SAUSALITO

HOUSING ELEMENT

March 27, 2025 Draft Amended

City of Sausalito
6th Cycle Housing Element

Housing Plan

Background Report

Draft Amendments: August 15, 2024, Revised August 22, 2024, Revised February 13, 2025, Revised March 27, 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). The February 13, 2025 revisions address comments by City Council at its February 4, 2025 Study Session. The March 24, 2025 revisions address comments by City Council at its February 26, 2025 hearing, including modifications to the sites identified to accommodate the RHNA, and revisions to address input from HCD, including updated information regarding pending and approved projects.

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~~ 15960 units. After accounting for approved projects, proposed projects, and projected ADUs, and projected SB 9 units, the City has a remaining RHNA of 371~~95~~465 units~~, including 263 lower income units (extremely/very low and low), 52 moderate income units, and 166 above moderate income units~~, as shown in Table 1.





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 (H-29), a 43-49 du/ac Housing Overlay (H-49), a 50-70 du/ac Housing Overlay (H-70), a Mixed Use Overlay to allow 29 du/ac ~~with a minimum of 85% residential required~~(MU-29), ~~or~~ a Mixed Use Overlay to allow 43-49 du/ac ~~with minimum of 85% residential required~~(MU-49), and a Mixed Use Overlay to allow 50-70 du/ac ~~with a minimum of 85% residential required~~(MU-70)~~.~~ . 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.

Due to the need for voter approval of ballot measures to complete the rezoning necessary to accommodate the full RHNA, there is a need for flexibility in developing the City's approach to accommodate the RHNA. Recognizing this, there are multiple potential outcomes to accommodate the RHNA. If there is a shortage to accommodate the RHNA, the City will identify additional sites to be rezoned to accommodate the RHNA in accordance with Government Code Section 65583.2(h,i). Sites to be considered shall include sites that are: 1) City-controlled or 2) a minimum of 0.5 acres and either vacant or meet the methodology and criteria for nonvacant sites provided at Background Report beginning on page HBR-116. Further, the City will investigate inclusion of additional capacity for SB 9 and ADUs and a program to incentivize SB 9 and ADU units to address a RHNA shortfall.

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	93[1]	207[1]	226[1]	1897	6923
Inventory of Existing Residential Sites & Pending Projects[3]	119	115	4347	8273	159122
ADU & SB 9 Projected Units	1214	2729	3033	4749	116125
Subtotal: Existing Capacity	1642	3564	8398	127149	261353
RHNA Less Existing Capacity	158	51	16	146	371
CAPACITY FROM POTENTIAL OPPORTUNITY SITES					
Housing H-29	12 47	6 21	5	5	78
Housing – 43 H-49 du/ac	30 54	16 28	4039 36	4745 40	133166 158
Housing – 50 H-70 du/ac	69 30	3433 15	13 8	1815 10	134130 63
Mixed Use MU-29/85%	2	12	13 11	36 31	52 46
Mixed Use MU-49/85%	12286 69	6956 27	4734 23	120123 86	358299 205
Mixed Use MU-70/85%	0	0	11	11	22
Subtotal: Opportunity Sites	221223 202	119124 93	111115 94	196235 183	647697 572
TOTAL CAPACITY (EXISTING CAPACITY PLUS OPPORTUNITY SITES)					
Total Capacity	237239 244	154159 157	194198 192	323362 332	908958 925
Surplus[2]	3739 44	3944 42	8084 78	2867 37	184234 201
Percentage of Total Sites Units that are Surplus	169 22%	2834 37%	7042 68%	19 13%	245 28%

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.

3. Pending/approved projects (1315/1319 Bridgeway and 409 Napa Street) located on opportunity sites are included in the Capacity from Potential Opportunity Sites rows.

The RHNA Sites Strategy shown in Table 1 provides the capacity to accommodate at least 872 958925 new units at all income levels, exceeding the total RHNA allocation for Sausalito by 148 2344201 units, or 172428%. 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~~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~~March/April 2025	Preparation of Amended Housing Element, including coordination with HCD to address HCD findings Prepare u~~U~~pdated Land Use Element and Zoning amendment(s) to rezone Opportunity Sites ~~Completion of Environmental Impact Report~~	~~Community Meetings and Public Hearings~~
~~Complete (~~February 2025~~)~~	Completion of Environmental Impact Report	Community Meetings and Public Hearings
April/May 2025	Adoption of Amended Housing Element Certification of Environmental Impact Report	Review and Comment by HCD as Required by Gov. Code 65585
July/Early August 2025~~March 2024December 2024~~	~~Initiate~~ Prepare ballot measure for adoption of rezoning and Ordinance 1022/Ordinance 1128 vote Adoption of Rezoning Ordinance and General Plan Amendments Not Requiring Voter Approval ~~Certification of Environmental Impact Report~~	~~133~~ 88 days prior to election date
~~November 2024~~Special Election, ~~March or November~~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 20242025~~	~~Amend Housing Element for HCD review~~ ~~Amend Land Use Element and adopt corresponding zoning strategies~~	~~Community meetings and Public Hearings~~
December 2025~~September June 20242025~~	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. Certain ~~–~~ sites larger than 0.5 acres ~~that~~ were ultimately not selected to be rezoned as Opportunity Sites as they were determined to be unsuitable by the ~~HEAC~~ City 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 ~~nNo 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 371~~463~~ units, plus a buffer for ~~the very low, low, and moderate~~all income categories:
    - A minimum of 3.2 acres zoned H~~ousing~~-29 -(minimum of 20 du/ac for low/lower income sites, maximum 29 du/ac) to accommodate 47~~12~~ very low, 21~~6~~ low, 5 moderate, and 5 above moderate income units;
    - A minimum of 1.9 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~~2 low, 11~~3~~ moderate and 31~~6~~ above moderate income units;
    - A minimum of 4.5~~6507~~ acres zoned H~~ousing~~-49 (minimum 43 du/ac and maximum 49 du/ac) to accommodate ~~30~~ 54 very low, ~~16~~ 28 low, ~~40~~ 369 moderate, and 405~~7~~ above moderate income units,

- A minimum of 1.22.4057 acres zoned Housing-70 (minimum 50 du/ac and maximum 70 du/ac) to accommodate 3069 very low, 15334 low, 813 moderate, and 18 1015 above moderate income units, and
- A minimum of 4.410.167.01 acres zoned Mixed UseMU-49/85% (minimum 43 du/ac and maximum 49 du/ac, allow 100% residential, and requirement a minimum of 85% residential) to accommodate 122 69 very low, 69 27 low, 47 23 moderate, and 120 86 above moderate income units,
- A minimum of 0.33 acres zoned Mixed UseMU-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, eEnsure 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 monthsthe 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 accommodates 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 either as City-owned properties through an agreement with an affordable housing provider or as a surplus sites, 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, if sites are made available as surplus property, 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 (outreach to property owners and proactive coordination to support relocation in April 2024, April 2025, July 2025, and October 2025, identification of alternative location for Corporation Yard by July ~~2025~~2026, relocate by December 2027~~5~~, make site available for development by March 2028, and rezone~~ing~~ by January 2026, etc.) By November 2027, prepare the draft Notice of Availability/Request for Proposals and Qualifications package to ensure that the City is prepared to make the site available by March 2028.
- By March 2028~~6~~, make Site~~s~~ 75 ~~and 84~~ available for development and by March 2026, make Site 84 available for development.
    - If City determines that the City-initiated development of sites with affordable housing is not subject to the Surplus Lands Act, the City shall issue a request for proposals for the development of affordable housing projects on the site~~.~~ and seek development under Government Code 37364 or any other provision of state law allowing development of affordable housing.

- If City will make sites available as surplus property, declare Sites 75 and 84 as surplus and issue a notice of availability pursuant to the Surplus Lands Act for City-owned surplus sites~~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, no later than March 2026, issue a notice of availability pursuant to the Surplus Lands Act ~~within 60 daysno later than March 2026~~ or issue a request for proposals (or similar request/notice) for affordable housing projects on the site under Government Code 37364. By November 2025, prepare the draft Notice of Availability/Request for Proposals and Qualifications package to ensure that the City is prepared to make the site available by March 2026. In conjunction with issuing the notice of availability/request for proposals, 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~~July 2025, as appropriate, 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
  - Reach out to~~Meet~~ with SMCSD at least quarterly in ~~2024~~2025 and request to meet 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~~Reach to 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 (the portion of the parcel upon which Site 73 is located) to Housing-49, or
  - ~~o~~ If by ~~March~~ November ~~2025~~2026, the City has not received a commitment from SMCSD to make the site available by January ~~2026~~ 2027 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~~ May ~~2026~~2027, if needed to accommodate the remainder of the RHNA

- ~~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 15 is revised on pages HP-26 through HP-27:

5. Inclusionary Housing Regulations

The City's Inclusionary Housing requirement ensures that new residential development with 4 or more units will make 15% to 20% of the units affordable to moderate income households~~.~~. The inclusionary program has high priority in the City's efforts to affirmatively further fair housing, by ensuring that there is a mix of incomes in every housing development project. The program also requires that the affordable units be reasonably dispersed throughout the development and contain on average the same number of bedrooms as the market-rate units, ensuring that the inclusionary units will accommodate families with children to the same extent as the market-rate units~~.~~.

Program Objectives and Timeframe:

- By December ~~2024~~2025, ~~modify~~ review the inclusionary requirement to address the potential to require ~~specified~~ minimum percentages of very low and low income units, and if determined to be feasible, revise requirements to ensure inclusionary units assist in integrating housing affordable to lower income households with market rate and moderate income housing and increase opportunities for affordable housing throughout the community.

- In ~~2023~~2025, initiate preparation of an Inclusionary Housing Fee Nexus Study, or participate in a Countywide Inclusionary Housing Fee Nexus Study, to document the relationship between residential development and demand for affordable housing, and to determine both the maximum supportable and recommended in-lieu fee amount~~.~~.
- By December ~~2024~~2025, adopt an in-lieu fee that can be applied to small projects and be an option for developments that have demonstrated it is not financially feasible to produce some or all of the inclusionary units on-site. In-lieu fees generated from the program will be placed in an Affordable Housing Fund to support affordable housing activities.
- Provide referrals to Marin Housing in connection with~~to~~ households seeking rental assistance.

Primary Responsible Department: Community Development, Finance

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. By preserving existing permitting options, the City will ensure compliance with the Housing Crisis Act of 2019, which prohibits the City from changing the land use designation or zoning of a parcel or parcels of property to a less intensive use or reducing the intensity of land use within an existing zoning district below what was allowed under the general plan or specific plan land use designation and zoning ordinances of the county or city as in effect on January 1, 2018. ~~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~~ reviewed its permit processing timelines, and reviewed 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. ~~–~~. The City has also taken steps to train staff, appointed and elected officials on compliance with the state law limits on public hearings that may be conducted for any project, as set forth in Government Code Section 65905.5~~–~~.

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~~ staff shall ensure that the City will 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. Prior to the adoption of the ODDS, the City will analyze the proposed ODDS to determine if the ODDS will accommodate the maximum permitted densities in the R-2-5, R-2-2.5, and R-3 zones and the proposed H-29, H-49, H-70, M-29, M-49, and M-70 overlay zones. If the ODDS will not accommodate the maximum permitted densities, the ODDS shall be modified to accommodate maximum permitted densities prior to adoption~~.~~. The ODDS will incorporate design standards for the densities permitted under Program 4, including the proposed H-29, H-49, H-70, M-29, M-49, and M-70 overlay zones, however, for sites subject to restriction under Ordinance No. 1022 or 1128, development at those densities will first require voter approval of the overlay zoning in the manner prescribed by state law. ~~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~~s~~ 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, City staff shall 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~~.~~. The City shall continue to retain and develop professional planning staff to ensure timely processing of 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

Pages HBR-55, last paragraph, and HBR-56, is revised:

Table 45 provides setback, height, floor area ratio (FAR), and lot coverage requirements for the various zoning districts within Sausalito that allow for residential development. The development standards regulating bulk and mass (floor area ratio and lot coverage) increase for the two-family and multi-family districts to allow for more units and greater design flexibility. As well, the City of Sausalito does not have a required setback from the front property line, which gives owners greater flexibility in developing their properties. Furthermore, there is no minimum open space standard for residential development in any residential zone as the setback and lot coverage requirements effectively provide for open space needs on residential sites.

Further, as part of the development of the Objective Design and Development Standards (ODDS) under Program 19, the City is preparing analyses that demonstrate that the ODDS will accommodate the maximum permitted densities accommodated under existing zoning for zones that accommodate residential development of two or more units per parcel, including the R-2, R-3, CR, CC, and CN zones

The Zoning Ordinance restricts building heights to 32 feet in all residential districts and commercial districts that allow residential uses (CR, CC, CN). Chapter 10.40.060 of the Zoning Ordinance measures building height as "the vertical distance from the average level of the natural ground surface under the building to the highest point of the building or structure." The maximum building height would therefore depend on where the highest and lowest points of contact of the building are with the natural grade. Also, building height is computed individually for each detached structure. This method of measurement presents design flexibility for many residential parcels as a large proportion of them are on hillsides. Within the commercial districts which are on relatively flat land, Sausalito has several examples of three-story residential and commercial developments built within the 32-foot height limit. As discussed in Chapter IV, Inventory of Residential Sites, higher densities are proposed to accommodate Sausalito's RHNA and it is anticipated that the height limit may need to increase. Housing Plan Program 16 (Zoning Ordinance Amendments) requires the City to review development standards, including height limits, to ensure that the City's height limits accommodate the maximum densities identified (49 and 70 units per acre) to remove constraints to multi-family residential developments, including mixed use development.

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-69, Inclusionary Housing Ordinance, is revised:

Inclusionary Housing Ordinance

The City's Inclusionary Housing Ordinance (Section 10.40.140 of the Zoning Ordinance) requires that at least 15 percent of all new units developed in a multi-family or ~~mixed use~~mixed-use project with 4 or more units be affordable to moderate-income households. Housing developments with 6 or more units in commercial zones must provide at least 20 percent of the units as affordable to moderate-income households~~.~~ (Section 10.44.190.C.2.). To prevent the Inclusionary Housing Ordinance from impeding housing construction, the City provides flexibility to developers in implementing the provisions of the ordinance to ensure that the requirements do not render a development infeasible. The City allows projects to dedicate land or build units off-site to comply with the requirements, and also provides a process to request a waiver or modification of the requirements should the application of the requirements result in an unconstitutional taking of property. The City's is participating in the Countywide effort to develop in lieu fee programs to provide an additional method to satisfy the inclusionary housing requirement. Projects that meet the inclusionary housing requirement with very low, ~~or~~ low, or moderate-~~-~~income units are eligible for a density bonus, ~~consistent with~~if the units meet the requirements of State law.

Pages HBR-76 and 77, Ordinance 1022, is revised:

Ordinance No. 1022

Ordinance No. 1022, adopted by the voters on June 4, 1985, limits floor area ratios and densities in commercial and industrial areas. Ordinance No. 1022 includes the following provisions:

- No site may be redesignated to any other zoning designation which would allow greater density or floor area ratio.
- The limits in maximum Floor Area Ratio established by the ordinance may not be exceeded by variance, conditional use, planned unit development, or any other device~~.~~ —. These maximum FAR limits are:
    - CC: 1.30
    - CN: 0.50
    - CR: 1.00
    - CM: 0.35
    - CS: 0.20
    - I: 0.40
    - CW: 0.30
    - W: 0.30

- Developed sites may not have a conversion or change in use that would result in increased commercial usage or density.
- In the CR zone, residential uses existing as of December 1, 1984, may not be converted into any other uses.

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 Ordinance~~s~~ No.1022. Program 4 in the Housing Plan ensures that the City initiates and fully funds an election to remove constraints associated with Ordinance No.1022 on the Opportunity Sites 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.

Page HBR-105, 4th paragraph, is revised:

As previously described, Section 10.40.140 of the Zoning Ordinance (Inclusionary Housing Ordinance) requires 15% of all new units developed in a multi-family or mixed use project of 4 or more units to be affordable to moderate-income households, and Section 10.44.190.C.2 requires that 20% of all new units developed in commercial zones be affordable to moderate-income households. While the City encourages the units to be provided as part of the proposed development on-site, applicants may choose to (a) dedicate land for construction of affordable housing to either for-profit or non-profit affordable housing builders approved by the City, or (b) construct affordable units on another site within the City.

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 No. 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 or near the certified Sausalito Historic District does not adversely impact 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~~0	9	~~10~~9
R-1-6	0	0	~~33~~26	~~34~~30	~~67~~56
R-1-8	0	0	2	2	4
R-2-2.5	0	0	~~3~~2	2	4~~5~~
R-3	17[1]	11[1]	1~~5~~	2~~16~~	31~~23~~
CC	0	0	~~1~~3	~~0~~8	~~1~~11
~~CN-1~~	~~0~~	~~0~~	~~2~~	~~10~~	~~12~~
Subtotal	*17*	*11*	*~~47~~34*	*~~73~~53*	*~~122~~115*
Inventory of Residential Sites – Proposed Projects					
Proposed Projects	~~1~~2	4~~5~~	9	29	44~~5~~
Approved/Permitted Projects					
Approved/Entitled Projects	9~~103~~[2]	20~~227~~[2]	~~62~~22	~~7~~189	~~236970~~
ADU and SB9 Underutilized Sites Capacity					
ADUs	12~~0~~[3]	23~~1~~[3]	24~~1~~	14~~2~~	~~64~~73
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~~42**	**~~356~~45**	**~~83~~98**	**149~~124~~7**	**~~261~~353~~293~~**
Inventory of Opportunity Sites					
H~~ousing~~-29	47	21	5	5	78
H~~ousing-43~~-49	~~30~~54	~~16~~28	~~403~~936	~~474540~~1	~~133166~~158
H~~ousing-50~~-70	~~69~~30	~~343~~315	~~13~~8	~~181~~510	~~134130~~63
MU-29~~/85~~%	2	2	10	32	46
MU-49~~/85~~%	~~1228~~669	~~695~~627	~~473~~423	~~12012~~386	~~358299~~205
MU-70~~/85~~%	0	0	11	11	22
Subtotal	*~~224~~22202*	*~~121~~1293*	*~~115~~943*	*~~1992~~3183*	*~~6596~~9572*

Table 57: Comparison of RHNA to Inventory of Sites, Approved Projects, and ADUs					
	Very Low	Low	Moderate	Above Moderate	Total
Potential Capacity Sites					
W-15%[5]	3	3	3	3	12
Total Capacity (Existing Capacity plus Opportunity Sites)					
TOTAL CAPACITY	~~240~~247	~~156~~1601	~~198~~1954	~~326~~3103~~5~~	~~920~~93712
Excess Capacity	~~40~~47	~~41~~4~~6~~5	~~84~~80~~1~~	~~311~~540	~~196~~213~~188~~

[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.

[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~~2025~~

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 No. 1022, Ordinance No. 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 the development of the Amended Housing Element 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. The Opportunity Sites, including Sites 401 and 402, are consistent with the Site Suitability Criteria and are supported by the methodology for selecting nonvacant sites. Specifically, these sites are consistent with local and regional development trends for reuse and intensification of nonvacant sites (discussed in detail below) and with market conditions encouraging reuse and intensification of nonvacant sites (described below). Incentives for residential development are described in the Background Report and include City fees that are substantially less than other regional jurisdictions (see Background Report Table 51) and a commitment by the City, as described in Housing Plan Program 10, to establish financial and regulatory incentives and to work with developers and nonprofits to access State and other funding to support infill development.

It is noted that the sites selected to accommodate the very ~~low and low income~~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 Amended 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 least to the minimum permitted density. The standards for the overlays are being developed concurrently with the 2025 Amended 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~~new overlay standards are anticipated to be enacted into Chapter 10.28 of the Sausalito Municipal Code ~~and the ODDS~~. The standards ~~at Chapter 10.28~~ will allow building heights of three stories/32 feet for the Housing-29 (H-29) and Mixed Use-29 ~~/85%~~ (MU-29) overlays, three stories/35 feet for the Housing-49 (H-49) and Mixed Use-49 ~~/85%~~ (MU-49) overlays, and four stories/45 feet for the Housing-70 (H-70) and Mixed Use-70 ~~/85%~~ (MU-70) overlays, with no maximum floor area ratio for residential uses or lot coverage limitations. Additionally, the municipal code will provide that ~~such development allowances~~overlay zone requirements shall govern in the event of conflicts with underlying zoning designations, to ensure that any minimum density requirements prescribed by state law are met. As a result, the overlays will provide greater flexibility than the City's existing standards. The Mixed Use overlays will include

provisions to accommodate the existing square footage of nonresidential development if it exceeds the 15% limitation.

- Approvals for projects proposed at the densities described above may be obtained using the City's existing permitting processes under Title 10 of the Sausalito Municipal Code (specifically, approval of permits under Chapters 10.50 through 10.68), or via the streamlined approval process being created by Program 19 for the ODDS, and which will be set forth in Title 10A. ~~and accommodate the range of densities for each district.~~ The ODDS are anticipated to improve housing cost, supply, choice, and affordability by providing a streamlined process for projects that meet clearly established standards that accommodate the above 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 process 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–H~~ousing~~-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~~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 - H~~ousing~~-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 – H~~ousing~~-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 - M~~ixed~~ U~~se~~-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 Amended Housing Element, 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 43), 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 Amended Housing Element, 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~~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~~ an administrative 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~~will 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 Amended Housing Element ~~Amendment.~~. As discussed below, development trends in the City indicate strong support for redeveloping underutilized sites with more intense residential uses. This approach is supported by development activity in the City – as discussed below under Development Trends, the City has received development plans for multifamily uses on 6 nonvacant sites. For example, the owners of Site 401 are planning for conversion of office uses to residential for Site 401 (see Appendix I for conceptual site plan) and the City has received development plans for conversion of parking to residential use on Site 72 (see Appendix I), which has similar conditions as Site 401. These planned projects are discussed below under Development Trends.

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 Amended 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:

- 1315/1319 Bridgeway (Site 44), Sausalito. This project proposes to redevelop an existing office building on a 0.06-acre site to residential uses (3 multifamily units~~,~~ and an ADU – four units in total). See Appendix I for site plan.
- 1755/1757 Bridgeway, Sausalito. This project proposes to redevelop an underutilized 0.42-acre site ~~with a 2-unit structure~~ with 19 units, including 16 market rate and 3 moderate income units. See Appendix I for site plan.
- 2015 Bridgeway, Sausalito. This project on a 0.27-acre site proposes to convert an office building to a 12-unit multifamily development, including 2 ~~low income~~low-income units and 10 above moderate income units. See Appendix I for site plan.
- 409 Napa St (Site 55), Sausalito. This project proposes to develop 4 market rate and 1 moderate (deed-restricted) income unit. There is an existing duplex on the site. The required entitlements are approval of the SB 330 application and building permit. See Appendix I for site plan.
- 2400 Bridgeway (Site 401), Sausalito. The property owner has prepared a conceptual plan demonstrating the capacity to convert the existing office building to a 17-unit

mixed use building, including residential and commercial uses. See Appendix I for site plan.

- 2656 Bridgeway Blvd (Site 72), Sausalito. The property owner has prepared a conceptual plan demonstrating the capacity of the site to accommodate 63 units in the paved/parking areas of the site while retaining the existing commercial building. See Appendix I.
- 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.

These trends toward reuse and intensification of nonvacant sites support the intensification of residential uses on sites with existing small or moderate scale residential uses as well as the conversion of all or a portion of sites with existing nonresidential uses and underutilized areas, such as parking and storage. Sites 401 and 402, which have been added through the Amended Housing Element process, are consistent with these trends supporting residential development, including multifamily uses, on nonvacant sites.

Workforce Housing

As described by the Brookings Institute in their article titled "Workforce housing and middle-income housing subsidies: a Primer", affording a safe and secure home is not just a challenge for low-income families. As stated in the article, "as housing affordability increasingly creates stress on middle-income families, local governments, philanthropies, and even employers are debating new strategies to address the problem. In the past year, Facebook, Google, Microsoft, and the Chan-Zuckerburg Initiative have pledged contributions ranging from $500 million to $1 billion to help build more middle-income housing in their respective backyards (literally for Google, which is proposing to convert some of its Mountain View campus to housing)".

The term "workforce housing" is most often used to indicate a program designed for households that earn too much to qualify for traditional affordable housing subsidies. This generally means targeting households earning between 60% and 120% of AMI, but can include support for lower-income households as well. Workforce housing seeks to provide an alternative housing option that is affordable to working professionals, and has the

opportunity to bring housing and jobs closer together by providing more attainable housing options near local jobs bases.

The State has recently recognized the important of workforce housing in helping to solve the California's housing shortage. On September 28, 2021, Governor Newsom signed a package of bills to boost housing production. Included as part of this package was a focus on promoting and recognizing the importance of workforce housing. The City seeks to support this Statewide effort and address local contributing factors through the development and implementation of its new Opportunity Site rezoning.

As shown in Appendices D and E, the City has anticipated that its Opportunity Sites will accommodate a range of income levels, from very low to moderate, with the expectation that the sites will affirmatively further fair housing through blending a range of income levels and increasing opportunities for Sausalito's workforce to live and work in Sausalito.

Market Conditions

The market demand for housing, including affordable housing, has been well-documented by the State in support of passage of multiple bills in recent years to better accommodate the strong housing demand throughout the State.

Development trends in the City during the 5th Cycle demonstrated a strong demand for housing in Sausalito at all income levels (see Chapters 2 and 7). This strong demand and need for housing will continue to encourage redevelopment of underutilized sites and to encourage lot splits and other mechanisms that maximize capacity of sites.

The City has had interest in developing underutilized sites from multiple property owners and interest expressed by affordable housing developers and market rate developers during Housing Element preparation – interest has ranged from single unit projects to projects with 90 or more units. Changing market conditions and strong interest in residential development in Sausalito have led to the acquisition of previously underutilized properties, and those developers have expressed specific interest in producing housing, including submittal of site renderings

Market trends supporting reuse or intensification of underutilized sites is demonstrated by developer and real estate professionals interest expressed to the City in relation to a variety of sites included in the Housing Element, including Sites 39, 44, 47, 55, 72, 202, 301, ~~and~~ 303, and 401.

The market demand for more housing, including more density housing that takes advantage of opportunities such as underutilized sites in order to intensify development in the midst of a State-identified housing crisis, has been highlighted repeatedly by the Governor and State legislators [bold added for emphasis]:

*"California's severe housing shortage is badly damaging our state, and **we need many approaches** to tackle it,"* said Senator Wiener[1]

"California needs more housing, and we need it now," said Senator Skinner[2]

*"For too long, California has kicked the can down the road when it came to building more housing," said San Francisco Mayor London Breed. "The housing crisis is at the center of our state's biggest challenges – with our children and our most vulnerable bearing the brunt of sky-high costs and **a severe shortage of housing inventory**. Thankfully, Governor Newsom and our legislative leaders are taking bold action to address this shortage with a smart, targeted housing packing that will allow our communities to grow with inclusion and expand the dream of home ownership and housing stability to people across California."*[2]

*"The **acute affordability crisis we are experiencing in California** was decades in the making, and now we're taking the necessary steps to fix it," said Governor Newsom, who signed the legislation at an affordable housing development in Oakland today. "This package of smart, bipartisan legislation boosts housing production in California – more streamlining, more local accountability, more affordability, **more density**. These bills, plus this year's historic budget investments in affordable housing, will directly lead to **more inclusive neighborhoods** across the state. Creating denser housing near jobs, parks and schools is key to meeting our climate goals as well as our affordability goals."*[2]

*"Administration has advanced $800 million in new or accelerated funding to build affordable, climate-friendly housing and infrastructure…Since taking office, the Governor has prioritized tackling the housing crisis, signing major legislation to boost housing production, remove barriers to construction of accessory dwelling units and streamline state laws to **maximize housing production**."* Office of the Governor[3]

1 Office of the Governor, Gov. Newsom Signs Sb 8, Extending The Housing Crisis Act, September 16, 2021

2 Office of the Governor, Governor Newsom Signs Legislation to Increase Affordable Housing Supply and Strengthen Accountability, Highlights Comprehensive Strategy to Tackle Housing Crisis, September 28, 2021

Page HBR-127, Proposed Development Projects, is revised:

Proposed Development Projects

Sausalito is processing applications for ~~36~~ 48 units, including one mixed use development project with 19 units, one project that would convert office uses to apartments, a project that would replace an existing duplex with 5 units, an application proposing 3 units, and additional 10~~1~~ ADUs and 1 single family unit. The projects are described below; several projects include deed-restricted units affordable to low and moderate income households. ~~conversion project with 12 units, and 1 single family unit, 4~~ 7 ADUs, ~~and 5 SB 9 units.~~ The affordability of ADUs ~~and SB 9 units~~ is projected for the total number of entitled ADUs ~~and SB 9 units~~ based on projected rent levels identified through the City's survey efforts as discussed below in subsection 4, Projected ADUs and SB 9 units on Underutilized Sites. The 10 ADUs in review are anticipated to be affordable to 2 very low, 3 low, 4 moderate, and 2 above moderate income households and the 2 SB 9 units are anticipated to be affordable to 1 moderate and 1 above moderate income households. Affordability of ADU and SB 9 units will be reviewed during the 6th Cycle as identified by Program 6 (Accessory Dwelling Units and Junior Accessory Dwelling Units) and Program 7 (SB 9 Units).

Proposed development projects include:

1755/1757 Bridgeway, 064-151-02 and 064-151-03: A complete application has been submitted for this project requesting a design review permit, with units and incentives/concessions (increase in height limit to 34 feet 11 inches for one of the two buildings and to 38 feet 9 inches for the other building and increase in floor area ratio from 0.8 to 1.0) under State density bonus law~~permit under SB 35 streamlining provisions.~~ . This project ~~is a conversion~~ will redevelop ~~of~~ the 0.42-acre site, which has ~~existing residences (one 2-unit structure) and~~ several dilapidated structures. The project proposes 19 units, including 16 market rate and 3 moderate income (deed-restricted) units. ~~The project has requested a density bonus.~~ The r~~R~~equired entitlements are approval of the design review, density bonus and concessions/incentives, vesting tentative map, and building permit.~~:~~ See Appendix I for site plan.

2015 Bridgeway, 064-135-28 and 064-135-24: A complete application has been submitted for this project ~~requesting a permit under SB 35 streamlining provisions~~under state density bonus law. This project is located on a 0.27-acre site and would convert~~sion of~~ the existing~~an~~ office building to a 12-unit multifamily development, including 2 low income (deed-restricted) units and 10 ~~moderate income (deed-restricted)~~above moderate income units. The r~~R~~equired entitlements are a Zoning Permit, Conditional Use Permit, lot line adjustment (merge existing lots), and building permit. ~~:~~ See Appendix I for site plan.

215 Sausalito Blvd, 065-263-10. A Preliminary SB 330 application has been submitted for a 3-unit project, including 2 market rate and 1 moderate income (deed-restricted) unit, on this vacant, 0.12-acre site. The required entitlements are approval of the SB 330 application and building permit. The application would like to use SB 35 for this project; however, it is in the

tribal scoping phase and a SB 35 application cannot yet be submitted. See Appendix I for site plan.

409 Napa St, 064-162-27: A Preliminary SB 330 application has been submitted for a 5-unit project, including 4 market rate and 1 moderate (deed-restricted) income unit. There is an existing duplex on the site. The required entitlements are approval of the SB 330 application, design review permit, and building permit. See Appendix I for site plan.

1 Harrison Ave, 065-202-37: An application has been submitted for an ADU. The required entitlement for this project is a building permit.

110 Fourth Street, 065-264-12: An application has been submitted for an ADU and a new detached dwelling unit. The site has an existing single family unit and the project would add two new units. The required entitlements for this project are a design review permit, ADU permit, lot line adjustment (merge two existing lots), and building permit.

21 Atwood Ave, 065-202-54: An application has been submitted for an ADU. The required entitlement for this project is a building permit.

235 San Carlos Ave, 065-062-06: An application has been submitted for an ADU. The required entitlement for this project is a building permit.

324 Sausalito Blvd, 065-252-39: An application has been submitted for an ADU. The required entitlement for this project is a building permit.

47 Prospect Ave, 065-193-25: An application has been submitted for an ADU. The required entitlement for this project is a building permit.

508-510 Sausalito Blvd, 065-222-22: An application has been submitted for an ADU. The required entitlement for this project is a building permit.

520 Easterby, 064-141-19: An application has been submitted for an ADU. The required entitlement for this project is a building permit.

608 Locust, 064-211-33: An application has been submitted for an ADU. The required entitlement for this project is a building permit.

Sites with proposed development projects are identified in the Inventory of Residential Sites in Appendix C, including assumptions for affordability of units and identification of projects that include deed-restricted units.

Pages HBR-131 and HBR-132, 3Residential Projects with Approved Development Entitlements (Post June 30, 2022 Occupancy), is revised:

The following projects have received their entitlements for residential development and are either under construction or pending a request for a building permit~~—~~. These approved projects include ~~17~~ 58 ADUs (~~3~~ 9 very low, ~~6~~ 19 low, ~~5~~ 19 moderate, and ~~3~~ 11 above

moderate), 2 SB 9 ~~units~~ projects (~~1~~ 3 moderate and ~~1~~ 43 above moderate), ~~and 4 3 attached single family units (1 low income deed-restricted units and 3 2 above moderate units),~~ 3 detached single family units (above moderate), and 6 multifamily units (1 low (deed-restricted), 1 moderate (deed-restricted), and 2 above moderate income units). The affordability of ADU and SB 9 units is projected for the total number of entitled ADU and SB 9 units based on projected rent levels identified through the City's survey efforts as discussed below in subsection 4, Projected ADUs and SB 9 units on Underutilized Sites. Affordability of ADU and SB 9 units will be reviewed during the 6th Cycle as identified by Program 6 (Accessory Dwelling Units and Junior Accessory Dwelling Units) and Program 7 (SB 9 Units)~~.~~ . It is noted 7that several of the ADUs were approved prior to the City's update to the Zoning Ordinance that provides for ADUs to be permitted ministerially, so while some of these ADUs have received approval of their ADU project, a building permit has not yet been requested by the property owner. Projects that require only a building permit are ready for development and can proceed at anytime during the 6th Cycle.

- 11 Bonita Street – Approved ADU p~~P~~ermit. ~~Remaining entitlement:~~ Building permit issued 10/17/2022.
- ~~111 Bonita Street- Approved ADU Permit. Remaining entitlement: Building permit.~~
- 115 Santa Rosa Avenue – Approved ADU permit. Final/complete (amnesty ADU, no certificate of occupancy/final permit required).
- 115-117 Prospect Ave – Approved ADU permit. Building permit issued 8/23/2023.
- 116 Prospect Ave – Approved ADU p~~P~~ermit. ~~Remaining entitlement: Building permit~~Final/certificate of occupancy issued 8/20/2024.
- 1315/1319 Bridgeway – Approved SB 330 Application for a Zoning Permit and a separate approved ADU permit: The SB 330/Zoning Permit allows 3 multifamily units, 2 market and 1 low income (deed restricted). The ADU permit is for an additional unit. The approved project is on a 0.06-acre site and will convert the existing office building to residential uses. The remaining required entitlements are: building permit. See Appendix I for site plan.
- 135 San Carlos Ave – Approved ADU permit. Final/certificate of occupancy issued 7/10/2023.
- 140 Glen Drive - Approved ADU permit. ~~,~~ Remaining entitlement: Building permit
- 141 Bulkley – Approved ADU permit. Building permit issued 7/15/2024.
- 141 Girard – Approved ADU permit. Building permit issued 2/13/2025.
- 144 Spencer Ave – Approved ADU permit. Final/certificate of occupancy issued 12/11/2024.
- 145 Santa Rosa Ave – Approved ADU permit. Building permit issued 8/29/2024.
- 16 Glen Dr – Approved ADU permit. Building permit issued 10/22/2024.
- 160 San Carlos Ave – Approved ADU permit. Building permit issued 4/23/2024.
- 168 Santa Rosa Ave – Approved SB 9 permit (2 units - single family dwelling/ADU). Building permit issued 8/28/2024.

- 177 Cazneau Ave – Approved SB 9 permit (3 units - single family dwelling/JADU/ADU). Building permit approved 3/9/2023, issuance pending fee payment.
- 181 Spencer Ave – Approved ADU permit. Building permit issued 4/30/2024.
- 2 Platt Ave – Approved ADU permit~~.~~ –. Building permit issued 3/25/2024.
- 200 Glen Drive – Approved ADU permit. Remaining entitlement: building permit.
- 201 Bridgeway – Approved 2 multifamily units. Final/certificate of occupancy issued 10/4/2023.
- 203 Woodward Ave – Approved ADU permit. Building permit issued 10/3/2024.
- 207 Santa Rosa Ave – Approved ADU permit. Building permit issued 9/25/2023.
- 216 Fourth Street – Approved ADU permit. Final/certificate of occupancy issued 6/23/2024.
- 216 Glen Drive – Approved JADU permit. ~~Remaining entitlement: b~~Building permit application in process, payment of fees required.
- 221 San Carlos Avenue - Approved ADU permit. Remaining entitlement: Building permit.
- 223 San Carlos Ave – Approved ADU permit. Building permit issued 8/22/2023.
- 241 Glen Dr – Approved ADU permit. Building permit issued 12/19/2024.
- 254 Spencer Ave – Approved ADU. Building permit issued 7/28/2024.
- 28 Lower Crescent – Approved ADU permit. Final/certificate of occupancy 1/23/2023.
- 28 Spencer Court – Permitted JADU. ~~Remaining entitlement: b~~Building permit issued 2/2/2023.
- 3 Currey Ave – Approved ADU. ~~Remaining entitlement: b~~Building permit issued 6/26/2023.
- 3 Marion Ave – Approved conversion of single family unit to duplex (1 new unit). Building permit issued 5/23/2022.
- 302 Fourth St – Approved ADU permit. Building permit issued 1/29/2025.
- 319 Fourth St – Approved ADU permit. Building permit issued 4/8/2024.
- 325 Pine St – Approved ADU permit. Final/certificate of occupancy issued 3/16/2023.
- 33 San Carlos – Approved ADU p~~P~~ermit. ~~Remaining entitlement:~~ Building permit issued 2/15/2024.
- 415 Napa St – Approved ADU permit. Final/certificate of occupancy issued 3/14/2024.
- 42 Platt Ave – Approved ADU permit. Building permit issued 12/02/2024.
- 424 Locust Street A – Approved ADU permit. Building permit issued 5/19/2022.
- ~~424 Pine Street – Approved ADU pPermit. Remaining entitlement: Building permit.~~
- 426 Pine St – Approved remodel of single family dwelling ~~unit~~ and new ADU permit. Building permit application in review.
- 429 ½ Johnson St – Approved ADU permit. B~~Remaining entitlement: b~~uilding permit issued 1/10/2024.
- 429 Turney Street – Approved ADU permit. Final/certificate of occupancy issued 3/20/2024. ~~, building permit not yet requested~~

- 43 Glen Court – Approved ADU pPermit. ~~Building permit issued 10/17/2022 and project completed (f~~Final/certificate of occupancy issued~~)~~ 12/9/2022.
- 430 Bee St – Approved ADU permit. Building permit issued 1/10/2024 and final/certificate of occupancy issued 2/18/2025.
- 446/448 Sausalito Blvd. & 77 Crescent Ave – Approved single unit and conversion of site (2 existing units) to 3-unit condominium. Building permit issued 6/16/2022.
- 5 Wolfback Ridge Rd – Approved ADU permit. Final/certificate of occupancy issued 11/4/2024.
- 509 Bonita Street – Approved ADU pPermit~~. –~~. Building permit issued ~~8/12/2022~~10/4/2023. ~~No remaining entitlements required.~~
- 514 Bonita – Approved ADU Permit. Building permit issued 11/17~~8/12~~/2022. ~~No remaining entitlements required.~~
- 518 Nevada Street – Approved ADU pPermit. Building permit issued 11/7/2022.
- 57 Prospect – Approved ADU permit. Remaining entitlement: building permit.
- 601 Main St – Approved ADU permit. Amnesty ADU complete 12/21/2022; no building permit required.
- 623 Nevada – Approved ADU permit. Final/certificate of occupancy issued 7/11/2022.
- 63 Cloud View Rd – Approved ADU permit. Amnesty ADU complete 4/30/2024; no building permit required.
- Final/certificate of occupancy issued 9/18/2023.
- 650 Main St – Approved ADU permit. Remaining entitlement: building permit.
- 654 Sausalito Blvd – Approved ADU permit. Building permit issued 10/31/2022.
- ~~719-725 Bridgeway – Approved 3 single family attached units (1 low income (deed-restricted), 2 market rate). Remaining entitlement: Building permit.~~
- 72 Central Avenue – Approved ADU pPermit. Building permit issued 9/21/2022.
- 74 Central Ave – Approved ADU permit. Building permit issued 1/11/2021.
- 75 Cloud View Road – Approved ADU permit. ~~Remaining entitlement:~~ Building permit issued 1/31/2019.
- 75 Monte Mar Dr – Approved ADU permit. Building permit is under review.
- 77 Bulkley Avenue ~~(Unit 1A)~~ – Approved JADU permit and approved ADU permit. ~~conversion of workout room to JADU. ADU Permit approved. Remaining entitlement: building permit. –~~Final/certificates of occupancy issued on 1/22/2024 (ADU) and 2/7/2024 (JADU).
- 77 Glen Dr – Approved ADU permit. Final/certificate of occupancy issued 11/20/2024.
- 79 Marin Ave – Approved ADU permit. Remaining entitlement: building permit.
- 83 Monte Mar Dr – Approved ADU permit. Remaining entitlement: building permit.
- 86 Prospect Ave – Approved ADU permit. Building permit issued 10/25/2023.
- 88 Central Ave – Approved ADU permit. Final/certificate of occupancy issued 3/19/2024.
- 88 George Lane – Approved ADU. Final/certificate of occupancy issued 12/17/2024. ~~Building permit issued 1/13/2023.~~

- 99 Wolfback Ridge Rd – Approved single family unit. Remaining entitlement: Building permit.
- 168 Santa Rosa – 2 new units. SB 9 application approved with two units. Remaining entitlement: Building permit.
- 1319 Bridgeway – Approved Zoning Permit for 3 units (incl 1 low income)Remaining Entitlement: Building Permit

Page HBR-134, Accessory Dwelling Units, is revised:

Accessory Dwelling Units

Interest in ADUs in the City has increased significantly since the City updated its ADU standards in 2019 and again in 2020, making it easier and less expensive for property owners to construct an ADU or JADU on their property. From 20211919 through May 20222024, the City permitted 27 48 ADUs, an average of 0.71 units per month or 8 12 units per year. In 2022 alone, 6 ADUs have been permitted by May 2022. An and 6 more ADU building permits are in process and an additional 9 1 ADUs are approved and have not yet requested permits (these approved and/or permitted21 ADUs are credited toward the RHNA as discussed above). For the Housing Element Update, City staff performed a thorough review of building permit data to identify ADUs permitted in the 2019-20242 period and identified some errors in the Annual Performance Reports. Program 6 addresses working with HCD to correct ADU data for the 2019, 2020, and 2021 Annual Progress Reports.

As part of the Housing Element Update, the City conducted two surveys to identify interest in ADUs – 80 respondents to the Housing Needs and Priorities Survey (13%) and 27 respondents to the Property Owner Residential or Mixed UseMixed-Use Development Interest Survey (19%) identified that they were interested in an ADU. Given the trend toward increased applications and permits for ADUs and the interest in ADUs evidenced through the property owner survey, it is anticipated that the increased rate of ADU applications experienced in 20211919 through 202422 will continue with an additional 8 12 ADUs permitted per year for the remainder of the 6th Cycle planning period (20253 through January 31, 2031) for a total of 64 73 ADUs in addition to the 21 59 approved and 11 proposed ADUs permitted in 2022 and have entitlements in 2022 as previously described.

A regional survey of ADU affordability was conducted by ABAG to support the 6th Cycle Housing Elements. This survey examined rental costs by region, including Marin, Napa, and Sonoma Counties in the North Bay Region. The survey concluded that, when accounting for ADUs rented at market rates and ADUs rented at discounted rates to families and friends, 29% are affordable to very low incomelow-income households, 44% to low income households, 26% to moderate income households, and 7% to above moderate income households.

Sausalito's Housing Needs and Priorities Survey and Property Owner Survey each addressed the anticipated affordability of ADUs, asking respondents to review a chart identifying affordable rental rates by household size for the very low, low, moderate, and above ~~moderate income~~moderate-income groups. Based on the combined responses from the two surveys, 16.2% of ADUs are planned to be affordable to very ~~low income~~low-income households, 32.4% to ~~low income~~low-income households, 32.4% to moderate income households, and 18.9% to above moderate income households~~.~~ . It is anticipated that this local data represents a more realistic scenario for the affordability of ADUs in Sausalito and is used in lieu of the ABAG data.

Based on this projected affordability, it is anticipated that the ~~64~~ 73 projected ADUs from ~~2023~~ 2025 through the end of the 6th Cycle will result in ~~10~~ 12 very low income units, ~~21~~ 23 low income units, ~~21~~ 24 moderate income units, and ~~12~~ 14 above moderate income units (note: (partial units from the very low/low calculations are added to the moderate income units in order for the units to total 100%/64 units).

Page HBR-143, Public Review, is revised:

Public Review

The Draft Housing Element was made available for a 30-day review period from August 17 through September 16, 2022. The City received 137 comments. Many comments described opposition to various sites identified for housing, including City Hall, 66 Marion Ave, 300 Spencer Ave, and the waterfront. Comments were also provided in support of the Housing Element effort and describing support for affordable and workforce housing in Sausalito. Commenters identified concerns regarding the approach to accommodating the RHNA, need for additional tenant protections to address displacement, accuracy of information related to application processing times, and the need for ODDS for all residential projects. A summary of comments and responses to the comments is provided in Appendix A. As discussed in Appendix A, revisions have been made to the Draft Housing Element where necessary to address comments.

In 2024 and 2025, the City prepared revisions to the adopted Housing Element. The City engaged the community and interested members of the public in the review of the Draft Amended Housing Element, making it available for public review on August 15, 2024. The Draft Housing Element was submitted to HCD for review on September 5, 2024, and comments were provided by HCD on November 4, 2024. Study sessions were held with the City Council on October 1, 2024, and October 29, 2024, and with the Planning Commission on October 23, 2024, discuss the Draft Amended Housing Element and to receive and consider public comment.

Subsequently, the Revised Draft Amended Housing Element was prepared to address comments from the public and HCD. The Revised Draft Housing Element was made available for public review prior to the January 15, 2025 Planning Commission meeting. Subsequently, study sessions were held with the City Council on February 4, 2025, and with

the Planning Commission on January 15, 2025, to discuss the Revised Draft Housing Element and potential modifications to the document and to receive and consider public comment.

Numerous comments were provided by the public regarding the Draft Amended Housing Element and Revised Draft Amended Housing Element that were circulated for public review and the alternatives to the project discussed by the Planning Commission and City Council. Comments are listed on the City's website at: https://www.sausalito.gov/departments/city-of-sausalito-draft-amended-2023-2031-housing-element-in-progress. The comments addressed the following topics and concerns:

1. Disproportionate Housing Density in Northern Sausalito. A recurring theme in the comments was concern over the concentration of new housing sites north of Nevada Street, particularly in MLK Park and other nearby sites. Comments included:

- Equity and Fair Distribution: Northern Sausalito would absorb 2.3 times more housing per acre than the rest of the city and 5.5 times more very low-income units. This raised concerns of equity and burdens on infrastructure.
- Calls for Development in Marinship and South Sausalito: Many commenters urged the city to use industrial-zoned land in the Marinship to accommodate housing needs instead of overloading MLK Park and northern neighborhoods. Other commenters identified sites along Bridgeway, with suggestions including office buildings, the theater on Caledonia, and the Veterans Affairs building (former Machine Shop) by Schumacher. There were some conflicts with this suggestion, as some comments discouraged Marinship sites, including the increased capacity at Site 303, while other comments called for increased density in the Marinship area.
- Public Safety Concerns: Juan Pablo Torres-Padilla and Lyle Kipp emphasized that concentrating affordable housing in high-risk wildfire zones while ignoring other city-owned properties creates unnecessary risks.
- Petition Supporting Balanced Distribution: A petition signed by 70+ residents calling for a more equitable housing distribution was submitted.

RESPONSE: *In response to these concerns, the March 2025 Amended Housing Element reduces development at Site 84 (MLK Park) to 50 units, resulting in a reduction of 44 units in the Nevada Street Valley neighborhood compared to the Draft Amended Housing Element and a reduction of 80 units compared to the adopted Housing Element. The analysis of sites provided in section 6C, Sites Inventory, of Chapter V was revised to identify the distribution of housing units by neighborhood. This analysis identifies that the Marinship neighborhood has significantly few housing units than other neighborhoods in the City and the distribution of units identified in Chapter IV and in Program 4 of the Housing Plan would improve the distribution of housing in areas currently with limited opportunities and would not result in an overconcentration of housing, including affordable housing, in the Nevada Street Valley neighborhood.*

2. Opposition to Rezoning and Housing Element Amendments. Several commenters thought that the proposed project, including rezoning decisions, were being made hastily and without transparency, potentially violating state housing laws. Comments included:

- Flaws in the Housing Element Plan: Criticism of removal of sites considered viable by the commenters from the Housing Element (e.g., Marinship sites #67 & #68) while increasing development at Site 84 (MLK Park).
- Use of Environmental Impact Report (EIR) Process to Block Development: Comments identified that the city was using the EIR process to stall housing development instead of finding viable solutions.
- Failure to Consult Property Owners: Willy's LLC noted that several Housing Element sites were listed without the owners' consent and opined that this raised legal issues.
- Concern regarding "downzoning" of sites, upzoning unsuitable sites, foregoing analysis, and that the City's selected sites will not contribute to the RHNA.
- "Built-Out": Statement that State has rejected the City's characterization of Sausalito as built out and that the City has overlooked property owners willing to develop and has instead created a restrictive regulatory environment, noting that the City's resistance to ADU applications demonstrates this restrictive stance.
- City should streamline the approval process and ensure transparency with the eTRAKit system.
- Confusion regarding multiple versions of the Housing Element and which version HCD is reviewing.

RESPONSE: *Concerns regarding the Amended Housing Element and rezoning efforts are noted. The City has worked to make this a transparent process, with multiple Planning Commission and City Council study sessions to discuss the project, including specific sites considered for rezoning. Each revised version of the Amended Housing Element has been made available for public review, with the City holding multiple study sessions to describe the changes in the Draft Amended Housing Element and the Revised Draft Housing Element and to receive public comment on the Amended Housing Element documents. In response to previous public comments and concerns, the City prepared an EIR to address impacts associated with the Amended Housing Element and implementation of Housing Element programs.*

The City has not "downzoned" any of its Opportunity Sites – the Opportunity Sites in the adopted Housing Element were scheduled for rezoning by January 2026. These sites have not yet been rezoned nor have had a change to the General Plan Land Use Map. None of the adjustments proposed by the City in this Amended Housing Element are prohibited by state law, notably the Housing Crisis Act of 2019, as that law prohibits the lowering of development standards where it would result in a less intensive use than the standards in effect on January 1, 2018, which predates the current housing element cycle. The City also conducted outreach to affected

property owners and considered comments received from property owners as part of its process for site selection. The City has determined that adjustments to its previously adopted Housing Element should be made, particularly with respect to the site inventory, to increase the likelihood of voter approval of ballot measures associated with sites constrained by Ordinance Nos. 1022 and 1128, to address potential impacts to aesthetics and to historic resources in the certified Downtown Historic District and to modify sites to decrease the potential for conflicts with historic standards (discussed below). The City has carefully reviewed its modifications to ensure that the sites selected are realistic and do not exacerbate any existing fair housing issues. The Amended Housing Element continues to demonstrate, through Program 4, that the City will make adequate sites available to accommodate the RHNA.

As part of this process, the City is required by the California Environmental Quality Act (CEQA) to identify the impacts of the project and to identify mitigation measures and alternatives to reduce impacts, where feasible. The City has not included unnecessary steps in the EIR process nor included unnecessary mitigation measures; the EIR has been prepared to comply with the requirements of State law.

The City also has not demonstrated a resistance to ADU applications. Rather, the City has approved numerous ADU projects during the current housing element cycle, and has endeavored to keep its ADU regulations current in light of regular changes in state law.

The City will continue to post each modified draft of the Amended Housing Element to its website and will clearly identify which draft has been submitted to HCD for review to assist the public with understanding the process and to review the most current document.

3. Traffic, Infrastructure, and Environmental Concerns. Comments identified a broad range of concerns related to the negative impacts of increased housing density on Sausalito's infrastructure, emergency response capacity, and environment. Comments included:

- Traffic Congestion and Evacuation Risks: Concerns that many proposed housing sites are in areas already prone to gridlock/congestions, particularly along Bridgeway and MLK Park. This could severely delay evacuations during wildfires.
- Strain on Public Services: Comments warned that the city lacks the infrastructure capacity to accommodate the large increase in new housing without additional investments.
- Environmental and Social Impacts: Commenters raised concerns about how housing developments could displace wildlife, increase pollution, and eliminate green buffers as well as concerns related to sea level rise, high tides, geologic stability, and crime.

RESPONSE: *Concerns regarding the increased traffic, additional demands on the City's infrastructure, and environmental effects of the Amended Housing Element have been considered. The City does not have the ability to reduce the RHNA and must identify sites to accommodate the RHNA that meet requirements of State law. The EIR for the Amended Housing*

Element project identifies potential environmental impacts and includes mitigation measures, where necessary and feasible, to reduce impacts. The Final EIR prepared for the Amended Housing Element project includes comments received on the Draft EIR and provides a response to each comment.

4. Opposition to Housing Development at Site 84 (MLK Park). Many commenters objected to the identification of Site 84 as an opportunity site, citing its current heavy use as a recreational space and the impact of new development on residents, children, and traffic. Comments associated with Site 84 included the following:

- Public Park Usage: MLK Park is an important social and recreational community facility, supporting tennis, pickleball, soccer, school PE classes, youth sports, dog walking, and community gatherings and providing green space for the community. Housing development at this site could adversely affect these uses and benefits of the site.
- Traffic and Parking Impact: Residents such pointed out that parking at MLK is limited, especially during school drop-off and sports events. The loss of existing parking and the addition of new residents would exacerbate congestion.
- Evacuation and Safety Risks: MLK Park is in a high wildfire risk zone, with limited evacuation routes. Increased density could create dangerous bottlenecks during emergencies.
- Misuse of Public Land: Commenters objected to the use of public park land for housing, stating that parks were established for long-term community benefit and should be preserved for future generations.
- Disproportionate Density: Commenters identified concerns that the MLK site would hold an oversized share of the City's allocated housing needs, violating requirements that promote equitable distribution of housing.
- Alternative Locations Suggested: Commenters advocated for using Marinship, including underutilized industrial properties in Marinship (Bay side of Bridgeway, area south of Harbor Drive), and properties across the City rather than MLK.
- The comparison of Site 84 to Rotary Village's density is not correct, as Rotary Village is on 0.9 acres and has 22 units.

RESPONSE: *In response to these concerns, Site 84 has been revised to have the H-29 overlay and accommodate 50 units. The City plans to retain control of all City-owned sites, which means that the City can ensure that future development does not exceed the units planned in the Housing Element, and also that the City can have control over the development of the site to preserve recreational opportunities for citizens and de-conflict development with existing recreational facilities. Site 84 currently has a mixture of commercial and school uses, in addition to the active recreation uses. The primary recreation activity areas, such as the sports fields, ball courts, and dog park, are not identified for removal, although there may be temporary suspension of*

recreation activities during the course of construction. in some potentially affected areas. The Amended Housing Element includes multiple locations in the Marinship, which is consistent with several suggestions to identify underutilized sites in the Marinship. Regarding the comparison to Rotary Village, the Rotary Village site is 0.55 acres, not 0.9 acres, resulting in a density of 40 units per acre.—. Accordingly, the proposed development identified at Site 84 is comparable to prior development in the City.

5. Concerns Over Site 201 (605-613 Bridgeway) Development. The proposed condominium project at 605-613 Bridgeway drew mixed comments. The project proponent made multiple comments related to the reduction in allowed density on the site and that the City was blocking the proposed project at Site 201. Conversely, multiple comments objecting to the development of Site 201 were made, particularly due to historic preservation issues and impacts associated with high density development in this location. Comments associated with Site 201 included the following:

- Historic Resource Preservation: Commenters identified that 605-613 Bridgeway is part of the certified Sausalito Historic District.—. There was a difference of opinion regarding the significance of the site, with Linda Fotsch / Willys, Inc. opining that Site 201's status as contributing to the historic district did not mean that the site is individually significant and is not individually listed in the California Register. Lozeau Drury, on behalf of Save our Sausalito, presented architectural historian reports concluding that the site is significant and the proposed project would have an adverse effect on the historic significance of the site and the district.
- Ordinance No. 1022 and Zoning Regulations: Several commenters noted that the project conflicts with ordinances protecting downtown Sausalito from overdevelopment. The property owner called into question the City's "new interpretation" of Ordinance No. 1022 applying to the Central Commercial District; opining that the interpretation is a way to deny the project.
- Down-Zoning Issues: Project proponents opined that city's proposal to downzone the area is a tactic to obstruct development, while some argued that the city was targeting certain areas unfairly rather than finding balanced zoning solutions.
- Traffic, Parking, and Community Impact: Commenters were concerned that the increase in units on this site would exacerbate issues in the dense downtown area, worsening congestion and parking shortages and straining local infrastructure.
- Application Processing: The project applicant/owner indicated that the City refuses to process their application based on non-compliance with objective standards, indicating they have invested close to three quarters of a million dollars in pursuing the project. Comments from the property owner/applicant allege the City is "changing its mind" on a number of items, including allowed density, as related to a verbal agreement (it is not clear what this refers to), regarding CEQA and the need for a public session, development standards (no additional information provided on

exactly which development standards are of concern), regarding historic resources and "published environmental classification", and protesting the appeal process.

RESPONSE: *Many of the comments received relate to the City's processing of a pending project application currently under review and are not relevant to the issues of the City's authority to make changes to its sites inventory under Housing Element Law, its ability to adopt zoning regulations under State Planning and Zoning Law, or the overall compliance of the City's proposed sites inventory under the Amended Housing Element or proposed programs under the Amended Housing Element with requirements under State Housing Element Law. While the City is committed to processing all project approvals in compliance with applicable requirements under state law, the general plan of a City is not the appropriate place for a City to address legal arguments raised by a project applicant, particularly as the processing of the application remains ongoing. The City is prohibited by applicable law and due process from making a determination on the applicant's project, which is a quasi-adjudicatory process, in advance of any public hearing. This also makes it inappropriate for the City to be responding to such legal arguments as such matters could be taken by the applicant as evidence of prejudice in advance of a hearing. The City is in the process of scheduling the applicant's appeal of City staff's determination of inconsistency with City zoning standards before the Planning Commission (tentatively scheduled for consideration on April 2, 2025).*

Comments from the property owner/applicant alleging the City is "changing its mind" on a number of items, including allowed density on 605 Bridgeway (this was changed based on a clarifying discussion the City had with HCD), as related to a verbal agreement (it is not clear what this refers to), regarding CEQA and the need for a public session (a public session is not needed to require an initial study), development standards (no additional information provided on exactly which development standards are of concern), regarding historic resources and "published environmental classification", and protesting the City's appeal process. These comments are noted. City staff has timely responded to all of the applicant's requests for information and interpretation, and the City staff has also provided HCD with its interpretations of the Ordinance No. 1022.

Since adoption of the 6th Cycle Housing Element, Site 201 has not been rezoned. The changes in the Amended Housing Element would reduce the planned density of the site in the Housing Element, but does not change the City's adopted zoning of the site nor the City's adopted General Plan land use designation for the site.

Site 201 is individually listed on the California Register as a contributing resource to the Sausalito Historic District, with a Status Code of 2D2, defined by the State of California as contributors to a multi-component resource determined eligible for the National Register by consensus through the Section 106 process and listed in the California Register. In accordance with applicable state regulations, 14 Cal. Code of Regs. § 4852, "individual resources contributing to the significance of the historic district will also be listed in the California Register." Regarding the status of this site as a historical resource, the Amended Housing Element Final EIR addresses comments related to the historic resource status of this site and discusses the multiple historical

analyses that have been prepared for the site, differing conclusions, and addresses disagreement among experts consistent with CEQA Guidelines Section 15151. The Draft EIR, Recirculated Draft EIR, and Final EIR address the development of project alternatives and mitigation measures to reduce or avoid adverse impacts associated with the Amended Housing Element.

Projects affecting historic resources are required to meet the standards established by the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Rehabilitating Historic Buildings (SOI Historic Resource Standards). The SOI Historic Resource Standards are vital to maintaining the integrity of Sausalito's Downtown Historic District. Given the potential for development on the site to affect historic resources, the City has legitimate concerns about the ability of the site to be developed at the capacity identified in the Housing Element without affecting listed resources and impacting the certified Historic District. As a result of such concerns, the City determined that sites within and adjacent to the Sausalito Historic District and sites known to be listed on the California Register should be kept as Inventory Sites, not Opportunity Sites, meaning that the existing zoning of such sites would be retained. By maintaining existing zoning, and thus reducing potential building scale/mass that could occur with an Opportunity Site designation, the changes proposed by the Amended Housing Element are intended to protect historic resources and seek development in such areas in a manner consistent with the SOI Historic Resource Standards. The February 2025 Draft Amended Housing Element revised the status of Site 201 to "Inventory" and retained the current zoning (CC/R-3). Ordinance No. 1022 includes the CC district in Table 10.24-2 (Site Development Standards – Commercial Zoning Districts), and requires the site to be developed within the density, floor area ratio, height, and setback standards identified therein.

The City will process the current as well as any future development applications for this site in compliance with State and local, including streamlining provisions for housing development projects, and while ensuring that City applies existing standards, such as the City's objective standards and the standards established by SOI Historic Resource Standards. The letter the property owner/applicant refers to relating to non-compliance with objective standards is the letter sent by the City citing inconsistencies with the City's requirements, including standards of Sausalito Municipal Code, as required by State law.

The concerns regarding worsening congestion and parking shortages and straining local infrastructure are noted. The City is faced with the difficult task of selecting sites to accommodate future residential development in areas with significant build-out, and development of sites identified in the Housing Element will have the potential to increase traffic, increase demand for parking, and increase infrastructure demand. The City is required to modify its existing land use and development standards to accommodate the RHNA allocation given to Sausalito, and impacts related to such actions have been adequately analyzed in the EIR and mitigation measures will be required where feasible.

6. Concerns About Site 53 (Bonita/Girard Area). A number of comments identified opposition to increasing densities at Site 53, including the following:

- Several homeowners living near Site 53 objected to the proposed 14-unit allocation, arguing that the site is too small to support such density without significantly impacting parking, views, and overall neighborhood character.
- Commenters noted that 49 units per acre (as proposed) would be excessive and lead to congestion on the small, narrow streets of the Bonita/Girard neighborhood.
- Residents expressed concerns that new buildings would block scenic views and reduce property values, particularly for hillside homeowners.
- The property owner indicated that they did not wish to have the zoning changed on their site.

RESPONSE: *The comments regarding increased traffic and congestion, safety, and changes to views and neighborhood character are noted. These concerns are raised in many areas of Sausalito where intensification is identified to accommodate the RHNA. This is an effect of the RHNA that Sausalito is required to accommodate and cannot be avoided. The property owner's preference is noted. The Opportunity Site would be required to develop at the minimum density. As part of Program 10 implementation, the City will be providing information regarding streamlined development review using the ODDS and will provide the list of Opportunity Sites and sites designated for lower income housing to regional housing developers, including affordable and special needs housing developers, as well as property owners to encourage development.*

7. Opposition to Site 14: Concerns related to Site 14 (former Spencer Ave Fire Station) included emergency access and evacuation, crime, site topography, lack of services in site vicinity, air quality/health impacts related to proximity to Highway 101, and deed restrictions.

RESPONSE: *The comments on this site, including those regarding traffic, evacuation, air quality/health, and hazards/safety, are noted. These issues were considered as part of the EIR. However, Sites 14 and 52 are no longer identified in the Amended Housing Element as potential Opportunity Sites.*

8. ODDS and View Preservation. Several comments discussed the importance of protecting scenic views, including through using View Sync, and ensuring that new development follows clear, objective guidelines. Other comments indicated that the proposed ODDS standards still include subjective elements, leaving room for bias in decision-making. Comments have also indicated that the ODDS will be difficult to comply with and do not accommodate maximum densities and thus discourage housing, rather than accommodating and encouraging housing.

RESPONSE: *The City is in the process of developing the ODDS and the preparation of the ODDS is an implementation program (Program 19) of the Housing Element. The ODDS are not part of the Amended Housing Element, but rather are an implementation program. Program 19 has been revised to specifically require that prior to adoption of the ODDS, the City will analyze the*

proposed ODDS to determine if the ODDS will accommodate the maximum permitted densities in the R-2-5, R-2-2.5, and R-3 zones and the proposed H-29, H-49, H-70, M-29, M-49, and M-70 overlay zones. If the ODDS will not accommodate the maximum permitted densities, the ODDS shall be modified to accommodate maximum permitted densities prior to adoption by May 2025.

9. Fee Transparency. Correspondence between City staff and a potential applicant was provided to HCD regarding fees related to development of their property and citing "excessive" fees.

RESPONSE: *This applicant has approached the City with various development scenarios related to their property. The fees cited by the City are taken directly from the Comprehensive Fee Schedule, which is priced in order to achieve cost recovery. Staff have held numerous meetings with this applicant in connection with numerous development concepts. Staff have advised applicant at each step of the way, and meet with or hold calls with the applicant on a regular basis and do not charge fees for these meetings related to a development concept or for the estimation of fees. Progress related to the most recent submittal has stalled based on lack of response from applicant following the Community Development Department's invoicing of fees for the submitted application.*

Fees will vary depending on the specific entitlements required for a project. The fee estimates quoted for various development concepts have been prepared to reflect each iteration of the potential project. The City has published its fee structure on the City website (see Comprehensive Fee Schedule, updated January 2024 located at: https://www.sausalito.gov/departments/administration/finance/fees-and-charges) and works with applicants and prospective applicants to estimate fees based on the details provided for a given project.

Page HBR-180, 2nd and 3rd paragraphs, are revised:

Sites to accommodate the City's lower income 6th Cycle RHNA are all located within the highest opportunity areas. Moreover, the City's promotion of Accessory Dwelling Units, Junior Accessory Dwelling Units, and duplex or multi-unit development throughout the community, and its inclusionary requirements, in all resource levels, further supports the City's commitment to distribute housing available at all income levels in different geographic areas of the City.

Economic Opportunity

As described earlier, the Fair Housing Task Force calculates economic scores based on poverty, adult education, employment, job proximity, and median home values. As shown in **Error! Reference source not found.** Table 63 above, the overall economic scores in Sausalito range from 0.83 to 0.97. The economic scores are consistent in the City. As shown in Figure 21, the job proximity index is generally high in Sausalito. The northwest area

(Golden Gate National Recreation Area) has a lower job proximity index score than eastern Sausalito; however, that census block group is unpopulated within the City.

Pages HBR-189, last paragraph, is revised:

Future Growth Needs

The City's future growth need is based on the RHNA, which allocates production of 200 very low and 115 low-income, 114 moderate, and 295 above moderate-income units to the City for the 2023-2031 planning period. Figures 1 through 27 show that proposed affordable units are dispersed throughout the community and do not present a geographic barrier to obtaining affordable housing. In addition, the City actively promotes the opportunity for residents to develop Accessory Dwelling Units and Junior Accessory Dwelling Units as a way to accommodate additional development at all income levels throughout Sausalito and, through its inclusionary ordinances, requires that all residential project accommodate affordable units. Chapter IV of this Background Report shows the City's ability to meet its 2023-2031 RHNA need at all income levels. This demonstrates the City's ability to accommodate the anticipated future affordable housing needs of the community.

Pages HBR-190 (last paragraph) to HBR-191 are revised:

The City recognizes that even though it has identified sufficient land to accommodate its RHNA allocation at all income levels, there is still the potential for economic displacement because of new development and investment. This "knock-on" effect can occur at any time, and it can be challenging for the City to predict market changes and development patterns which have the potential to impact rental rates and sales prices for housing available in the marketplace. To date, the City has no evidence that new development (affordable or market rate) has resulted in economic displacement. However, the City recognizes that economic displacement might occur in the future and has included a program in the Housing Plan (see Action under Program 22) to study and address potential issues related to displacement. Through its inclusionary ordinance, the City also requires that all new development with 4 or more units include affordable units. The affordable units must contain the same proportion of bedroom sizes as the market-rate units, to ensure that affordable units are available to families with children in projects providing larger units.

Pages HBR-192 through HBR-194 and HBR-198, 6C Sites Inventory, is revised:

6C. SITES INVENTORY

AB 686 requires that jurisdictions identify sites throughout the community in a manner that is consistent with its duty to affirmatively further fair housing. The site identification includes not only an analysis of site capacity to accommodate the RHNA (provided in the Housing Resources section), but also considers whether the identified sites serve the purpose of replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of

opportunity. This section analyzes the role of all sites, regardless of income level, in assisting to affirmatively further fair housing. However, special attention is paid to those sites identified to accommodate a portion of the City's lower income RHNA to ensure that the City is thinking carefully about how the development of new affordable housing options can promote patterns of equality and inclusiveness.

Table 64 summarizes sites to accommodate the RHNA by census tract and block group. Table 64 provides a comparison between the existing housing units in each census tract and block group with the housing units that would be accommodated under the Amended Housing Element.

As shown in Table 64, the largest increase would occur Block Group 1 of Census Tract 1302.02. This block group currently has the lowest number of housing units of any block group in the City and the increase in capacity would result in an increased opportunities at all income levels: lower, moderate, and above moderate. This block group also represents the largest land area of any block groups in the City (7.5 acres compared to 1.4 to 3.5 acres for each of the other block groups).

The lowest proportional increases would occur in Census Tract 1302.01 Block Group 1 and Census Tract 1302.02 Block Groups 2 and 4. This allocation is primarily due to the built out nature of these areas; these areas are very limited in terms of sites with capacity to be redeveloped with multifamily developments that can accommodate significant amounts of housing and that are near schools, transit, grocery/daily needs shopping, and services.

Table 64: RHNA Capacity by Census Tract and Block Group

Census Tract/Block Group	RHNA Capacity				Units		Rate of Increase		
	Very Low	Low	Moderate	Above Moderate	Existing Housing Stock (B25024 - ACS 2019)	Existing + RHNA Capacity	Total Increase over Existing Units	Very Low/Low Increase over Total Existing Units	Above Moderate Increase over Total Existing Units
Census Tract 1302.01	22	27	68	98	2,027	2,242	11%	2%	5%
Block Group 1	1	1	11	23	695	731	5%	0%	3%
Block Group 2	20	21	23	34	746	844	13%	5%	5%
Block Group 3	1	5	34	41	586	667	14%	1%	7%
Census Tract 1302.02	208	102	90	186	2,633	3,219	22%	12%	7%
Block Group 1	119	52	34	118	403	726	80%	42%	403
Block Group 2	4	5	11	9	557	586	5%	2%	557
Block Group 3	84	44	33	33	1,075	1,269	18%	12%	1,075
Block Group 4	1	1	12	26	598	638	7%	0%	598
Total	230	129	158	284	4,660	5,461	17%	8%	4,660

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. Affordable housing opportunities, including Sites 75, 84, 211, 301, 303, 72, 401, and 402, are increased in areas that are flat and walkable and in close proximity to services in order to increase accessibility for persons with a disability.

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

R/ECAPs

As shown in Figure 26, the City does not have any racially or ethnically concentrated areas of poverty or areas of affluence and the identification of sites to accommodate the City's RHNA is not expected to alter this finding. Through providing increased affordable housing opportunities in Sausalito, the City's housing sites will increase diversity throughout the community and the region. The City has ensured that areas identified to accommodate lower income households also are planned to accommodate moderate and above moderate income households – this planning for a range of income levels assists in avoiding an overconcentration of lower income households and improving opportunities for all income levels. The City has included Programs 22 and 27 to increase access to housing to Marin City residents through coordinating with the Sausalito Marin City School District, which serves Marin City residents as well as Sausalito residents, to advertise housing opportunities. This approach will contribute to ameliorating conditions associated with the R/ECAP in Marin City by broadening affordable opportunities in high resources areas for residents of that R/ECAP.

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. The areas of the City identified to accommodate the largest amount of lower income households, Census Tract 1302.02 Block Groups 1 and 3, are located in areas that increase access to opportunities. Specifically, these sites are within walking distance of grocery stores (Mollie Stone's Market), the post office, and MLK Park and are the closest sites to the only public school located in Sausalito (Dr. Martin Luther King, Jr. Academy). These sites are also the closest sites to regional shopping nearest regional shopping (Marin Gateway Shopping Center, Target, and Grocery Outlet), which is located in Marin City. These sites are located near Marin Transit Routes 17 and 61, which have stops along Bridgeway. Further, the majority of Sausalito's sites to accommodate very low and low income households are mixed income sites and ~~also include~~or located in proximity to sites that provide opportunities for moderate and/or above moderate income households, promoting equitable access to opportunities.

Displacement Risk

Figure 23 shows the sites designated to meet the RHNA allocation for Sausalito sites (underutilized mixed-use sites allowing for densities of at least ~~30~~ 20 du/ac) in relation to percent of renter households overburdened by housing costs, by census tract. All of

Sausalito's census tracts exhibit moderate level of cost burden, with the southern portion of the city having a higher cost burden (40-60% of renter households are cost burdened) than in the northern area. The area of the City with the higher rental cost burden includes a mixed income site to accommodate very low, low, moderate, and above moderate income units and also includes mostly smaller infill sites and development in this area is anticipated to focus on adding additional units, through ADUS, JADUS, and SB 9 to underutilized sites which will provide for additional rental opportunities at a range of income levels and reduce displacement potential. To further address the potential for displacement of lower income renter households, Program 22 in the Housing Plan will establish a rental registry in order to track renter households and ensure that replacement housing requirements (Program 5) are met for households at risk of displacement.

Figure 24 shows the sites proposed to meet Sausalito's RHNA allocation (underutilized mixed-use sites allowing for densities of at least 30 du/ac) in relation to percent of homeowner households overburdened by housing costs, by census tract. The City's inventory of sites will accommodate significant increases in housing opportunities Citywide, which can allow cost-burdened homeowners to consider alternative housing in the City. Programs 6 and 7 encourage ADUS, JACUS, and SB 9 units, which can reduce cost burdens for homeowners by providing an additional source of income (either through creating and renting a JADU, ADU, or SB 9 unit or by splitting their property under SB 9 and selling the newly created parcel).

Figure 3 identifies the City's sites in relation to environmental hazards. While many areas of the City are exposed to some type of hazard, such as the high and very high fire hazard severity zones, high landslide susceptibility, FEMA 100-year flood zone, and sea level rise flooding, sites to meet the RHNA are spread throughout the City and include several sites with lower income capacity in areas with few environmental hazards, including Site 202. While multiple sites are located in areas that will experience lower levels (less than 4 feet) of flooding with sea level rise, these sites will be developed to reduce impacts associated with sea level rise as discussed in Program 22. Further, sites exposed to potential environmental hazards are mixed income sites and do not focus lower income housing in areas susceptible to hazards, with the exception of Sites 73 and 84 which are in the very high fire hazard severity zone. To ensure lower income households are not exposed to disproportionate environmental hazards, Program 22 addresses development of sites within environmental hazards areas to reduce potential disaster-driven displacement impacts.

Site Analysis Findings

As discussed above, the sites identified for housing opportunities would increase access to resources and opportunities throughout the City for all persons and households, including protected classes, and would not have an adverse effect in association with patterns of segregation and integration or R/ECAPs, access to opportunities and resources, or displacement risk.

Pages HBR-198 through HBR-202, 6D Analysis of Contributing Factors and Fair Housing Priorities and Goals, is revised:

6D. ANALYSIS OF CONTRIBUTING FACTORS AND FAIR HOUSING PRIORITIES AND GOALS

The December 2015 Affirmatively Furthering Fair Housing Rule Guidebook identifies examples of contributing factors by each fair housing issue area: outreach, fair housing enforcement and outreach capacity, segregation and integration, racially and ethnically concentrated areas of poverty, disparities in access to opportunity, disparities in access to opportunities for persons with disabilities, disproportionate housing needs, including displacement risk, and sites inventory. Based on the analysis included in this Background Report and the County AI, the City has identified in Table 654, potential contributing factors to fair housing issues in Sausalito and outlines the meaningful actions to be taken. The meaningful actions listed in the table relate to the actions identified in the Housing Plan.

Table 654: Fair Housing Issues and Contributing Factors

Fair Housing Issue	Contributing Factors	Priority	Meaningful Action
Outreach	• Lack of resources for fair housing agencies and organizations	Medium	• Program 21 • Program 22
Fair Housing Enforcement and Outreach Capacity	• Lack of local (City-level) fair housing outreach and enforcement • Need for additional resources for fair housing agencies and organizations	Medium	• Program 21 • Program 22
Integration and Segregation	• Displacement of residents due to economic pressures • Lack of local or regional cooperation • Land use and zoning laws • Lack of affordable and workforce housing opportunities • Location and type of affordable housing • Private discrimination • Lack of public investment in specific neighborhoods,	High	• Program 1 • Program 2 • Program 3 • Program 4 • Program 5 • Program 6 • Program 7 • Program 9 • Program 10 • Program 11 • Program 12 • Program 13 • Program 14 • Program 15 • Program 16

Fair Housing Issue	Contributing Factors	Priority	Meaningful Action
	including services or amenities		• Program 17 • Program 21 • Program 22 • Program 23 • Program 24 • Program 25 • Program 26 • Program 27 • Program 31
Disparities in Access to Opportunity	• Displacement of residents due to economic pressures • Impediments to mobility • Lack of access to opportunity due to high housing costs and limited available (for-rent/for-sale) housing supply • Lack of local or regional cooperation • Land use and zoning laws • Quality of affordable housing information programs • Lack of public investment in specific neighborhoods, including services or amenities • Access to transportation for persons with disabilities • Lack of affordable in-home or community-based supportive services	Medium	• Program 1 • Program 2 • Program 3 • Program 4 • Program 5 • Program 6 • Program 7 • Program 9 • Program 10 • Program 11 • Program 12 • Program 13 • Program 14 • Program 15 • Program 16 • Program 17 • Program 21 • Program 22 • Program 23 • Program 24 • Program 25 • Program 26 • Program 27 • Program 31
Disproportionate Housing Needs, including Displacement Risk	• Availability of affordable units in a range of sizes	Medium	• Program 1 • Program 2 • Program 3 • Program 4 • Program 5

Fair Housing Issue	Contributing Factors	Priority	Meaningful Action
	• Displacement of residents due to economic pressures • Lack of access to opportunity due to high housing costs • Land use and zoning laws • Lack of public investment in specific neighborhoods, including services or amenities • Lack of community revitalization strategies		• Program 6 • Program 7 • Program 9 • Program 10 • Program 11 • Program 12 • Program 13 • Program 14 • Program 15 • Program 16 • Program 17 • Program 21 • Program 22 • Program 23 • Program 24 • Program 25 • Program 26 • Program 27 • Program 31

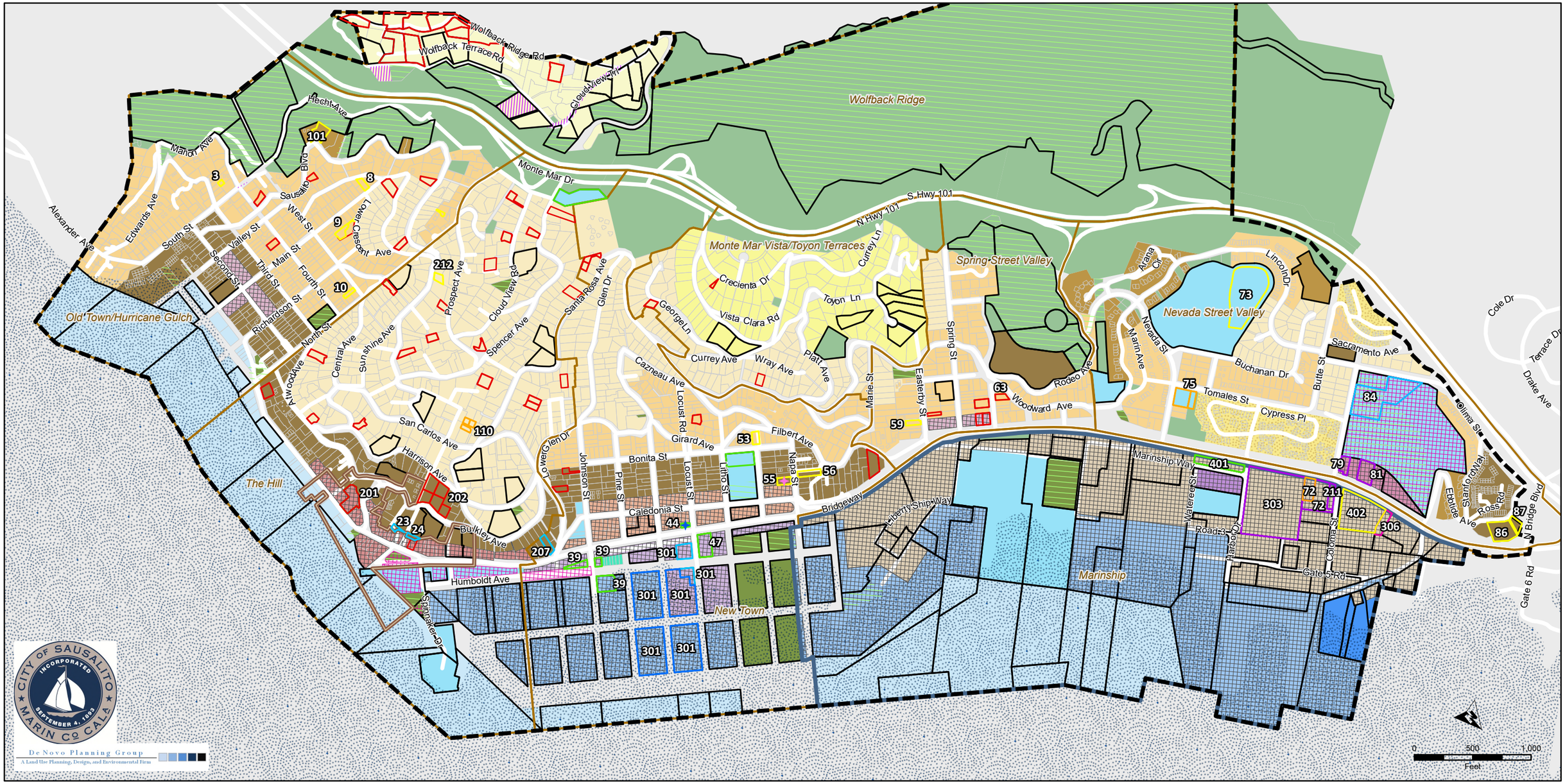
Based on the issues identified in this Background Report, the following are the top three issues to be addressed through the Housing Element Programs:

1. **Land Use and Zoning Laws.** The City must identify adequate sites with appropriate density and development standards to accommodate its RHNA. In order to do so, the City will need to amend the land use policy and zoning standards 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 rezoned to allow a maximum of 49 du/ac or 70 du/ac. Program 4 has been included to address this contributing factor.
2. **Lack of Access to Opportunity Due to High Housing Costs and Limited Affordable and Workforce Housing Supply.** Lack of access to opportunity due to high housing costs and limited affordable and workforce housing supply is a significant contributing factor to fair housing issues in Marin County and in Sausalito. Sausalito is almost entirely a Highest Resource area; however, the high housing costs (both rent and ownership costs) can act as a barrier to entry for lower income households. The City has planned to accommodate new residential development throughout the community, including in mixed use areas where jobs, housing, goods, and services can be located close together. Increasing housing affordability will make it easier for lower income households to access the types of services and amenities that further social mobility. Programs 2, 3, 4, 5, 6, 10, 11, 12, 14, and 15 have been included to address this contributing factor.
3. **Displacement of Residents Due to Economic Pressures.** The 2020 Marin County Analysis of Impediments to Fair Housing Choice (AI) finds that displacement of residents due to economic pressures is a significant contributing factor to fair housing issues in Marin County, particularly in parts of neighboring Marin City. While gentrification has not historically been a problem in Sausalito, the AI states that the price of housing in Marin (County) is unaffordable for most residents, but because of historic, discriminatory practices and government policies, African Americans – in particular, people who lived in Marin City during the Marinship years – have been particularly affected by policies that have created segregated communities with limited access to opportunities. Program 22 has been included to address this contributing factor within Sausalito.

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.

Revised Draft Amended Figures

Figure revisions are not shown in track changes.



Sausalito City Boundary
Neighborhood Boundary
Assessor Parcel Boundary
Ocean/Bay

Opportunity Sites with Projects
- Approved Project-MF/ADU (Site 44)
- Proposed Project-MF (Site 55)

Inventory Site
- Inventory

Opportunity Site
- H-29
- H-49
- H-70
- M-29
- M-49
- M-70
- 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

CITY OF SAUSALITO INCORPORATED SEPTEMBER 4, 1893 MARIN CO CALA

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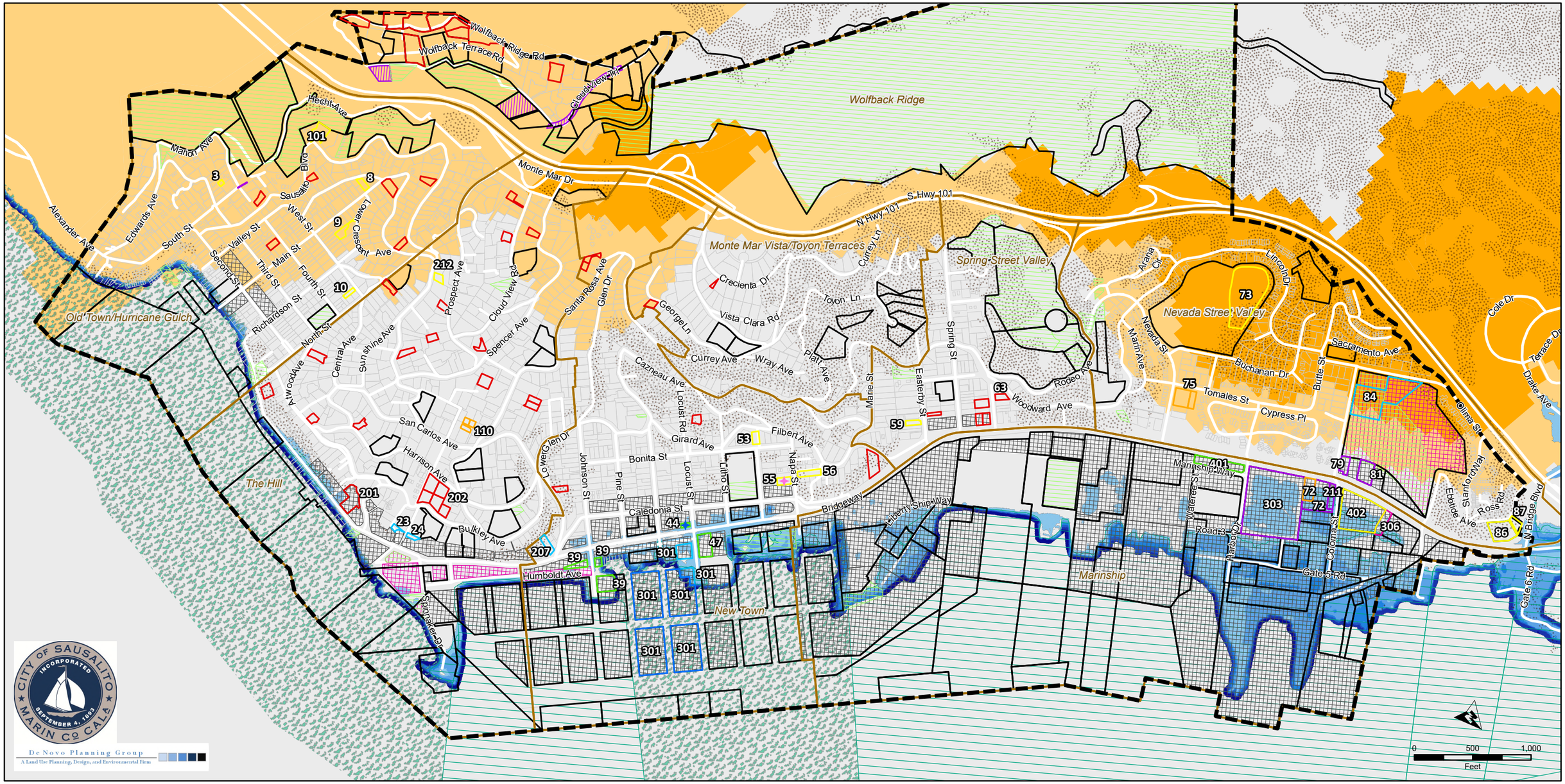
A Land Use Planning, Design, and Environmental Firm

SAUSALITO 6th CYCLE HOUSING ELEMENT

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

Sources: City of Sausalito; Marin GeoHub. Map date: March 21, 2025.



Sausalito City Boundary

Neighborhood Boundary

Assessor Parcel Boundary

Opportunity Sites with Projects

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- Proposed Project-MF (Site 55)

Inventory Site

- Inventory

Opportunity Site

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- H-49
- H-70
- M-29
- M-49
- M-70
- 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)

SAUSALITO 6th CYCLE 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: March 21, 2025.



LEGEND

- Sausalito City Boundary
- Neighborhood Boundary

Opportunity Sites with Projects

- Approved Project-MF/ADU (Site 44)
- Proposed Project-MF (Site 55)

Inventory Site

- Inventory

Opportunity Site

- H-29
- H-49
- H-70
- M-29
- M-49
- M-70
- W-15

SAUSALITO 6th CYCLE HOUSING ELEMENT

FIGURE 2A: INVENTORY OF SITES AERIAL MAP

Sources: City of Sausalito; Marin GeoHub. Map date: March 21, 2025.



Sausalito City Boundary
Neighborhood Boundary
Assessor Parcel Boundary
Ocean/Bay

Opportunity Sites with Projects
- Approved Project-MF/ADU (Site 44)
- Proposed Project-MF (Site 55)

Inventory Site
- Inventory

Opportunity Site
- H-29
- H-49
- H-70
- M-29
- M-49
- M-70
- W-15

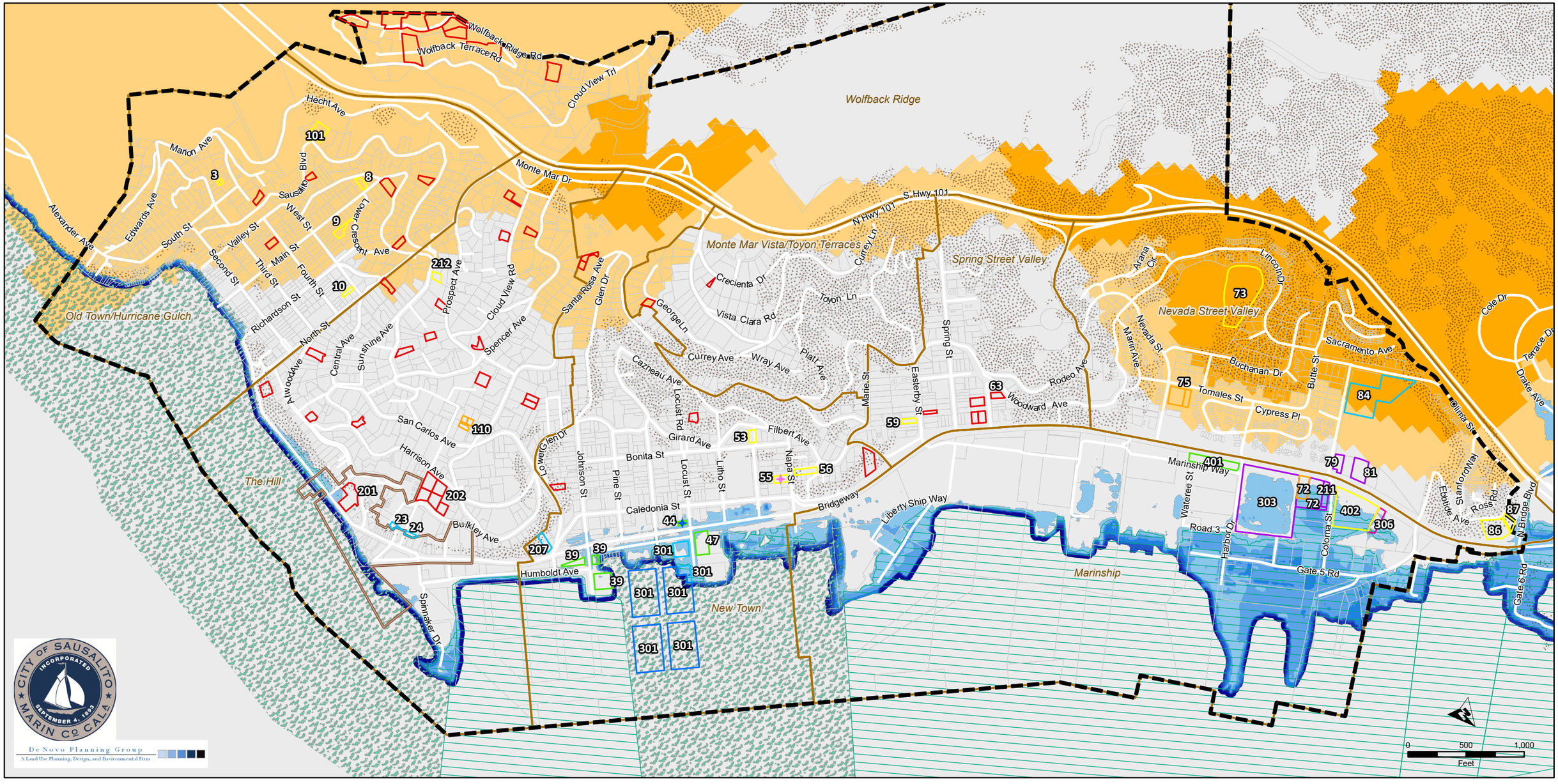
Zoning Designations
- R-1-20: Single Family
- R-1-8: Single Family
- R-1-6: Single Family
- R-2-2.5: Two Family
- R-2-5: Two Family
- R-3: Multiple Family
- R-A: Arks
- H: Houseboats
- PR: Planned Residential
- CC: Central Commercial
- CR: Commercial Residential
- CN-1: Neighborhood Commercial
- CN-2: 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

SAUSALITO 6th CYCLE HOUSING ELEMENT

FIGURE 2B: INVENTORY OF SITES ZONING MAP

Sources: City of Sausalito; Marin GeoHub. Map date: March 21, 2025.



Sausalito City Boundary

Neighborhood Boundary

Assessor Parcel Boundary

Opportunity Sites with Projects

- Approved Project-MF/ADU (Site 44)
- Proposed Project-MF (Site 55)

Inventory Site

- Inventory

Opportunity Site

- H-29
- H-49
- H-70
- M-29
- M-49
- M-70
- 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)

SAUSALITO 6th CYCLE HOUSING ELEMENT

FIGURE 3: INVENTORY OF SITES ENVIRONMENTAL HAZARDS 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: March 21, 2025.

SAUSALITO 6th CYCLE HOUSING ELEMENT

FIGURE 4: INVENTORY OF SITES INFRASTRUCTURE MAP

LEGEND

- Sausalito City Boundary
- Neighborhood Boundary
- Ocean/Bay

Opportunity Sites with Projects

- Approved Project-MF/ADU (Site 44)
- Proposed Project-MF (Site 55)

Inventory Site

- Inventory

Opportunity Site

- H-29
- H-49
- H-70
- M-29
- M-49
- M-70
- W-15

Infrastructure

- Storm Drain
- Sewer Pipeline
- Water Pipeline

0 500 1,000 Feet

Sources: City of Sausalito; Marin GeoHub. Map date: March 21, 2025.

FIGURE 5: CENSUS TRACT AND BLOCK GROUP BOUNDARIES

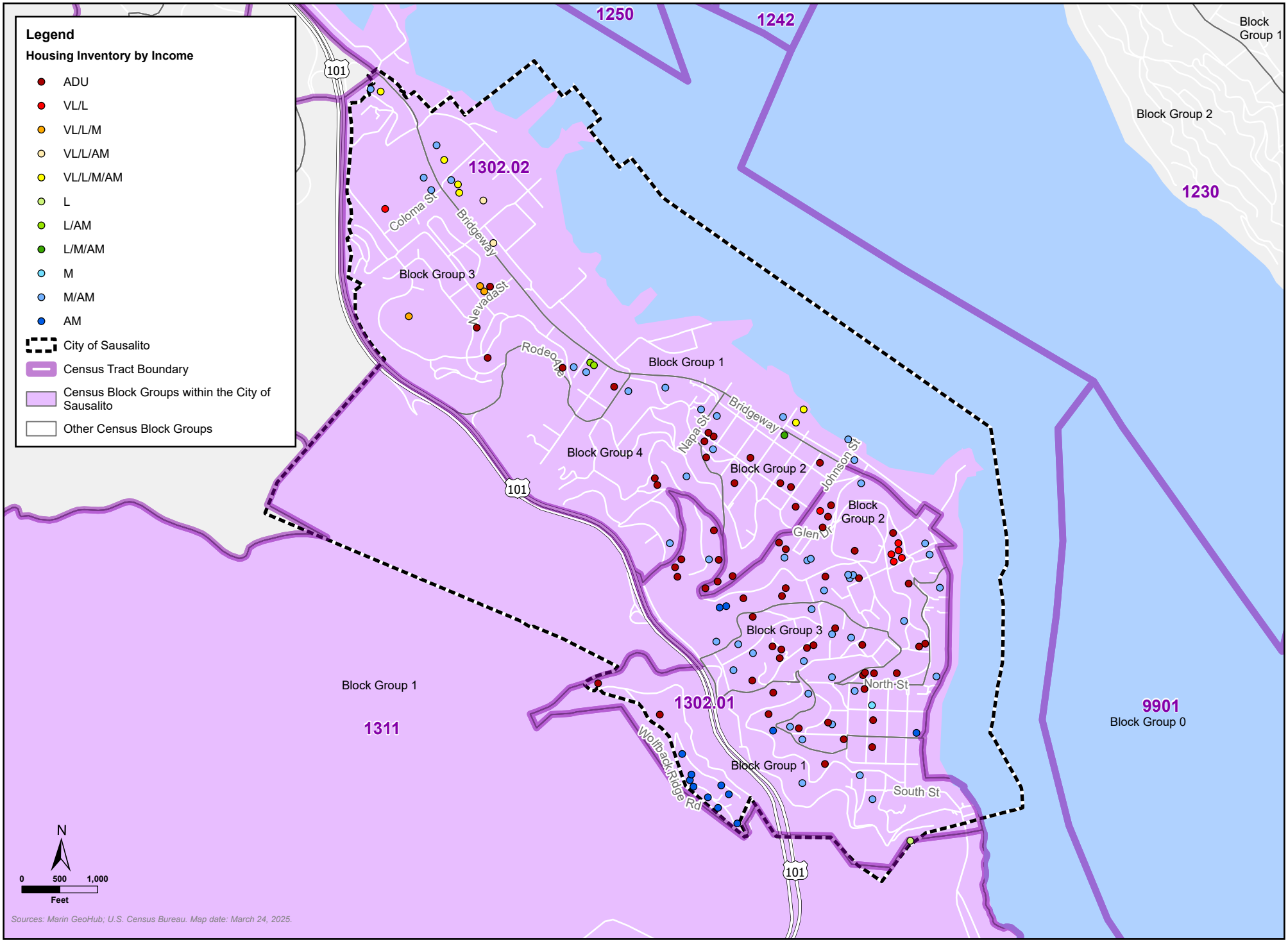


FIGURE 6: HOUSING CHOICE VOUCHERS AND LIHTC-ASSISTED HOUSING

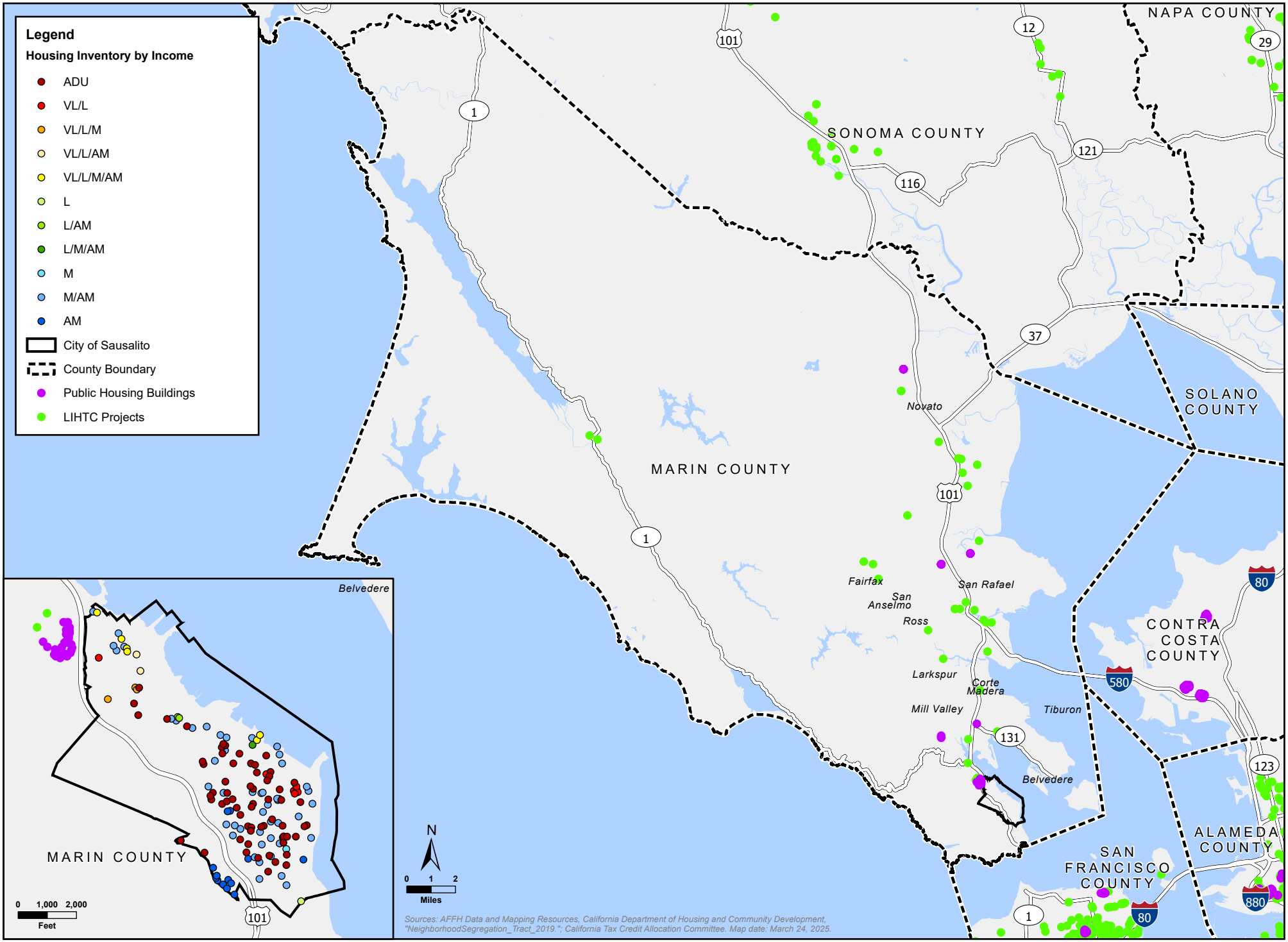


FIGURE 8. NEIGHBORHOOD CONCENTRATIONS BY CENSUS TRACT

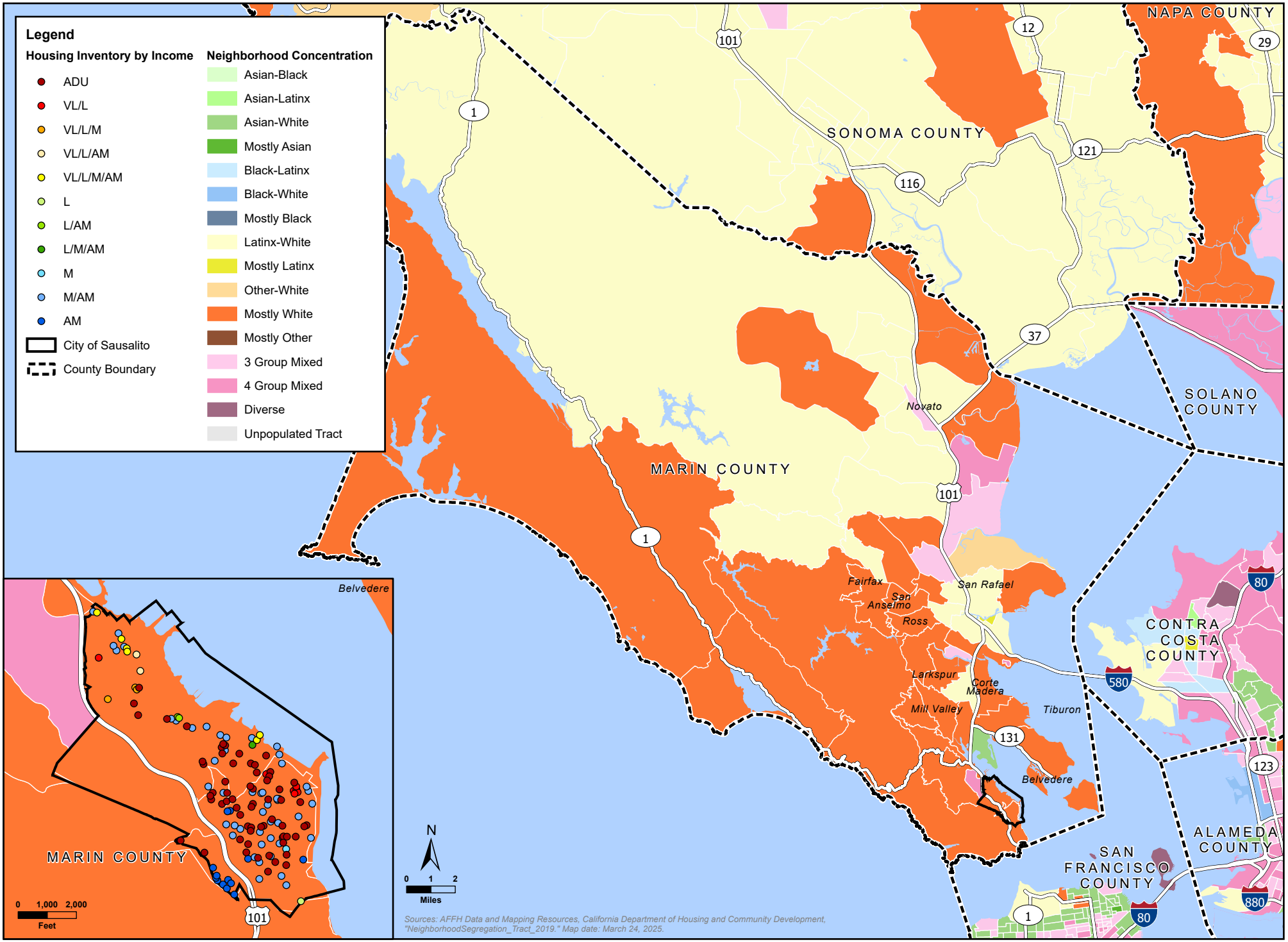


FIGURE 9: DIVERSITY INDEX BY CENSUS BLOCK GROUP 2018

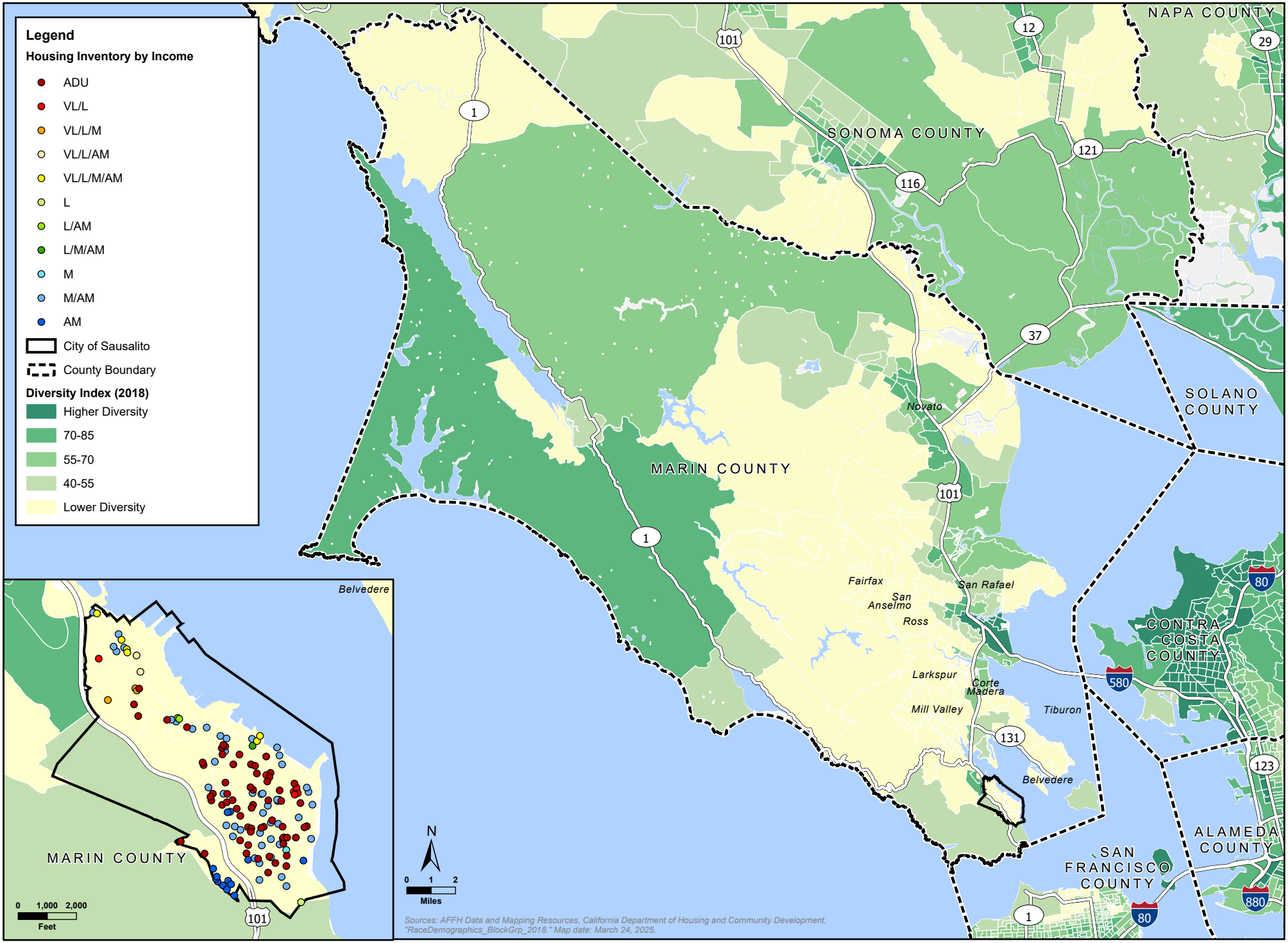


FIGURE 10: DIVERSITY INDEX BY CENSUS BLOCK GROUP 2010

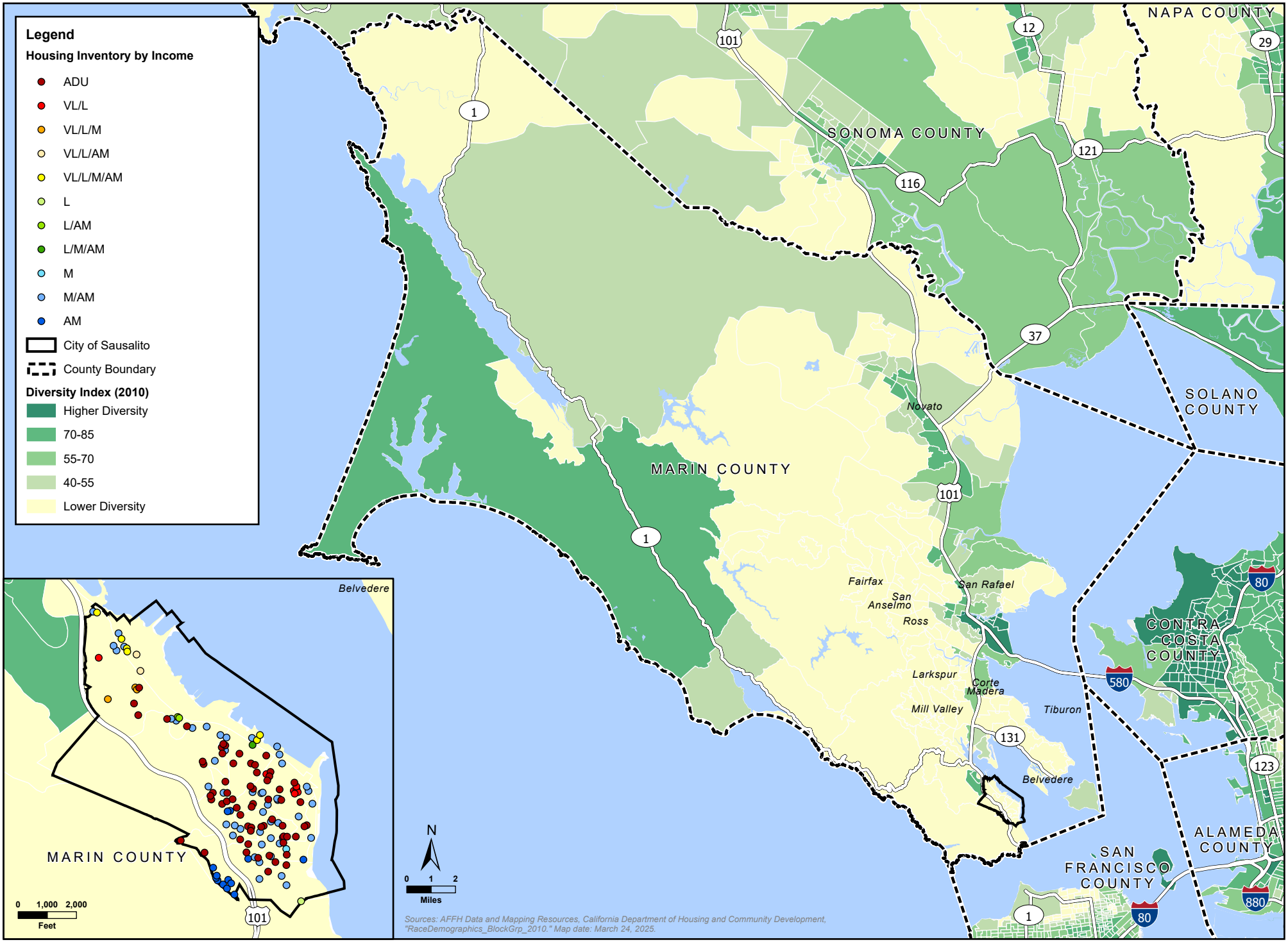


FIGURE 11: PROPORTION OF POPULATION WITH DISABILITIES BY CENSUS TRACT

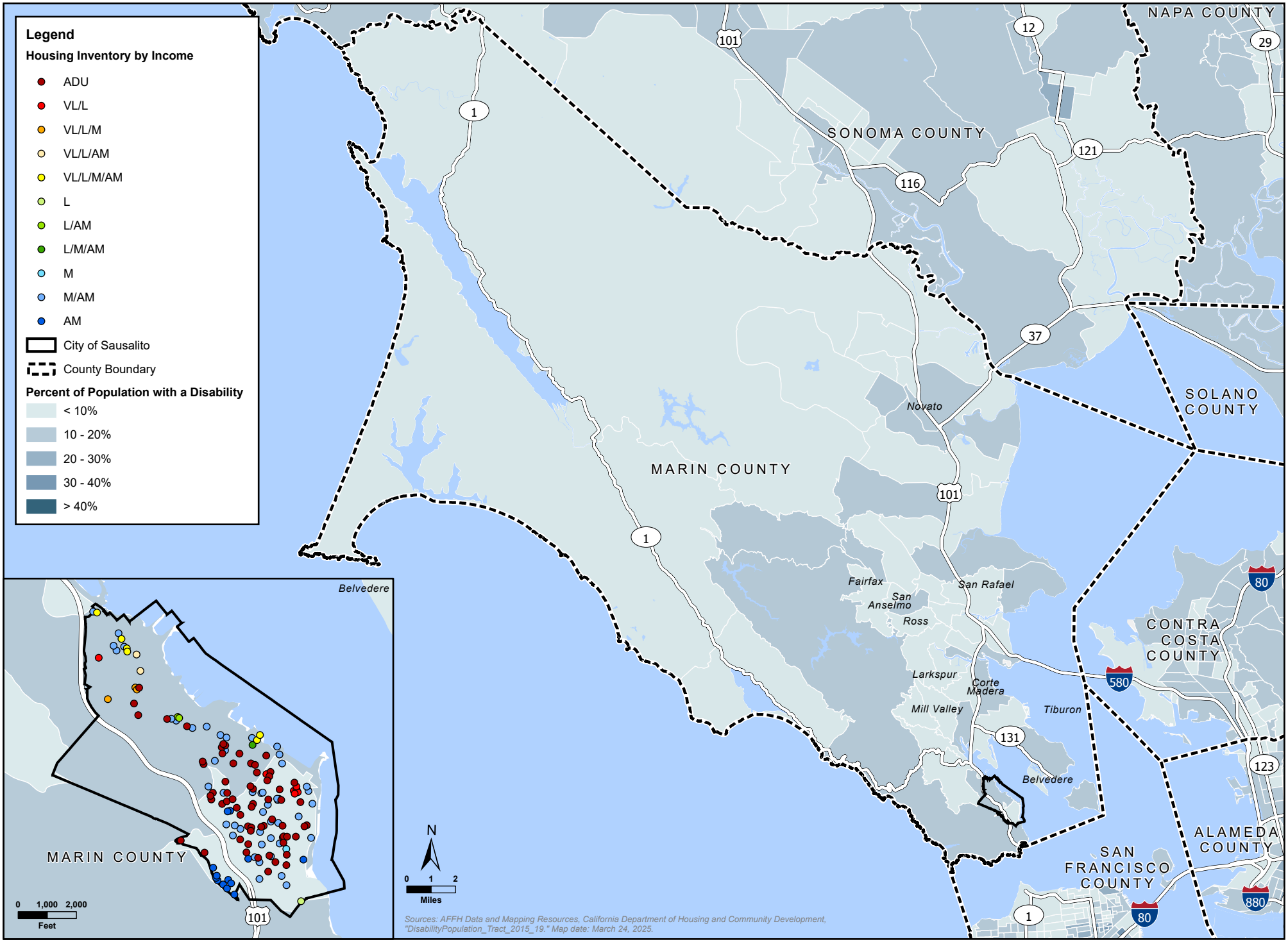


FIGURE 12: PERCENT OF POPULATION 18 YEARS AND OVER IN HOUSEHOLDS LIVING WITH SPOUSE

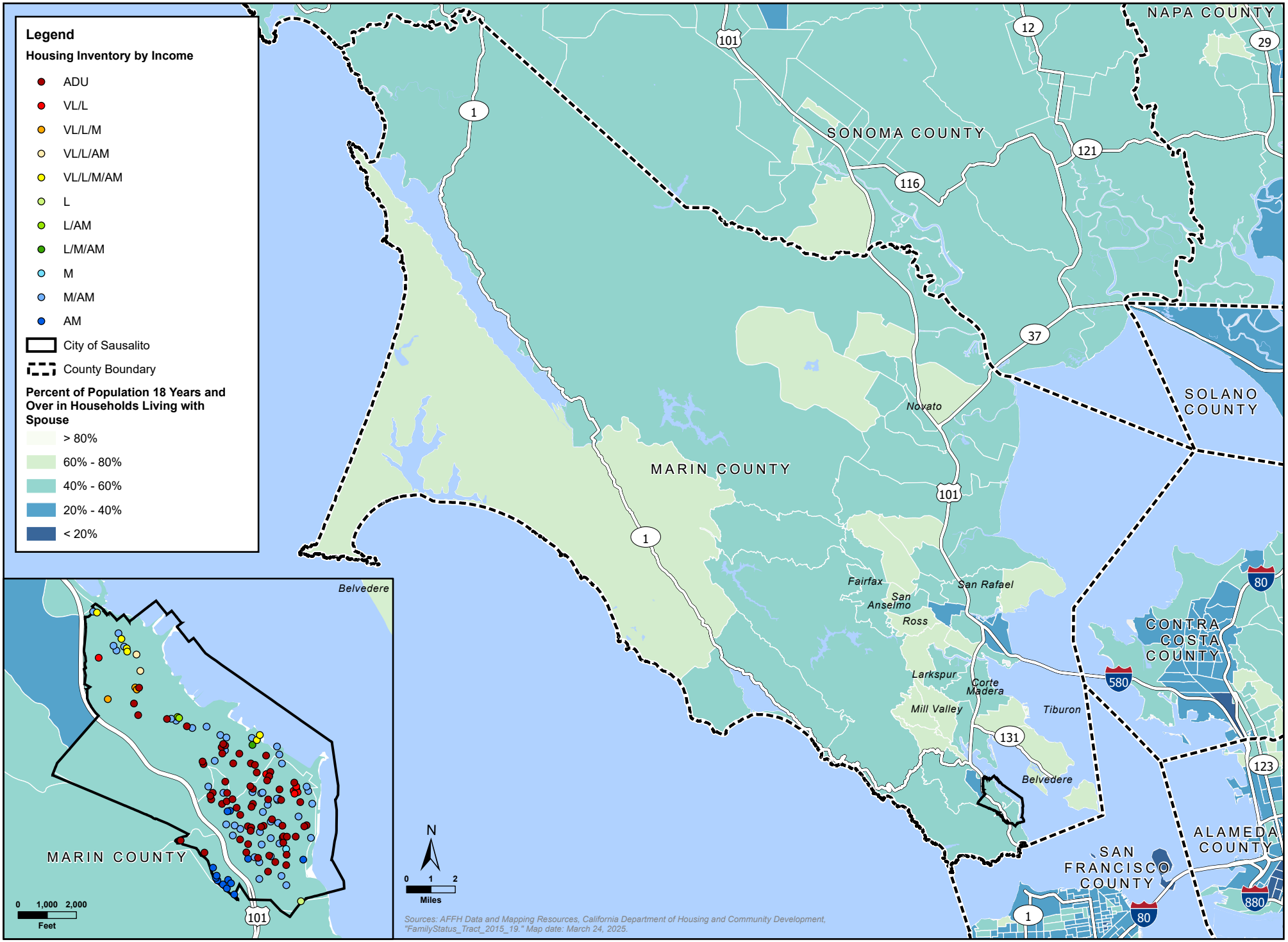


FIGURE 13: PERCENT OF CHILDREN IN MARRIED COUPLE HOUSEHOLDS

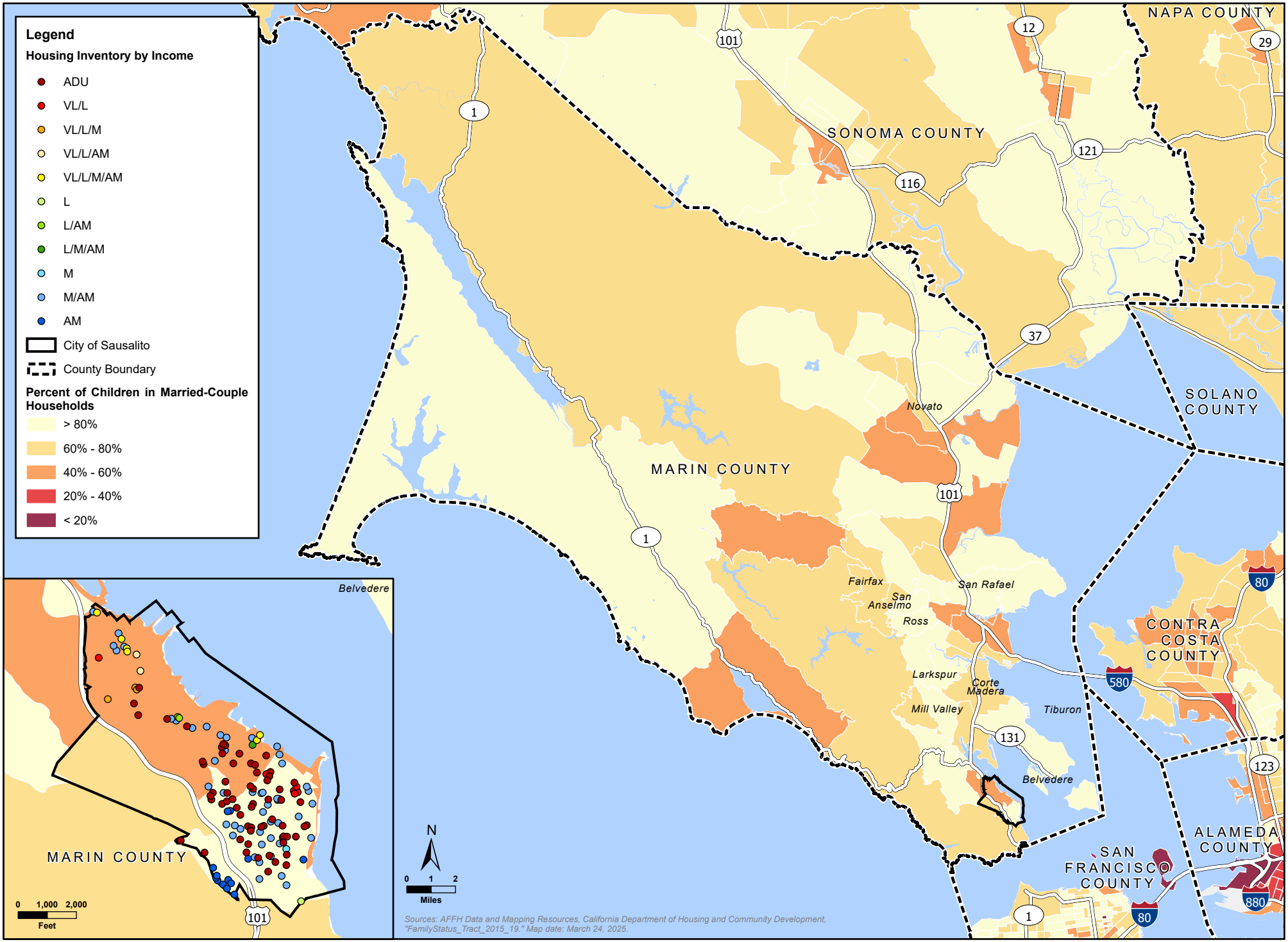


FIGURE 14: FEMALE-HEADED HOUSEHOLDS BY PROPORTION OF CHILDREN PRESENT

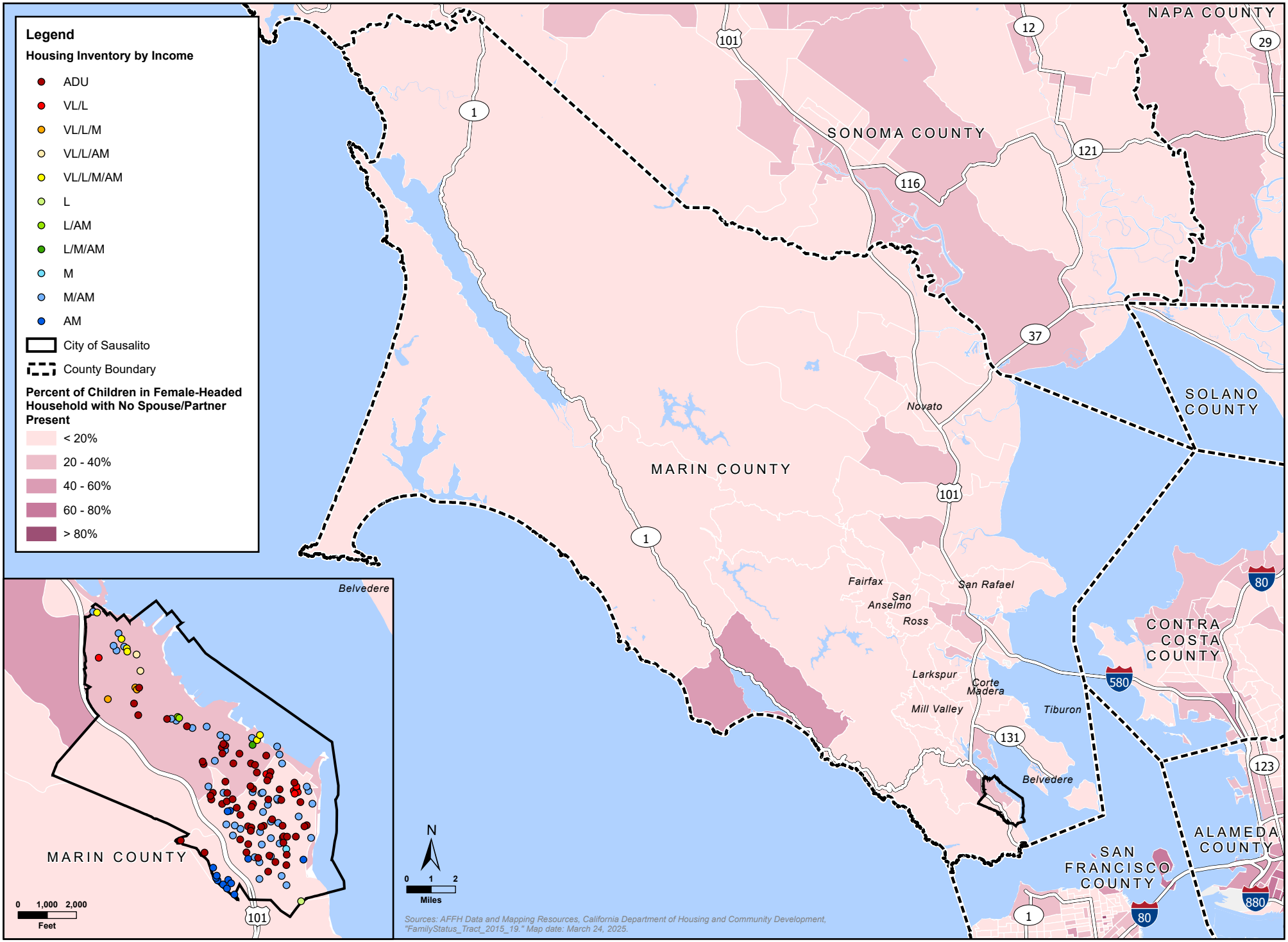


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FIGURE 15: PROPORTION OF SENIOR RESIDENTS BY CENSUS TRACT

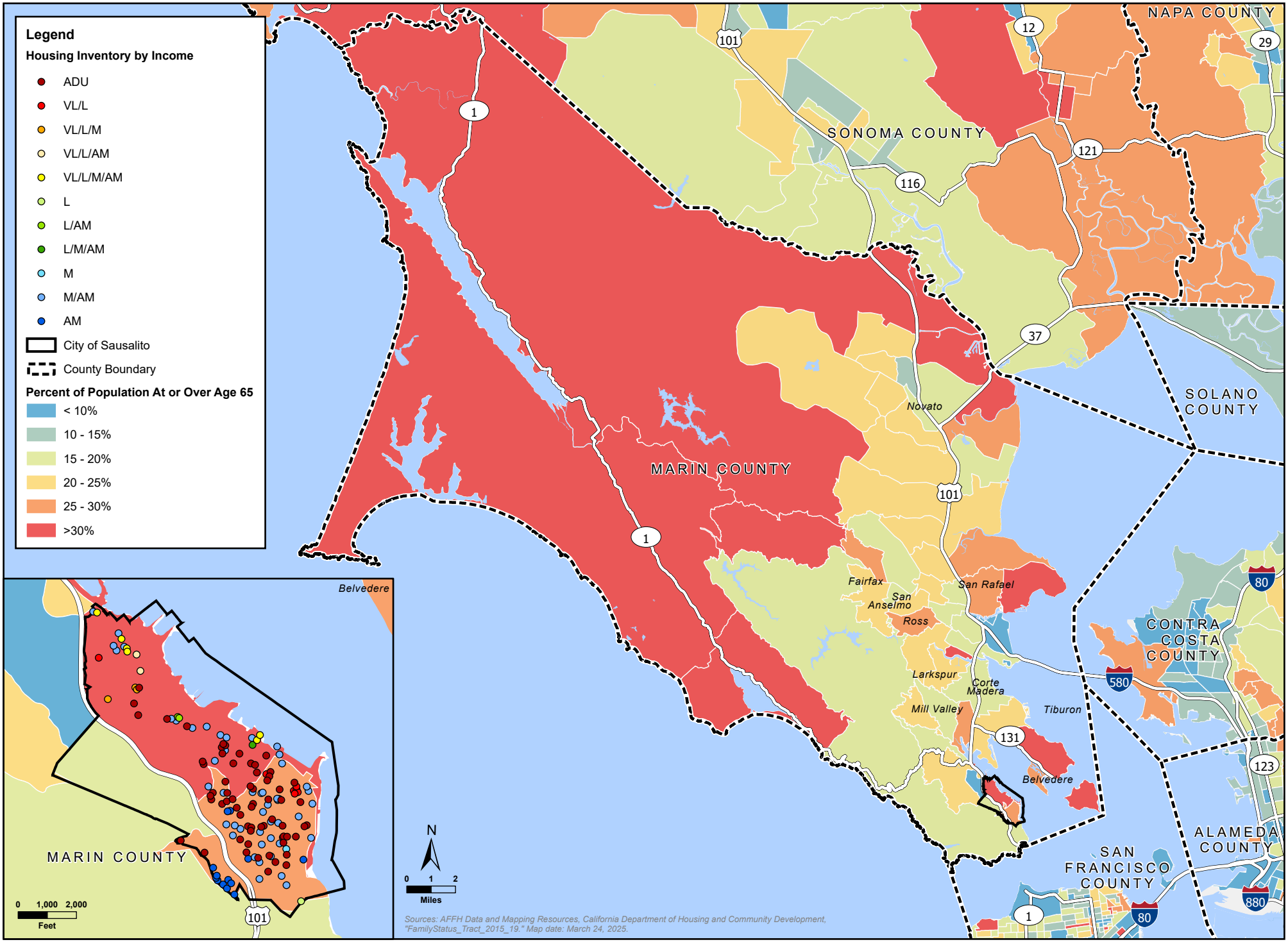


FIGURE 16: MEDIAN HOUSEHOLD INCOME BY BLOCK GROUP

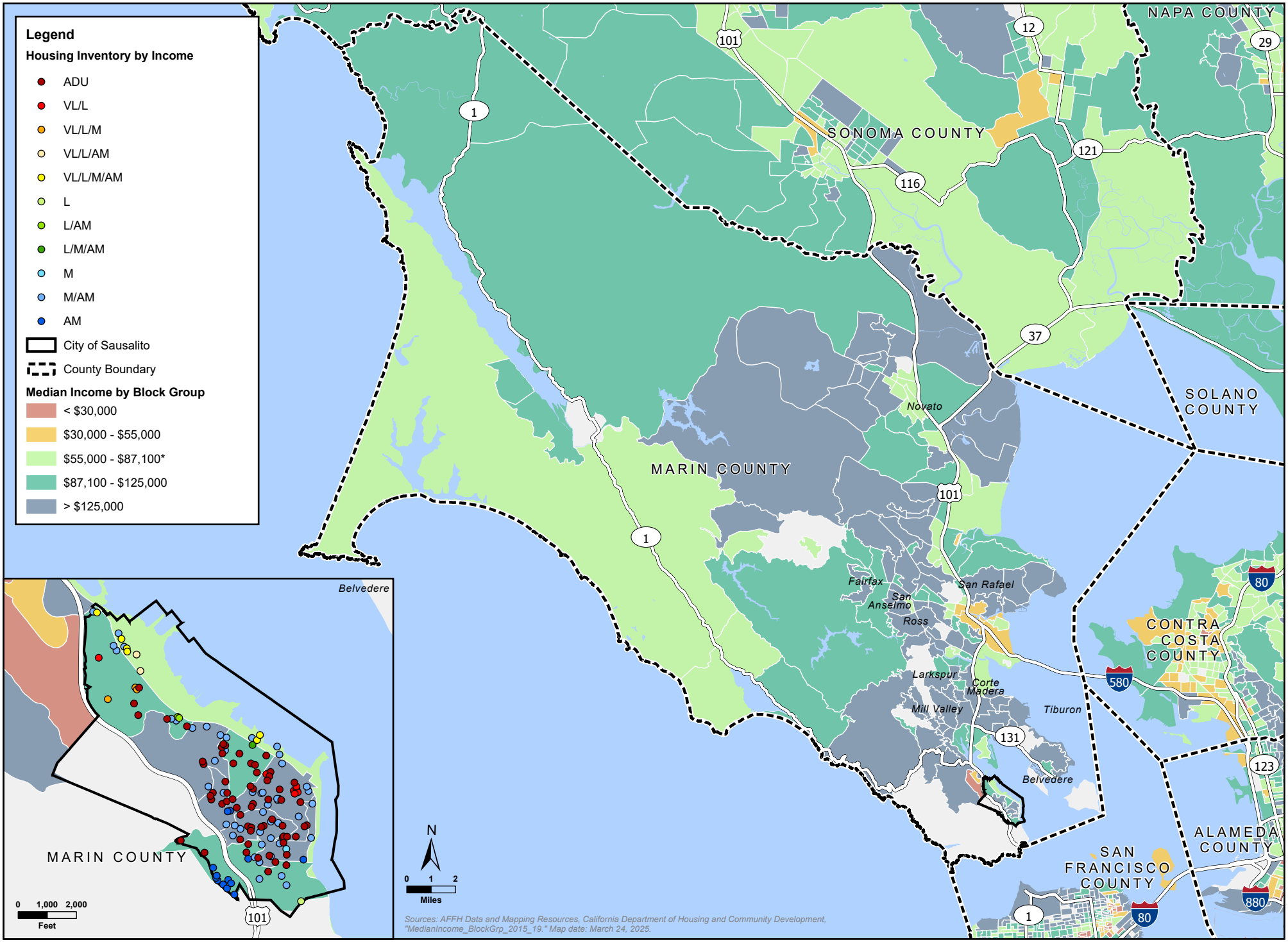


FIGURE 17: TCAC ECONOMIC SCORE BY CENSUS TRACT

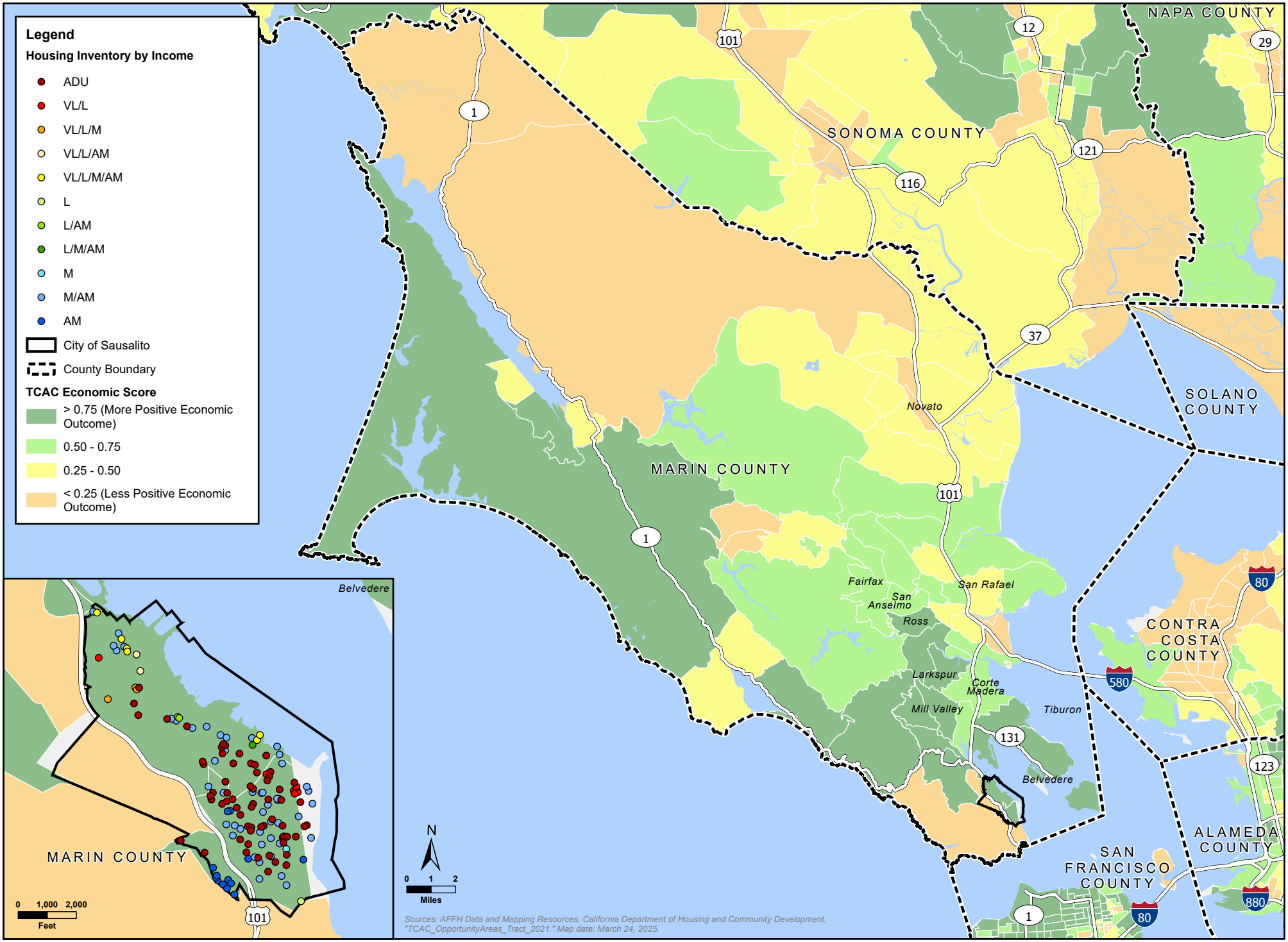


FIGURE 18: TCAC EDUCATIONAL SCORE BY CENSUS TRACT

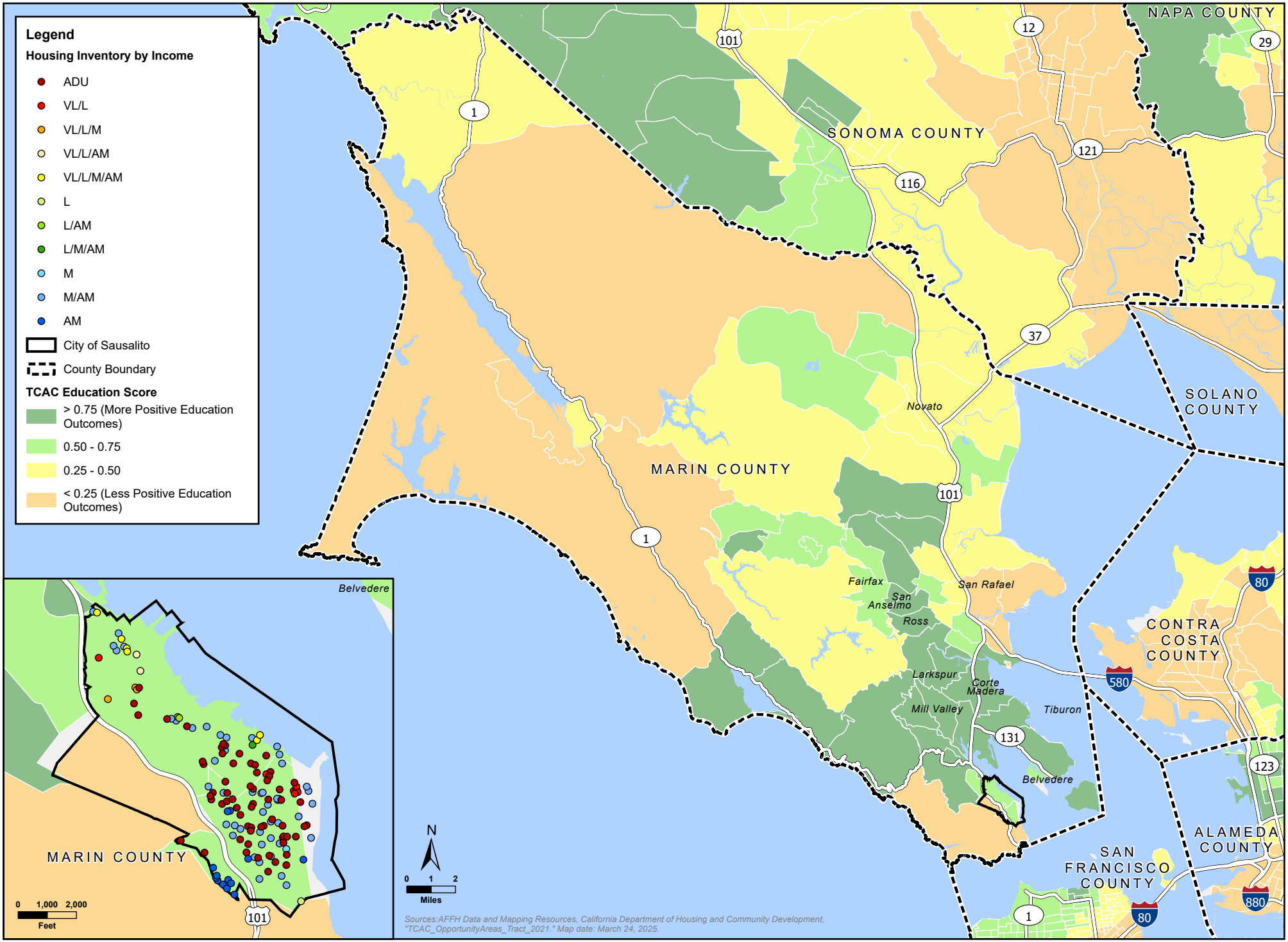


FIGURE 19: TCAC ENVIRONMENTAL SCORE BY CENSUS TRACT

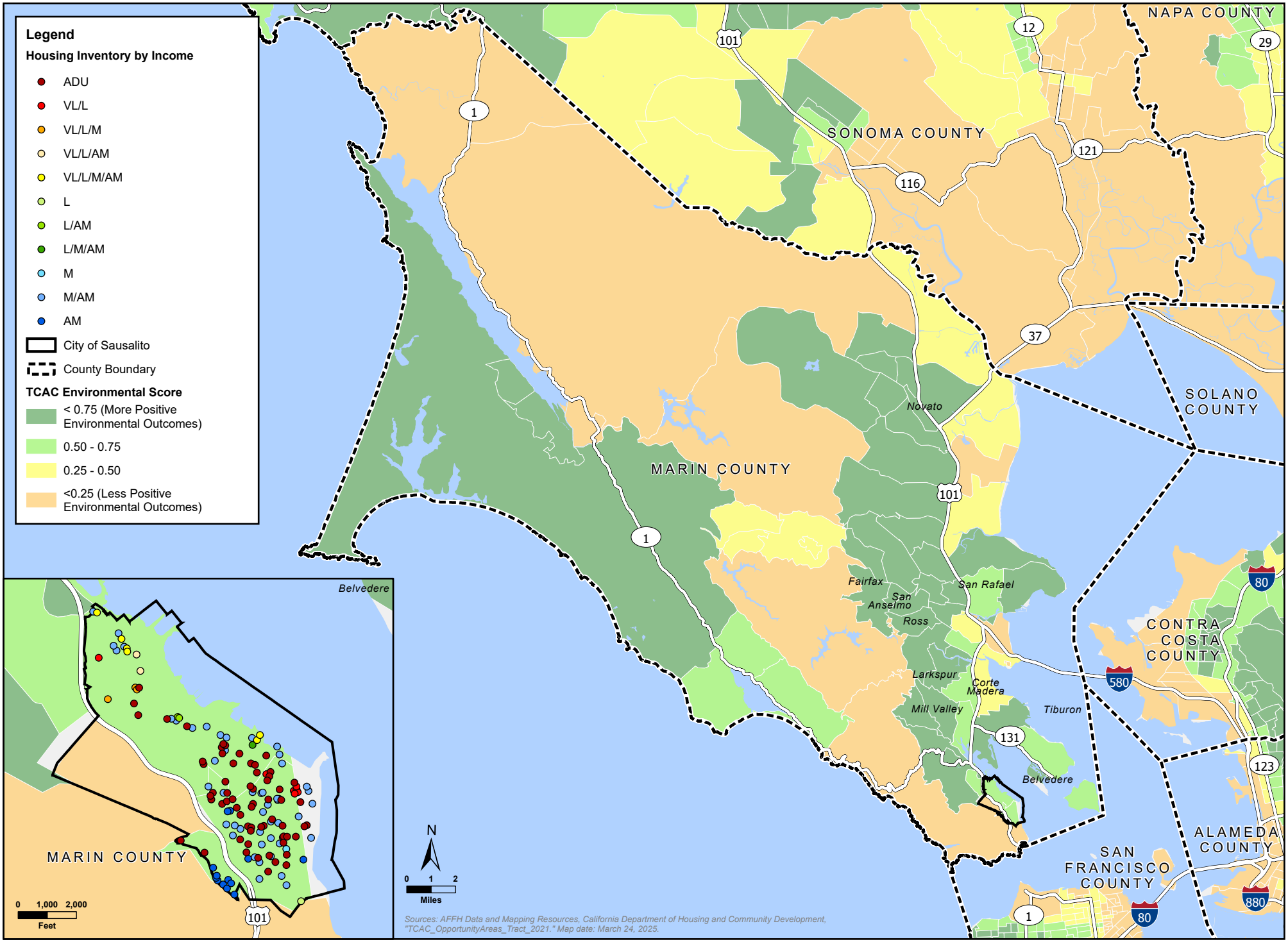


FIGURE 20: TCAC OPPORTUNITY AREAS BY CENSUS TRACT

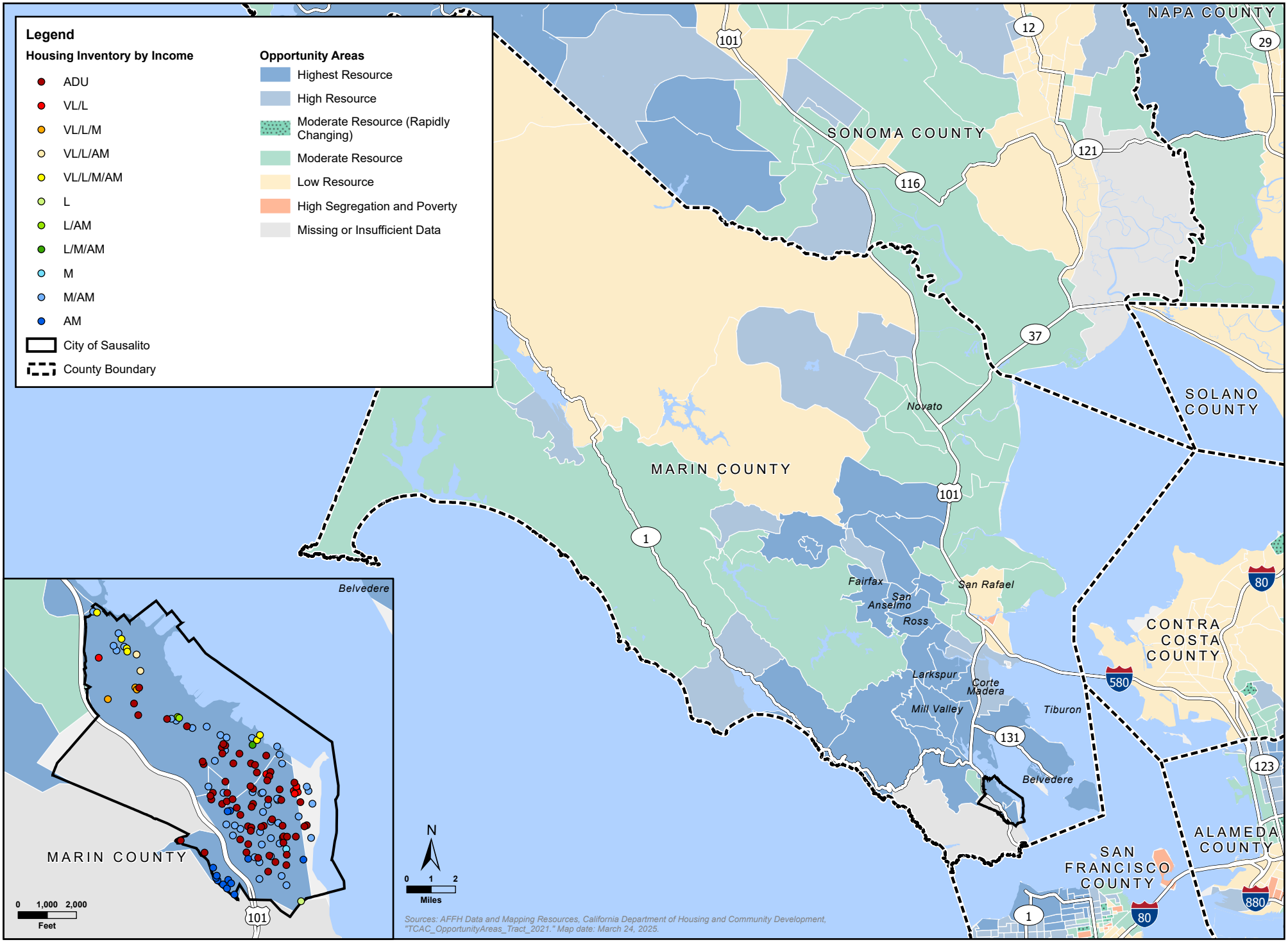


FIGURE 21: JOB PROXIMITY INDEX BY BLOCK GROUP

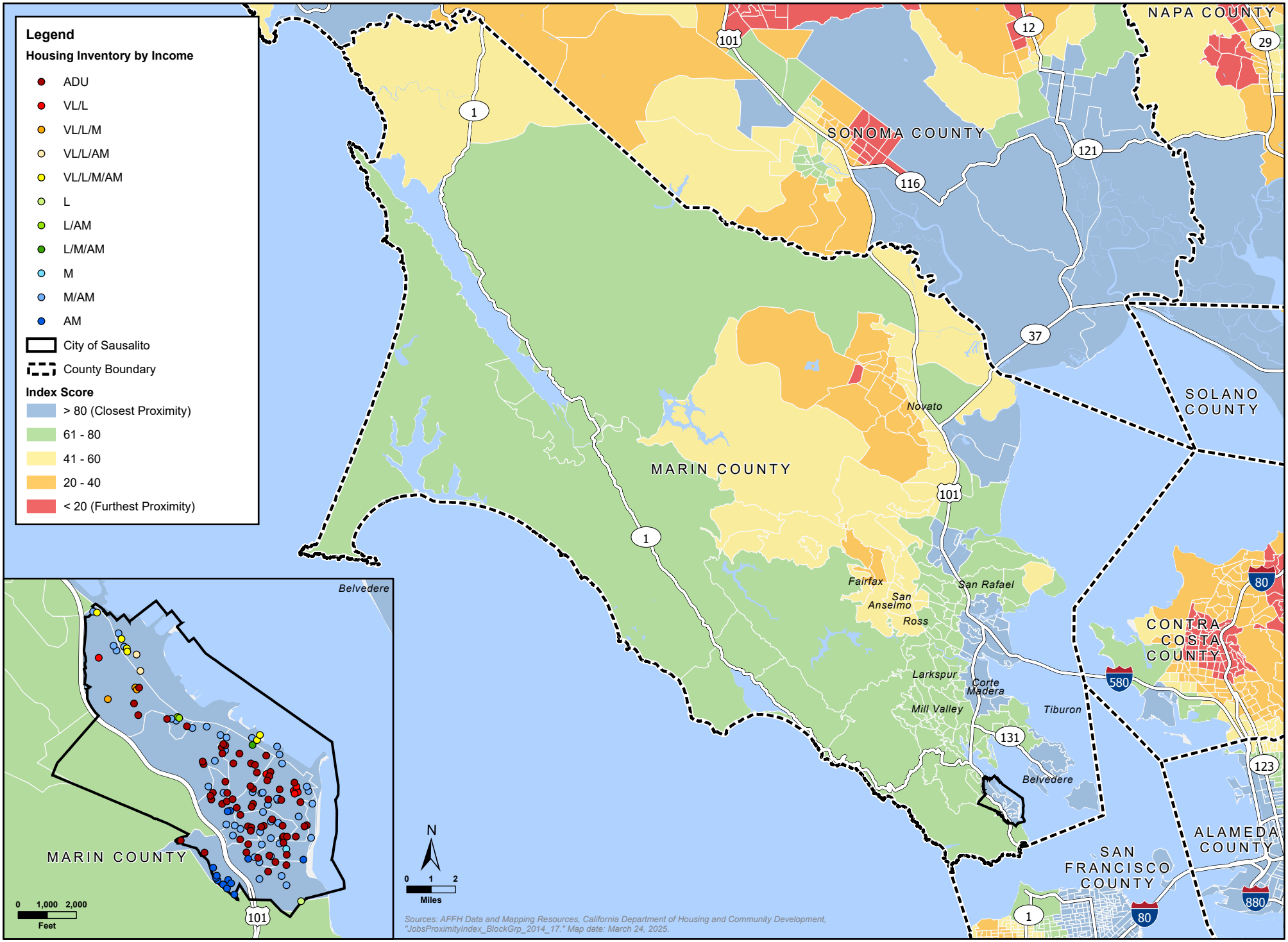


FIGURE 22: SENSITIVE COMMUNITIES

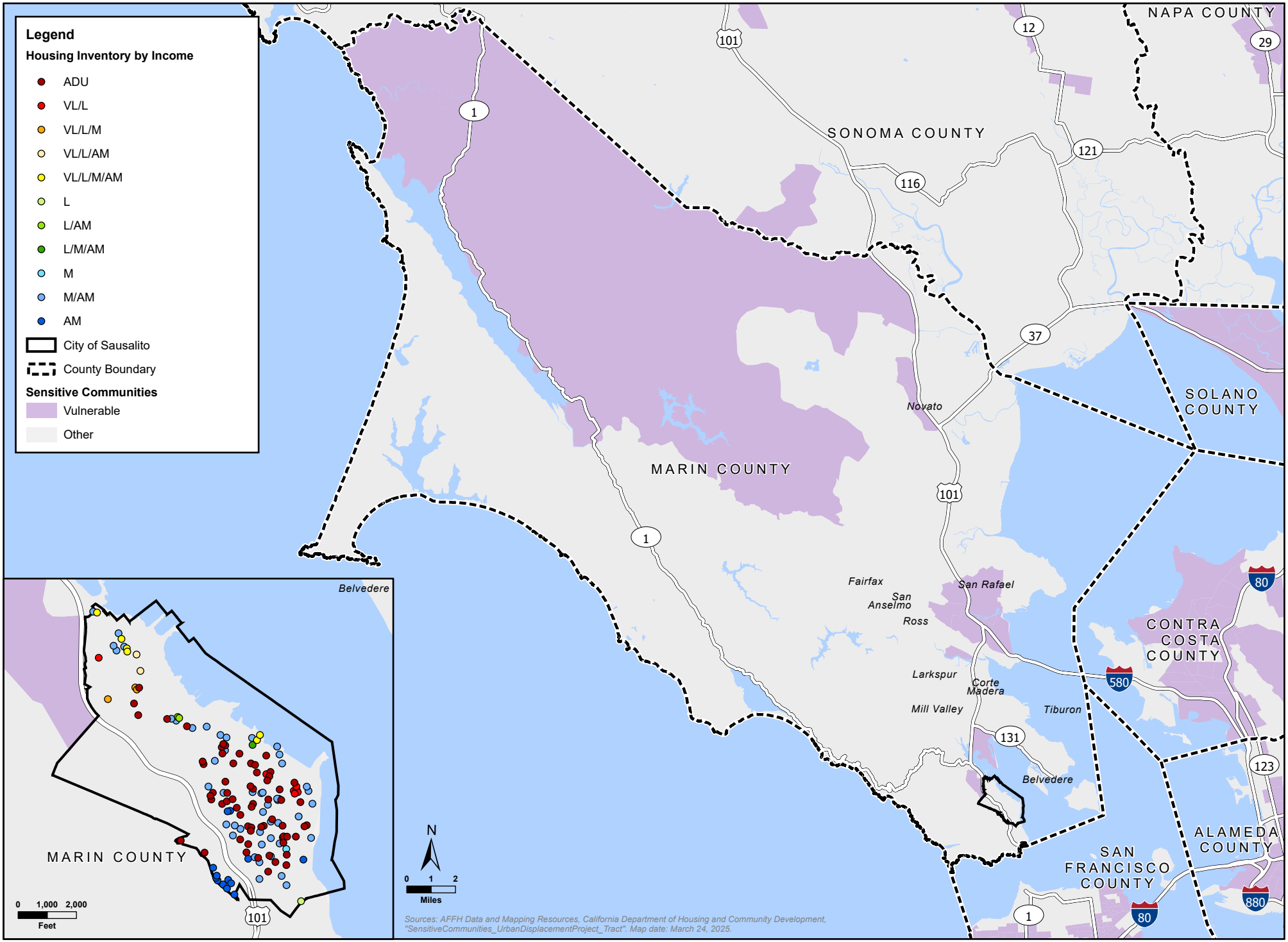


FIGURE 23: COST-BURDENED RENTER HOUSEHOLDS BY CENSUS TRACT

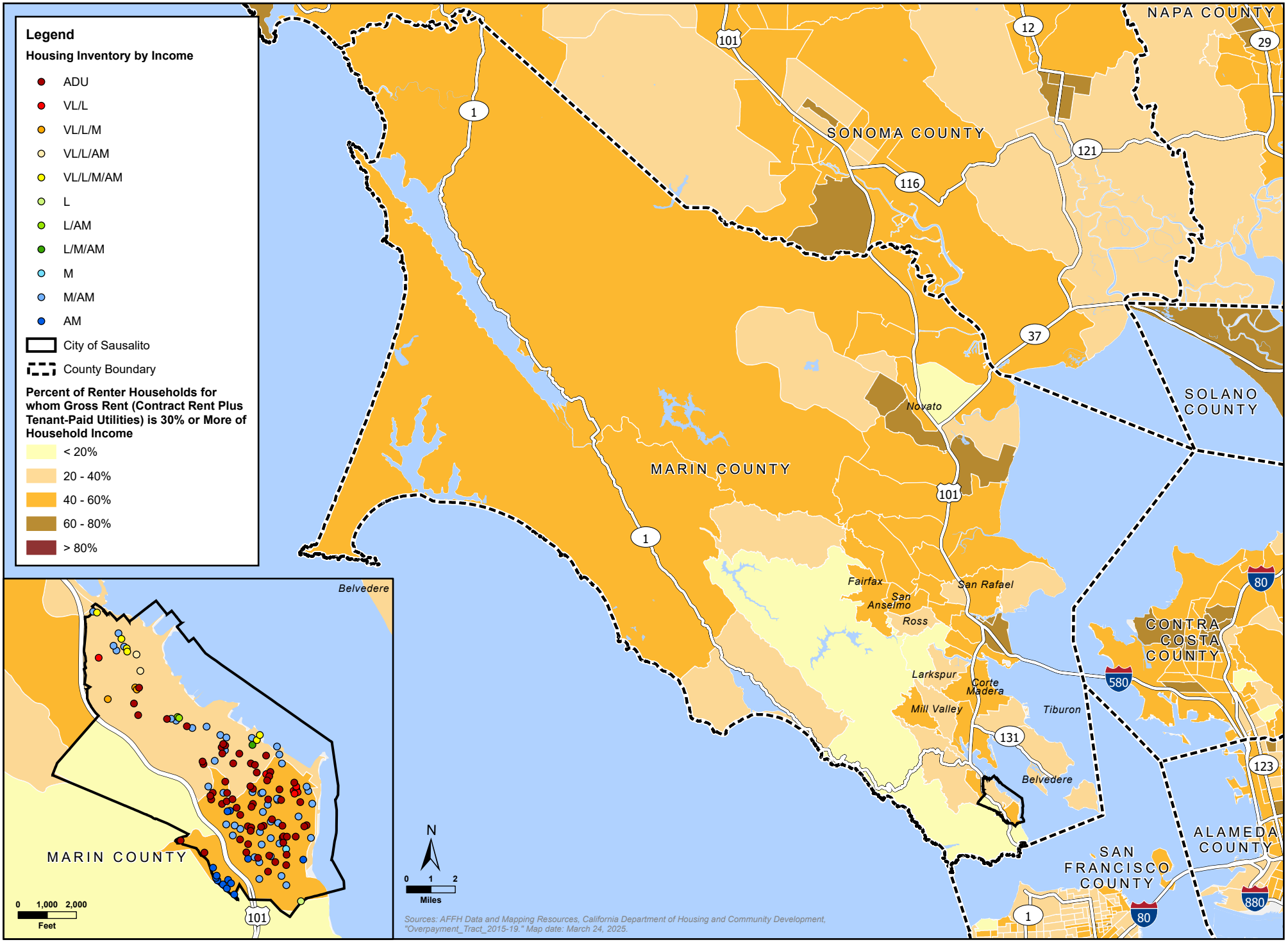


FIGURE 24: COST-BURDENED OWNER HOUSEHOLDS BY CENSUS TRACT

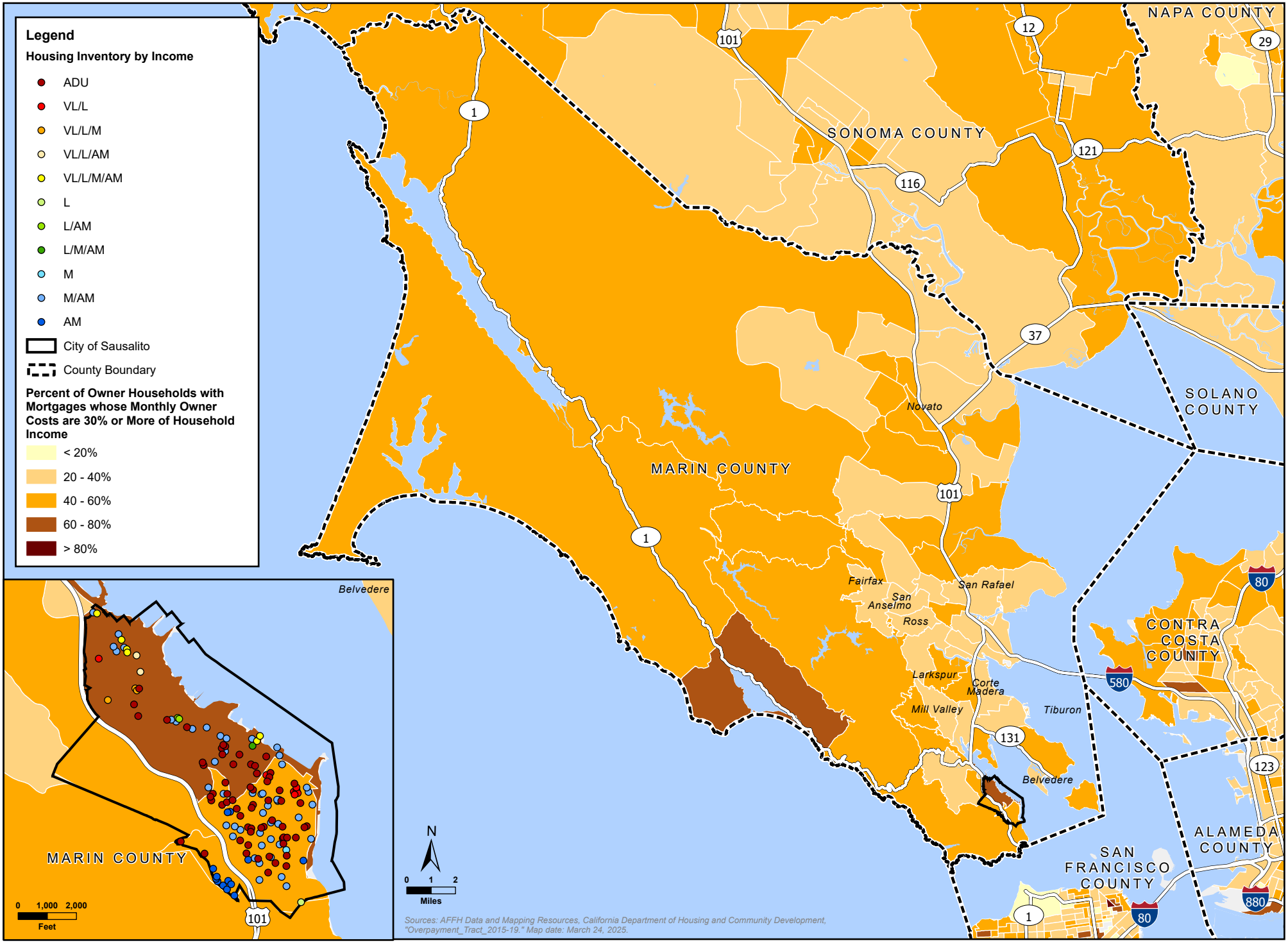


FIGURE 25: OVERCROWDED HOUSEHOLDS

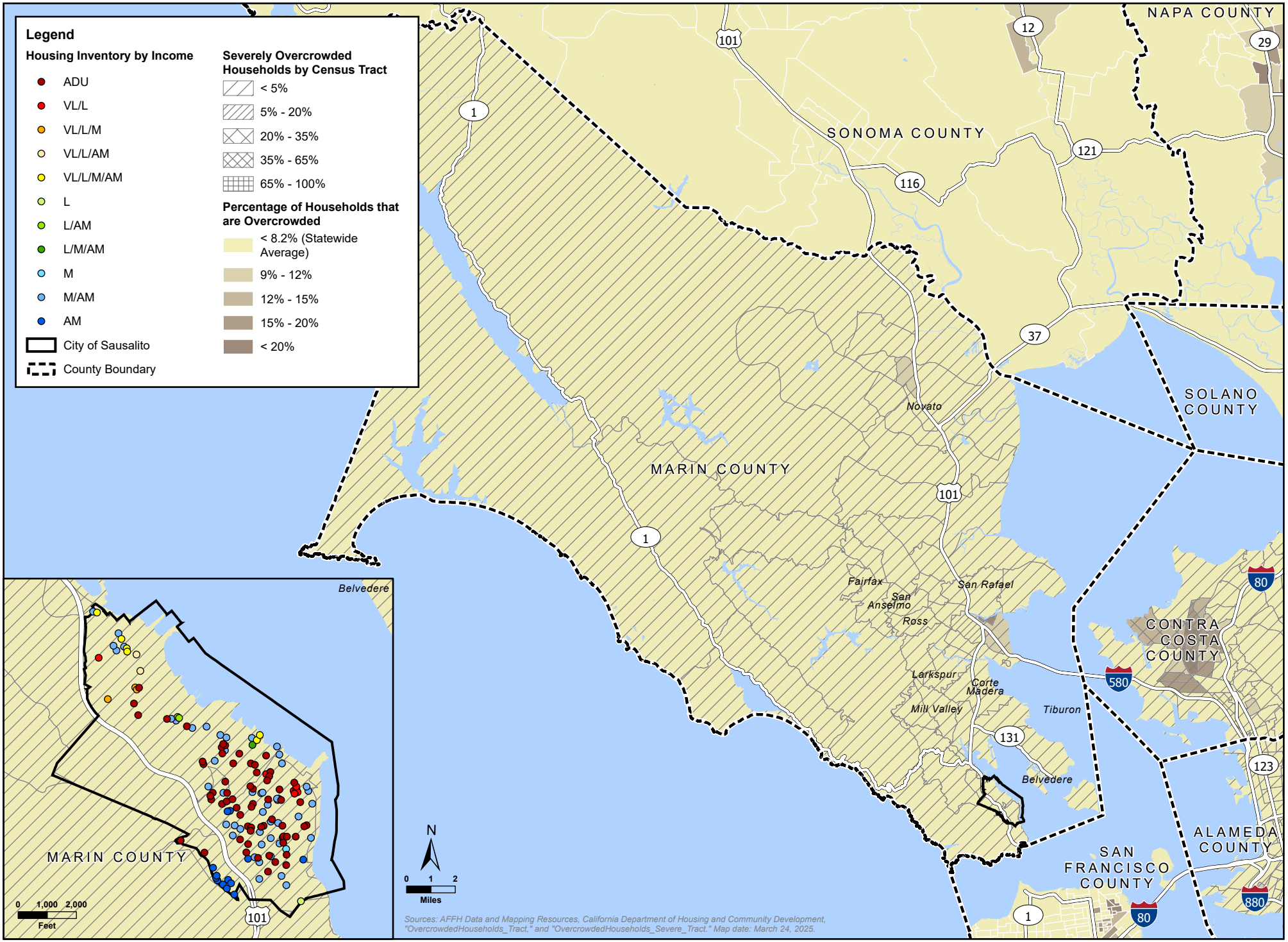
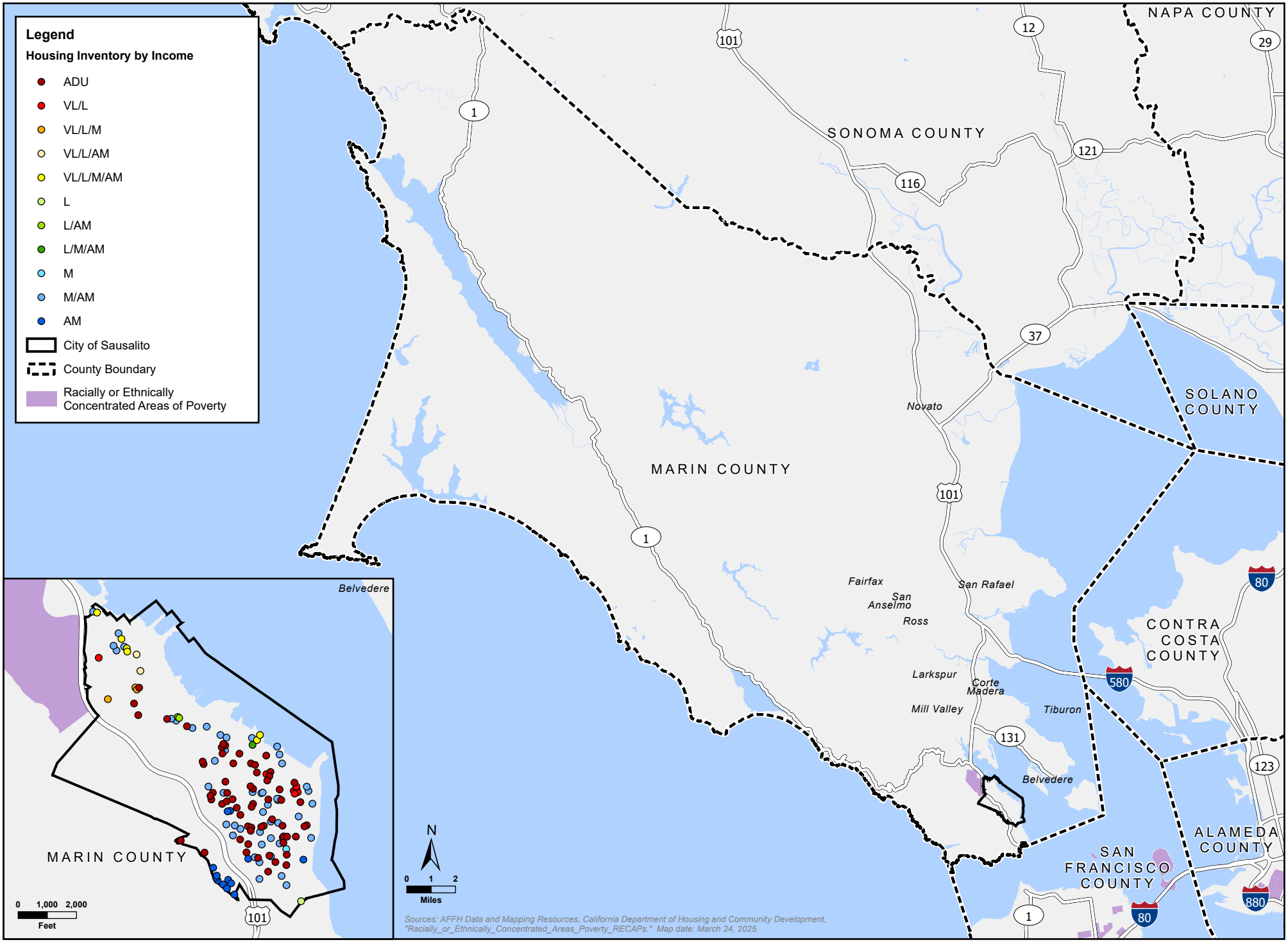


FIGURE 26: RACIALLY AND ETHNICALLY CONCENTRATED AREAS OF POVERTY (2009-2013)



Revised Draft Amended Appendices

The following revisions are made to Appendix D-1

Appendix D-1

Note: APNs 064-204-35 (177 Cazneau Ave), 065-062-19 (429 Johnson St), 065-181-21 (207 Santa Rosa Ave), 065-231-44 (28 Lower Crescent Ave), 065-112-33 (168 Santa Rosa Ave), 165-191-25 (75 Cloud View Rd), 065-181-39 (254 Spencer Ave) are removed from Appendix D-1 as these sites now have approved projects that are either approved and not yet under construction, permitted for construction, or completed. The approved projects are identified in Chapter IV of the Background Report. APN 065-221-83 is removed as that APN no longer exists; the site is reflected in the approved projects list in Appendix D-1 under 115-117 Prospect Ave.

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)~~Units (Maximum Density)	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	Property owner interested in expanding existing office building to incorporate multifamily residential use on the upper floors. The City has met with the property owner and architect and received a pre-application packet demonstrating the proposed 17-unit project's feasibility. Preliminary site plans are included in Appendix I. This site is consistent with the Methodology for Underutilized (Nonvacant) Sites described in the Background Report, including property owner interest and development trends for conversion of office uses to residential uses.		~~16~~17	2	1	-	14~~3~~
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	H-49	Underutilized site with capacity to convert 1 acre of parking to residential, similar to Site 72. Plans for Site 72 (see Appendix I) identify a 21-unit building and two 21-unit buildings, which each have a footprint of approximately 7,100 s.f., include ground floor parking, and are identified as being located on a portion of the existing parking/paved area of the site. Site 402 has multiple similar parking areas that could be converted, including an approximately 17,200 s.f. area and an approximately 5,300 s.f. area along the Bridgeway frontage. Separately, the paved open storage area provides approximately 19,000 s.f. that could be redeveloped. These areas provide more capacity than required for the prototypes totaling 63 units identified for Site 72. This approach would accommodate the residential development within the existing paved areas of Site 402 and allow the existing building to remain. This site is consistent with the Methodology for Underutilized (Nonvacant) Sites described in the Background Report, including existing uses that are suitable for reuse or intensification and development trends for conversion of parking and paved areas to residential uses.		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~~/65~~	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 a mixed income project~~very low/low units~~.	~~221~~	129~~90~~	~~9~~50	~~5~~18	~~45~~0	~~72~~61
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/Coloma~~	~~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~~H-29~~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 existi~~t~~ng 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~~	~~94~~80~~80~~80	35~~54~~44	15~~34~~30	6	-
39	B	M/AM	065-037-01	0.18	Commercial - Improved	Commercial Waterfront	CW		Ord. 1022 - FTI	~~2350 Marinship~~ 303 Johnson	101910	277548	0	379458	1973	3869	0	0	0.18	Y	Y	Y	Y		Y	Y	Opportunity	MU-29 ~~MU-49/85%~~	Property owner interest. Address correction.	~~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 ~~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 ~~MU-49/85%~~	Property owner interest.	~~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	1315/1319 BRIDGEWAY BLVD	858827	364774	0	1223601	1980	2501	0	0	0.06	Y		Y				N	Opportunity	MU-29 ~~MU-49/85%~~	Property owner interest. Approved SB 330 application to convert existing commercial building to 3 market rate and 1 low income units, plus separate approved ADU application~~.~~.	~~6~~	1~~2~~	-	1~~-~~	1~~1~~	4~~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 ~~MU-49/85%~~	Modular building. Owner is interested in mixed use. Reduction for waterfront.	~~46~~	1113	-	-	5	6~~8~~
55		M/AM	064-162-27	0.17	RESID. MULTIPLE FAMILY	High Density Residential	R-3			409 NAPA ST	594832	330466	0	925298	1919	2586	2	12	0.17	Y		Y	Y		Y	Y	Opportunity	H-49 ~~Housing-70~~	~~Owner interested in four units, plus 1 low income unit~~SB 330 application for 5-unit project that would result in three net additional units, including 1 moderate income unit.	~~22~~	3~~54~~	-	-	1	2~~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	H-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.~~	~~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~~	~~2111863~~	~~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~~	~~1786989~~	~~1964~~	~~2224~~	~~2~~		~~0.06~~			~~Y~~					~~Opportunity~~	~~Housing-29~~	~~Same ownership at 911-917, 931-933 Bridgeway. 1 net new unit.~~	~~0~~	~~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	H-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.	~~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	H-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.	~~54~~	14~~20~~	8~~11~~	4~~6~~	1	1~~2~~
63			064-131-07	0.12	Single-Resid. - Unimproved	Medium High Density Residential	R-2-2.5			522 Olive St	24902	0	0	24902	0	0	0	0	0.12								Inventory~~Opportunity~~	~~Housing-49~~	Vacant. ~~15% reduction in capacity taken for steep slopes.~~ Property owner interested in several units under existing zoning, but not larger project that would be required under Housing-49.	~~11~~	2~~4~~	~~0~~	~~0~~	~~0~~	~~0~~
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	H-29 (require at least a duplex) ~~Housing-49~~	Vacant	~~0~~	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	H-29 ~~Housing-49~~	Vacant	~~7~~	2~~3~~	-	-	1~~1~~	1~~2~~
201		~~VL/L~~/M/AM	065-132-16	0.55	Commercial - Improved	Central Commercial	CC / R-3	HISTORIC DISTRICT	Ord. 1022 - FTI	605-613 Bridgeway Blvd	3009142	678532	0	3687674	1912	6140	1		0.55			~~Y~~	Y			Y	Inventory~~Opportunity~~	~~MU-29 MU-49/85%~~	Commercial building, including Real Napa~~.~~. SB 330 application submitted; ~~O~~owner interested in mixed use / converting parking to multifamily. The City will continue to process the SB 330 application as required by State law. In the CC district, Ordinance 1022 establishes a maximum density of 29.04 du/ac, maximum floor area ratio of 1.3, maximum height of 32 feet, and allows	~~49~~	11~~20~~	0~~11~~	0~~6~~	3~~1~~	8~~2~~

																											100% building coverage; these development standards are adequate to accommodate the maximum permitted densities as shown in Appendix J, which addresses capacity of the R-3 and CC standards to accommodate maximum permitted densities.								
202	F		065-093-15	0.23	Parking	High Density Residential	R-3			125 Bulkley	2081812	0	0	2081812	0	0	0		0.23		Y	~~Y~~	Y	Y		Y	Inventory ~~Opportunity~~	~~Housing-70~~	Alta Mira parking lot. Owner interested in residential following end of Alta Mira lease (site will be available either in 2023 or 2028 due to option on current lease). Only 5 of 6 parcels are considered as owner representative indicated parcel with existing hotel/treatment facility is anticipated to be converted to a residence. The ODDS will accommodate a streamlined, ministerial application for this site at the maximum density for the R-3 zone of 29 units/acre.	-	5~~13~~	~~3~~8	~~2~~3	~~-1~~	~~-1~~
202	F		065-093-14	0.25	Parking	High Density Residential	R-3			125 Bulkley	2525932	0	0	2525932	0	0	0		0.25		Y	~~Y~~	Y	Y		Y	Inventory ~~Opportunity~~	~~Housing-70~~	Alta Mira - same as above	-	6~~14~~	~~4~~8	~~2~~4	~~-1~~	~~-1~~
202	F		065-093-13	0.16	Parking	High Density Residential	R-3			125 Bulkley	2381038	0	0	2381038	0	0	0		0.17		Y	~~Y~~	Y	Y		Y	Inventory ~~Opportunity~~	~~Housing-70~~	Alta Mira - same as above	-	~~4~~9	~~2~~5	~~2~~2	~~-1~~	~~-1~~
202	F		065-093-16	0.30	Commercial - Improved	High Density Residential	R-3			125 Bulkley	2975604	888240	0	3863844	0	2048	0		0.30		Y	~~Y~~	Y	Y		Y	Inventory ~~Opportunity~~	~~Housing-70~~	Alta Mira - same as above	-	7~~17~~	~~4~~10	~~3~~5	~~-1~~	~~-1~~
202	F		065-093-17	0.25	Commercial - Improved	High Density Residential	R-3			125 Bulkley	1915267	2248357	0	4163624	0	4984	0		0.25		Y	~~Y~~				Y	Inventory ~~Opportunity~~	~~Housing-70~~	Alta Mira - same as above	-	6~~14~~	~~4~~8	~~2~~4	~~-1~~	~~-1~~
		ADU	065-202-37	0.12	Resid. Single Family	Medium-Low Density Residential	R-1-6			1 Harrison Ave	1,200,000	850000	0	2050000	1965	1320	1		0.12								Inventory		Proposed ADU.		1		1		
		ADU	065-264-12	0.13	Resid. Single Family	Medium-High Density Residential	R-2-2.5			110 Fourth Street	768,021	187,738	0	955,759	1952	833	1		0.13								Inventory		Proposed ADU.		2			1	1
		ADU	065-202-54	0.22	Resid. Single Family	Medium Low Density Residential	R-1-6			21 Atwood Avenue	1,664,640	520,200	0	2,184,840	1949	2,194	1		0.02								Inventory		Proposed ADU.		1	1			
		ADU	065-252-39	0.09	Resid. Single Family	Medium High Density Residential	R-2-2.5			324 Sausalito Blvd	1,248,480	998,784	0	2,247,264	1965	2,700	1		0.09								Inventory		Proposed ADU.		1	1			
		ADU	065-193-25	0.12	Resid. Single Family	Medium Low Density Residential	R-1-6			47 Prospect Ave	2,080,800	2,054,790	0	4,135,590	1900	4,160	1		0.12								Inventory		Proposed ADU.		1				1
		ADU	064-141-19	0.07	Resid. Single Family	Medium High Density Residential	R-2-2.5			520 Easterby	936,360	676,260	0	1,612,620	1927	1,677	1		0.07								Inventory		Proposed ADU.		1			1	

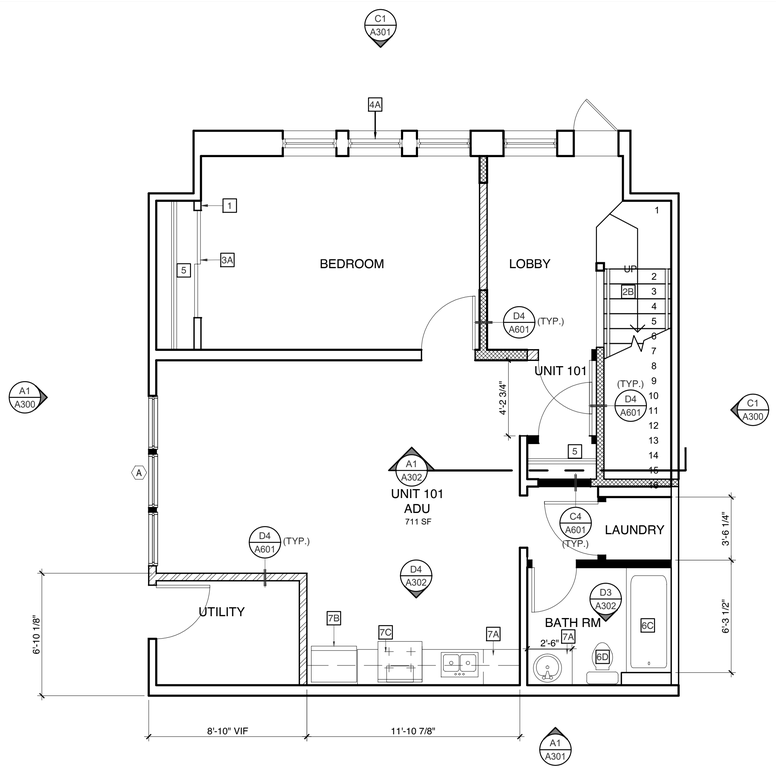
		ADU	065-062-06	0.13	Single-Resid. - Improved	High Density Residential	R-3	no	no	235 San Carlos Ave	249297	86052	0	335349	1950	1476	1		0.13							Inventory		Proposed ADU.		1	-	-	1	-

The following revisions are made to Appendix D-2

Appendix D-2

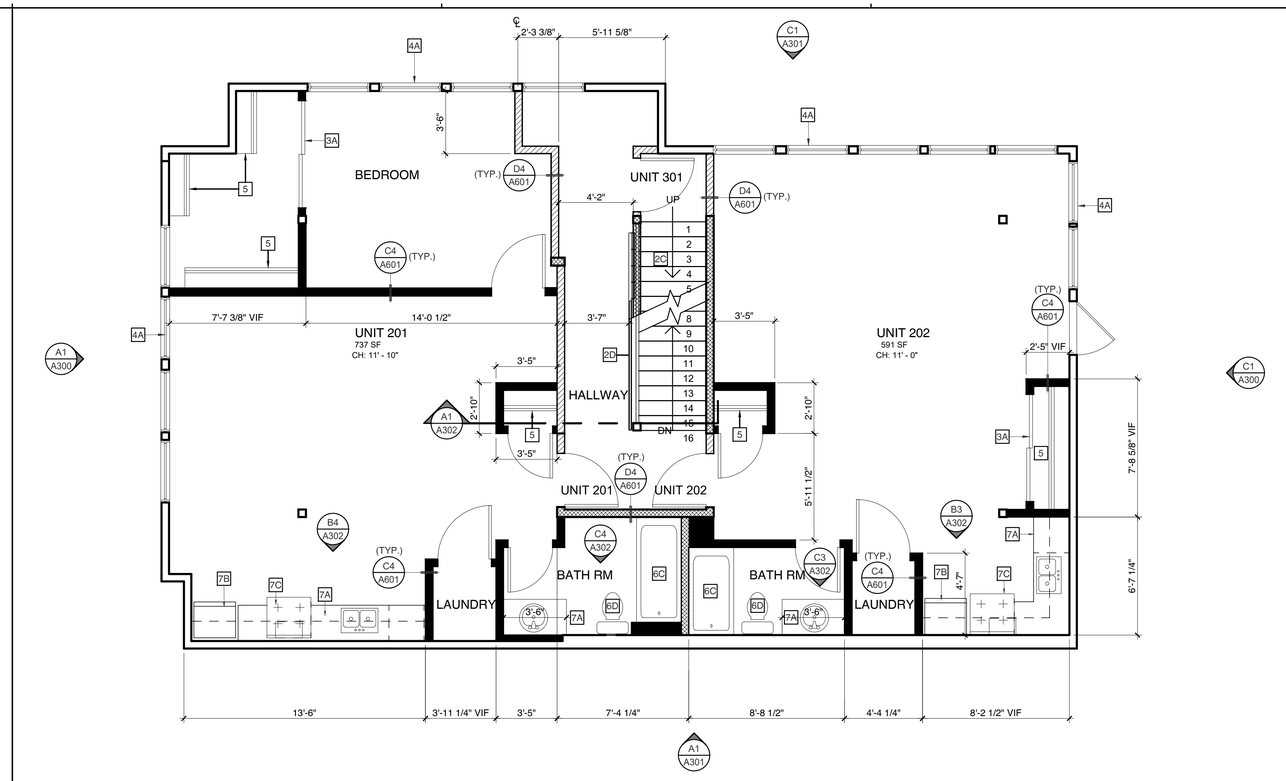
Site Number	APN	Acres	Address	Site Type	Total Ranking	CITY_OWN	Ownership Score	Existing Building SF as % of Site SF	Existing % Score	Land Value to Existing Building SF Ratio	Land Value/Building Score	Existing Development Criteria	DIST-BUS	DIST-FERRY	Transit Criteria	Distance-Commercial (mi)	Distance-Community 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~~

Appendix I3 – Conceptual Site Plans 1315/1319 Bridgeway



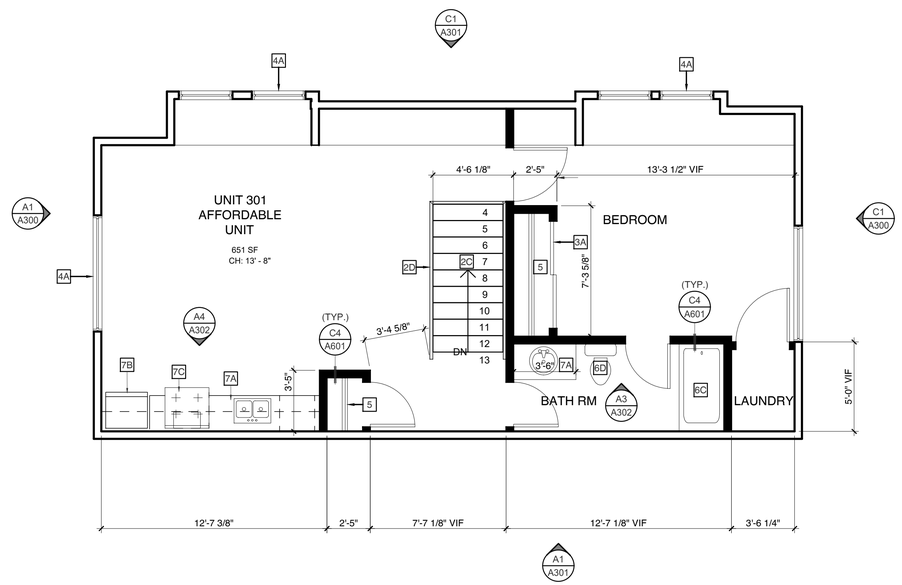
C1 NEW FIRST FLOOR PLAN - ADU

1/4" = 1'-0"



C3 NEW SECOND FLOOR PLAN

1/4" = 1'-0"



A1 NEW THIRD FLOOR PLAN - AFFORDABLE UNIT

1/4" = 1'-0"

NEW DOOR

(E) DOOR TO REMAIN

(E) DOOR TO REMOVE

(E) WALL TO REMOVE

(N) INTERIOR WALL - SEE D4/A601

(E) WALL TO REMAIN

(N) WINDOW - SEE A-01

(E) WALL TO MODIFY TO ONE HOUR SOUND (STC > 50) - SEE C4/A601

(N) ONE HOUR SOUND WALL (STC > 50) - SEE C4/A601

A4 LEGEND

1 ALIGN TO (E) WALL
2A (E) STAIRS TO REMOVED
2B (E) STAIRS TO REMAIN
2C (N) STAIRS TO RELOCATED
2D (E) STAIRS RAILS TO RELOCATED
3A (N) DOOR SEE A-701
3B (E) SLIDING DOOR TO REMOVED
3C (E) GARAGE DOOR TO REMOVED
4A (E) WINDOW TO REMAIN
5 SHELF POLE
6A (E) TOILET TO REMOVED
6B (E) BATHROOM SINK TO REMOVED
6C (N) TUB/SHOWER COMBO
6D (N) TOILET
6E (E) SINK TO REMOVED
7A (N) COUNTER TOP AND CABINETS
7B (N) REFRIGERATOR
7C (N) RANGE

B5 DRAWING NOTES

1.- PROVIDE ONE HOUR FLOOR AND CEILING ASSEMBLY WITH STC > 50 TYPICAL.

A5 NOTES

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CONSULTANTS

APPROVALS

PROJECT

BRIDGEWAY SAUSALITO

1319 BRIDGEWAY
SAUSALITO, CA
94965

ISSUE

DESCRIPTION	DATE	MARK
		1
		2
		3

PROJECT NO: 24044
DATE: 02/21/25

DRAWN BY: R.R.S.
CHECKED BY: R.R.S.

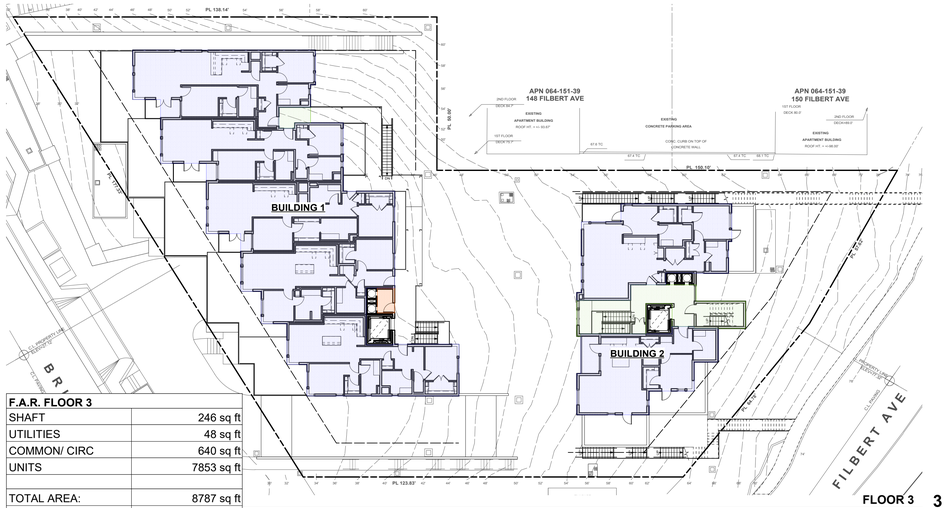
SHEET TITLE

NEW FLOOR PLANS

SHEET NO

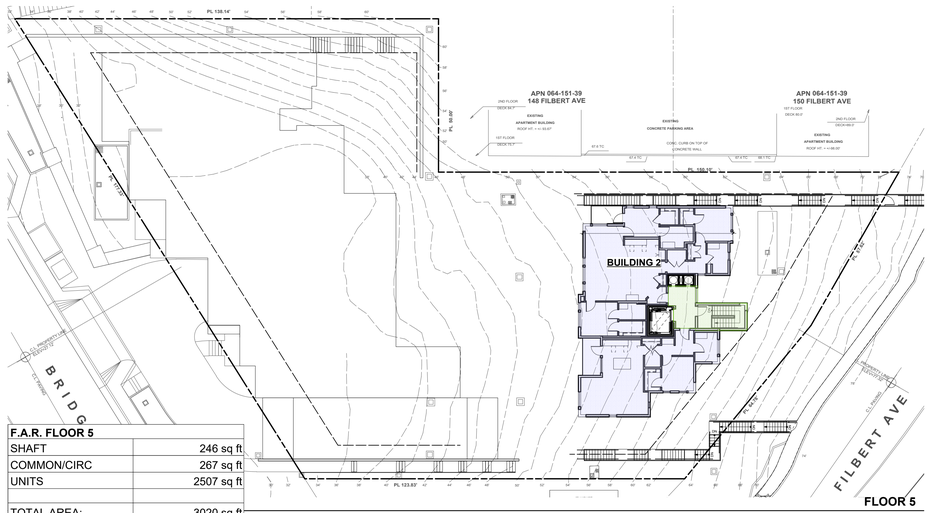
A103

Appendix I4 – Conceptual Site Plans 1755/1757 Bridgeway (Site 44)



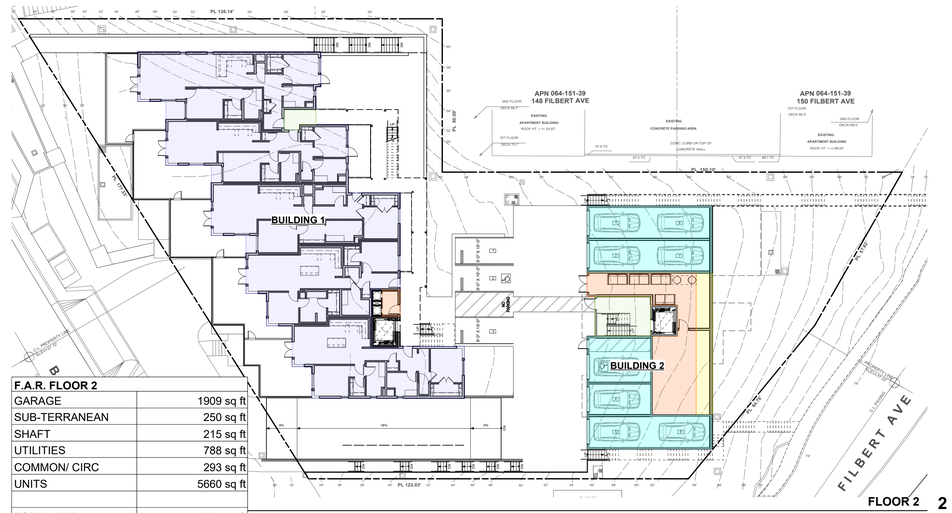
F.A.R. FLOOR 3	
SHAFT	246 sq ft
UTILITIES	48 sq ft
COMMON/ CIRC	640 sq ft
UNITS	7853 sq ft
TOTAL AREA:	8787 sq ft
TOTAL F.A.R.:	**8541 sq ft**

FLOOR 3 3
1" = 20'-0"



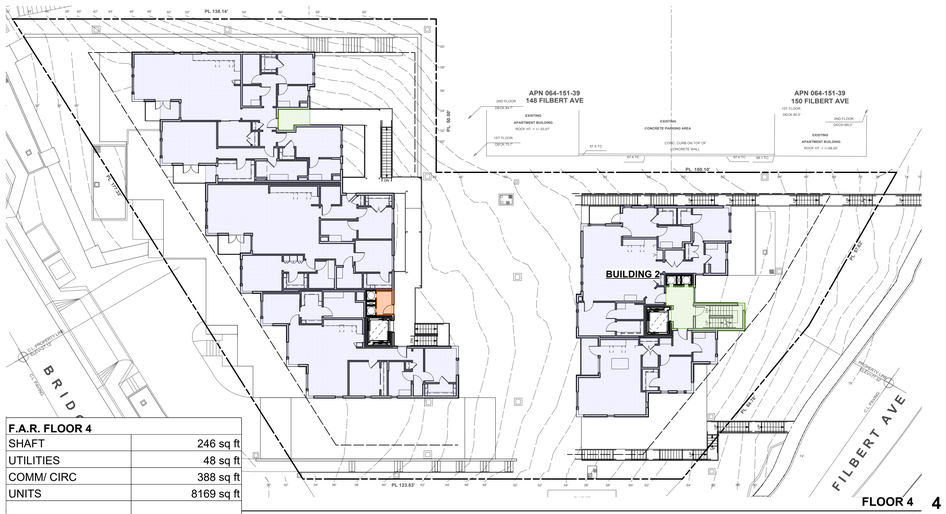
F.A.R. FLOOR 5	
SHAFT	246 sq ft
COMMON/CIRC	267 sq ft
UNITS	2507 sq ft
TOTAL AREA:	3020 sq ft
TOTAL F.A.R.:	**2774 sq ft**

FLOOR 5 5
1" = 20'-0"



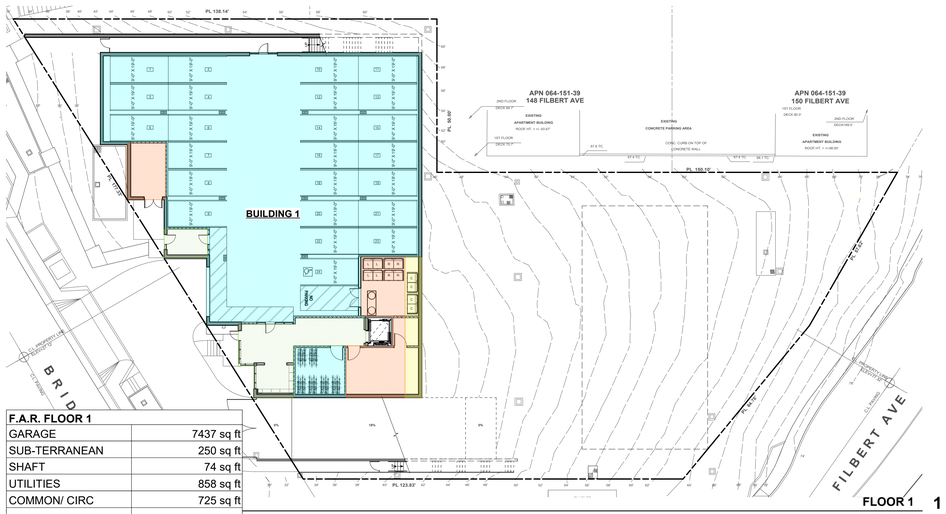
F.A.R. FLOOR 2	
GARAGE	1909 sq ft
SUB-TERRANEAN	250 sq ft
SHAFT	215 sq ft
UTILITIES	788 sq ft
COMMON/ CIRC	293 sq ft
UNITS	5660 sq ft
TOTAL AREA:	9115 sq ft
TOTAL F.A.R.:	**6741 sq ft**

FLOOR 2 2
1" = 20'-0"



F.A.R. FLOOR 4	
SHAFT	246 sq ft
UTILITIES	48 sq ft
COMM/ CIRC	388 sq ft
UNITS	8169 sq ft
TOTAL AREA:	8851 sq ft
TOTAL F.A.R.:	**8605 sq ft**

FLOOR 4 4
1" = 20'-0"



F.A.R. FLOOR 1	
GARAGE	7437 sq ft
SUB-TERRANEAN	250 sq ft
SHAFT	74 sq ft
UTILITIES	858 sq ft
COMMON/ CIRC	725 sq ft
TOTAL AREA:	9344 sq ft
TOTAL F.A.R.:	**1583 sq ft**

FLOOR 1 1
1" = 20'-0"

AREA KEY:

EXCL.	GARAGE/PARKING
INCL.	UTILITIES
INCL.	COMMON SPACE/ CIRCULATION
INCL.	UNITS
EXCL.	MAX 500 SF SUB-TERRANEAN
EXCL.	UNENCLOSED/ SHAFT AREAS

FLOOR AREA RATIO	
LOT AREA	25461 sq ft
ALLOWABLE F.A.R. MAXIMUM	80%
ALLOWED F.A.R.	**20369 sq ft**
F.A.R. CALCULATIONS	
FLOOR 1	1583 sq ft
FLOOR 2	6741 sq ft
FLOOR 3	8541 sq ft
FLOOR 4	8605 sq ft
FLOOR 5	2774 sq ft
TOTAL F.A.R.:	**28244 sq ft**

FLOOR AREA RATIO DIAGRAMS

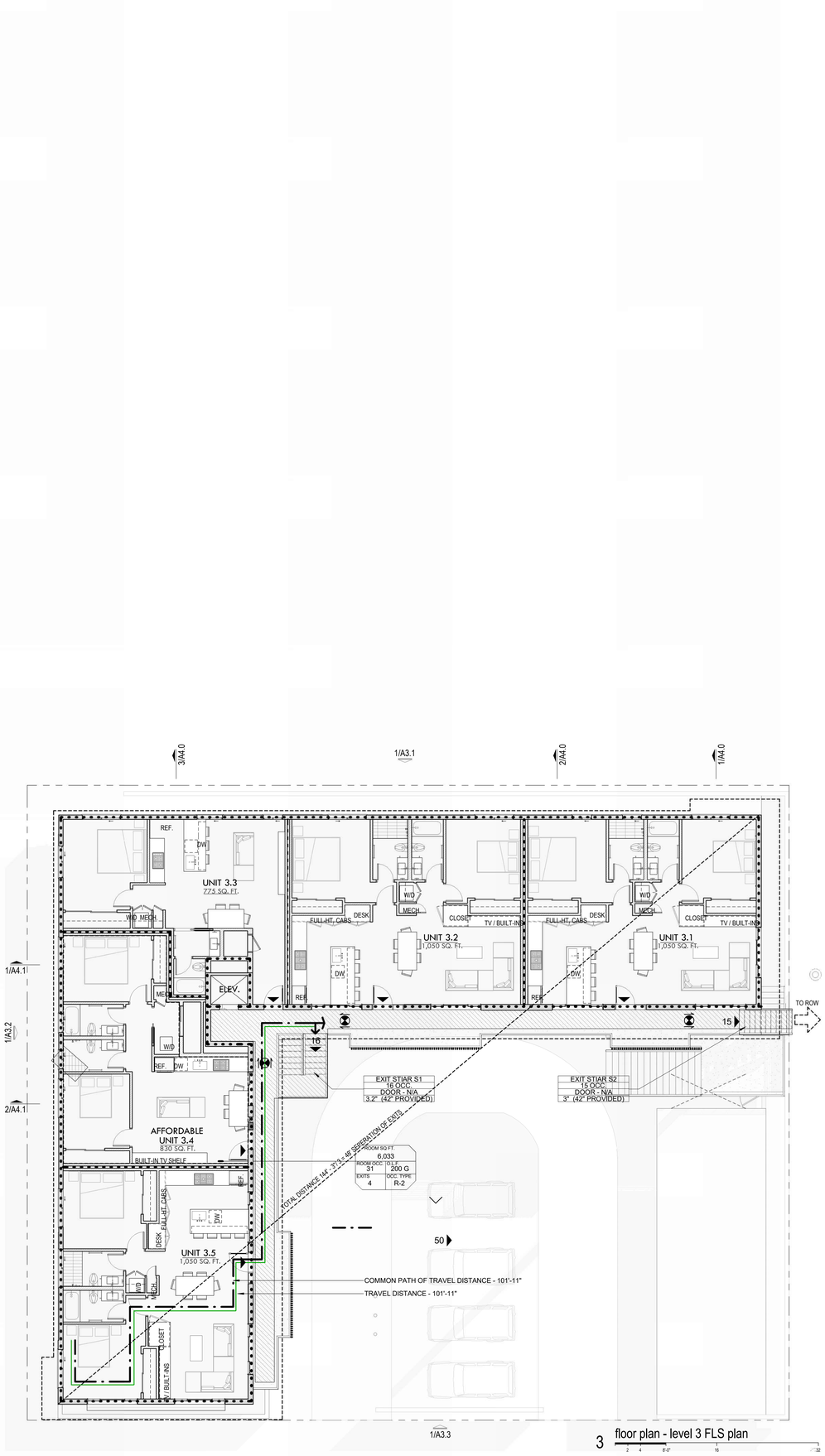
BDE ARCHITECTURE

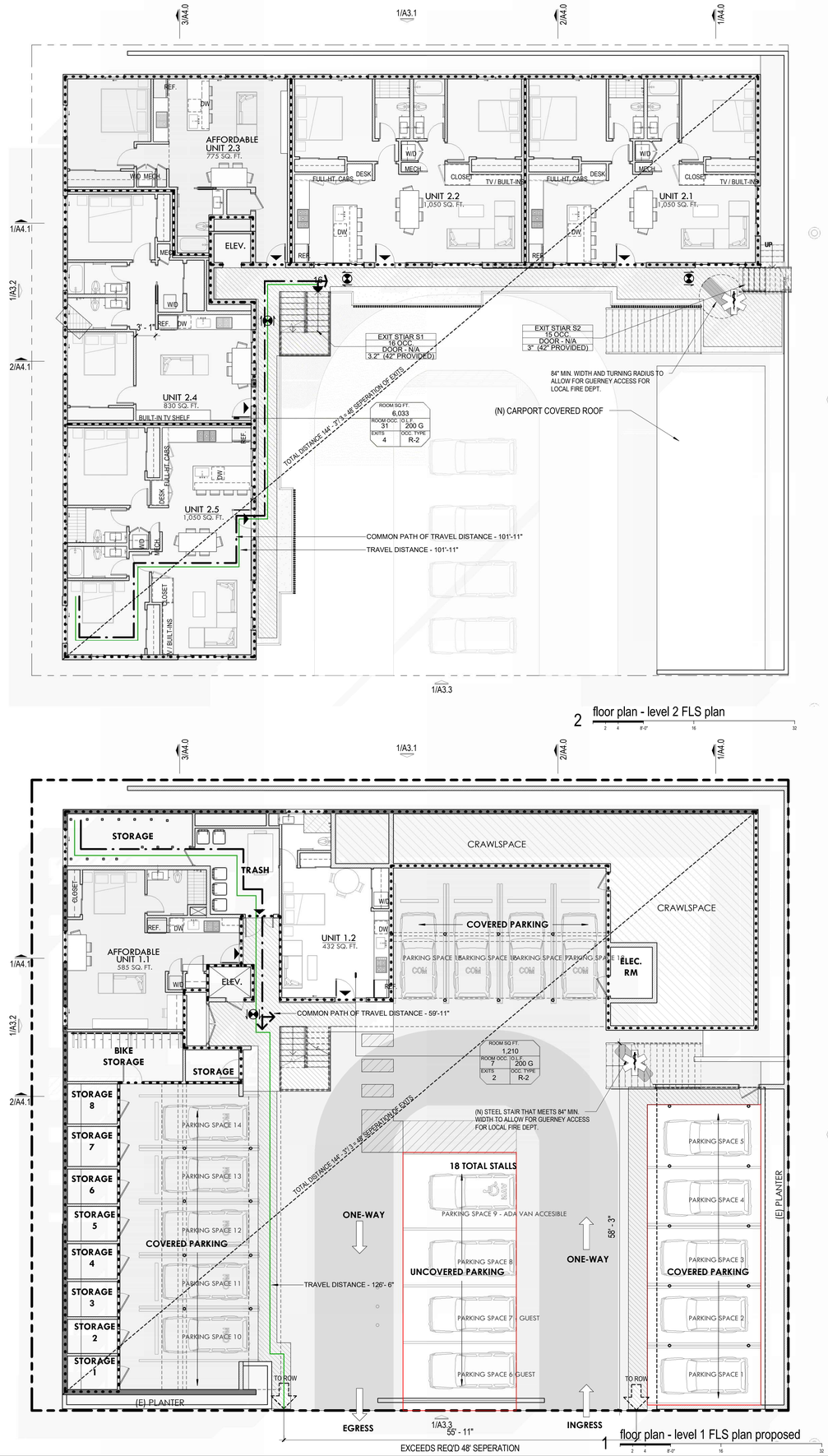
SY JARDINES LOOKOUT, LLC

1821 Ashton Ave
Burlingame, CA 94010

PROJECT NORTH
TRUE NORTH

Appendix I5 – Conceptual Site Plans 2015 Bridgeway





EXIT ACCESS REQUIREMENTS

REQUIRED DISTANCE WITH SPRINKLER SYSTEM

OCCUPANCY TYPE	TRAVEL DISTANCE (SECTION 1017, TABLE 1017.2)	COMMON PATH OF TRAVEL (SECTION 1006, TABLE 1006.2.1)
A-1, A-2, A-3	250 FT. MAX	75 FT. MAX*
B	300 FT. MAX	100 FT. MAX
M	250 FT. MAX	75 FT. MAX
R-2	250 FT. MAX	125 FT. MAX
S-2	400 FT. MAX	100 FT. MAX

*30 FT. MAX WITH FIXED SEATING PER SECTION 1029.8

EGRESS WIDTHS REQUIRED

SECTION 1005.3.1.1 STAIRWAYS .2 INCHES PER OCC.
SECTION 1005.3.2.1 OTHER COMPONENTS .15 PER OCC.

FIRE LIFE SAFETY LEGEND

1-HR RATED WALL
2-HR RATED WALL
3-HR RATED WALL
4-HR RATED WALL

75 FEET — FIRE EXTINGUISHER CABINET WITH 75' RADIUS

OCCUPANCY TAG

ROOM AREA
OCCUPANCY LOAD FACTOR (ASSEMBLY USES IN NET SF AND OTHER USES IN GROSS SF)
ROOM OCCUPANCY TYPE
ROOM OCCUPANCY
MIN. NUMBER OF EXITS

EXIT / OCCUPANT LOAD / DOOR WIDTH / STAIR WIDTH — EGRESS WIDTH REQUIREMENTS

EXIT LIGHT ON UNINTURPTED POWER SOURCE
2HR RATED SHAFT
FEC — FEC - FIRE EXTINGUISHER CABINET, SEE A922 FOR DETAILS
UNIT WITH COMMUNICATION FEATURES
UNIT WITH MOBILITY FEATURES
7' - 0" / 2' - 0" — MEDICAL STRETCHER SIZE BLOCK
EXIT PATH WITH EGRESS LIGHTING (MIN. 1 FT. CANDLE)
PATH OF TRAVEL DISTANCE
COMMON PATH OF EGRESS TRAVEL
00 — EXIT DIRECTION AND OCCUPANCY NUMBER
MEDICAL SERVICE ACCESS ELEVATOR
ACCESSIBLE MEANS OF EGRESS ELEVATOR PER CBC 1009.2.1

ADA — ADA UNIT
FDC — FDC
FRAP — FIREFIGHTER'S REMOTE ANNUNCIATION PANEL
DFDE — DESIGNATED FIRE DEPARTMENT ENTRANCE
COMM — EMERGENCY COMMUNICATION SYSTEM LOCATION
SP — STANDPIPE
FE / FEC TYPE-A TYPE-A — FIRE EXTINGUISHER / FIRE EXTINGUISHER CABINET
NB — KNOX BOX
DAS — DIGITAL AMPLIFIED SIGNAL
OLS — POSTED FIRE MARSHALL OCCUPANCY SIGN REQUIRED
SG — ELEVATOR SMOKE GUARD

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LICENSED ARCHITECT — SEAN BAILEY — NO. C34283 — REN. 10-31-25 — STATE OF CALIFORNIA

2015 BRIDGEWAY
Sausalito, CA 94965

APN : 064-135-28

No.	Date	Issues + Revisions
-	07.08.2021	PLANNING SET
1	12.07.2021	PLANNING REVISION 1
2	03.30.2022	PLANNING REVISION 2
-	06.22.2022	PLANNING DRB SET
3	05.20.2023	PLANNING - FIRE STAIR REVISION
4	11.08.2024	PLANNING - RESUBMISSION
5	01.24.2025	PLANNING - COMMENT RESOLV.

FIRE LIFE SAFETY PLANS
Ref. North — Sheet Name

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January 24, 2025
Date

A0.5
Project Number 2020.19

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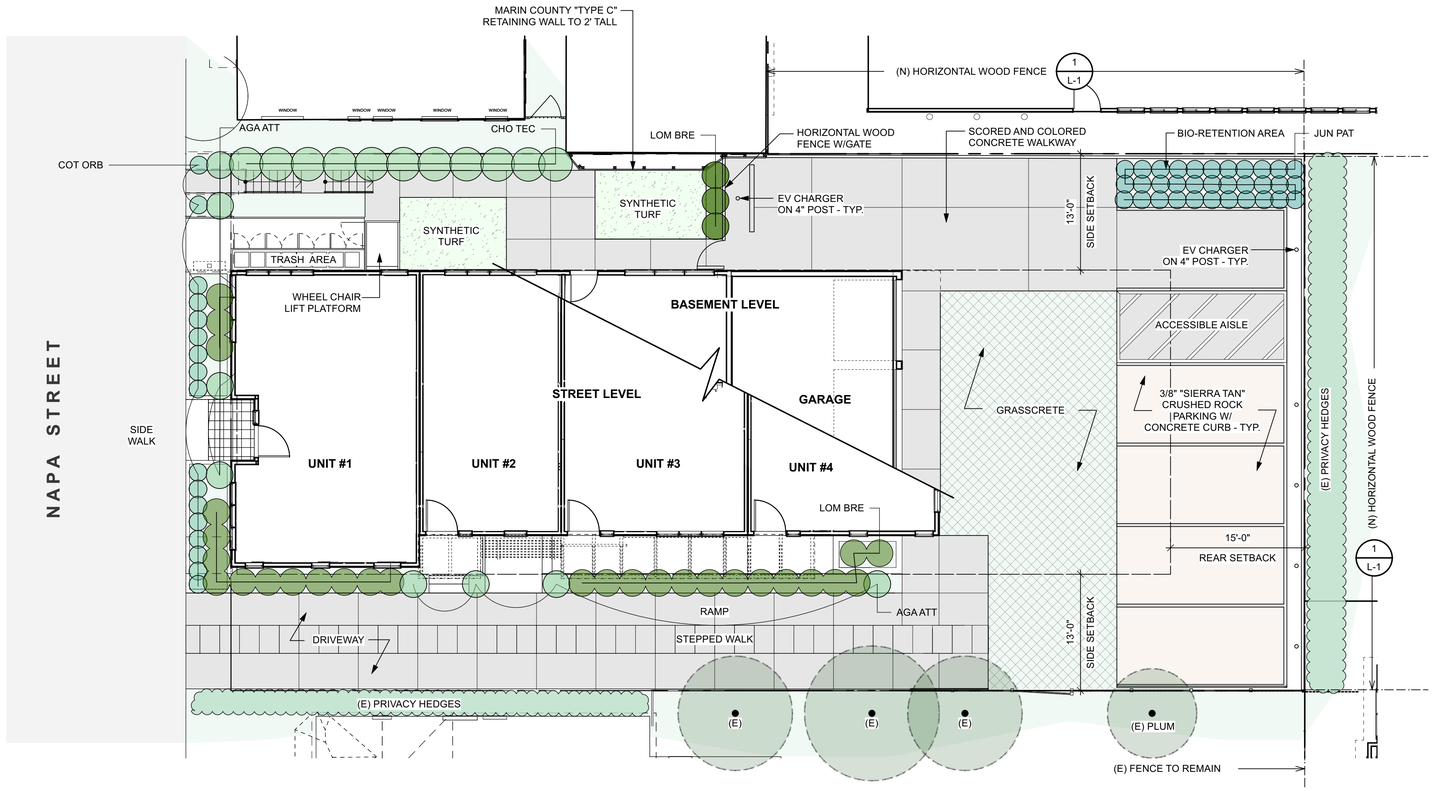
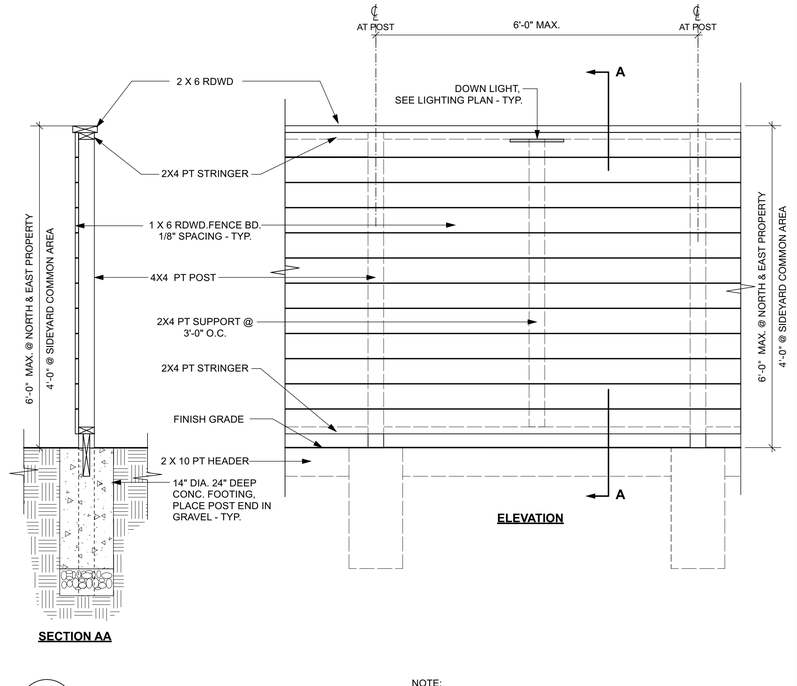
Appendix I6 – Conceptual Site Plans 409 Napa (Site 55)

8 4 0 8 16 24 32

SCALE: 1/8" =1'-0" FEET





ELEVATION

SECTION AA

1 HORIZOTAL WOOD FENCE
Scale: 3/4" = 1'-0"

NOTE:
ALL WOOD SURFACES TO RECEIVE CLEAR COAT WOOD SEALER - TYP.

PLANTING LEGEND

Symbol	Latin Name	Common Name	Quantity	Size	Mature Size	Water Use Rating	Native Plant	Fire-Prone Listed	Remarks
	Trees				(H X W)	VL, L, M, H	Yes(Y) or No(N)	Yes(Y) or No(N)	
	Shrubs								
	Perennials								
LOM BRE	Lomandra longifolia 'Breeze'	'Breeze' Dwarf Mat Rush	31	1 Gal.	3'x3'	L	N		
	Ferns								
	Grasses								
CHO TEC	Chondropetalum tectorum	Cape Rush	11	1 Gal.	3' x 4'	L	N	N	
JUN PAT	Juncus patens	California Gray Rush	33	1 Gal.	2' x 2'	L	Y	N	2' O.C.
	Succulents								
AGA ATT	Agave attenuata	Fox Tail Agave	8	5 Gal.	6' x 4'	L	Y	N	
COT ORB	Cotyledon orbiculata var. 'Flavida'	Fingar Aloe	17	5 Gal.	1'6"' x 3'	L	N	N	3' O.C.
	Vines								
	Groundcovers								

LEGEND

PROPERTY LINE

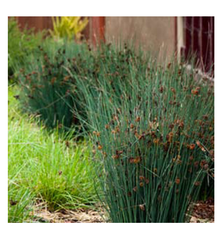
(E) TREE TO REMAIN

(E) SHRUB TO REMAIN

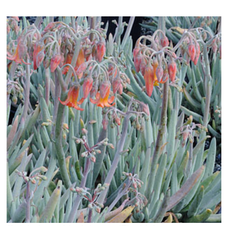
PLANT IMAGES


Lomandra longifolia 'Breeze' 'Breeze'
Dwarf Mat Rush


Chondropetalum tectorum
Cape Rush


Juncus patens
California Gray Rush


Agave attenuata
Fox Tail Agave


Cotyledon orbiculata var. 'Flavida'
Fingar Aloe

LANDSCAPE NOTES

PLANT SYMBOLS REPRESENT A 3-5 YEAR GROWTH PROJECTION.

PLANTING SHALL BE PERFORMED BY PERSONS FAMILIAR WITH THIS TYPE OF WORK AND UNDER THE SUPERVISION OF A QUALIFIED FOREMAN.

STAKE OR GUY TREES PER DETAILS.

CONTRACTOR SHALL COORDINATE ALL PLANTING WITH UTILITY LOCATIONS NOT SHOWN ON THE PLANS. ANY CONFLICTS BETWEEN LOCATIONS OF PROPOSED SITE UTILITIES OR LIGHTING SHALL BE CALLED TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.

ALL EXISTING TREES SHALL REMAIN AND PROTECTED IN PLACE, UNLESS DESIGNATED TO BE REMOVED OR TRANSPLANTED.

GENERAL PURPOSE BACKFILL MIX TO BE 50% ON-SITE OR IMPORTED TOPSOIL, 50% APPROVED SOIL AMENDMENT.

PLANTING HOLES TO BE TILLED SO THAT THE SOIL IS LOOSE AND NOT COMPACTED TO A MINIMUM DEPTH OF 8". COMPACTED SOILS SHALL BE RIPPED TO 10" DEPTH AND GRADED SMOOTH TO TRANSITION TO SURROUNDING AREAS.

SOIL TESTS (THERE SHALL BE A MINUMUM OF 6) SHALL BE PERFORMED ON THE EXISTING SOIL TO DETERMINE THE FINAL AMENDMENT AND FERTILIZER FORMULA. THE SOILS REPORT SHALL CONTAIN THE FOLLOWING INFORMATION:

- SOIL PERMEABILITY RATE IN INCHES PER HOUR
- SOIL TEXTURE TEST
- CATION EXCHANGE CAPACITY
- SOIL FERTILITY (INCLUDING TESTS FOR NITROGEN, POTASSIUM, PHOSPHOROUS, PH, ORGANIC MATTER AND ELECTRICAL CONDUCTIVITY)
- RECOMMENDATIONS FOR AMENDMENTS TO THE PLANTING AREA SOIL

GROUND COVER AREAS SHALL BE FERTILIZED PRIOR TO PLANTING WITH "AGRIFORM 18-18-6 OR EQUAL AT TWELVE POUNDS PER THOUSAND SQUARE FEET. BROADCAST FERTILIZER EVENLY AND WORK THOROUGHLY INTO THE TOP THREE INCHES OF SOIL.

FURNISH AND INSTALL A 3" LAYER OF MULCH IN ALL PLANTING AREAS. MULCH TO BE 'VINEYARD' MULCH FROM SONOMA COMPOST/WESTMARIN COMPOST (PH# 707-664-9113), 'ORGANIC ARBOR MULCH' FROM GRAB N' GROW (PH# 707-575-7275) OR FOREST FLOOR' MULCH FROM AMERICAN SOIL PRODUCTS (PH# 510-860-0197). TRANSITION MULCHES TO 1" DEPTH AT ALL PLANT ROOT CROWNS. PLANT ALL MATERIALS 2" MINIMUM ABOVE EXISTING SOIL LEVELS.

THE CONTRACTOR SHALL GUARANTEE TREES FOR A PERIOD OF 1 YEAR.

THE CONTRACTOR SHALL GUARANTEE PLANTED STOCK FOR A 90-DAY MAINTENANCE PERIOD AFTER FINAL ACCEPTANCE BY THE OWNER.

IRRIGATION SYSTEM TO BE A FULLY AUTOMATIC, LOW GALLONAGE DRIP SYSTEM WITH COMPLETE WATER PROTECTION. TREE, SHRUB, AND GROUND COVER AREAS TO RECEIVE DRIP EMITTER TYPE IRRIGATION.

LANDSCAPE LIGHTING TO BE RECESSED SO THAT THE LIGHT SOURCE IS SHIELDED. NO EXPOSED LAMPS SHALL BE SPECIFIED. STEP TYPE FIXTURES SHALL BE DIRECTED DOWNWARD, GARDEN AND PATHWAY FIXTURES SHALL BE SHROUDED OR HOODED.

PEDERSEN ASSOCIATES
LANDSCAPE ARCHITECTS
24 H S T R E E T
SAN RAFAEL CA 94901-1792
P 415 456 2070 F 415 456 2086
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PA@PEDERSENASSOCIATES.COM

NAPA STREET

409-411 NAPA STREET
SAUSALITO, CA

APN: 3 064-162-16

PRELIMINARY PLANNING REVIEW : NOT FOR CONSTRUCTION

DATE	ISSUES & REVISIONS	NO.
08/17/22	PLAN REVIEW	

PROJECT# 2022.03 DRAWN BY: TK

ORIGINAL DRAWING SIZE: 24" X 36"

SCALE: 1/8" = 1' - 0"

TN PROJECT NORTH

LANDSCAPE PLAN

SHEET #

L-1

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Appendix I7 – Conceptual Site Plans 2400 Bridgeway (Site 401)

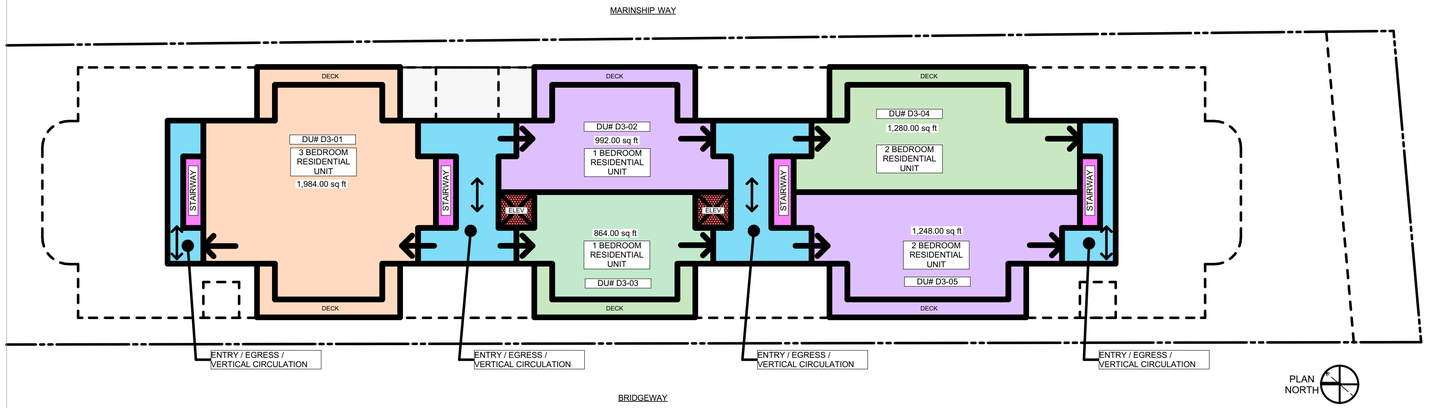
2400 BRIDGEWAY			
PRELIMINARY PROJECT DATA			
	EXISTING sf	PROPOSED sf	+/- DIFFERENCE sf
GROSS PARCEL AREA	28,785.69	28,785.69	0.00
ACCESS EASEMENTS	535.59	535.59	0.00
NET PARCEL AREA	28,250.10	28,250.10	0.00
FLOOR AREA (approximate)			
FIRST FLOOR	6,130.00	6,122.00	-8.00
SECOND FLOOR	9,084.87	11,906.00	2,821.13
THIRD FLOOR	2,863.99	7,768.12	4,904.13
TOTALS	18,078.86 sf	25,796.12 sf	7,717.26 sf
FIRST FLOOR GARAGE	3,584.00	3,584.00	0.00
FLOOR AREA RATIO (FAR)	0.64	0.91	0.27
BUILDING COVERAGE	11,383.99	14,495.85	3,111.86
BUILDING COVERAGE %	0.40	0.50	0.11

NOTE: Area totals summarize all spaces including circulation per the Sausalito Zoning Ordinance and are preliminary & approximate.

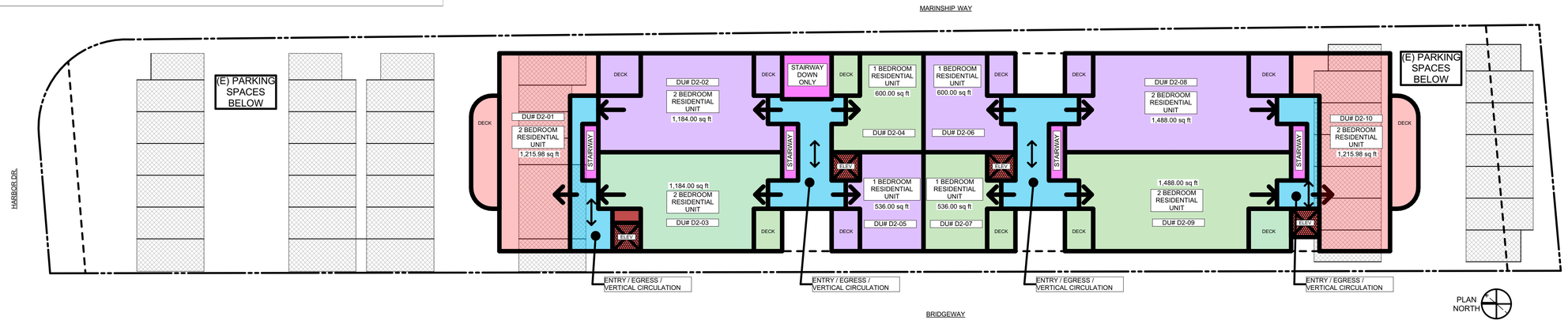
TOTAL # RESIDENTIAL DWELLING UNITS	17
TOTAL # COMMERCIAL UNITS	1

TOTAL RESIDENTIAL AREA +/-	18,816.00 sf
TOTAL COMMERCIAL AREA +/-	2,547.50 sf
TOTAL CIRCULATION +/-	4,432.62 sf

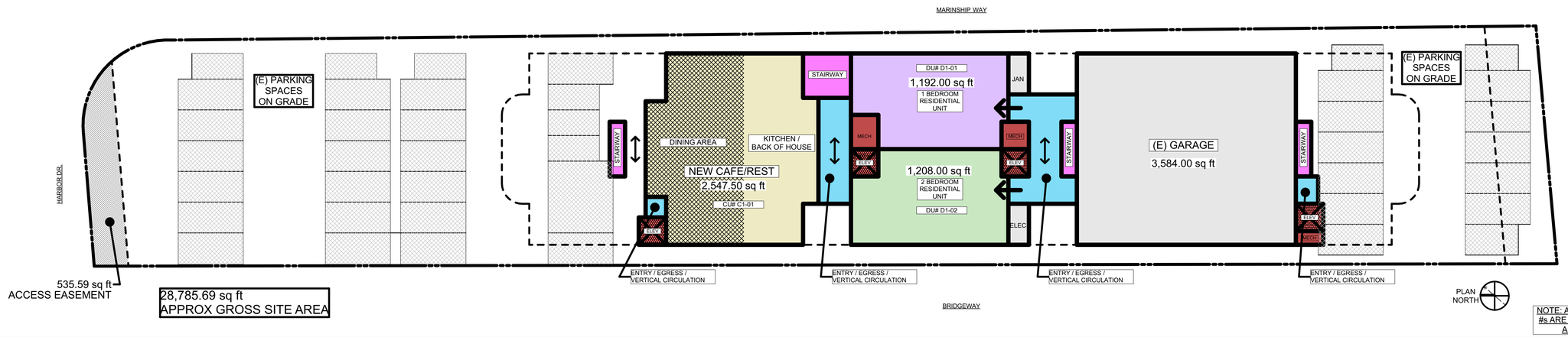
NUMBER OF PROPOSED DWELLING UNITS	PERCENTAGE OF TOTAL DWELLING UNITS	SIZE RANGE OF DWELLING UNITS (sf)	# BEDROOMS PER DWELLING UNIT
4 DWELLING UNITS	23.53%	536 - 600 sf	1 BEDROOM
2 DWELLING UNITS	11.76%	864 - 992 sf	1 BEDROOM
8 DWELLING UNITS	47.06%	1,184 - 1,280 sf	2 BEDROOMS
3 DWELLING UNITS	17.65%	1,488 - 1,984 sf	2 and 3 BEDROOMS



PROPOSED SCHEMATIC STUDY: THIRD FLOOR PLAN | 3



PROPOSED SCHEMATIC STUDY: SECOND FLOOR PLAN | 2



NOTE: ALL FLOOR AREA SF #s ARE PRELIMINARY AND APPROXIMATE

PROPOSED SCHEMATIC STUDY: FIRST FLOOR PLAN | 1

MICHAEL REX ARCHITECTS

1750 BRIDGEWAY, SUITE B211
SAUSALITO, CA 94965
MICHAELREXARCHITECTS.COM
TEL (415) 331-1400
FAX (415) 331-5463

PRELIMINARY NOT FOR CONSTRUCTION

IMPROVEMENTS TO
2400 BRIDGEWAY
2400 BRIDGEWAY
SAUSALITO, CA 94965
APN 063-130-01

DATE AND DESCRIPTION:
SCHEM DIAGRAM STUDY
21 MAY 2024
SCHEM DIAGRAM STUDY
04 JUNE 2024

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DRAWN BY: MRA
CHECKED BY: MRA
SCALE: 1/16" = 1'-0"

PROPOSED SCHEMATIC STUDY FLOOR PLANS

SHEET

A2.2

BIM/cloud-central/revit/rvt/rvt1 - BIM/cloud Co/Revit xx x Service/Addison 2400 Bridgeway

Appendix J – CC and R-3 Development Standards Analysis

		CC	R-3
	City Standards		
1	Units Per Acre	29.04	29.04
2	Maximum Building Coverage	100%	50%
3	Impervious Surface Coverage	NA	75%
4	Maximum Residential FAR	1.30	0.80
5	Maximum Building Height	32	32
6	Front Setback (distance from street)	0	0
7	Rear Setback (distance from rear lot line)	15	15
8	Side Setback (average of street/side)	10	5
9	Common Open Space or Yard per Building	0	0
10	Minimum Open Space per Unit (Common divided by units/building)		
	Prototype Project		
11	Site Size (acres)	0.55	0.55
12	Parcel Width - Front/Rear Width (feet)	133.2	133.2
13	Parcel Depth - Length of Sides (feet)	179.8	179.8
14	Unit Type	Multifamily	Multifamily
15	Units (Based on Maximum Units per Acre)	15.0	15.0
16	Average Unit Size (S.F.)	1,200	1,200
17	Private Storage per Unit	-	-
18	Building Stories (within Maximum Building Height)	3	3
19	Covered Parking Spaces (per unit)	0	0
20	Uncovered Parking Spaces (per unit)	1.88	1.88
21	Total Nonresidential S.F.	8,000	-
22	Total Residential S.F. (average unit size x total units)	18,000	18,000
24	Parking Space (s.f.) - covered or uncovered	9,752	4,568
26	Common Open Space/Yard S.F.	-	-
27	Front Setback Total Area (square feet)	-	-
28	Rear Setback Total Area (square feet)	1,998	1,998
29	Side Setbacks Total Area (square feet)	3,297	1,648
30	Lot Area Required for Setbacks (Acres)	0.12	0.08
31	Internal Streets/Driveways/Utilities (15% of site)	3,594	3,594
32	First Floor Building Footprint (Parking included in Structure)	17,752	8,275
33	First Floor Building Footprint (Nonresidential Structure, 50% of parking in structure)	12,876	7,438
34	Structure Coverage (First Floor Footprint with covered parking in residential structure	74%	35%
35	Structure Coverage (First Floor Footprint with 50% of parking in structure, remainder uncovered parking	54%	31%
36	Impervious Surface Coverage (First Floor Footprint with covered parking in residential structure plus Internal Driveways/Utilities)	89%	50%
37	Impervious Surface Coverage (First Floor Footprint with 50% parking in structure plus remainder uncovered parking plus Internal Driveways/Utilities)	89%	56%
38	Floor Area Ratio	1.09	0.75
39	Minimum Site Area Needed (Internal Streets/Utilities, First Floor Building Footprint/Carports, Uncovered Parking)	0.60	0.36
	Does Prototype Meet City Standards?		
40	Prototype uses City's building height, setback, open space, and landscaping standards? Note: No minimum open space or landscaping requirement.	Yes	Yes
41	Maximum Building Coverage Standard Met? (Rows 34 and 35 within Row 2 standard)	Yes	Yes
42	Maximum Impervious Surface Coverage Standard Met? (Rows 36 and 37 within Row 3 standard)	NA	Yes
43	Floor Area Ratio Standard Met? (Row 38 within Row 4 standard)	Yes	Yes