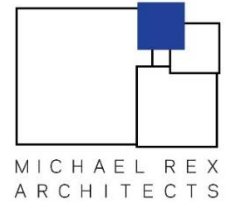


February 21, 2025



Planning Commission Hearing 2/19/25 - Comments to the Commission by Michael Rex

Consider adding a new Program to the Amended Housing Element as follows:

“Consider the application of Sausalito Municipal Code Section 10.81 for the City to explore Development Agreements with property owners who wish to add housing on their properties that are not Opportunity Sites.”

Why? There are four good reasons:

1. We could spread units out throughout town to avoid large, dense Projects that impact neighbors and harm the town’s special, village-like character.
2. We would have better control of what gets built by being able to negotiate with property owners or developers.
3. Provide an alternative for meeting the mandated RRNA number if the ballot measures for the Opportunity Sites, or the MLK site fail in June.
4. We would actually build housing, rather than simply removing constraints.

For the City to be able to consider and enter into Development Agreements with property owners or developers to provide housing on commercially zoned properties, relief from Ordinance 1022 would be needed, which requires voter approval. I encourage a dialog among you and City Officials in the next few weeks about adding such a ballot measure for the special vote in June.

An Additional Ballot Measure regarding Ordinance 1022 which could be on the ballot for the City special election in June:

Shall the measure be adopted to allow an increase in the density (number of residential units per acre) or the floor area ratio for commercial properties (other than the Opportunity Sites identified in the General Plan’s Housing Element), to create new housing units through the application and public hearing process defined in Section 10.81 - Development Agreements of Sausalito’s Municipal Code for projects that meet Objective Design and Development Standards (ODDS) and the intent of Ordinance 1022’s goals of traffic calming, without conflict with existing industrial or marine uses? YES, or NO?

If passed, this measure would provide relief from Ordinance 1022, so that City officials would have the opportunity to enter into a Development Agreement with specific property owners who wish to provide housing on their commercial properties, where it makes sense and would be beneficial to the Community.

Alternative Approach to Housing at MLK:

To consider adding housing to the MLK property, Sausalito voters would have to approve allowing relief from Ordinance 1128, which prohibits a change of use in City parks. But voters may reject such a measure if it identifies MLK as an Opportunity Site for 50 to 80 housing units (or more with a Density Bonus) which would allow a developer to build whatever they want.

Instead, the City could joint venture with a developer (preferably a non-profit organization) under a Development Agreement allowed in Sausalito’s Municipal Code Section 10.81, to construct housing on the MLK property for 30 to 50 housing units, where the majority of the units would be for very low, and low income earners, plus be deed restricted to be occupied by only City workers, first responders, teachers, and/or seniors. This type of ballot measure would have a much better chance of being approved. Plus, the City could define what and where the housing would be built, controlling its location and size.