

From: Stacy Nimmo
To: Judith.Hirsh@hcd.ca.gov; Paul@HCD; Grace@HCD; Melinda@HCD; Housing.Elements@HCD
Cc: Planning.Commission; City.Council; Jennifer.Nimmo; Neal.Toff; City.Clerk
Subject: Re: [EXTERNAL] Request for a Balanced Distribution of Housing Element Sites in Sausalito
Date: Friday, February 21, 2025 10:01:24 AM
Attachments: Screenshot 2025-02-21 at 9:38:52 AM.png

Hello Judith,

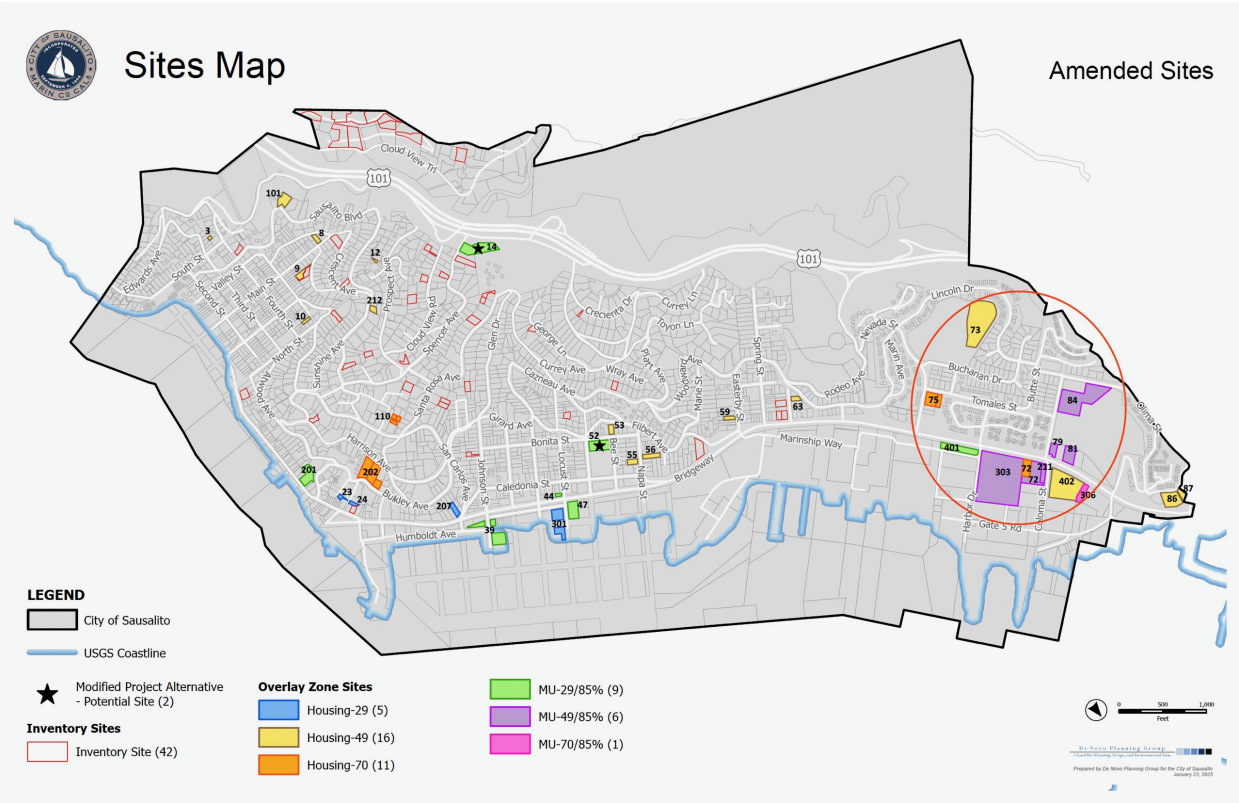
HCD previously recommended that the City of Sausalito distribute housing more equitably throughout the city rather than concentrating it in the north side of town.

This guidance was not addressed and was also removed from HCD's November 4 letter.

The city has disregarded HCD's prior guidance, further increasing the concentration of housing in a small area of the north side. As a result, **75% of the new units are now allocated to just 1/12 of the city's land area.**

I kindly request that you share a copy of the original HCD guidance with the city and update the current guidance, ensuring that this critical issue is reflected, as it was omitted from the November 4 letter.

Thank you,
Stacy



From: Jennifer Nimmo <jen.len.nimmo@gmail.com>

Sent: Tuesday, October 8, 2024 11:17 AM

To: McDougall, Paul@HCD <Paul.McDougall@hcd.ca.gov>; Wu, Grace@HCD <Grace.Wu@hcd.ca.gov>; Coy, Melinda@HCD <Melinda.Coy@hcd.ca.gov>; Housing Elements@HCD <HousingElements@hcd.ca.gov>

Subject: Request for a Balanced Distribution of Housing Element Sites in Sausalito

Paul, Grace, Melinda,

I'm writing to express concern about the Sausalito Housing Element Plan, which is being amended now to concentrate more than half the new housing developments and an even bigger majority of low and very low income housing, north of Nevada Street - just the northern most tip of Sausalito. Further concentration of development in this area risks straining infrastructure, reducing access to recreational areas, and endangering residents in a high wildfire risk area.

I urge the HCD to advise Sausalito to develop a more thoughtful and balanced distribution aligned with Affirmatively Further Fair Housing similar to your guidance with the city of Larkspur. In particular, I believe Sausalito should explore opportunities south of Mollie Stone's in the Marinship area and city-owned properties like the abandoned firehouse on Spencer Avenue. These areas hold great potential for development that could provide much-needed housing while supporting economic growth and revitalizing the working waterfront.

I appreciate your consideration and look forward to seeing a more equitable approach to Sausalito's housing future.

--

Jennifer Nimmo

jen.len.nimmo@gmail.com

M: 415.244.3329

--

Jennifer Nimmo

jen.len.nimmo@gmail.com

M: 415.244.3329

From: [Stacy Nimmo](#)
To: [Neal Toft](#); [City Clerk](#)
Subject: [EXTERNAL] Urgent: Demand Smart, Local-Controlled Housing in Sausalito
Date: Sunday, February 23, 2025 4:29:37 PM

I am concerned that most new housing is being pushed to the northern tip of our city, with many low and very low income units slated for a public park. At the same time, vacant lots, RV storage areas, and empty office buildings remain underutilized.

I request that you take the following actions:

- Remove MLK as an opportunity site—this is irreversible and unnecessary.
- Revise city ordinances, particularly Ordinance 1022, to reinstate local building control rather than locking us into a closed-door plan created exclusively to meet state and HCD requirements.

I believe that by making these changes, we can ensure a housing strategy that truly serves the best interests of our community. I appreciate your prompt attention to these matters and look forward to seeing a more balanced and community-focused approach to housing development in Sausalito.

Sincerely,
Stacy Nimmo

From: [Stacy Nimmo](#)
To: [Neal Toft](#); [City Clerk](#)
Subject: [EXTERNAL] Public Comment on MLK
Date: Tuesday, February 25, 2025 11:53:48 AM
Attachments: [Screenshot 2025-02-19 at 5.56.09 PM.png](#)
[Screenshot 2025-02-25 at 11.08.59 AM.png](#)
[Screenshot 2025-02-24 at 8.02.46 PM.png](#)

Dear Neal,

Thank you for the opportunity to provide public comment on agenda item 1-A Meeting 2/25/2025.

1. Inaccurate Representations in Submitted Models:

- **Original MLK Massing Model** (Appendix 1)
 - Drove feasibility for Mayor Cox, the housing advisory committee, and the planning commission.
 - Relied on flawed illustrations and inaccurate data that led to an 80-unit recommendation
 - Omits the current site, removes facility, public park, and school parking, and proposes subterranean parking in a high liquefaction and flood-risk area.
 - Specifies a 2–3 story structure but only depicts a two-story building.
- **New ViewSync Model** (Appendix 2)
 - Inaccurately shows a 3-story rendering matching the height of the existing single-story residences on Coloma Street.
 - Fails to account for bonus density or units above 750 square feet, and alters zoning to 79/du/ac to accommodate required parking.
 - Does not comply with HCD guidelines requiring a diverse mix of unit sizes to promote affordability across different income levels.
 - Does not include mixed use spaces as stipulated by the housing element
 - Accessibility considerations for the senior housing intent make a 3-story walk-up design unfeasible.

2. Bonus Density and Practical Feasibility

- Both models neglect to properly account for bonus density.
- A letter of intent from Pacific Companies for MLK notes that using 1.43 acres for 80 units would typically require a four- or five-story building.
- The city's intent for a modest two-story design is infeasible
 - Pacific Companies' letter of intent for the MLK Park development states *"Development of this size site at this density would require four or five story buildings. A smaller site of under three acres usually yields 24-26 units per acre and a site of four or more acres can increase to 30 units per acre."*
 - The scale requirements for MLK Park (Site 84) are clearly demonstrated in Pacific Companies' nearby development at 825 Drake and 150 Shoreline, as referenced in Appendix 3 and 4.
 - Initially approved for 74 units on one acre (with \$40 million in state

funding and 32 units of bonus density), it was later modified to two five story buildings in separate locations.

- This history illustrates the difficulty in constraining development to just two stories.

3. City's Limited Authority:

- The city wields less power than private property owners and can be compelled by the state to proceed with development, limiting its ability to enforce its preferred, modest development approach.

1. Clustering of New Housing:

- Over 48% of the new housing is concentrated in the northern tip of Sausalito. (Appendix 5).
- This heavy clustering may violate HCD guidelines and state housing laws aimed at preventing overly segregated living patterns (as per Government Code Section 8899.50(a)(1)).
- HCD has previously advised Sausalito on this issue.

2. Historic Resource and Regulatory Requirements:

- The MLK site is a historic resource, part of the BERD, and the city has received notice of an application for the California Register of Historic Resources. (Appendix 6).
- Even if the property is ultimately denied historic registration, it will still require more stringent review guidelines under California code, ensuring that its historic character is preserved.

3. Conflict of Interest:

- The Mayor has consistently participated in MLK-specific discussions despite FPPC regulations, which require recusal when a public official's property (within 500 feet) could be materially affected.
- This conflict alone should disqualify the MLK site.

Appendices

Appendix 1

Flawed plan Drove feasibility for Mayor Cox, the housing advisory committee, and the planning commission.

Site 84, MLK, Jr Park | Site Test



Testing Scenario:			
Building Type	Total	Multiplex A	U-Courtyard B
Quantity on Site	-	5	6
Height	2.5-3 stories (w/stepbacks)	2.5-3 stories	2-3 stories (stepbacks)
Building, Wid. x Dep.	-	85' x 60'	100' x 90'
Building, Gross Area	98,733 sf	11,000-14,880 sf	14,950-21,320 sf
Building, Com'l Area	3,200 sf	-	-
Building, Coverage	42%	-	-
Units, Total	175 du ¹	10-15 du	14-25 du
Units, Average Size	840 sf	-	-
Parking			
Parking, Total Count	175 sp	-	-
Parking, Type	Semi-Sub'n + Subterranean	Subterranean	Semi-Subterranean

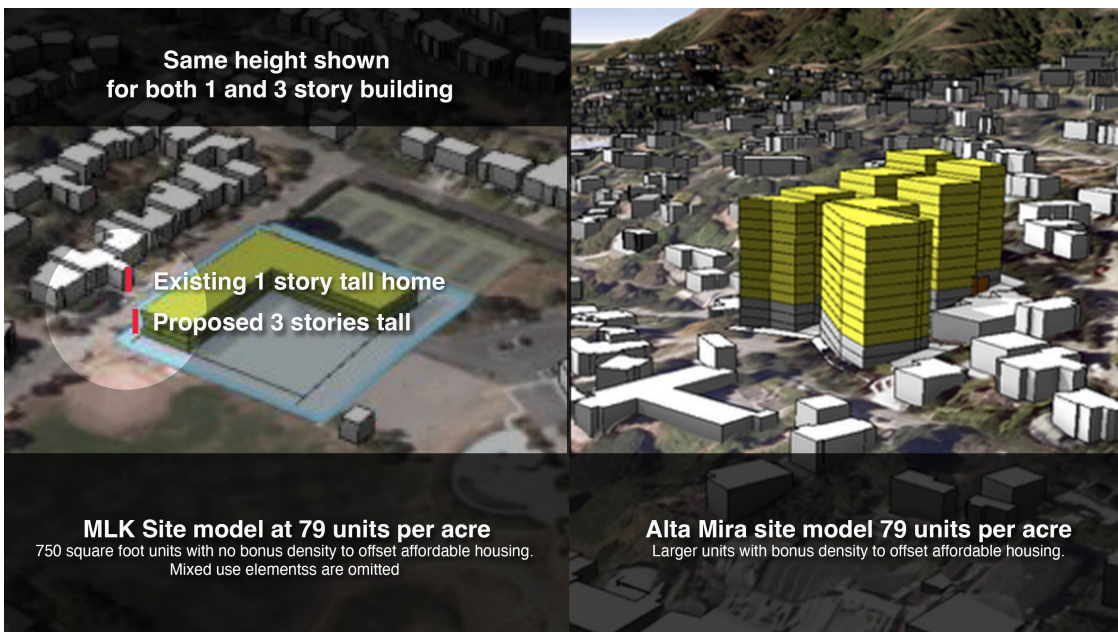
Resultant Yields			
Parking Ratio	1.0 sp per unit	1.0 sp per unit	1.0 sp per unit
FAR	1.5	1.5	1.5

¹ Max capacity scenario per Housing Element

Conceptual Site Plan prepared prior to Housing Element Adoption. Tennis Courts and Pickleball Courts have been removed from Site 84 and units reduced to 80.

Appendix 2

Flawed Plan. 1 story and 3 story building shown at the same height.



Appendix 3

Five Stories, one acre, 42 units at 825 Drake

City and community requested 2-3 stories at 825 Drake and 150 Shoreline. In both cases the builder prevailed with 5 stories.



Appendix 4

32 units at 150 Shoreline is adjacent to wetlands is exempt from most building constraints and city control



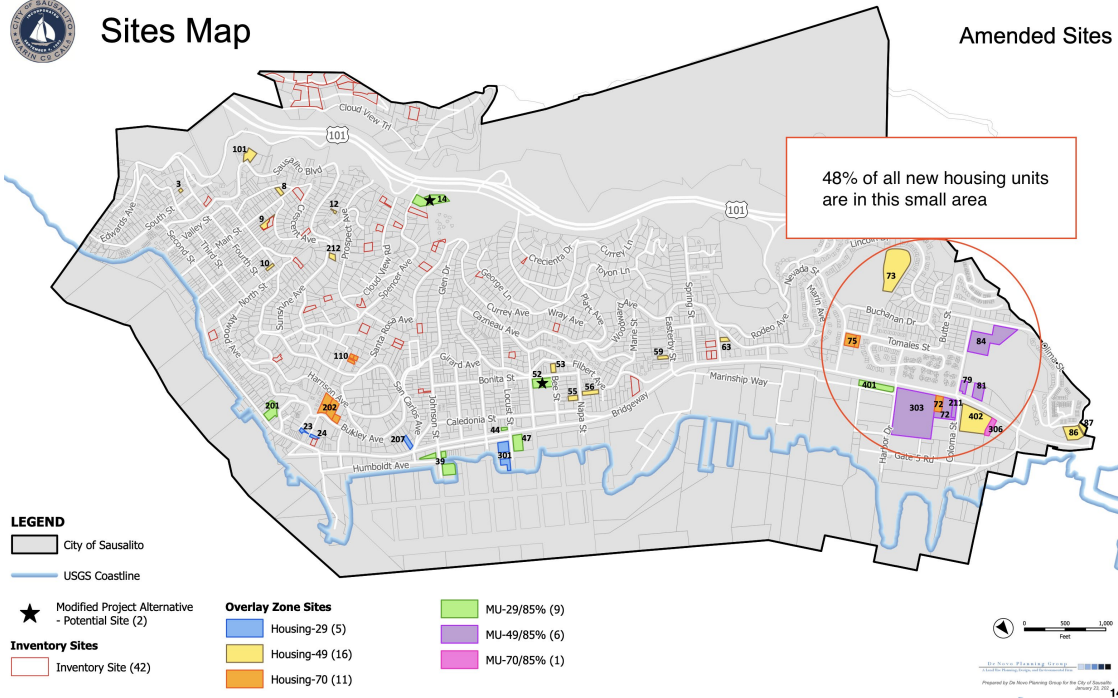
Appendix 5

48% of new development segregated to northern Sausalito



Sites Map

Amended Sites



Appendix 6 California Register submission for MLK Building 27

State of California X The Resources Agency		Primary #
DEPARTMENT OF PARKS AND RECREATION		HRI#
BUILDING, STRUCTURE, AND OBJECT RECORD		
*Resource Name or # (Assigned by recorder)		Building 27
Page 3 of 7		*NRHP Status Code 3CS
B1. Historic Name:	Building 27, Marinship Training Administration Building	
B2. Common Name:	100 Ebbtide Avenue	
B3. Original Use:	Classrooms/Shops	B4. Present Use: Studios
*B5. Architectural Style: Utilitarian		
*B6. Construction History: (Construction date, alterations, and date of alterations)		

Building 27 was constructed in 1942 as a training center. It was converted to elementary school the 1960s and artists' studios in 1992. Original redwood siding was replaced at an unknown date.

From: [Stacy Nimmo](#)
To: [Ian Sobieski](#); [Joan Cox](#); [Jill Hoffman](#); [Melissa Blaustein](#); [Steven Woodside](#)
Cc: [City Council](#); [City Clerk](#)
Subject: [EXTERNAL] Item 1B: Sausalito's Future: Housing on Underutilized Sites
Date: Monday, February 24, 2025 10:12:47 AM

As a Sausalito resident, I am writing to express my support for prioritizing the construction of new housing in underutilized and vacant lots, particularly within the Marinship area. I believe a more equitable distribution of housing across all neighborhoods is essential for the vitality and inclusivity of our community. It is imperative that we explore every opportunity to leverage appropriate locations like the Marinship, where thoughtful development can be achieved.

Building in the Marinship offers a preferable alternative to encroaching upon our cherished parks and historic districts. If done well, the Marinship area is uniquely suited to accommodate additional housing, contributing to a more sustainable and balanced approach to our city's growth.

To fully realize this potential, I urge the City Council to update outdated ordinances that currently hinder the consideration of housing development on vacant or underutilized lots. By removing these barriers, we can unlock opportunities for smart, responsible growth that benefits all residents of Sausalito.

Sincerely,

Stacy Nimmo
Sausalito Resident