

**From:** [Jennifer Nimmo](#)  
**To:** [City Clerk](#); [City Council](#)  
**Cc:** [Stacy Nimmo](#)  
**Subject:** [EXTERNAL] comments for tonight's city council meeting  
**Date:** Tuesday, October 1, 2024 1:57:10 PM  
**Attachments:** [Data Points for Removed Sites from 2022 draft.pdf](#)  
[Petition.pdf](#)

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Subjects: Concerns Regarding the Housing Element Plan for Sausalito  
Support for ViewSync, with one caveat concern

Dear City Council Members,

We are writing to express our concerns about the current Housing Element Plan proposed for Sausalito as well as to share a few comments on ViewSync.

### **Housing Element**

While we understand the need to meet state housing requirements, we believe the current plan needs reconsideration to better address community needs and minimize negative impacts on our city.

First, more than 50% of the housing units in the plan are concentrated in the northern tip of Sausalito, particularly in and around MLK Park. Sausalito's northern tip above Mollie Stone's already has a high concentration of affordable housing, and now the city plans to add 2.3 times more units to this area compared to mid and south Sausalito. Concentrating housing in northern Sausalito not only strains local resources, it also goes against California's Housing and Community Development (HCD) guidelines and the goals of Affirmatively Furthering Fair Housing (AFFH). Concentrating the majority of affordable housing in one area risks creating an overcrowded, isolated community, reducing diversity and failing to meet fair, inclusive housing goals for the entire city.

Sausalito Municipal Code 10.20.020 mandates the protection of parks and recreational facilities. The MLK Park development violates this by removing current parking and requiring new lots, which would further reduce public park space and impact recreational facilities.

MLK Park is in the city's highest wildfire risk zone and has experienced two evacuations in the past five years with little notice. During rush hour, northbound Bridgeway backs up, often blocking evacuation routes. Adding any substantial number of housing units to this area would increase traffic congestion, potentially trapping residents and emergency vehicles during a fire.

Joan Cox shared that the Rotary Village was the model for what might be developed in MLK Park, which seems reasonable. That project contains 22 units, parking and a clubhouse building in just under an acre. If the space for site 84 is 1.88 acres, that does not equate to 80 or 90 units, much less 181.

We also have concerns about the fact that the appendix notes on site 84 reference a potential for 2.5-3 acres for the site. That is a significant difference and raises more concerns.

Our neighbors share these concerns, as well. At last count, ninety-nine of them have signed a petition requesting more equitable housing distribution in Sausalito, and more signatures are being gathered. Please see attached.

Development in select Marinship properties south of Harbor Drive, and the city's 150+ owned properties offer a prime opportunity to revitalize the working waterfront. Utilizing these underdeveloped areas like long term storage and empty office parks, would boost the local economy and provide much-needed housing without the risks posed by high-density development in wildfire-prone areas like MLK Park. This shift would support long-term sustainability and better distribute affordable housing across the city.

It hasn't been spoken about much, but the existing building on site 84 has historical significance as part of the marinship. The property is on record as being a "historical resource." The building was assessed by Verplank Consulting as being eligible for the California Register in the Marinship Survey of 2011. This finding was confirmed by the Sausalito City Council when they adopted the historic context statement and survey. The building's historical status is recorded in the Office of Historic Preservation's Built Environment Directory (BERD) for Marin County.

To be clear, we could be supportive of housing in opportunity site 84 in MLK Park, but only with a dramatically lower number of units. To accomplish this, we urge the city to consider alternative sites for housing development, including the long list of previously considered sites that have been removed (see attached for a quick snapshot of some of those sites, highlighting those highly ranked). There are a number of underutilized spaces in Sausalito that could accommodate new units without compromising public spaces like parks or increasing safety risks.

We respectfully request that the council revisit the plan to ensure a more equitable, safe, and sustainable approach to development.

### **ViewSync**

ViewSync is a fantastic tool we have witnessed first hand. We are so grateful to the creative minds who thought to take on this challenge and create something we can effectively utilize. We fully support the incorporation of objective view protection standards, assuming whatever standard of protection is put into place will be upheld consistently for every resident of Sausalito. Knowing the city is considering raising height limitations in northern Sausalito to make room for the hundreds of units in the housing element, we worry that northern Sausalito will be discriminated against and the tool and protection standards will somehow be lessened or not upheld in that area. There are single family homes in northern Sausalito that are not "high-upon-a-hill" yet still have beautiful water and Tiburon views. These views deserve to be protected just as much as any other view. Please set a standard you can live with across the entirety of Sausalito and do not discriminate.

Thank you for your consideration.

Sincerely,  
Jennifer and Stacy Nimmo

| Site Number | Acres | Address                       | Total Ranking | CITY_OWNS                 | FEMA Flood Zone              | Fire Hazard Severity Zone (Marin GIS) |
|-------------|-------|-------------------------------|---------------|---------------------------|------------------------------|---------------------------------------|
| 67          | 1.92  | MARINSHIP WAY                 | 28            | Not City, Public, QPOwned | Area of Minimal Flood Hazard | Urban Unzoned                         |
| 68          | 4.35  | 2320 MARINSHIP WAY            | 22            | Not City, Public, QPOwned | Area of Minimal Flood Hazard | Urban Unzoned                         |
| 66*         | 0.44  | BRIDGEWAY                     | 35            | City-Owned                | Area of Minimal Flood Hazard | Urban Unzoned                         |
|             | 0.12  | CAZNEAU AVE                   | 27            | Not City, Public, QPOwned | Area of Minimal Flood Hazard | Urban Unzoned                         |
|             | 0.15  | CAZNEAU AVE                   | 27            | Not City, Public, QPOwned | Area of Minimal Flood Hazard | Urban Unzoned                         |
| 105         | 0.63  | Between<br>Bridgeway/Woodward | 26            | Not City, Public, QPOwned | Area of Minimal Flood Hazard | Moderate                              |
| 74*         | 0.04  | WOODWARD AVE                  | 32            | City-Owned                | Area of Minimal Flood Hazard | Moderate                              |
| 78*         | 0.07  | 147 TOMALES ST                | 29            | City-Owned                | Area of Minimal Flood Hazard | Very High                             |
| 54          | 0.05  | BEE ST                        | 32            | Not City, Public, QPOwned | Area of Minimal Flood Hazard | Urban Unzoned                         |
| 106         | 0.26  | 511 Caledonia St              | 22            | Non-profit/Religious/QP   | Area of Minimal Flood Hazard | Urban Unzoned                         |
| 52*         | 2.2   | 420 LITHO ST                  | 34            | City-Owned                | Area of Minimal Flood Hazard | Urban Unzoned                         |
|             | 0.44  | 253 GLEN DR                   | 24            | Not City, Public, QPOwned | Area of Minimal Flood Hazard | Urban Unzoned                         |
|             | 0.25  | 1709 BRIDGEWAY BLVD           | 26            | Not City, Public, QPOwned | Area of Minimal Flood Hazard | Urban Unzoned                         |
|             | 0.13  | 71 CAZNEAU AVE                | 26            | Not City, Public, QPOwned | Area of Minimal Flood Hazard | Moderate                              |
|             | 0.13  | GLEN DR                       | 26            | Not City, Public, QPOwned | Area of Minimal Flood Hazard | Moderate                              |

| Site Number | Acres | Address                   | Total Ranking | CITY_OWNS                 | FEMA Flood Zone              | Fire Hazard Severity Zone (Marin GIS) |
|-------------|-------|---------------------------|---------------|---------------------------|------------------------------|---------------------------------------|
| 13          | 0.03  | PROSPECT AVE              | 22            | Not City, Public, QPOwned | Area of Minimal Flood Hazard | High                                  |
| 100         | 0.33  | 66 Marion Ave             | 24            | Not City, Public, QPOwned | Area of Minimal Flood Hazard | High                                  |
|             | 0.37  | 101 SAUSALITO BLVD        | 26            | Not City, Public, QPOwned | Area of Minimal Flood Hazard | High                                  |
|             | 0.28  | 494 SAUSALITO BLVD        | 23            | Not City, Public, QPOwned | Area of Minimal Flood Hazard | High                                  |
|             | 0.35  | 11 MARION AVE #A          | 21            | Not City, Public, QPOwned | Area of Minimal Flood Hazard | High                                  |
| 62          | 0.04  | WOODWARD AVE              | 30            | Not City, Public, QPOwned | Area of Minimal Flood Hazard | Urban Unzoned                         |
| 20          | 0.05  | BRIDGEWAY                 | 28            | Not City, Public, QPOwned | Area of Minimal Flood Hazard | Moderate                              |
| 21          | 0.04  | 52 PRINCESS ST            | 25            | Not City, Public, QPOwned | Area of Minimal Flood Hazard | Urban Unzoned                         |
| 22          | 0.04  | 40 PRINCESS ST            | 26            | Not City, Public, QPOwned | Area of Minimal Flood Hazard | Urban Unzoned                         |
| 31          | 0.41  | HUMBOLDT AVE              | 30            | Not City, Public, QPOwned | Area of Minimal Flood Hazard | Urban Unzoned                         |
| 31          | 1.11  | 100 SPINNAKER DR          | 30            | Not City, Public, QPOwned | Area of Minimal Flood Hazard | Urban Unzoned                         |
| 31          | 0.34  | SPINNAKER DR/HUMBOLDT AVE | 13            | Not City, Public, QPOwned | Area of Minimal Flood Hazard | Urban Unzoned                         |
| 31          | 2.06  | 501 HUMBOLDT AVE          | 22            | Not City, Public, QPOwned | 100-year - BFE=11            | Urban Unzoned                         |
| 14*         | 0.98  | 300 SPENCER AVE           | 33            | City-Owned                | Area of Minimal Flood Hazard | High                                  |
|             | 0.17  | 183 HARRISON AVE          | 21            | 1 Non-profit/Religious/QP | Area of Minimal Flood Hazard | Urban Unzoned                         |

| Site Number | Acres | Address              | Total Ranking | CITY_OWN                  | FEMA Flood Zone              | Fire Hazard Severity Zone (Marin GIS) |
|-------------|-------|----------------------|---------------|---------------------------|------------------------------|---------------------------------------|
|             | 0.4   | 83 PRINCESS ST       | 29            | Not City, Public, QPOwned | Area of Minimal Flood Hazard | Urban Unzoned                         |
|             | 0.2   | 60 ATWOOD AVE        | 21            | Not City, Public, QPOwned | Area of Minimal Flood Hazard | Urban Unzoned                         |
|             | 0.27  | 6 BULKLEY AVE        | 20            | Not City, Public, QPOwned | Area of Minimal Flood Hazard | Urban Unzoned                         |
|             | 0.04  | CLOUD VIEW TRL       | 22            | Not City, Public, QPOwned | Area of Minimal Flood Hazard | High                                  |
|             | 0.16  | 1 ROSE BOWL DR       | 18            | Not City, Public, QPOwned | Area of Minimal Flood Hazard | High                                  |
|             | 0.19  | 1 ROSE BOWL DR       | 19            | Not City, Public, QPOwned | Area of Minimal Flood Hazard | High                                  |
|             | 0.19  | 10 WOLFBACK RIDGE RD | 22            | Not City, Public, QPOwned | Area of Minimal Flood Hazard | High                                  |
|             | 0.13  | 19 WOLFBACK RIDGE RD | 22            | Not City, Public, QPOwned | Area of Minimal Flood Hazard | High                                  |
|             | 0.23  | 27 WOLFBACK RIDGE RD | 18            | Not City, Public, QPOwned | Area of Minimal Flood Hazard | High                                  |
|             | 0.18  | 40 WOLFBACK RIDGE RD | 20            | Not City, Public, QPOwned | Area of Minimal Flood Hazard | High                                  |
|             | 0.03  | 40 WOLFBACK RIDGE RD | 20            | Not City, Public, QPOwned | Area of Minimal Flood Hazard | High                                  |
|             | 0.15  | 40 WOLFBACK RIDGE RD | 20            | Not City, Public, QPOwned | Area of Minimal Flood Hazard | High                                  |

| Site Number | Acres | Address              | Total Ranking | CITY_OWN                  | FEMA Flood Zone              | Fire Hazard Severity Zone (Marin GIS) |
|-------------|-------|----------------------|---------------|---------------------------|------------------------------|---------------------------------------|
|             | 0.1   | 40 WOLFBACK RIDGE RD | 19            | Not City, Public, QPOwned | Area of Minimal Flood Hazard | High                                  |
|             | 0.2   | 51 WOLFBACK RIDGE RD | 18            | Not City, Public, QPOwned | Area of Minimal Flood Hazard | High                                  |
|             | 0.05  | 51 WOLFBACK RIDGE RD | 20            | Not City, Public, QPOwned | Area of Minimal Flood Hazard | High                                  |

The following individuals have signed a peition requesting more equitable housing distribution in Sausalito.

|          |                  |                  |   |
|----------|------------------|------------------|---|
| Sallie   | Rowe             | salliesausalito@ | ✓ |
| Polly    | Chamier          | pollychamier@    | ✓ |
| Adriana  | Bentley          | familia.bentley  | ✓ |
| John     | McQuitty         | jsmcquit@yahoo   | ✓ |
| Carol    | Goodman          | hunthorses2@     | ✓ |
| Sue      | Haas             | suealithas@ac    | ✓ |
| Gordon   | Kay              | gkhuladog@gr     | ✓ |
| Geoff    | Barneby          | gbb5nelsy@gr     | ✓ |
| Burt     | Drobnis          | prkchp87@aol     | ✓ |
| Chris    | Ornellas         | chrisornellas@   | ✓ |
| Elena    | Vives            | vives_elena@y    | ✓ |
| Mark     | Schuster         | mschust@pac      | ✓ |
| Jeanne   | Stott            | saus.jeannie@    | ✓ |
| Bora     | Han              | han.bora@gm      | ✓ |
| Ceci     | Christian        | cecichristian@   | ✓ |
| Mark     | Nitsche          | marknitsche@     | ✓ |
| Michael  | Jakimzak         | mjakimzak@gr     | ✓ |
| Benjamin | Dean             | b.dean3@gma      | ✓ |
| Aaron    | Nathan           | anathan@gma      | ✓ |
| Laurie   | Sharp            | laurieasharp70   | ✓ |
| Carolyn  | Meyer            | carolynmeyer@    | ✓ |
| Judy     | Shaper           | judy4loans@h     | ✓ |
| Ted      | Ward             | twardnbp@iclc    | ✓ |
| Karin    | Knutson          | karinknutson@    | ✓ |
| Marsha   | Armitage-Bristow | marsha@bran      | ✓ |
| Charles  | Angle            | ctanglesf@gm     | ✓ |
| Sara     | Fisk             | saraefisk@gm     | ✓ |
| Kimberly | Hering           | kimberlyaherin   | ✓ |
| Jennifer | Spinach          | jennifer.spinac  | ✓ |
| Ann      | Marteau          | ak8marteau@      | ✓ |
| sylvia   | fortenberry'     | sylnfor@aol.cc   | ✓ |
| Denise   | Gustafsson       | dietsf@sbcglo    | ✓ |
| Baerbel  | Drobnis          | baerbel1@msr     | ✓ |
| Judy     | Shaper           | judy4loans@h     | ✓ |
| Nicole   | Bellefeuille     | bellefeuille@gr  | ✓ |
| jennifer | spinach          | jennifer.spinac  | ✓ |
| Gwynne   | Petersen         | gwynpeters@a     | ✓ |
| Sarah    | Miller           | sromiller50@g    | ✓ |
|          |                  | an123@use.st     | ✓ |
| Joseph   | Hodges           | hodges.joseph    | ✓ |
| Debra    | Hayes            | debrahayes@e     | ✓ |

|              |            |                 |   |
|--------------|------------|-----------------|---|
| Justine      | Kahn       | justineaurak    | ✓ |
| Pat          | Fitzgerald | pf@pacgatehr.   | ✓ |
| wesley       | renzas     | wesrenzas@g     | ✓ |
| Anneliese    | Fang       | annefang1@g     | ✓ |
| Linda        | Ballard    | lindaballard@s  | ✓ |
| Sheila       | Chandor    | sheila.chandor  | ✓ |
| Kristin      | King       | sausalitokk@g   | ✓ |
| Elena        | Vives      | vives_elena@y   | ✓ |
| Colette      | Pratt      | colettepratt2@  | ✓ |
| Chris        | Ornellas   | chrisornellas@  | ✓ |
| Lastenita C. | Schuster   | lastenita@att.r | ✓ |
| Mark         | Schuster   | mschust@pac     | ✓ |
|              |            | waverydr@me     | ✓ |
| wesley       | renzas     | wesrenzas@g     | ✓ |
| Carl         | Mathews    | carl.mathews@   | ✓ |
| Stephen      | Scott      | stephenmatthe   | ✓ |
| Marion       | Rasmussen  | marionmrasmu    | ✓ |
| William      | Arensberg  | austinarensber  | ✓ |
| Heather      | Manross    | heathermanros   | ✓ |
| christophe   | canmareri  | christophe.can  | ✓ |
| Sam          | Baldwin    | sbaldwin1235@   | ✓ |
| Carol        | Goodman    | hunthorses2@    | ✓ |
| Melissa      | Bialla     | lostmyinfoagai  | ✓ |
| Brett        | Smith      | brett4342@gm    | ✓ |
| Danielle     | Dean       | dreinhardt23@   | ✓ |
| Gary         | Ferber     | garyferber@ea   | ✓ |
| Joseph       | ODonnell   | joeod7@gmail    | ✓ |
| Sarah        | Marikos    | sarah.marikos@  | ✓ |
| Bora         | Han        | bora_han2014    | ✓ |
| Adrianna     | Dinihanian | adrianna18@c    | ✓ |
| Ulises       | Giacoman   | ulises.giacoma  | ✓ |
| Christina    | Walker     | walkercn654@    | ✓ |
| Robert       | Yee        | dipstickmomo@   | ✓ |
| Georgie      | Funk       | thegfunk22@g    | ✓ |
| Adriana      | Bentley    | a.gil.bentley@  | ✓ |
| jennifer     | nimmo      |                 | ✓ |
| Richard      | Felker     | rfelker@mac.c   | ✓ |
| Marjorie     | Lu         | marjorielu1@g   | ✓ |
| Alison       | Regenold   | acregenold@y    | ✓ |
| Blair        | Odom       | tdoslo@aol.co   | ✓ |
| Michelle     | Mokalla    | michelle_moka   | ✓ |
| Ralph        | Cappelli   | ralphpcappelli@ | ✓ |
| david        | corral     | davidcorralsan  | ✓ |

|           |          |                |   |
|-----------|----------|----------------|---|
| Nikkilynn | Groggins | ngroggins@gn   | ✓ |
| Suzan     | McQuitty | jsmcquit@yah   | ✓ |
| Kate      | Gothreau | kgothreau@gn   | ✓ |
| Benjamin  | Dean     | benjamin.dean  | ✓ |
| Louise    | Illes    | louisemoset@   | ✓ |
| Elizabeth | Herron   | elessar433@g   | ✓ |
| KELLY     | DOYLE    | kellydcmt@cor  | ✓ |
| Katie     | Steward  | katiesteward3  | ✓ |
| Robert    | Hayes    | rhayes@rwhas   | ✓ |
| Joel      | Paul     | pauljoel@sbcg  | ✓ |
| Karen     | Malik    | karenmalik333  | ✓ |
| Rina      | Arnez    | rinaarnez@ya   | ✓ |
| Carlo     | Berg     | carlo@berghol  | ✓ |
| Jack      | Navarra  | jack.navarra@  | ✓ |
| Adriana   | Bentley  | a.gil.bentley@ | ✓ |