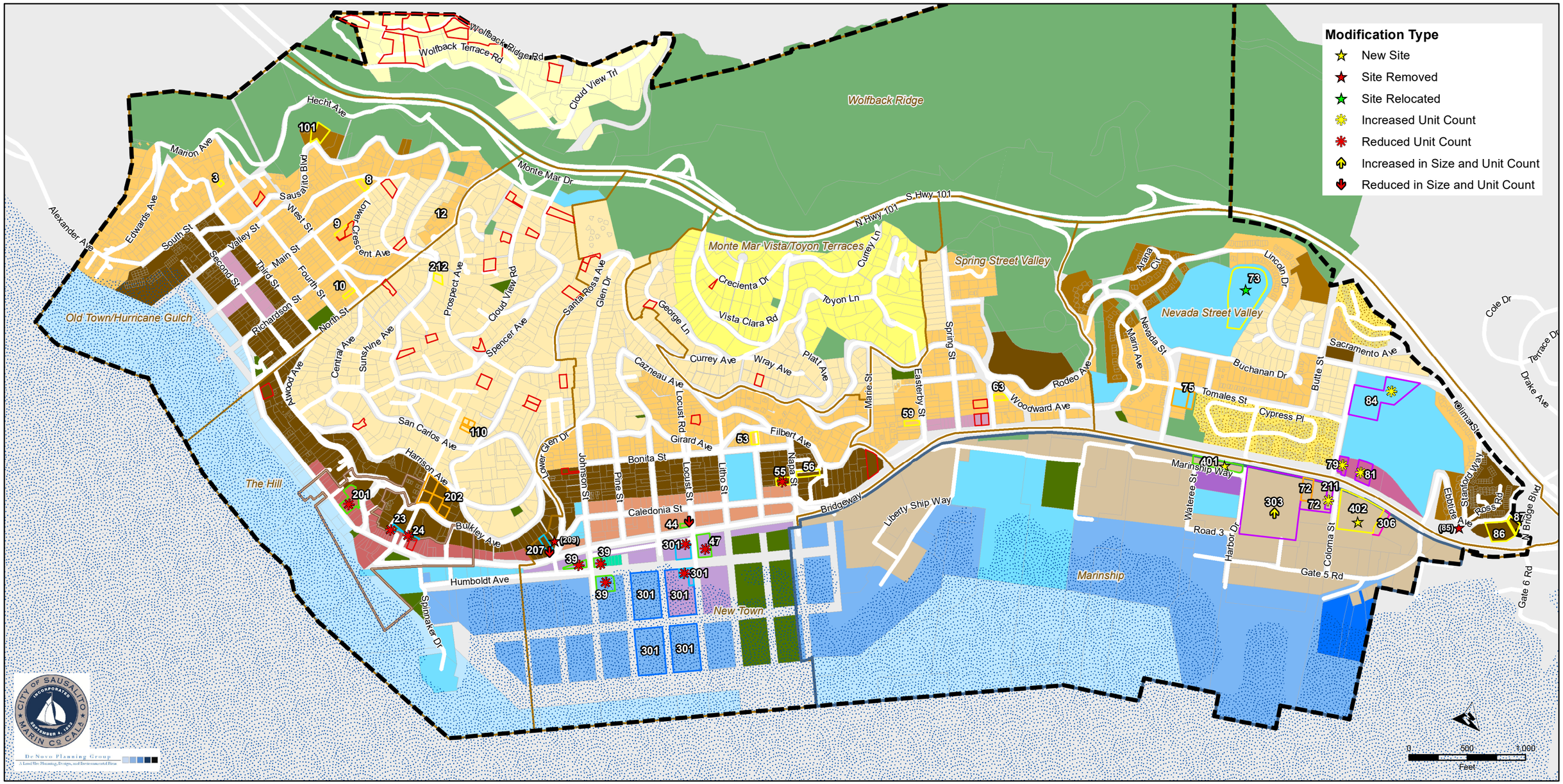
Page HBR-194, Access to Opportunity discussion, is revised:

Access to Opportunity

Sausalito has two census tracts designated as TCAC "highest" resource areas. The TCAC economic, education, and environmental scores are consistent throughout the City, as shown in Figures 17 through 19. All of the City's housing sites are located in census tracts designated as "highest" resource areas and have comparable access to areas of opportunity. To improve economic access via transit, many of the City's sites for lower income households are within walking distance of the City's transit corridor (Bridgeway), including Sites ~~201,~~ 202, 301, 75, 84, 303, ~~and~~ 72~~/304~~, 401, and 402, and Sites 201, 202, and 301 are also within walking distance of the ferry terminal. Further, the majority of Sausalito's sites to accommodate very low and low income households are mixed income sites and also include opportunities for moderate and/or above moderate income households, promoting equitable access to opportunities.

Revised Draft Amended Figures

Figure revisions are not shown in track changes. To assist readers in understanding the changes to the sites, the first figure “Proposed Modifications to Sites” identifies new sites, removed sites, relocated sites, sites with an increased unit count, sites with a decreased unit count, sites that increased in size and unit count, and sites that decreased in size and unit count.



LEGEND

- Sausalito City Boundary
- Neighborhood Boundary
- Assessor Parcel Boundary
- Ocean/Bay

Inventory Site

- Inventory Site

Opportunity Site

- Housing-29
- Housing-49
- Housing-70
- MU-29/85%
- MU-49/85%
- MU-70/85%
- W-15

Zoning Designations

- R-1-20: Single Family
- R-1-8: Single Family
- R-1-6: Single Family
- R-2-2.5: Two Family
- R-2-5: Two Family
- R-3: Multiple Family
- R-A: Arks
- H: Houseboats
- PR: Planned Residential
- CC: Central Commercial
- CR: Commercial Residential
- CN-1: Neighborhood Commercial
- CN-2: Neighborhood Commercial
- CW: Commercial Waterfront
- CS: Shopping Center
- I: Industsrial
- W: Waterfront
- PI: Public Institutional
- PP: Public Parks
- OS: Open Space
- OA: Open Area

Zoning Overlays

- Marinship Overlay
- Downtown Historic District Overlay

DRAFT AMENDED HOUSING ELEMENT

PROPOSED MODIFICATIONS TO SITES

Sources: City of Sausalito; Marin GeoHub. Map date: August 14, 2024.

Background Report Figures 1A, 1B, 2A, 2B, 3, 4, 5, 6, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, and 25 are modified as shown on the attached figures.

DRAFT AMENDED HOUSING ELEMENT

FIGURE 1A: ORDINANCES 1022 & 1128 AND RESTRICTIONS ZONING MAP

Sources: City of Sausalito; Marin GeoHub. Map date: August 14, 2024.

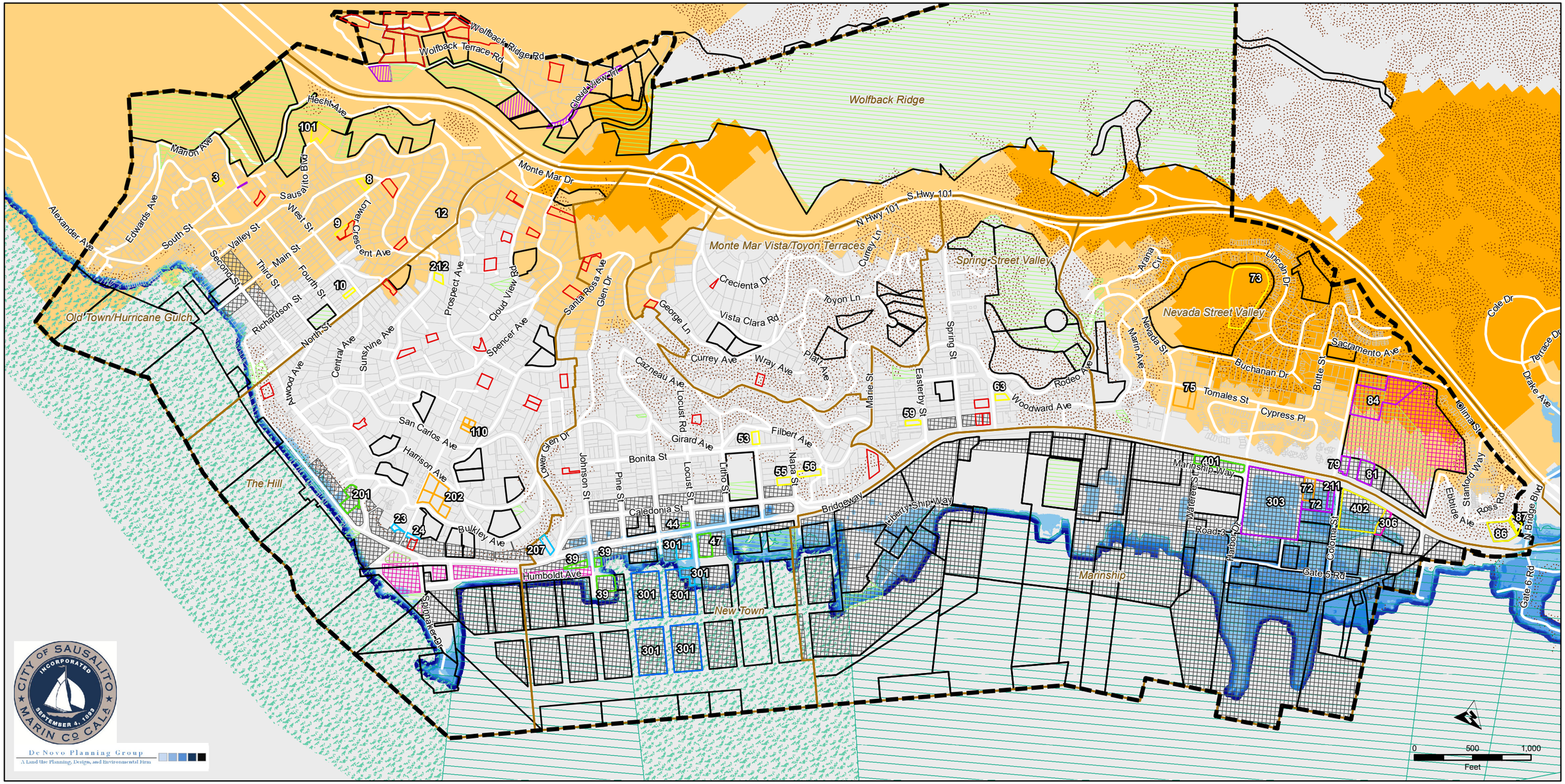
- Sausalito City Boundary
- Neighborhood Boundary
- Assessor Parcel Boundary
- Ocean/Bay

Inventory Site
- Inventory Site

Opportunity Site
- Housing-29
- Housing-49
- Housing-70
- MU-29/85%
- MU-49/85%
- MU-70/85%
- W-15

Ordinances and Restrictions
- Ordinance 1022 Sites
- Ordinance 1128 Sites
- CPAD Protected Lands
- CCED Protected Lands
- Parcels >= 0.5 acres

Zoning Designations
- Downtown Historic District Overlay
- Marinship Overlay
- R-1-20: Single Family
- R-1-8: Single Family
- R-1-6: Single Family
- R-2-2.5: Two Family
- R-2-5: Two Family
- R-3: Multiple Family
- R-A: Arks
- H: Houseboats
- PR: Planned Residential
- CC: Central Commercial
- CR: Commercial Residential
- CN-1: Neighborhood Commercial
- CN-2: Neighborhood Commercial
- CW: Commercial Waterfront
- CS: Shopping Center
- I: Industsrial
- W: Waterfront
- PI: Public Institutional
- PP: Public Parks
- OS: Open Space
- OA: Open Area



Sausalito City Boundary

Neighborhood Boundary

Assessor Parcel Boundary

Inventory Site

Inventory Site

Opportunity Site

Housing-29

Housing-49

Housing-70

MU-29/85%

MU-49/85%

MU-70/85%

W-15

Ordinances and Restrictions

Ordinance 1022 Sites

Ordinance 1128 Sites

CPAD Protected Lands

CCED Protected Lands

Parcels >= 0.5 acres

Flood Depth (36" Sea Level Rise and 100-year Storm Surge)

> 0 - 2 ft

2 - 4 ft

4 - 6 ft

6 - 8 ft

8 - 10 ft

10 - 12 ft

> 12 ft

FEMA Flood Zone Designation

100-year Flood Zone

100-year Flood Zone with addtional Hazard associated with Storm Waves

Fire Hazard Severity Zones

High

Very High

Landslide Susceptibility

Highest Susceptibility Rating (Classes 9 and 10)

DRAFT AMENDED HOUSING ELEMENT

FIGURE 1B: ORDINANCES 1022 & 1128 AND RESTRICTIONS ENVIRONMENTAL CONSTRAINTS MAP

Sources: City of Sausalito; Marin GeoHub; San Francisco BCDC "Adapting to Rising Tides;" FEMA National Flood Hazard Layer; California Geological Survey Map Sheet 58. Map date: August 14, 2024.



CITY OF SAUSALITO INCORPORATED SEPTEMBER 4, 1893 MARIN Co CALA

De Novo Planning Group
A Land Use Planning, Design, and Environmental Firm

LEGEND

- Sausalito City Boundary
- Neighborhood Boundary

Inventory Site

- Inventory Site

Opportunity Site

- Housing-29
- Housing-49
- Housing-70
- MU-29/85%
- MU-49/85%
- MU-70/85%
- W-15

DRAFT AMENDED HOUSING ELEMENT

FIGURE 2A: INVENTORY OF SITES AERIAL MAP

Sources: City of Sausalito; Marin GeoHub. Map date: August 14, 2024.

DRAFT AMENDED HOUSING ELEMENT

FIGURE 2B: INVENTORY OF SITES ZONING MAP

LEGEND

- Sausalito City Boundary
- Neighborhood Boundary
- Assessor Parcel Boundary
- Ocean/Bay

Inventory Site

- Inventory Site

Opportunity Site

- Housing-29
- Housing-49
- Housing-70
- MU-29/85%
- MU-49/85%
- MU-70/85%
- W-15

Zoning Designations

- R-1-20: Single Family
- R-1-8: Single Family
- R-1-6: Single Family
- R-2-2.5: Two Family
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- CN-2: Neighborhood Commercial
- CW: Commercial Waterfront
- CS: Shopping Center
- I: Industsrial
- W: Waterfront
- PI: Public Institutional
- PP: Public Parks
- OS: Open Space
- OA: Open Area

Zoning Overlays

- Marinship Overlay
- Downtown Historic District Overlay

Sources: City of Sausalito; Marin GeoHub. Map date: August 14, 2024.

DRAFT AMENDED HOUSING ELEMENT

FIGURE 3: INVENTORY OF SITES ENVIRONMENTAL HAZARDS MAP

Sausalito City Boundary

Neighborhood Boundary

Assessor Parcel Boundary

Inventory Site

Inventory Site

Opportunity Site

Housing-29

Housing-49

Housing-70

MU-29/85%

MU-49/85%

MU-70/85%

W-15

Flood Depth (36" Sea Level Rise and 100-year Storm Surge)

> 0 - 2 ft

2 - 4 ft

4 - 6 ft

6 - 8 ft

8 - 10 ft

10 - 12 ft

> 12 ft

FEMA Flood Zone Designation

100-year Flood Zone

100-year Flood Zone with addtional Hazard associated with Storm Waves

Fire Hazard Severity Zones

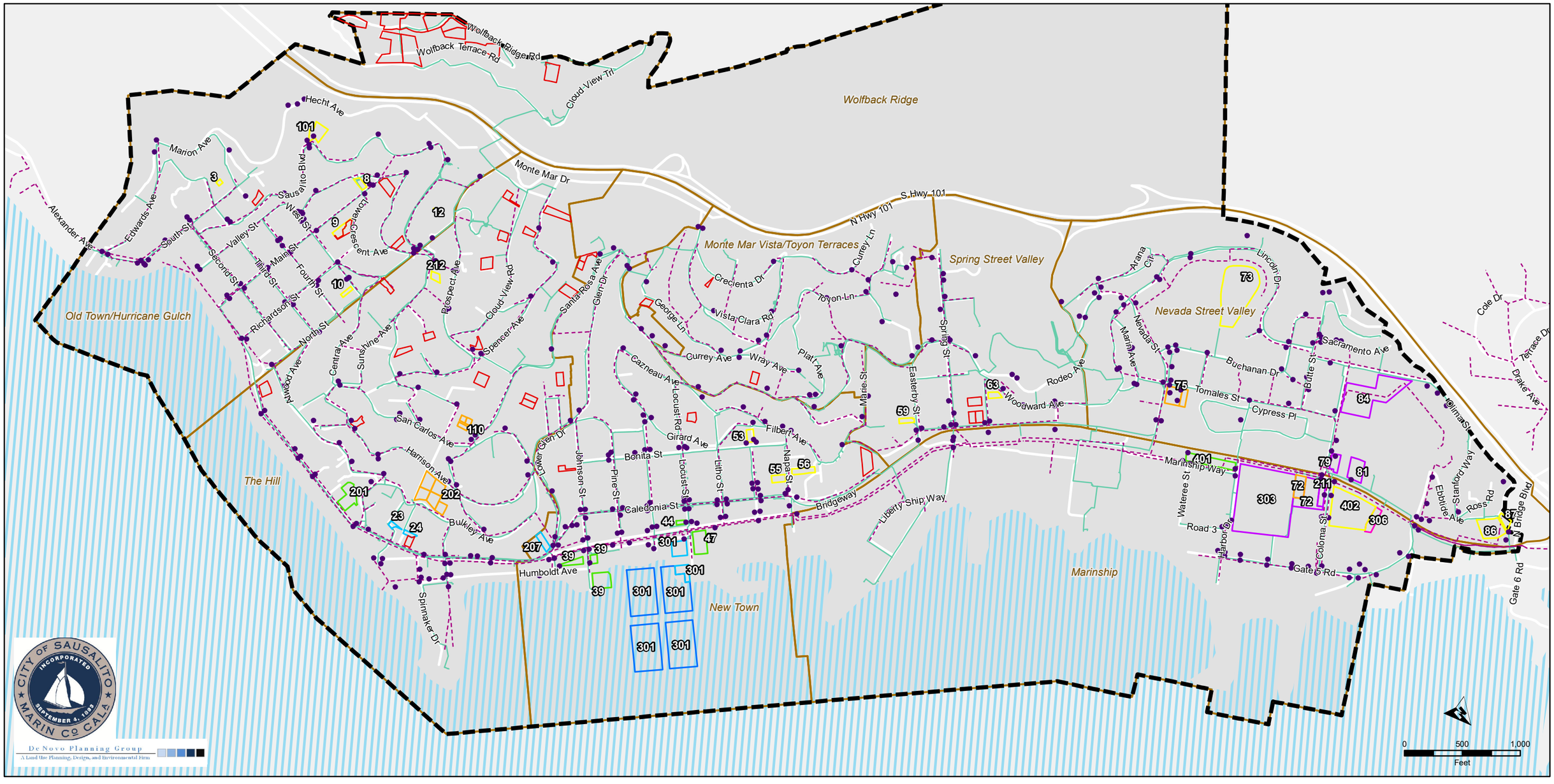
High

Very High

Landslide Susceptibility

Highest Susceptibility Rating (Classes 9 and 10)

Sources: City of Sausalito; Marin GeoHub; San Francisco BCDC "Adapting to Rising Tides;" FEMA National Flood Hazard Layer; California Geological Survey Map Sheet 58. Map date: August 14, 2024.



LEGEND

- Sausalito City Boundary
- Neighborhood Boundary
- Ocean/Bay

Inventory Site

- Inventory Site

Opportunity Site

- Housing-29
- Housing-49
- Housing-70
- MU-29/85%
- MU-49/85%
- MU-70/85%
- W-15

Infrastructure

- Storm Drain
- Sewer Pipeline
- Water Pipeline

DRAFT AMENDED HOUSING ELEMENT

FIGURE 4: INVENTORY OF SITES INFRASTRUCTURE MAP

Sources: City of Sausalito; Marin GeoHub. Map date: August 14, 2024.

FIGURE 5: CENSUS TRACT AND BLOCK GROUP BOUNDARIES

PROPOSED AMENDMENT

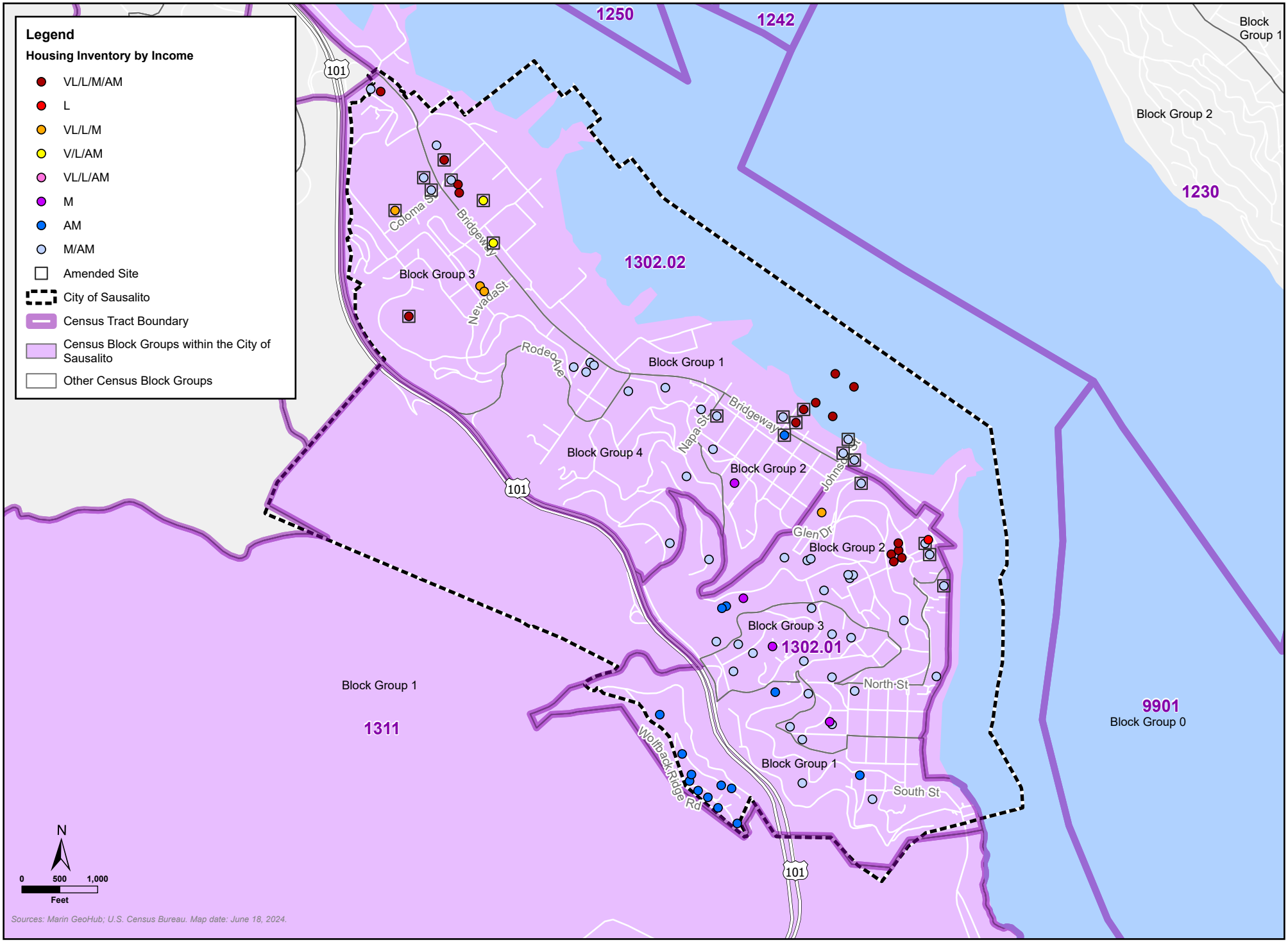


FIGURE 6: HOUSING CHOICE VOUCHERS AND LIHTC-ASSISTED HOUSING

PROPOSED AMENDMENT

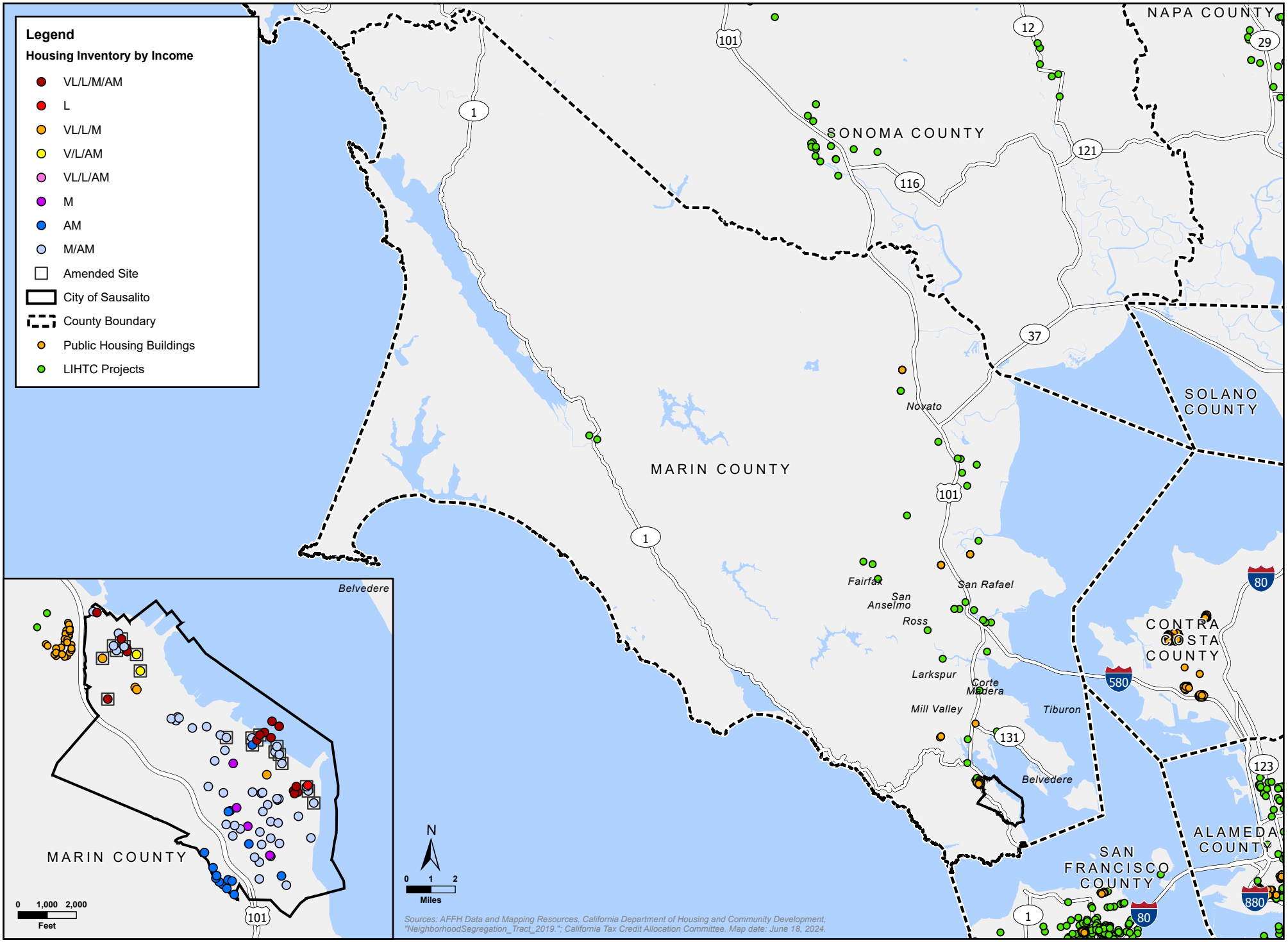


FIGURE 8. NEIGHBORHOOD CONCENTRATIONS BY CENSUS TRACT

PROPOSED AMENDMENT

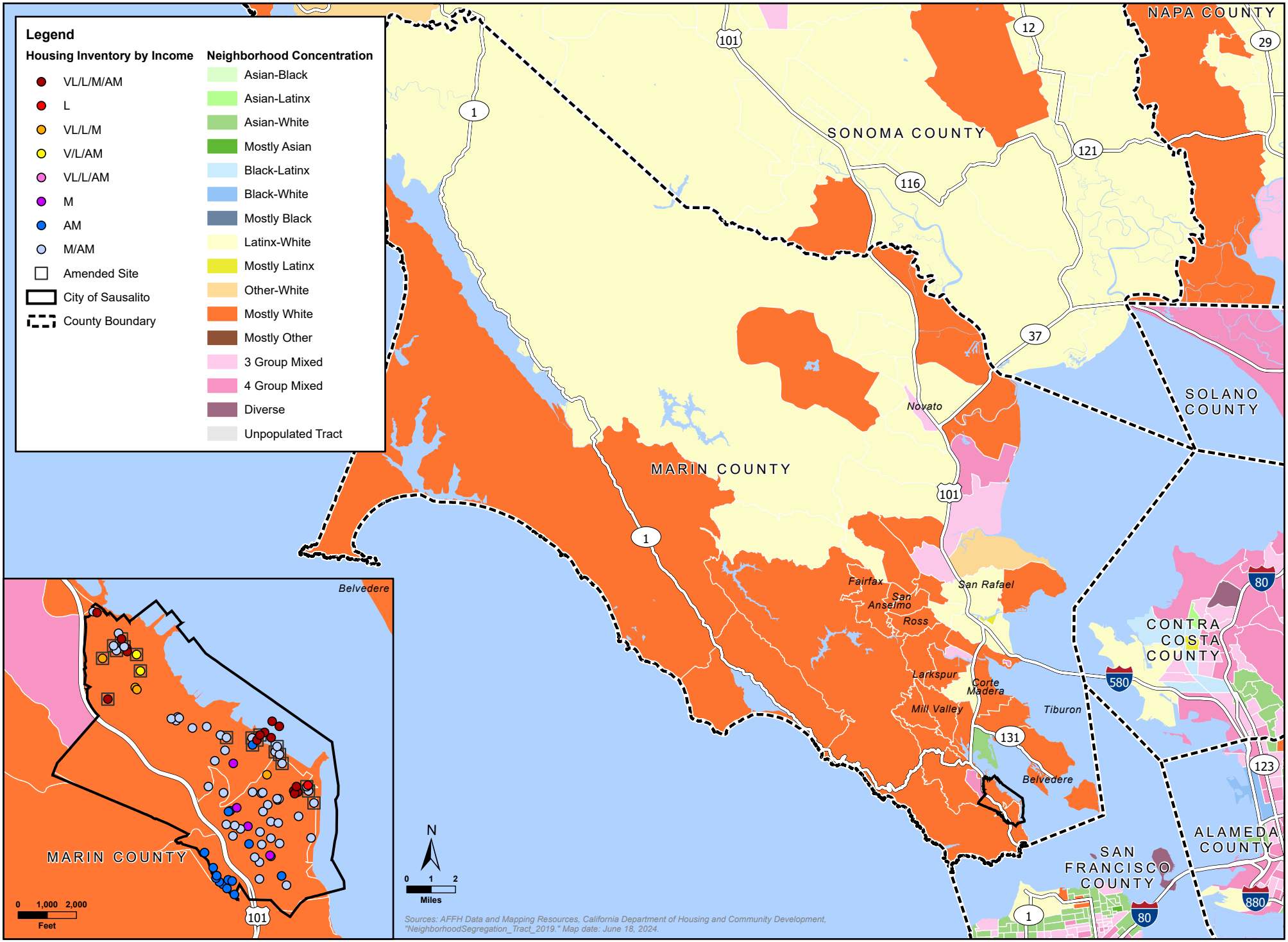


FIGURE 9: DIVERSITY INDEX BY CENSUS BLOCK GROUP 2018

PROPOSED AMENDMENT

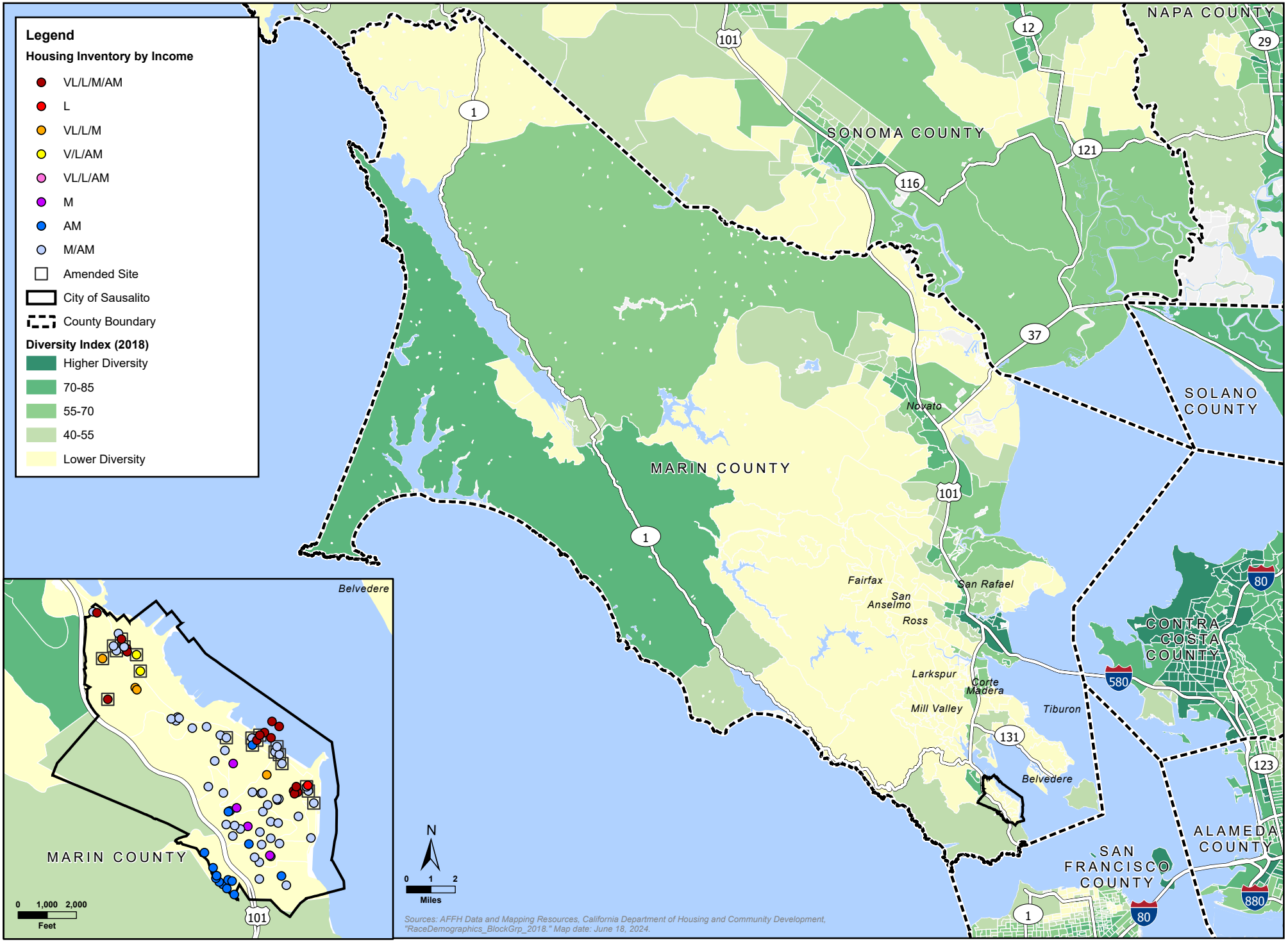


FIGURE 10: DIVERSITY INDEX BY CENSUS BLOCK GROUP 2010

PROPOSED AMENDMENT

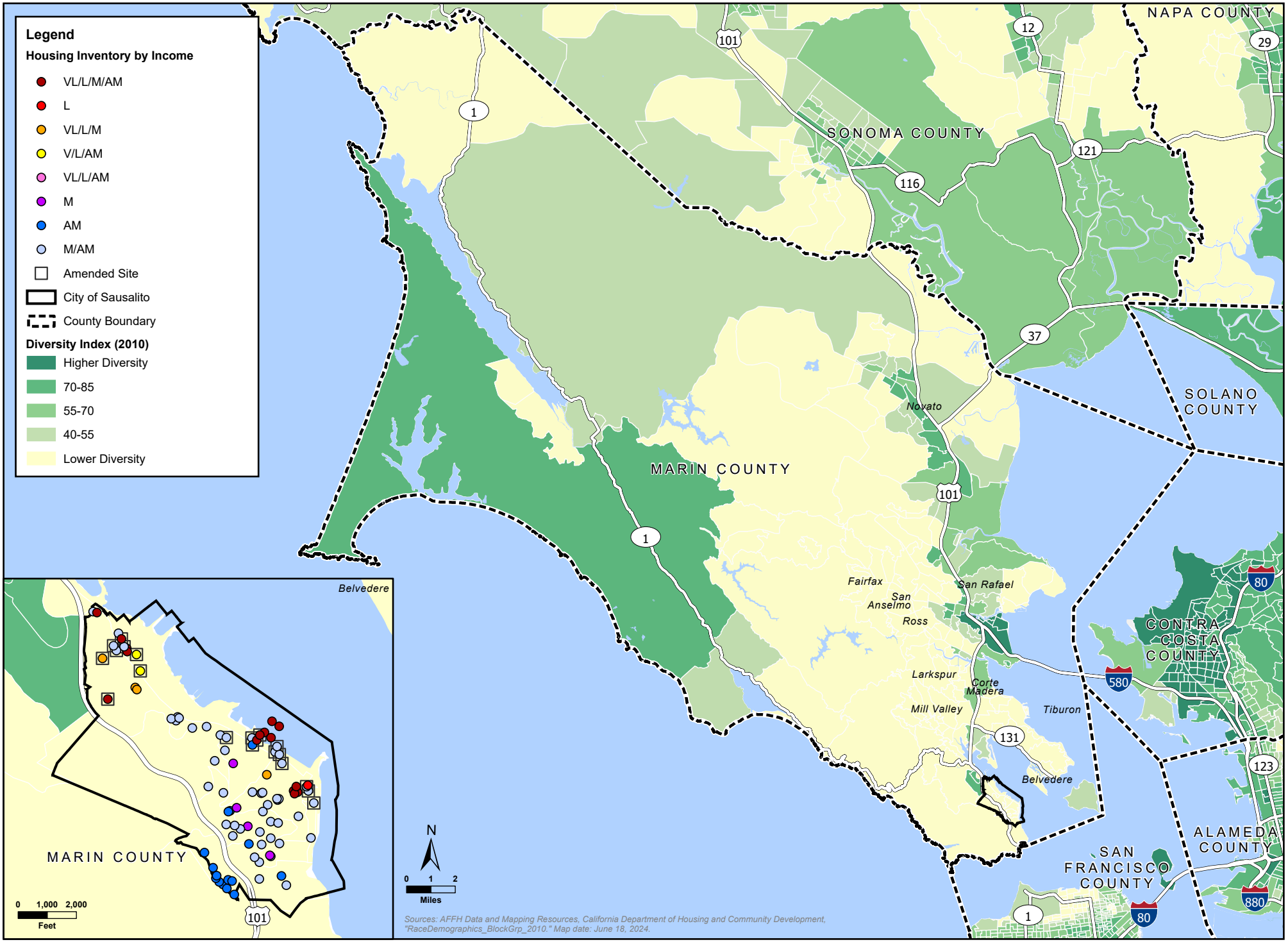


FIGURE 11: PROPORTION OF POPULATION WITH DISABILITIES BY CENSUS TRACT

PROPOSED AMENDMENT

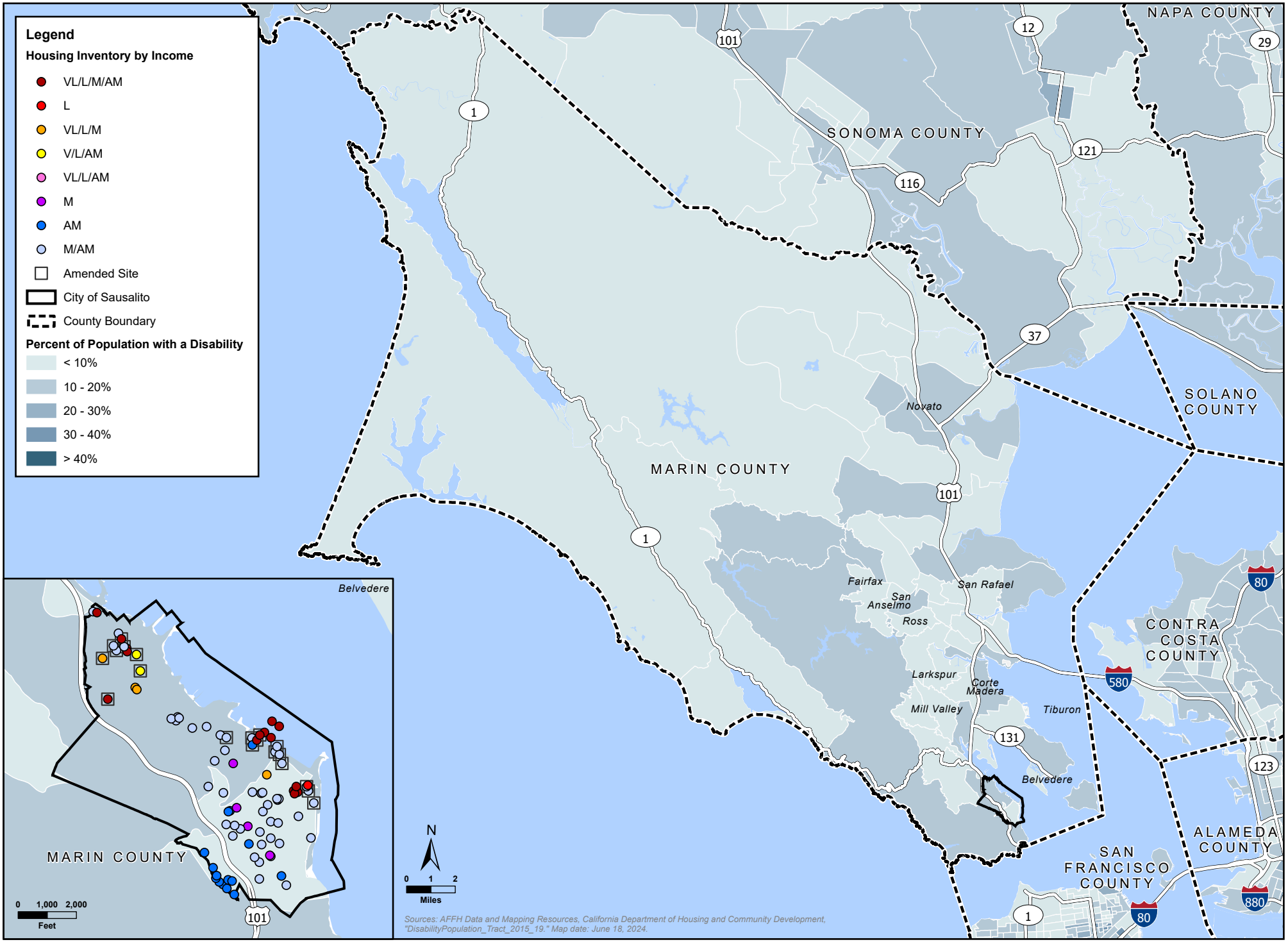


FIGURE 12: PERCENT OF POPULATION 18 YEARS AND OVER IN HOUSEHOLDS LIVING WITH SPOUSE

PROPOSED AMENDMENT

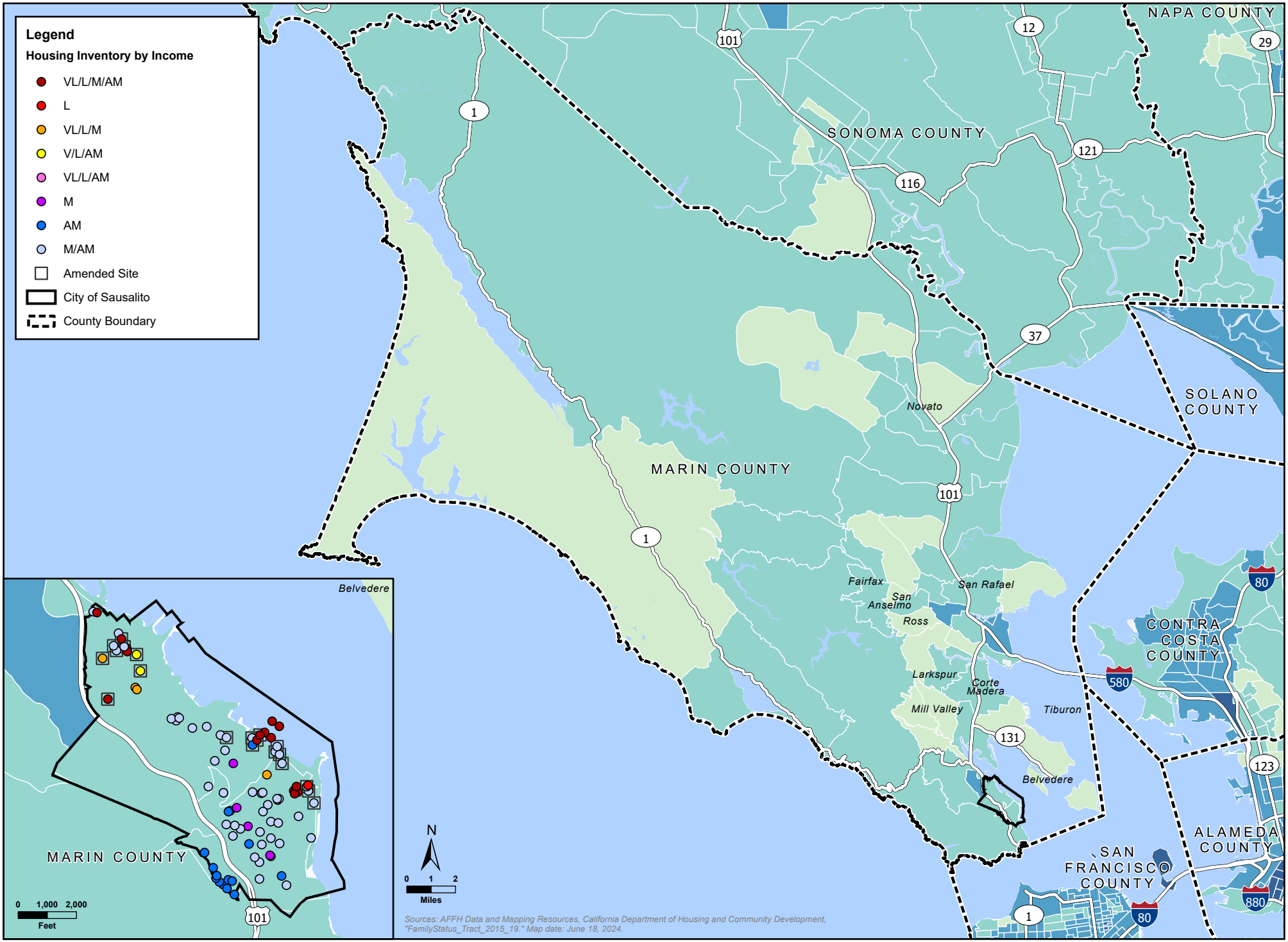


FIGURE 13: PERCENT OF CHILDREN IN MARRIED COUPLE HOUSEHOLDS

PROPOSED AMENDMENT

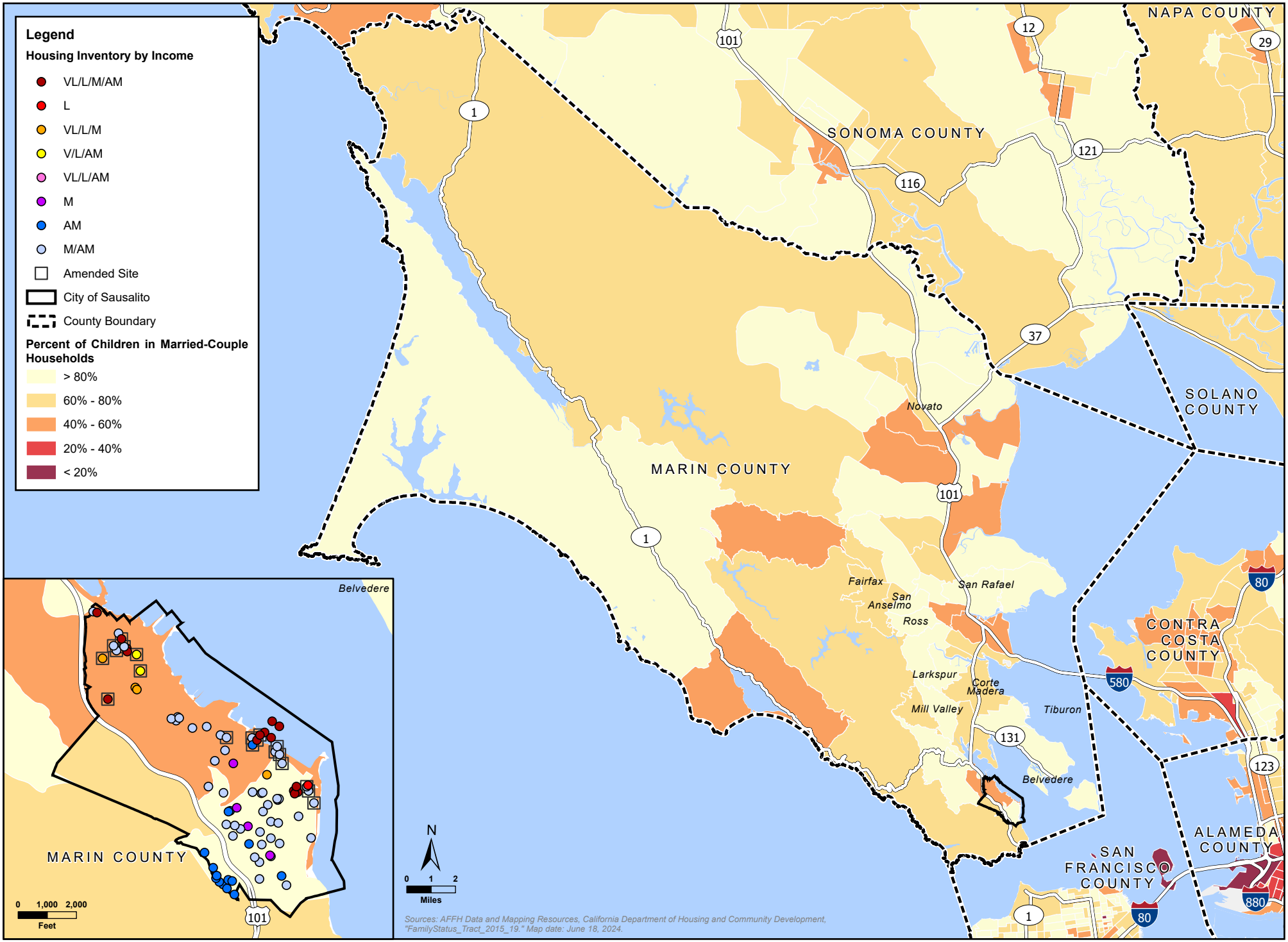


FIGURE 14: FEMALE-HEADED HOUSEHOLDS BY PROPORTION OF CHILDREN PRESENT

PROPOSED AMENDMENT

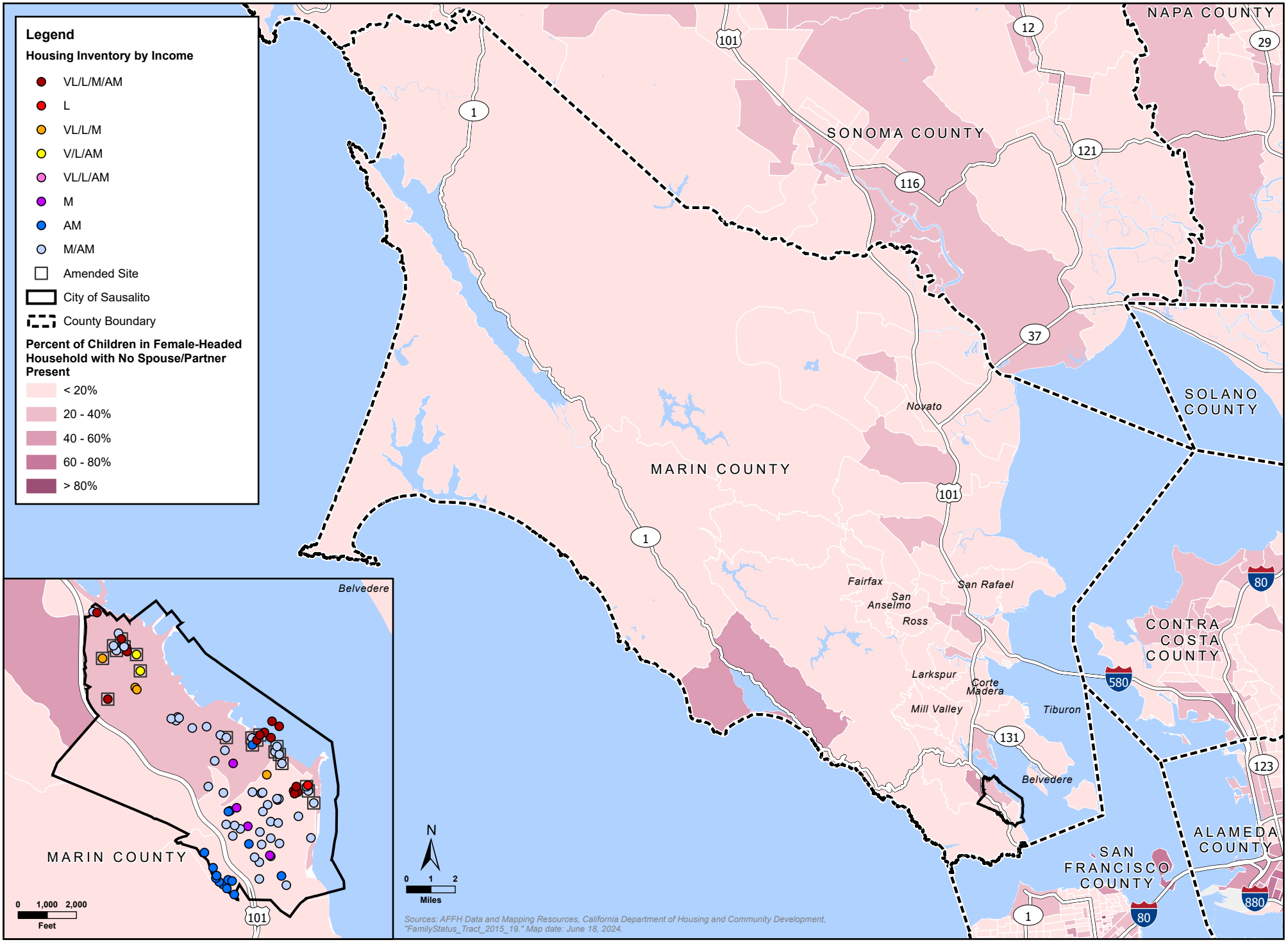


FIGURE 15: PROPORTION OF SENIOR RESIDENTS BY CENSUS TRACT

PROPOSED AMENDMENT

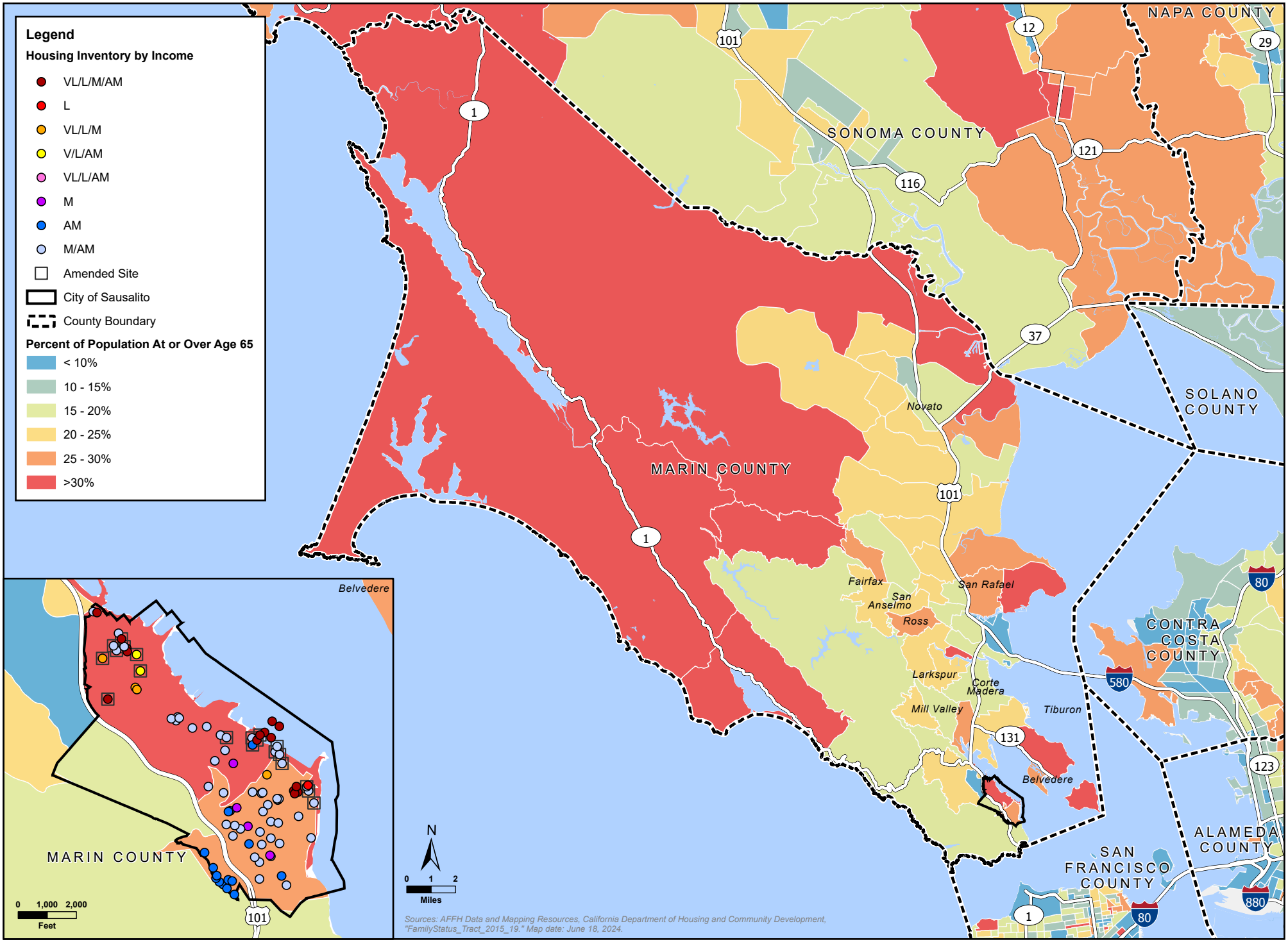
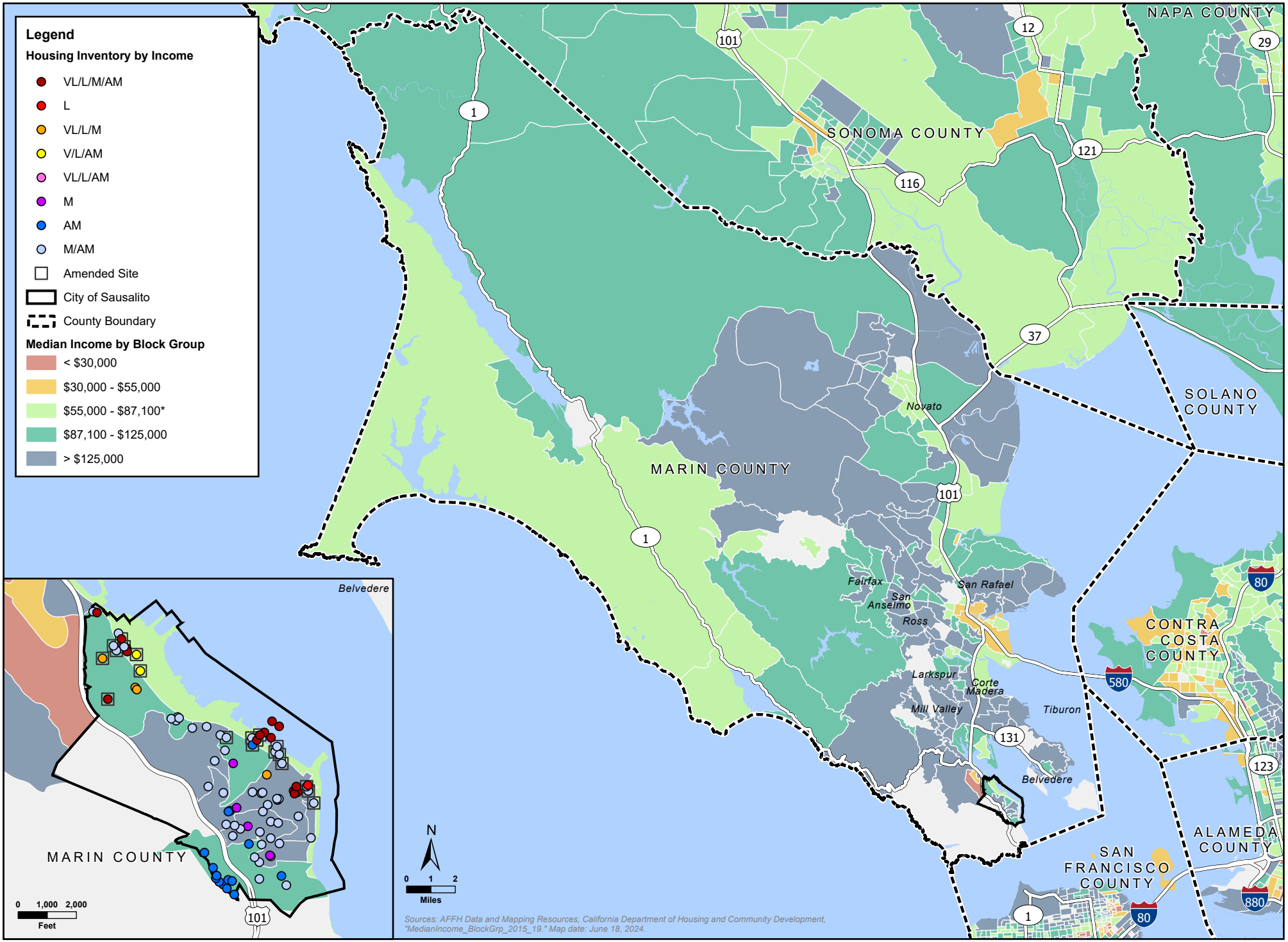


FIGURE 16: MEDIAN HOUSEHOLD INCOME BY BLOCK GROUP

PROPOSED AMENDMENT



De Novo Planning Group
A Land Use Planning, Design, and Environmental Firm

FIGURE 17: TCAC ECONOMIC SCORE BY CENSUS TRACT

PROPOSED AMENDMENT

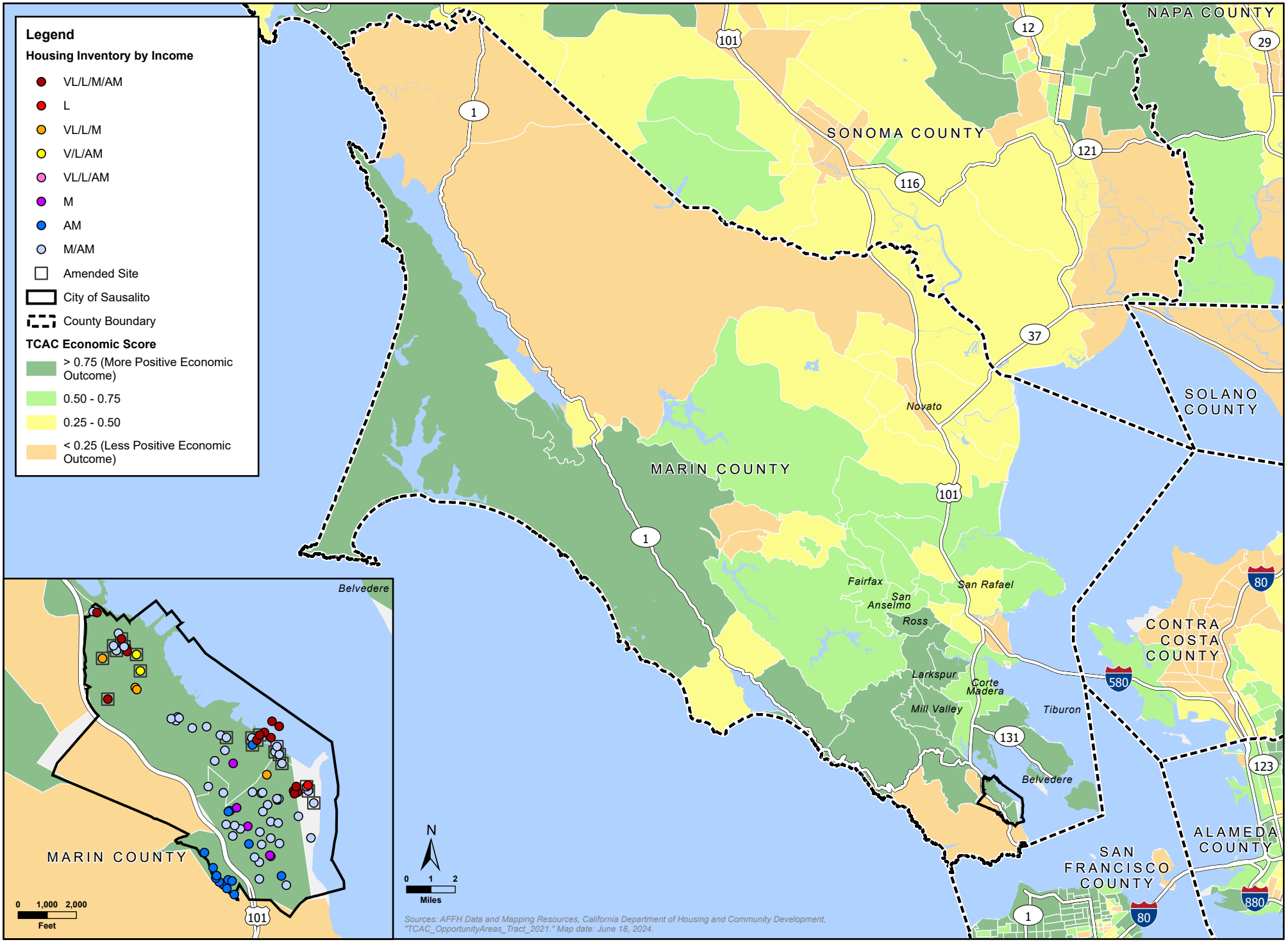


FIGURE 18: TCAC EDUCATIONAL SCORE BY CENSUS TRACT

PROPOSED AMENDMENT

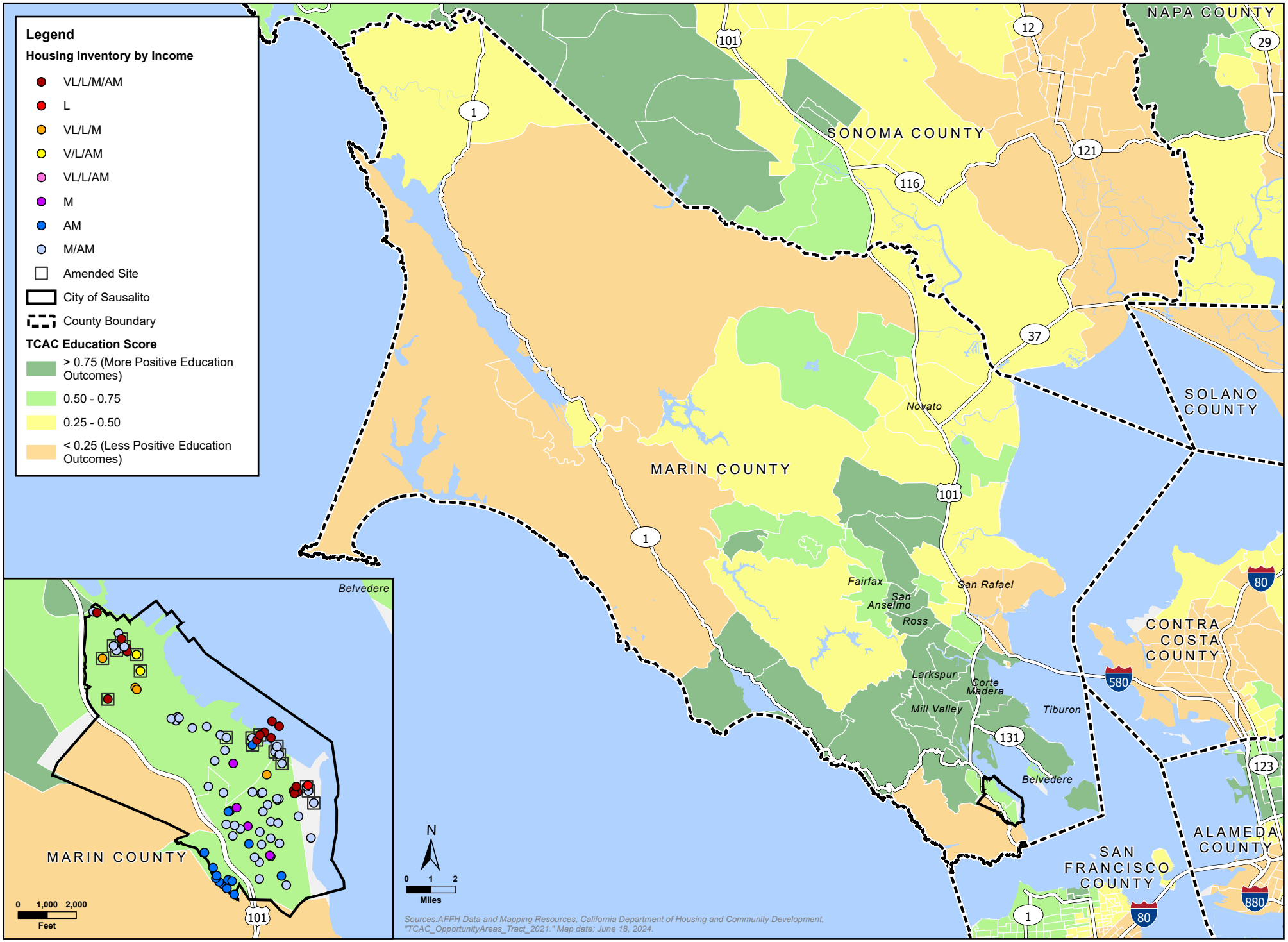


FIGURE 19: TCAC ENVIRONMENTAL SCORE BY CENSUS TRACT

PROPOSED AMENDMENT

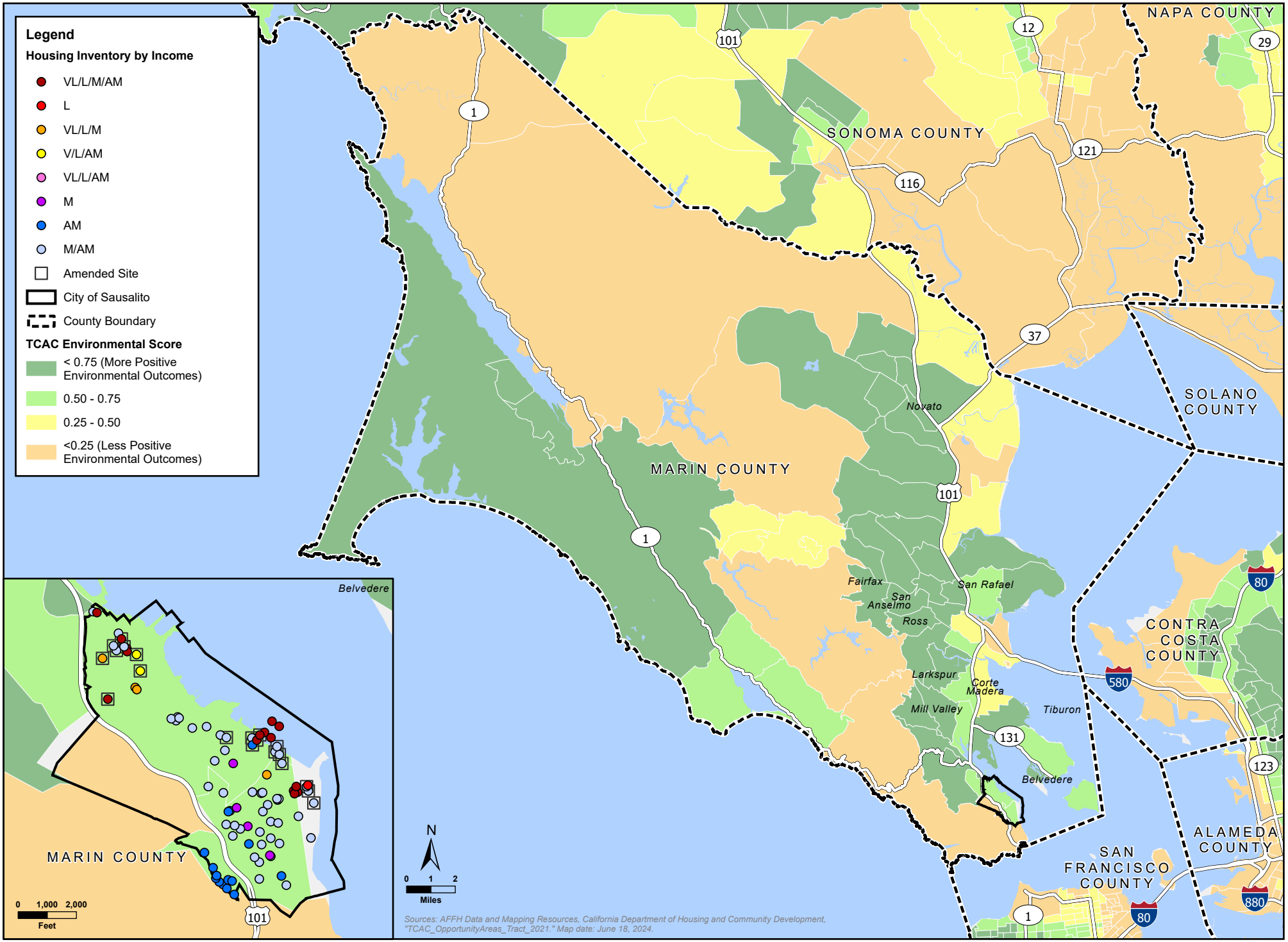


FIGURE 20: TCAC OPPORTUNITY AREAS BY CENSUS TRACT

PROPOSED AMENDMENT

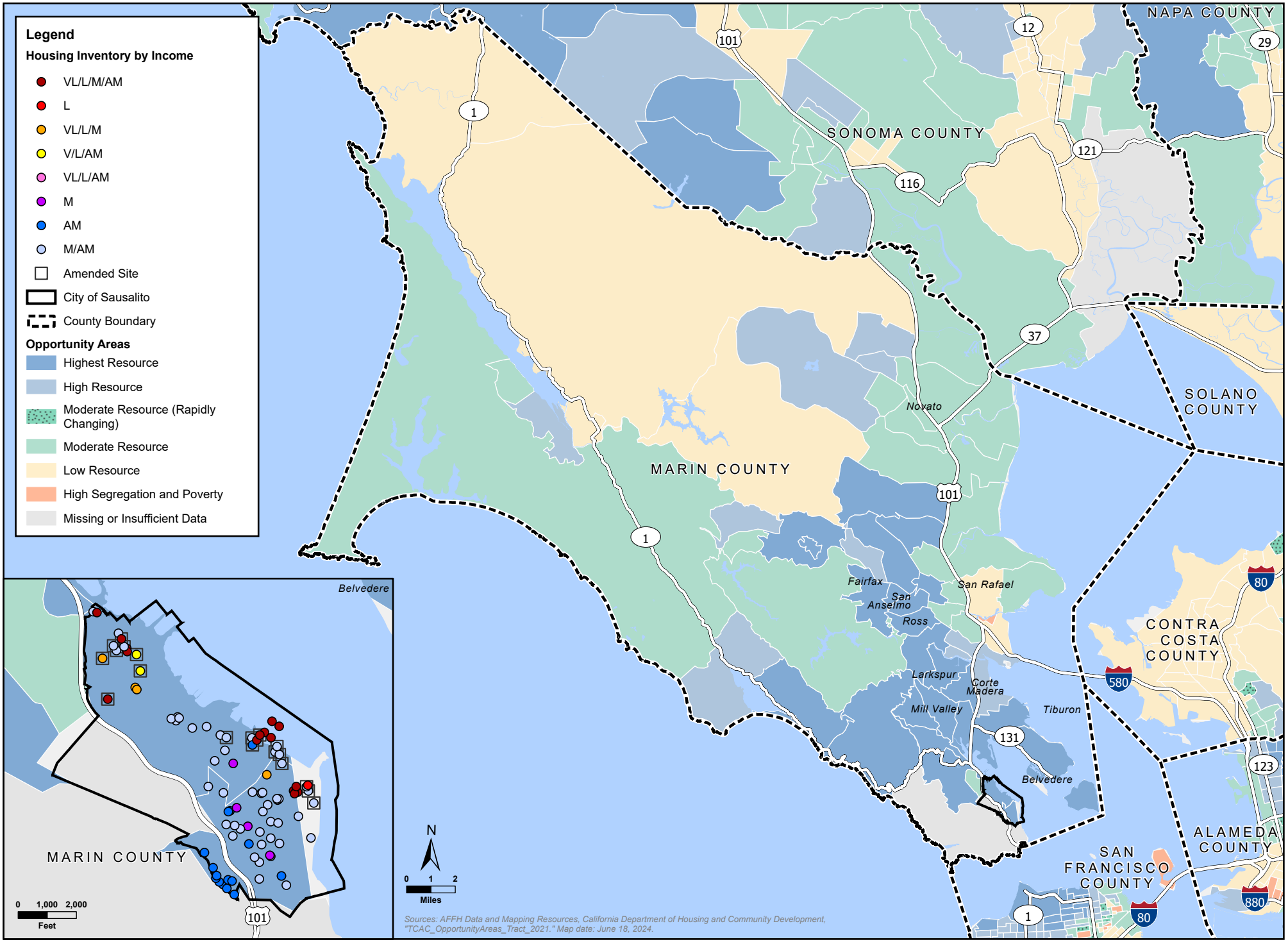


FIGURE 21: JOB PROXIMITY INDEX BY BLOCK GROUP

PROPOSED AMENDMENT

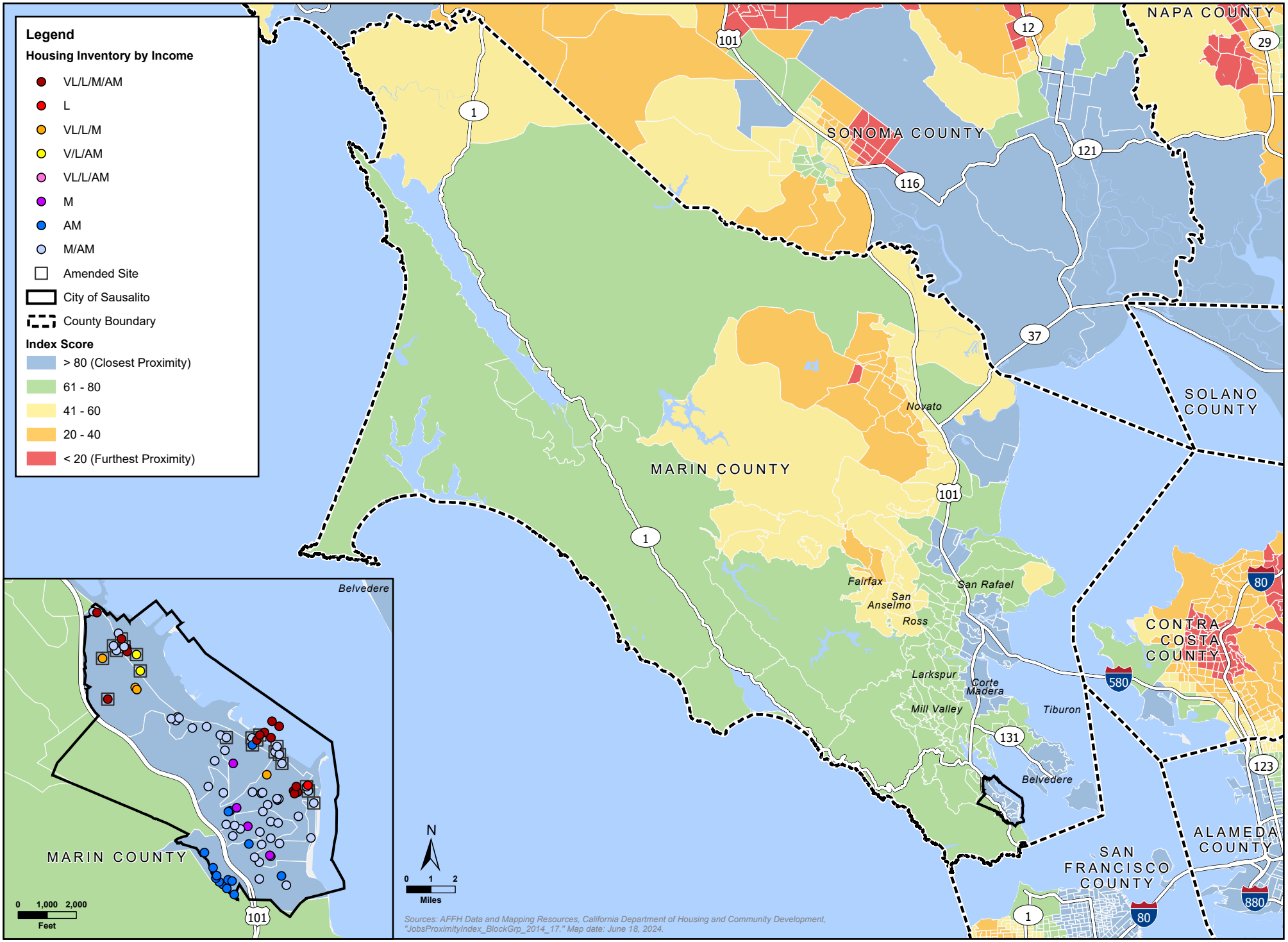


FIGURE 22: SENSITIVE COMMUNITIES

PROPOSED AMENDMENT

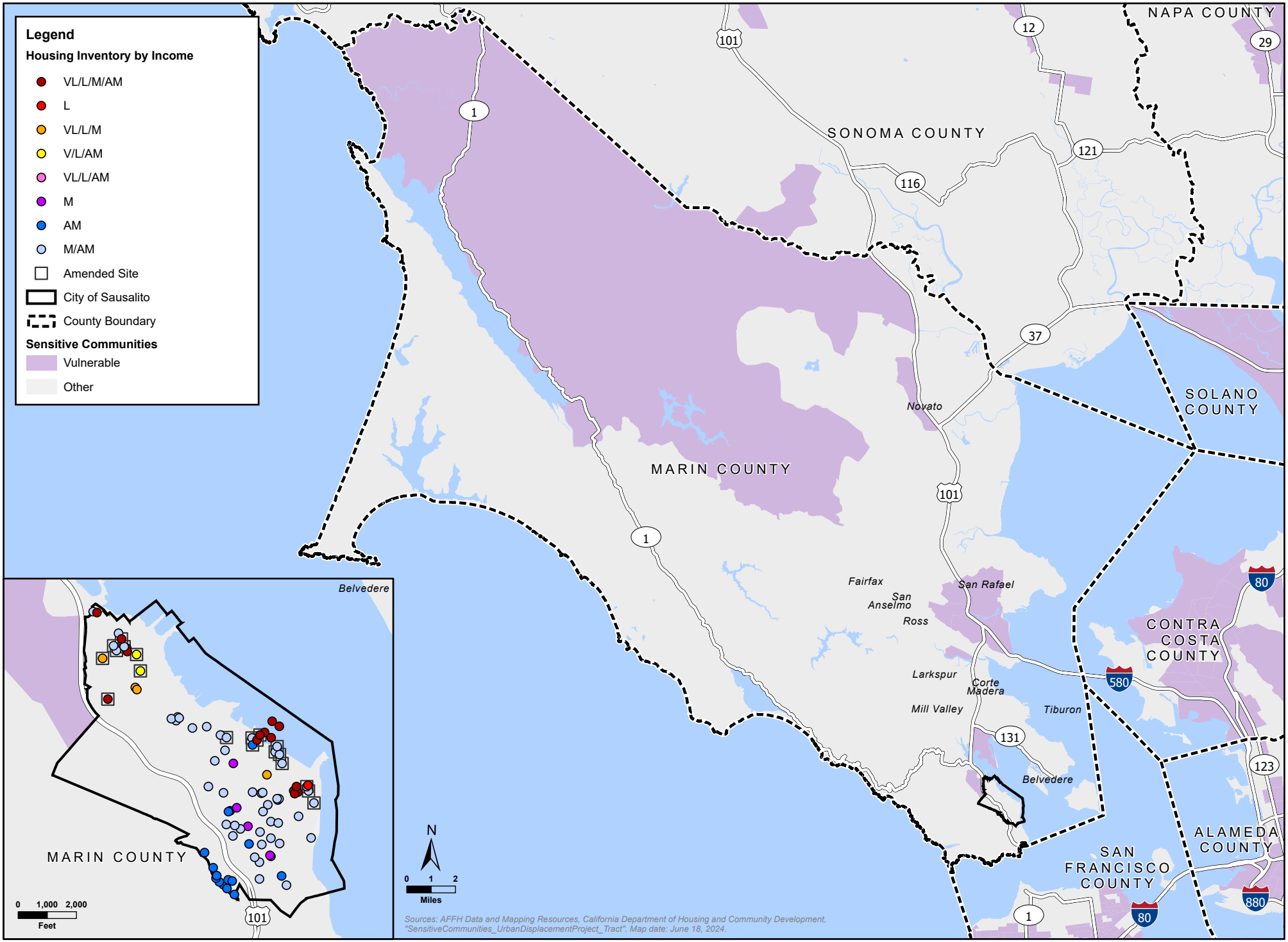


FIGURE 23: COST-BURDENED RENTER HOUSEHOLDS BY CENSUS TRACT

PROPOSED AMENDMENT

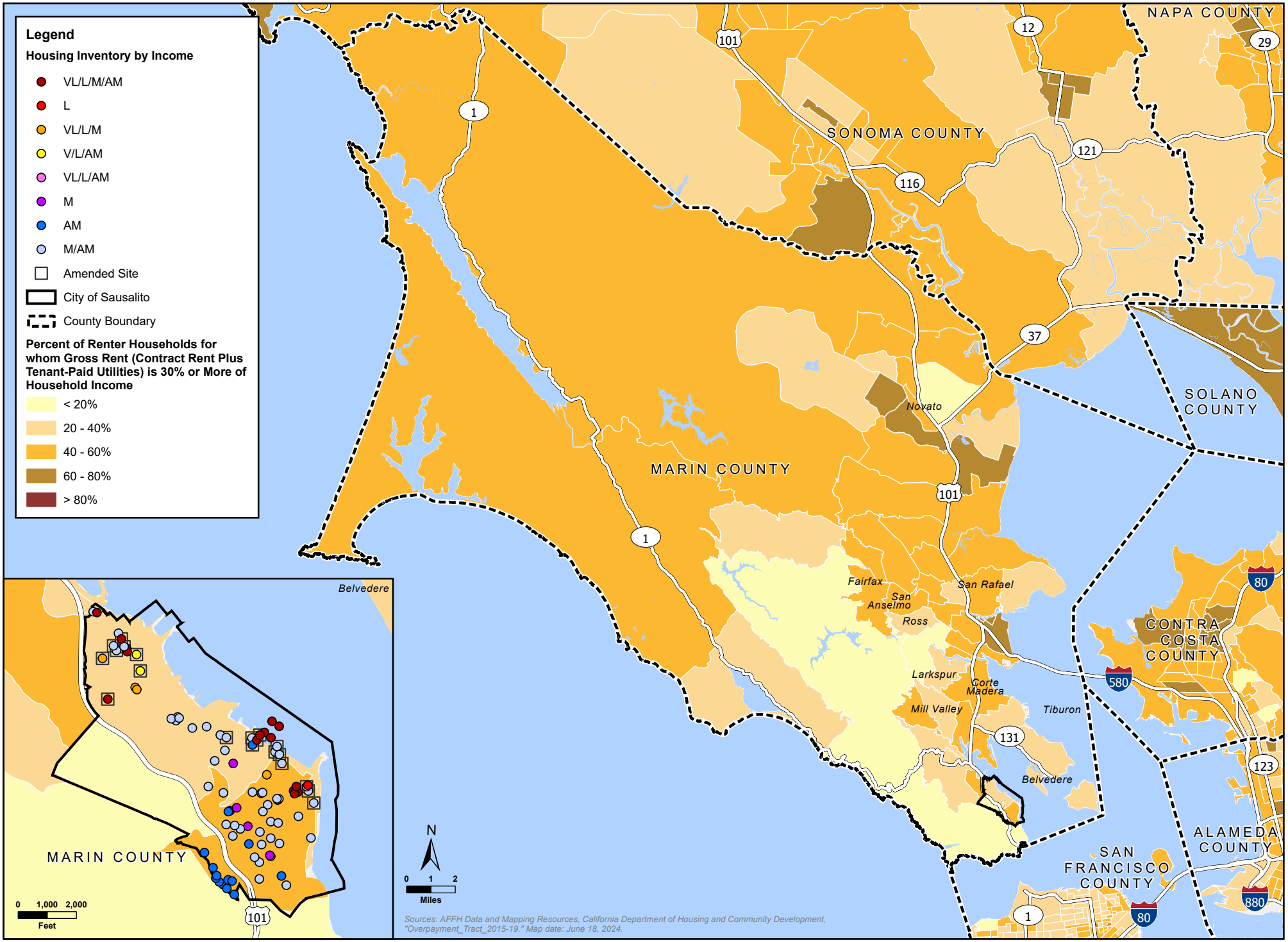


FIGURE 24: COST-BURDENED OWNER HOUSEHOLDS BY CENSUS TRACT

PROPOSED AMENDMENT

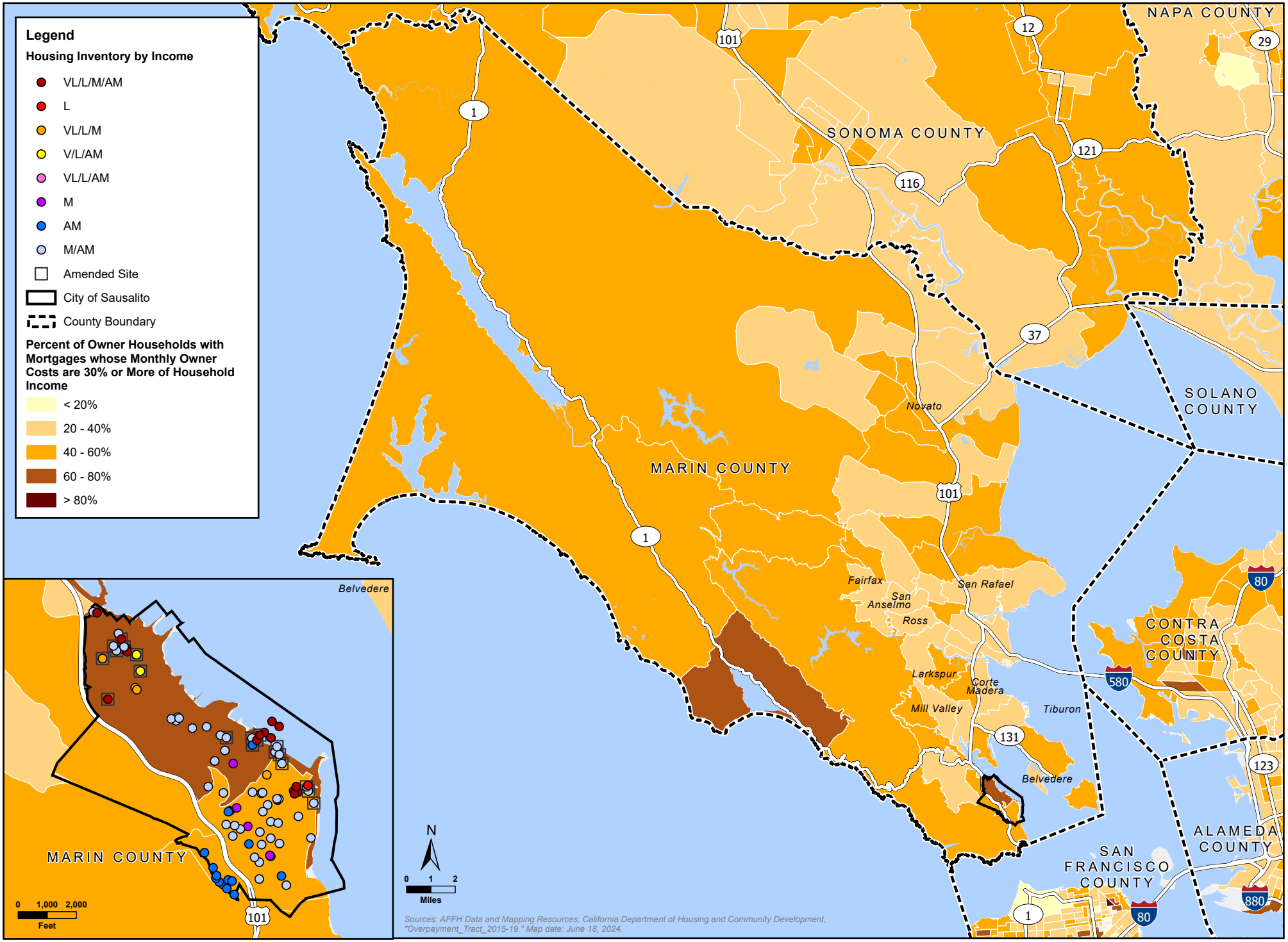
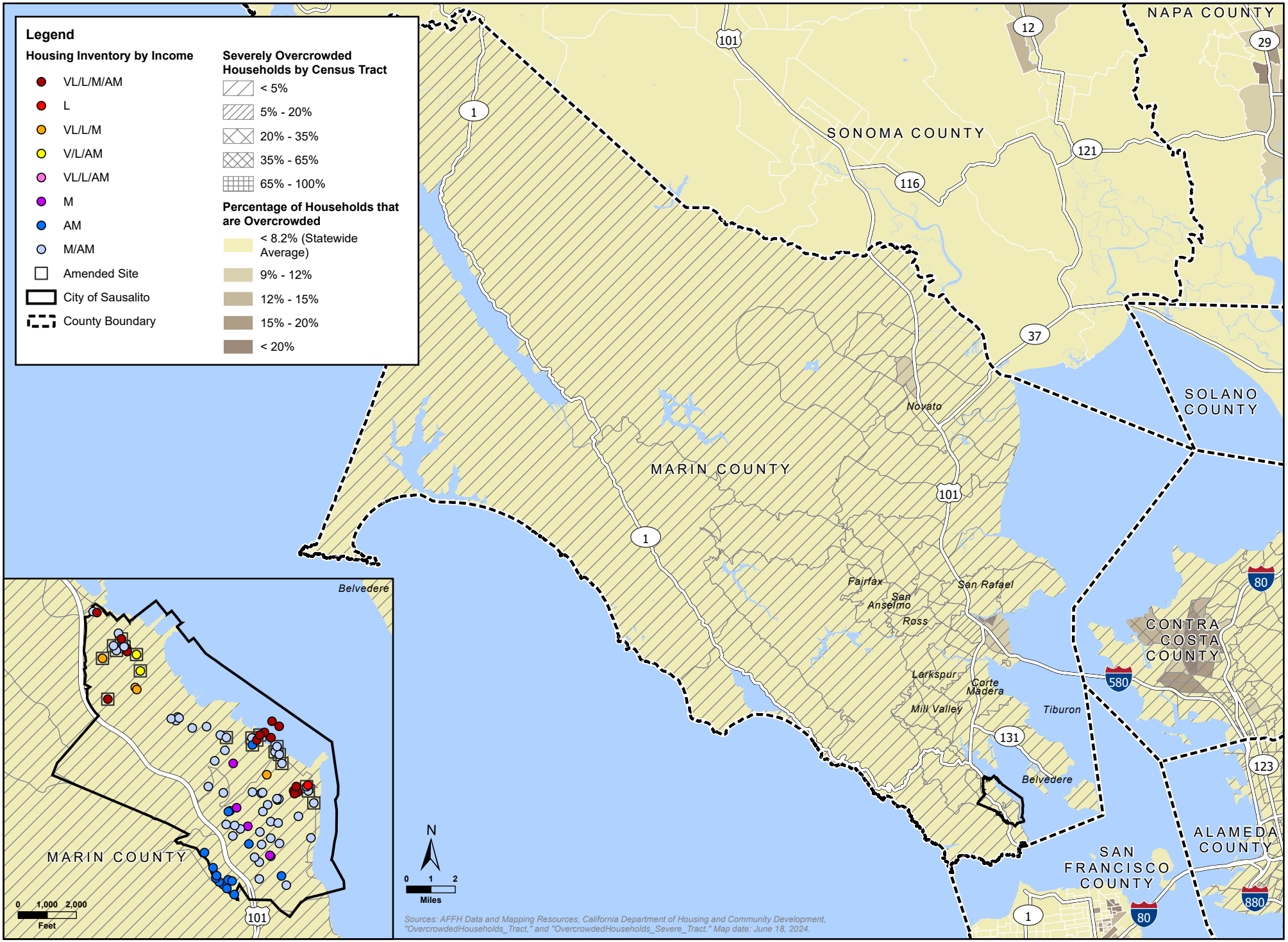


FIGURE 25: OVERCROWDED HOUSEHOLDS

PROPOSED AMENDMENT



Revised Draft Amended Appendices

The following revisions are made to Appendix D-1

Appendix D-1

Site Number	Site Letter	AFFH	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	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	Notes	Potential Units (Density Bonus)	Potential Units (Realistic Capacity)	VL	L	M	AM
401		VL/L/AM	063-130-01	0.67	Commercial - Improved	Industrial	I	-	Ord. 1022 - FTI	2400 Bridgeway	2,700,464	3,516,720	0	6,217,184	1983	15,448	0	0	0.67		Y	Y					Opportunity	MU-29/85%	Property owner interested in expanding existing office building to incorporate multifamily residential use on the upper floors.	36	16	2	1	-	13
402		VL/L/M/AM	063-152-01	2.30	Industrial - Improved	Industrial	I	-	Ord. 1022 - FTI	2680 Bridgeway	4,094,046	2,778,988	0	6,873,034	1956	35,200	0	0	1.00			Y	Y		Y	Y	Opportunity	Housing-49	Underutilized site with capacity to convert 1 acre of parking to residential, similar to Site 72.	91	43	24	12	3	4
211		M/AM	063-140-20	0.24	Commercial - Improved	Industrial	I		Ord. 1022 - FTI	2660 Bridgeway	481304	430342	0	911646	1969	2700	0		0.24		Y	Y	Y		Y	Y	Opportunity	MU-49/85%	Property owner interest. For sale.	22	10~~9~~	-	-	5~~9~~	5
303		VL/L//AM	063-140-15	6.29	Commercial - Improved	Industrial	I	0.42	Ord. 1022 - FTI	1 & 3 Harbor Dr	27532027	26726955	0	54258982	1982	115264	0		2.50		Y	Y			Y		Opportunity	MU-49/85%	Property owner interested in developing housing in a portion parking area (approx. 3 acres) and anticipates 20% very low/low units.	272~~221~~	129~~90~~	13~~9~~	13~~5~~	~~4~~5	98~~72~~
79		M/AM	063-151-01	0.25	Commercial - Improved	Neighborhood Commercial	CN-1		Ord. 1022 - FTI	2631 BRIDGEWAY BLVD	659454	510292	0	1169746	1970	4950	0	0	0.25		Y	Y			Y	Y	Opportunity	MU-49/85%	Commercial. Property owner interest.	22	10~~9~~	-	-	5~~9~~	5
81		M/AM	063-151-05	0.53	Commercial - Improved	Neighborhood Commercial	CN-1		Ord. 1022 - FTI	2829 BRIDGEWAY BLVD	1251382	1604044	0	2855426	1972	9864	0	0	0.53		Y	Y			Y	Y	Opportunity	MU-49/85%	Commercial. Property owner interest.	48	22~~20~~	-	-	11~~10~~	11~~10~~
~~85~~		~~No longer a site~~	~~Caltrans~~	~~0.68~~	~~CalTrans ROW~~	~~None~~	~~None~~			~~Bridgeway/Colorma~~	~~0~~	~~0~~	~~0~~	~~0~~	~~0~~	~~0~~	~~0~~	~~0~~	~~0.68~~								~~Opportunity~~	~~MU-49/85%~~	~~State Highway Property; not a parcel. Undeveloped. Potential to coordinate with Caltrans to declare excess property.~~	~~60~~	~~25~~	~~14~~	~~7~~	~~2~~	~~2~~
84*		VL/L/M	063-170-03	17.20	Tax Exempt	Public Institutional	PI	CPAD - PARTIAL	Ord. 1128	100 EBBTIDE AVE	0	0	0	0	0	46213	0	0	1.88	Y	Y	Y	Y		Y	Y	Opportunity	MU-49/85%	Martin Luther King Jr. Park. City has active leases or month-to-month rents occurring on 54 components of the park located at 100 Ebbtide Avenue and 61 Coloma Street, which include 50 indoor and 4 outdoor/transitional spaces. 15 leases have ended and are month-to-month or undeclared status, 18 leases ending in 2022, 16 leases in in 2023, 1 lease (610 Coloma St #330 - Lycee Francais La Perouse) does not have a specified lease term - all other Lycee leases end in 2023, and 4 leases (610 Coloma St. #720, 727, 730, and 742) end in 2032. 1 space is used by the City Recreation Office/Gym (610 Coloma St #600) and 4 spaces are vacant (2 at 100 Ebbtide and 2 at 600 Coloma St). It is anticipated that a limited portion of the site (2.5-3 acres) would be redeveloped with mixed use buildings or high density residential development. The site can be developed to minimize impacts to existing users and to accommodate reorganization of uses on the site. Restricted by Ord. 1128 (voter initiative). Rezone would apply to Subarea 1 (approximately 2 acres).	~~127~~181	94~~80~~	54~~44~~	34~~30~~	6	-

39	B	M/AM	065-037-01	0.18	Commercial - Improved	Commercial Waterfront	CW		Ord. 1022 - FTI	2350 Marinship	101910	277548	0	379458	1973	3869	0	0	0.18	Y	Y	Y	Y		Y	Y	Opportunity	MU-29/85% ~~MU-49/85%~~	Property owner interest.	10~~16~~	4~~7~~	-	-	1~~3~~	3~~4~~
39	B	-	065-034-07	0.10	Commercial - Improved	Commercial Waterfront	CW		Ord. 1022 - FTI	303 Johnson	80715	644048	182644	907407	1983	3219	0	0	0.04	Y	Y	Y	Y				Opportunity	MU-29/85% ~~MU-49/85%~~	Property owner interest.	~~4~~	~~2~~	~~-~~	~~-~~	~~1~~	~~1~~
39	B	VL/L/M/AM	065-038-06	0.73	Commercial - Improved	Waterfront	W		Ord. 1022 - FTI	501 Humboldt	427184	29286	0	456470	0	0	0	0	0.41	Y	Y	Y	Y			Y	Opportunity	MU-29/85% ~~MU-49/85%~~	Property owner interest.	22~~37~~	9~~15~~	~~9~~	~~4~~	4~~1~~	5~~1~~
~~44~~	~~C~~	~~-~~	~~065-051-12~~	~~0.06~~	~~Commercial - Improved~~	~~Mixed Residential & Commercial~~	~~CR~~		~~Ord. 1022 - FTI~~	~~210 CALEDONIA ST~~	~~746777~~	~~264970~~	~~0~~	~~1011747~~	~~1889~~	~~3779~~	~~2~~	~~36~~	~~0.06~~	~~Y~~		~~Y~~			~~Y~~		~~Opportunity~~	~~MU-49/85%~~	~~Property owner interest.~~	~~6~~	~~2~~	~~-~~	~~-~~	~~1~~	~~1~~
~~44~~	~~C~~	~~-~~	~~065-051-11~~	~~0.04~~	~~Commercial - Improved~~	~~Mixed Residential & Commercial~~	~~CR~~		~~Ord. 1022 - FTI~~	~~1311 BRIDGEWAY BLVD~~	~~851318~~	~~197176~~	~~0~~	~~1048494~~	~~1904~~	~~3168~~	~~2~~	~~50~~	~~0.04~~	~~Y~~		~~Y~~			~~Y~~		~~Opportunity~~	~~MU-49/85%~~	~~Property owner interest.~~	~~4~~	~~1~~	~~-~~	~~-~~	~~-~~	~~1~~
44	C	AM	065-051-10	0.06	Commercial - Improved	Mixed Residential & Commercial	CR		Ord. 1022 - FTI	1319 BRIDGEWAY BLVD	858827	364774	0	1223601	1980	2501	0	0	0.06	Y		Y				N	Opportunity	MU-29/85% ~~MU-49/85%~~	Property owner interest.	3~~6~~	1~~2~~	-	-	~~1~~	1~~1~~
47		M/AM	064-087-07	0.51	Commercial - Unimproved	Commercial Waterfront	CW		Ord. 1022 - FTI	300 LOCUST ST	1859171	0	0	1859171	0	0	0	0	0.51	Y		Y	Y		Y	Y	Opportunity	MU-29/85% ~~MU-49/85%~~	Modular building. Owner is interested in mixed use. Reduction for waterfront.	28~~46~~	11~~13~~	-	-	5	6~~8~~
55		M/AM	064-162-27	0.17	RESID. MULTIPLE FAMILY	High Density Residential	R-3			NAPA ST	594832	330466	0	925298	1919	2586	2	12	0.17	Y		Y	Y		Y	Y	Opportunity	Housing-49 ~~Housing-70~~	Owner interested in four units, plus 1 low income unit.	7~~22~~	5~~4~~	-	-	1	4~~3~~
207		M/AM	065-063-07	0.20	Multiple-Resid. - Improved	High Density Residential	R-3			925 BRIDGEWAY BLVD	1027027	571804	0	1598831	1922	2572	2	10	0.20			Y	Y		Y	Y	Opportunity	Housing-29 ~~Housing-49~~	Two existing dwellings. Property owner owns multiple sites and is interested in increasing units. 15% reduction in capacity taken for steep slopes.	8~~18~~	2~~5~~	-	-	1~~2~~	1~~3~~
~~207~~		~~-~~	~~065-063-08~~	~~0.19~~	~~Multiple-Resid. - Improved~~	~~High Density Residential~~	~~R-3~~			~~911-917 Bridgeway~~	~~1585472~~	~~524791~~	~~1600~~	~~2111063~~	~~1922~~	~~0~~	~~4~~		~~0.19~~			~~Y~~	~~Y~~		~~Y~~		~~Opportunity~~	~~Housing-49~~	~~Same ownership at 923-925, 931-933 Bridgeway. 3 net new units. 15% reduction in capacity taken for steep slopes.~~	~~17~~	~~-~~			~~-~~	~~-~~
~~209~~		~~No longer a site~~	~~065-063-05~~	~~0.06~~	~~Multiple-Resid. - Improved~~	~~High Density Residential~~	~~R-3~~			~~931-933 Bridgeway~~	~~1051170~~	~~735819~~	~~0~~	~~1706989~~	~~1964~~	~~2224~~	~~2~~		~~0.06~~			~~Y~~					~~Opportunity~~	~~Housing-29~~	~~Same ownership at 911-917, 931-933 Bridgeway. 1 net new unit.~~	~~6~~	~~1~~	~~-~~	~~-~~	~~-~~	~~1~~
301	D	VL/L/M/AM	065-032-01	0.38	Industrial - Unimproved	Commercial Waterfront	CW		Ord. 1022 - FTI	LOCUST ST AND HUMBOLDT AVE	305977	0	0	305977	0	0	0	0	0.38			Y	Y		Y	Y	Opportunity	Housing-29 ~~MU-49/85%~~	Property owner interest. Site includes 2 land-based and 3 water-based parcels). Units only are projected for RHNA purposes on land-based portion under Program 4. Water-based portion is treated separately under Program 9. The site will also be expanded to include paper streets (existing rights-of-way that have not been improved) - this additional area (approximately 0.5 acre) was not included in unit calculations and will increase site capacity. Reduced developed land area by 0.1 acre to provide additional capacity for services for water-based uses.	20~~34~~	8~~9~~	4~~5~~	2	1	1

301	D	VL/L/M/AM	065-031-01	2.19	Industrial - Improved	Commercial Waterfront	CW		Ord. 1022 - FTI	225 Locust	849360	877672	0	1727032	1961	9600	0	0.00	0.61			Y	Y		Y	Y	Opportunity	Housing-29 ~~MU-49/85%~~	Property owner interest. Site would be expanded to include paper streets (existing rights-of-way that have not been improved and property owner is working to acquire) - this additional area (approximately 0.5 acre) was not included in unit calculations and will increase site capacity. Reduced developed land area by 0.1 acre to provide additional capacity for services for water-based uses.	3254	14~~20~~	8~~11~~	4~~6~~	1	1~~2~~
23		M/AM	065-072-11	0.07	Multiple-Resid. - Unimproved	High Density Residential	R-3			10 READE LN	101001	0	0	101001	0	0	0	0	0.07								Opportunity	Housing-29 (require at least a duplex) ~~Housing-49~~	Vacant	3~~6~~	2~~3~~	-	-	1~~1~~	1~~2~~
24		M/AM	065-071-13	0.08	Multiple-Resid. - Unimproved	High Density Residential	R-3			10 EXCELSIOR LN	65673	0	0	65673	0	0	0	0	0.08								Opportunity	Housing-29 ~~Housing-49~~	Vacant	4~~7~~	2~~3~~	-	-	1~~1~~	1~~2~~
201		~~VL/L/~~M/AM	065-132-16	0.55	Commercial - Improved	Central Commercial	CC	HISTORIC DISTRICT	Ord. 1022 - FTI	605-613 Bridgeway Blvd	3009142	678532	0	3687674	1912	6140	1		0.55			Y	Y			Y	Opportunity	MU-29/85% ~~MU-49/85%~~	Commercial building, including Real Napa. Owner interested in converting parking to multifamily.	28~~49~~	11~~20~~	0~~11~~	0~~6~~	3~~1~~	8~~2~~

The following revisions are made to Appendix D-2

Appendix D-2

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
401	063-130-01	0.67	2400 Bridgeway Blvd	Opportunity	21	Not City, Public, QP-Owned	0	53.2%	1.0	$175	1.0	2	0.01	1.4	5	0.0	0.4	5	0	3	Area of Minimal Flood Hazard	10	3	No Data	1	Moderate	2	0.00	0.00
402	063-152-01	2.30	2680 BRIDGEWAY BLVD	Opportunity	22	Not City, Public, QP-Owned	0	35.1%	3.0	$116	-	3	0.03	1.7	5	0.0	0.1	5	0	3	Area of Minimal Flood Hazard AND 500-yr Flood Zone	10	2	3.48	1	Urban Unzoned	3	0.00	0.00
~~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~~
~~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~~
~~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~~