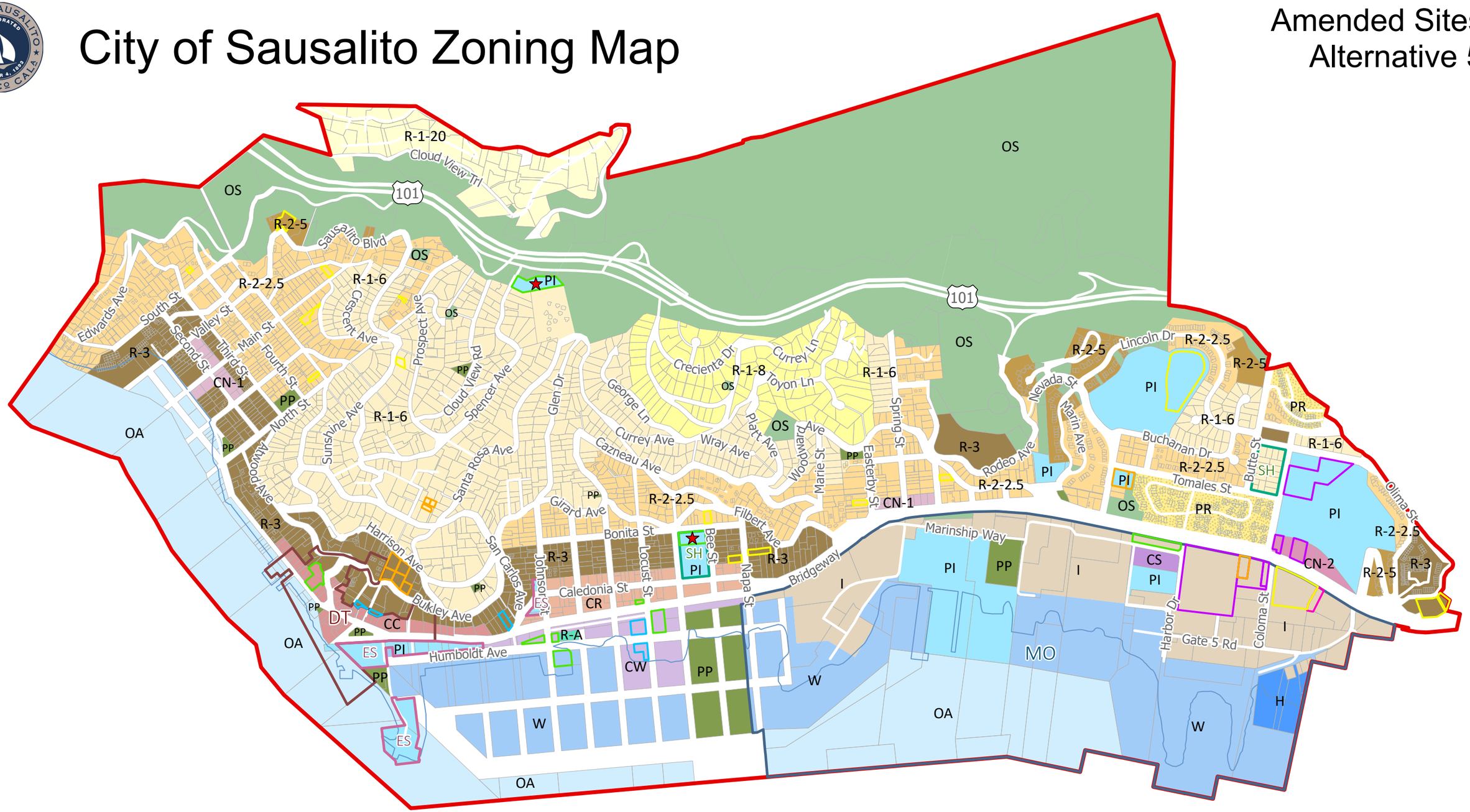
MODIFIED AMENDED HOUSING ELEMENT

The draft Ordinance provided as Attachment 5 would be modified to include the Zoning Map (Exhibit A) and Table 10.28-2 shown below if the Modified Housing Element (Project Alternative) is adopted. There would be no other modifications to the Zoning Ordinance text. There would be no modifications to the draft resolution and ballot measures provided as Attachment 6.

EXHIBIT A- MODIFIED ZONING MAP

City of Sausalito Zoning Map

Amended Sites
Alternative 5



LEGEND

- City Boundary
- USGS Coastline

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

- Downtown Historic District (DT)
- Marinship Overlay (MO)
- Senior Housing (SH)
- Emergency Shelter Overlay (ES)

★ Additional Site under Alternative 5

Overlay Zone Sites

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

0 500 1,000
Feet

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

Prepared by De Novo Planning Group for the City of Sausalito
January 2, 2025

EXHIBIT B – MODIFIED ALTERNATIVE TABLE 10.28-2

Table 10.28-2

APPLICABLE SITES – Housing Overlay (-HO) Overlay Zoning District

Site Number	APN	Address	Housing Opportunity Overlay	Notes
73	064-322-01	636 Nevada St	-HO-H49	-
86	052-322-02	330 Ebbtide Ave	-HO-H49	-
87	052-322-01	Ebbtide Ave	-HO-H49	-
75	064-341-04	530 Nevada St	-HO-H70	-
75	064-341-10	Tomales St	HO-H70	
53	064-163-06	Bonita St	-HO-H49	-
55	064-162-27	Napa St	HO-H49	-
56	064-151-16	412 Napa St	-HO-H49	-
207	065-063-07	925 Bridgeway Blvd	-HO-H29	-
3	065-292-34	Marion Ave	-HO-H49	-
8	065-253-02	Main St/Crescent Ave	-HO-H49	-
9	065-231-45	Lower Crescent Ave	-HO-H49	-
10	065-233-22	18 West Ct	-HO-H49	-
12	065-221-83	117 Prospect Ave	-HO-H49	-
101	065-281-20	357 Sausalito Blvd	-HO-H49	-
59	064-142-29	Easterby St	-HO-H49	-
63	064-131-07	522 Olive St	-HO-H49	-
23	065-072-11	10 Reade Ln	-HO-H29	-
24	065-071-13	10 Excelsior Ln	-HO-H29	-
212	065-193-31	Sausalito Blvd	-HO-H49	-
_	065-121-09	San Carlos Ave	-HO-H70	-
_	065-121-08	San Carlos Ave	-HO-H70	-
_	065-121-07	San Carlos Ave	-HO-H70	-
202	065-093-15	125 Bulkley	-HO-H70	_
202	065-093-14	125 Bulkley	-HO-H70	_
202	065-093-13	125 Bulkley	-HO-H70	_
202	065-093-16	125 Bulkley	-HO-H70	_
202	065-093-17	125 Bulkley	-HO-H70	_
14	065-181-44	300 Spencer Ave	-HO-H29	
52	064-165-12	420 Litho St	-HO-M29	City Hall. Robin Sweeny Park excluded from site; units anticipated to be accommodated at the existing parking lot location.