

Community Development Department

Sausalito Commercial District Local Control Measure

Sausalito MLK Local Control Measure



August 5, 2025

City of Sausalito Housing Element



- On May 27, 2025, City Council adopted its Amended 2023-2031 Housing Element, which has been certified by the Department of Housing and Community Development (HCD)
- The Housing Element addresses how Sausalito will meet State housing requirements, including accommodating its Regional Housing Needs Allocation (RHNA) of 724 units.
- Program 4 in the Housing Element contains the rezoning strategy to address the RHNA
- State deadline to implement: January 30, 2026





Housing Element Program 4

Two categories of parcels must be approved by voters to be rezoned before the January 30, 2026, state deadline, including:

- Specified Sites in Sausalito's Commercial Districts (12 total) – Ordinance 1022
- Limited parts of the City-owned Martin Luther King Jr. property – Ordinance 1128

Passage of both measures pertaining to Ordinance 1022 and 1128 by the voters is necessary in order for the City to complete the program of rezoning set forth in the City's Amended 2023-2031 Housing Element and to maintain the City's ongoing compliance with State Housing Element Law.



City Outreach and Resident Feedback

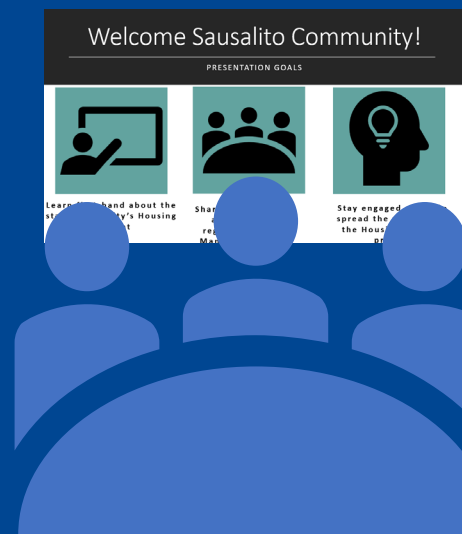
Beginning in January of 2025, Sausalito enacted a multi-month, multi pronged outreach program to provide information about the required rezoning and obtain resident feedback which was used to inform the Housing Element Update.



Mailed Surveys to Residents



Phone/Text Surveys



In Person Meetings



Digital Outreach



Thank You, Sausalito!

Residents Prioritize Local Control & Community Character



THANK YOU to the 765 residents who have provided feedback to date!

Priorities identified by YOUR neighbors include:

- **Preserving 911 emergency access and response times in existing neighborhoods**
- **Protecting local control over Sausalito zoning and land use**
- **Minimizing traffic impacts of new housing**
- **Preserving Sausalito's historic community character**
- **Ensuring developers pay required fees to fund public services, including infrastructure and education**
- **Preventing state government from overriding local zoning laws and removing local permitting authority**
- **Maintaining park, parking, and school uses at the MLK Park property**



Impact of Community Feedback

MLK Park Property Changes

- **Portion of site impacted (2 acres)**
- **Maximum of 50 housing units**
- **Current uses of the park will be maintained: existing dog park, recreational facilities, and school**
- **Subject to a 32-foot height limit**
- **Preference for affordable senior housing.**

Commercial Property Changes

- **Only specified sites included (12)**
- **Portions of sites impacted:**
 - **Site 301 (land only)**
 - **Site 303 (3-acres)**
 - **Site 402 (1-acre)**

Program 4 – Sites Impacted by Ord. 1022

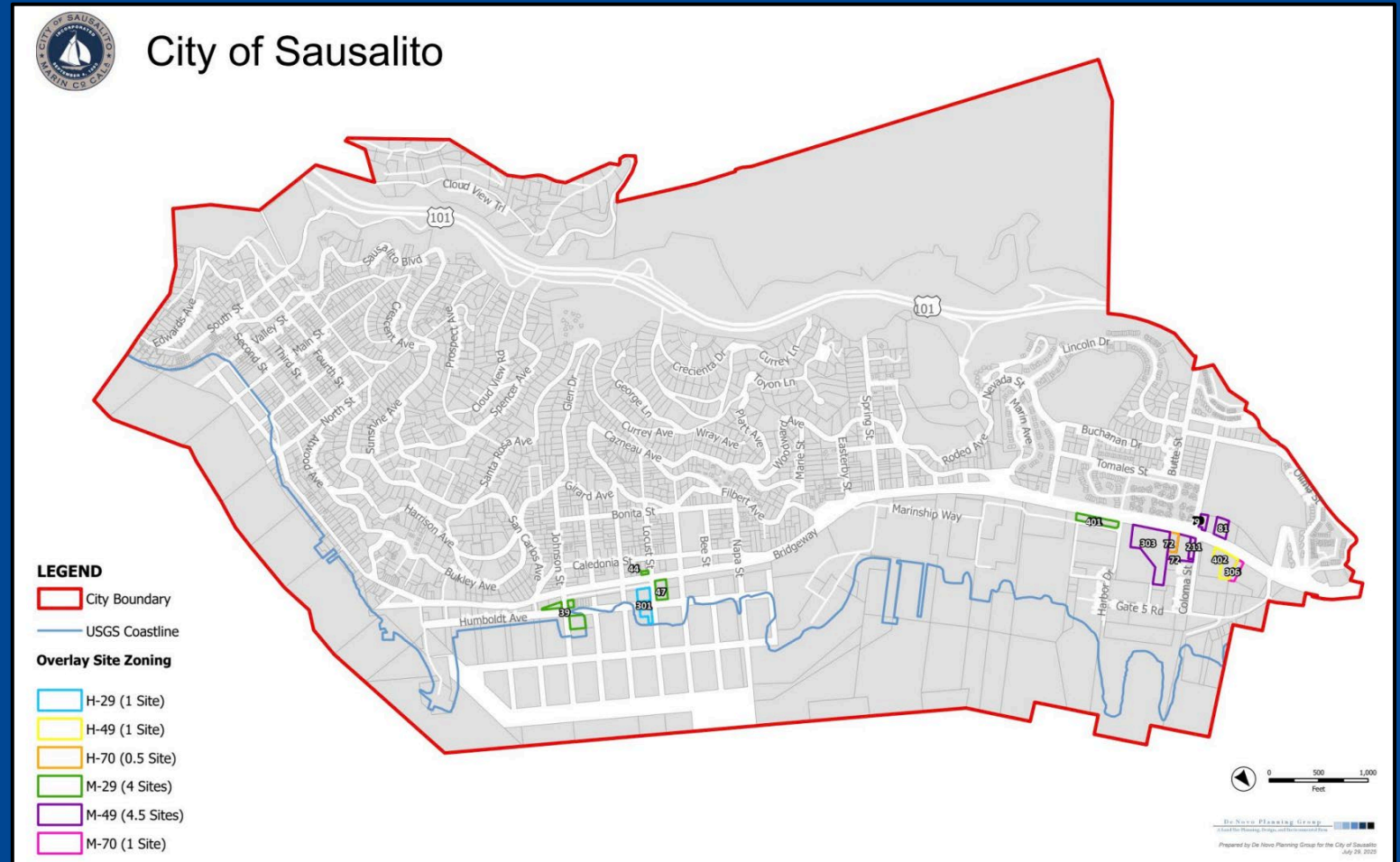


Twelve Impacted Sites:

- Portions of Sites Impacted:
 - Site 301 (land only)
 - Site 303 (3-acres)
 - Site 402 (1-acre)

Special Election:

- Sausalito Commercial District Local Control Measure (November 4, 2025)
- Amending City Zoning Map in City Commercial Districts for consistency with Housing Element



Program 4 – Sites Impacted by Ord. 1022



Site Number	APN	Address	Housing Opportunity Overlay	Notes
39	065-037-01	303 Johnson	-M29	
	065-034-07	303 Johnson	-M29	
	065-038-06	501 Humboldt	-M29	
44	065-051-10	1319 Bridgeway Blvd	-M29	
47	064-087-07	300 Locust St	-M29	
72	063-140-21	2656 Bridgeway	- M49	
	063-140-18	2650 Bridgeway	-H70	
79	063-151-01	2631 Bridgeway Blvd	-M49	
81	063-151-05	2829 Bridgeway Blvd	-M49	
211	063-140-20	2660 Bridgeway	-M49	
301	065-032-01	Locust St And Humboldt Ave	-H29	Overlay zoning is only applied to the land-based portion of the site.
	065-031-01	225 Locust	-H29	Overlay zoning includes adjacent paper streets.
303	063-140-15	1 & 3 Harbor Dr	-M49	Overlay zoning is only applied to a 3-acre portion of the site.
306	063-162-04	3000 Bridgeway	-M70	
401	063-130-01	2400 Bridgeway Blvd	-M29	
402	063-152-01	2680 Bridgeway Blvd	-H49	Overlay zoning is only applied to a 1-acre portion of the existing parking/paved area of the site.

Program 4 – Ord. 1128 Applies to MLK Site

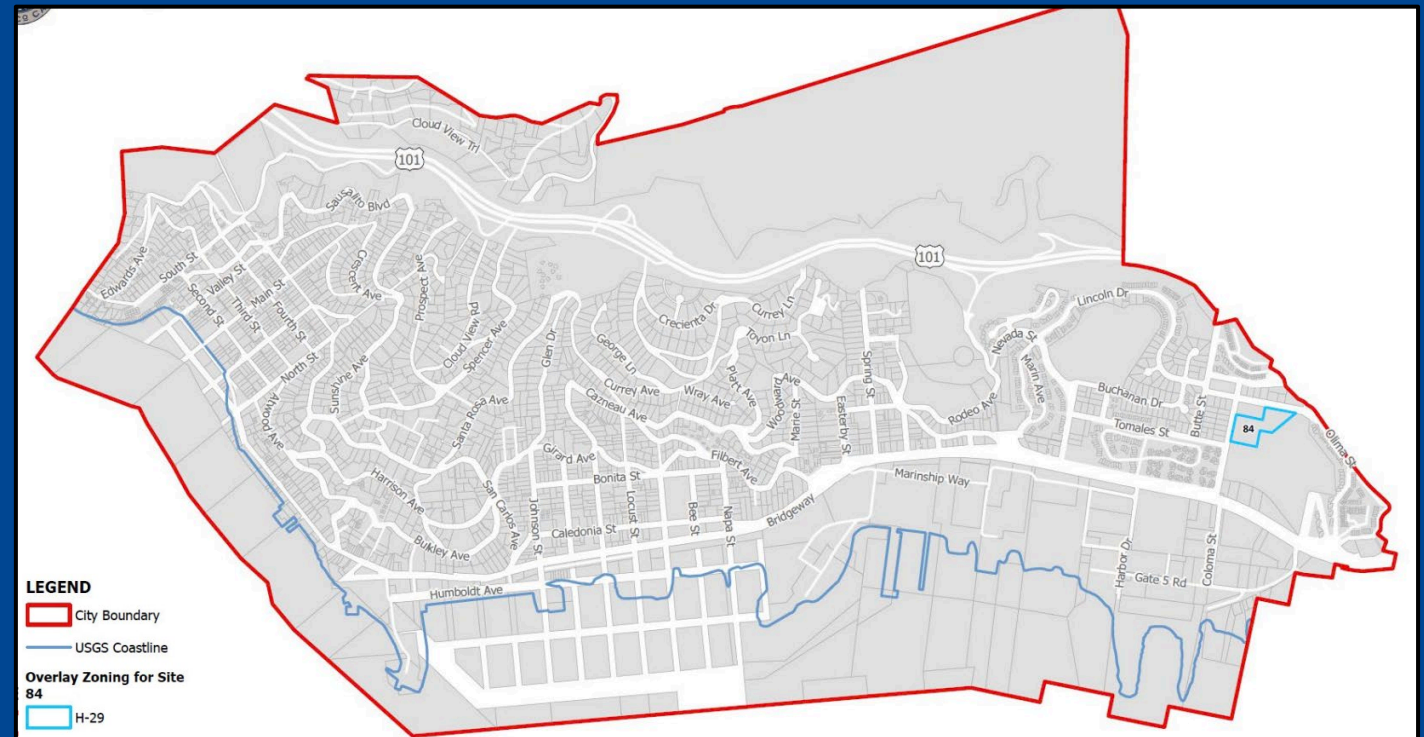


One Impacted Site:

- 2-acre portion of MLK Site is Impacted;
- Retention of existing park & recreational facilities;
- Maximum of 50 housing units;
- Subject to a 32 foot height limit;
- Preference for affordable senior housing

Special Election:

- Sausalito MLK Local Control Measure (November 4, 2025)
- Amending City Zoning Map to authorize development of affordable housing on Martin Luther King Jr. Property for consistency with Housing Element



Program 4 – Ord. 1128 Applies to MLK Site



One Impacted Site:

- Site Number: 84
- APN 063-170-03
- Address: 100 Ebbtide / 610 Coloma
- Housing Opportunity Overlay: -H29
- Portion of parcel not to exceed two acres;
- May be developed with residential uses;
- Development shall be limited to a maximum of 50 housing units
- Subject to a 32-foot height limit
- Preference for affordable senior housing
- Site concept provided in Attachment 3



What if Measures are not Placed or Adopted by Voters?





Falling Out Of Compliance

Without these measures, City will not be in compliance with State housing law.

- State Law could override existing City height limits and zoning restrictions for residential neighborhoods.
- A developer would be able to build at the densities allowed under State Law rather than local zoning, which would have an even bigger impact on our City's character.
- City could face fines of up to \$100,000 per month for non-compliance with State Housing Element Law after the first year after court order.
- Fines could rise as high as \$600,000 per month.
- These could lead to cuts in essential City services.



Timeline & Next Steps

- **August 5, 2025: Decide whether or not to place a measure(s) on the ballot for voter consideration.**
- **August 8, 2025: Last day to place matters on the ballot for November 4, 2025, special election.**
- **November 4, 2025: If placed, Sausalito voters decide whether to adopt changes at special election.**
- **January 30, 2026: State imposed deadline for City of Sausalito to complete its program of rezoning in the Amended Housing Element.**



Staff Recommendation – Item 5.A

Sausalito Commercial District Local Control Measure:

- Staff recommend the City Council adopt a resolution calling a special election and submitting to the qualified voters of the City of Sausalito an Ordinance amending the City Zoning Map in City commercial districts to adopt housing overlay zoning consistent with the Housing Element to be voted upon at the Special Municipal Election to be held on November 4, 2025.



Staff Recommendation – Item 5.B

Sausalito MLK Local Control Measure:

- **Staff recommend the City Council adopt a resolution, submitting to the qualified voters of the City of Sausalito, an ordinance amending the City zoning map to authorize development of housing on Martin Luther King Jr. Property, to be voted upon at the special municipal election to be held on November 4, 2025.**
- **Staff recommend the following minor change to the ballot measure question: change “subject to a 32-foot height limit” to “maintaining building height limits”.**

Thank you!

Questions?





Ordinance 1022 & 1128 Summary

- **Ordinance 1022 Summary (Fair Traffic Initiative):**

- Passed by voters in 1985;
- Limits changes to City zoning without voter approval;
- Establishes a maximum allowable density and floor area ratio;
- Prevents any site in the City's commercial and industrial zones from being rezoned to allow for a greater density or floor area ratio;
- Prevents their use for housing in the manner set forth in the Amended Housing Element unless modifications are approved by voters.

- **Ordinance 1128 Summary:**

- Adopted by the City Council in 1997;
- Regulates the sale, lease, or other disposition of specified City-owned properties
- Requires that the City of Sausalito dedicate the Martin Luther King property for park and recreational purposes, except for certain commercial uses;
- City may not change such uses, nor sell, lease or otherwise dispose of such property;
- Prevents use of portion of MLK site for housing in the manner set forth in the Amended Housing Element unless modifications are approved by voters.