
From: John Gavin <johngavinsf@gmail.com>

Sent: Tuesday, October 22, 2024 2:45 PM

To: Web_CDD <CDD@sausalito.gov>

Subject: Re: [EXTERNAL] Planning Commission October 23rd meeting Item 7a. Public Comments

Dear Mr. Phipps and Mr. Toft,

The housing element as drafted is failing Sausalito's residence, and requires a much more balanced approach, by spreading affordable housing across many more neighborhoods to ensure equal sharing of benefits and responsibilities. Throughout the past two years the city failed to perform any CEQA review at all prior to certifying the original housing element and seems to be illegally piecemealing the project.

The decision to remove opportunity sites (specifically in Marinship south of Harbor Drive, sites #67 & #68) exacerbates the level of density within the remaining large housing element opportunity sites, especially on the north side of town - **several hundred units within just a few blocks from one another** (sites #75, #84, #303) - and this is counter to the guidelines promoting equitable geographic distribution of housing opportunities.

Site #84 alone, as currently contemplated in the draft to rezone to 181 units, could (with the stackable density bonus state law) max out at *nearly 400 units!*

A master plan for mixed-use housing developments within all of Marinship would solve many of the housing element challenges and should have been adopted decades ago.

Relying on voters to approve the rezoning of land, specifically a public park (MLK site #84) (Ord. 1128), where hundreds of units are potentially contemplated to be developed, puts the viability of the housing element into question and more alternative sites that do not require voter approved rezoning should be added to the draft housing element.

Site #84 currently has inadequate parking for the level of activities enjoyed at the park and adjacent facilities. On any given weekend, the heavy usage of the park creates the need for users to use street parking as overflow and it greatly impacts the quality of life of the surrounding residents.

Adding the contemplated level of housing units at site #84 (while eliminating most of the heavily used public parking spaces) will drastically impact parking in the area and create tremendous traffic

congestion. During the weekday, parents of school children utilize the MLK parking lot to a maximum for picking up and dropping off young students.

Additionally, not putting adequate political pressure on the Sausalito Marin City School District to increase the developable acreage for the opportunity site at 636 Nevada Street (site #73) for affordable housing (teacher housing) is a missed opportunity - especially when the California Superintendent, Tony Thurmond, has explicitly stated that funding will be available for school districts to build housing on their underutilized parcels. A complete rebuild of the existing school facilities, incorporating teacher housing, would be a tremendous asset for Sausalito and the School District.

Sincerely,

John
Butte Street resident and parent