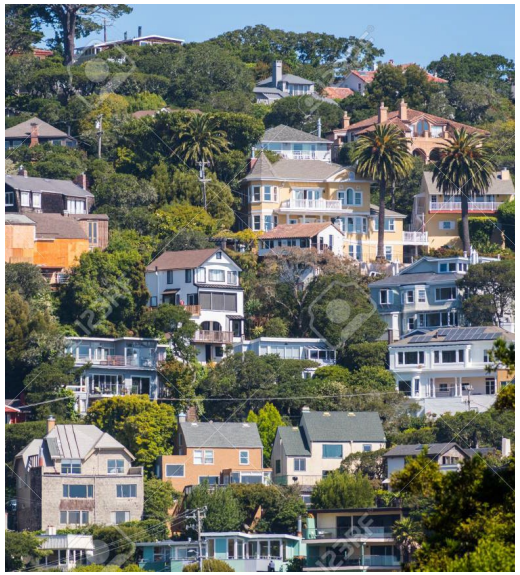
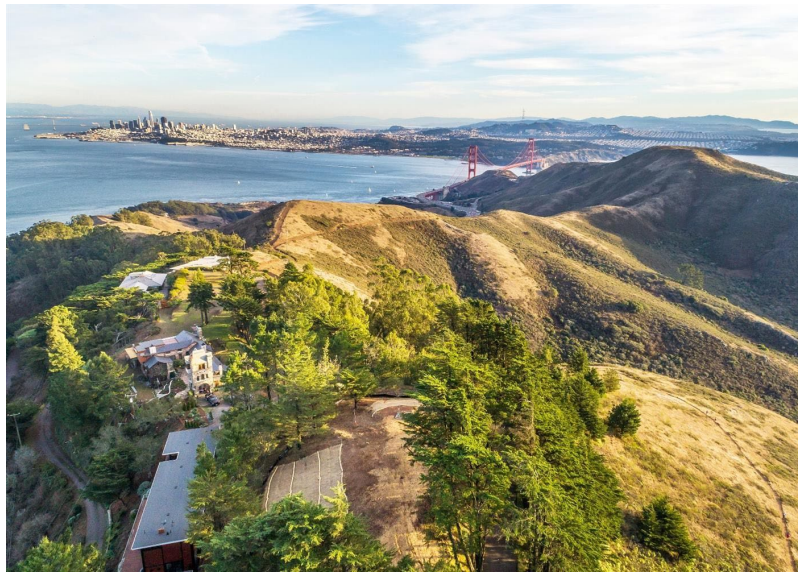








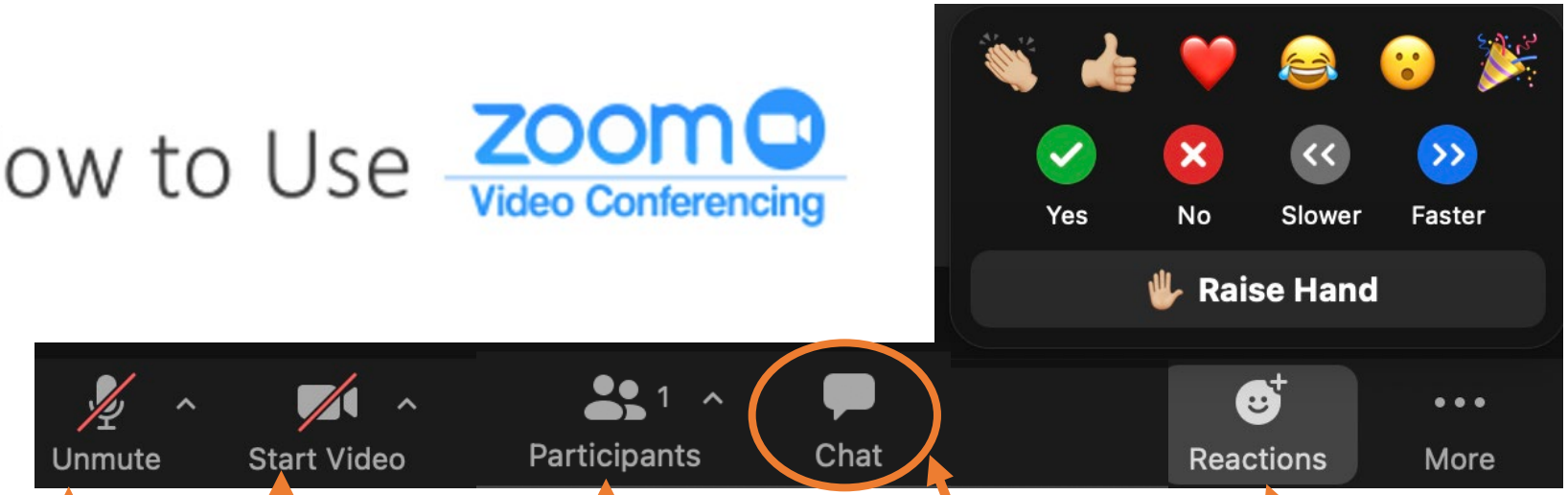
HOUSING ELEMENT UPDATE

Sausalito Town Hall #2

May 9, 2022

ZOOM CONTROLS

How to Use zoom Video Conferencing



Mute/Unmute
Please mute yourself when not speaking

Video

Participants
- See others
- Rename yourself (Name and Group/Agency Affiliation if applicable)
- Raise hand

Chat
To provide questions and or comments when chat is enabled

Reactions
- Raise hand
- Give thumbs up
- Applaud

GUIDE FOR A PRODUCTIVE TOWN HALL

- We are happy you can join us!
- Actively participate – we need your input!
- Listen for understanding
- Be concise
- Be courteous and respect differences
- Have fun!

AGENDA

1. Welcome and Team Introductions
2. Housing Element Overview
3. How Will Sausalito Meet Its Housing Needs
4. Activities
5. Next Steps



OBJECTIVES

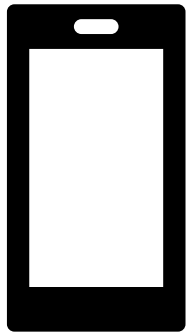
- Review the Housing Element Process
- Overview of Draft Opportunity Sites
- Collect public feedback on:
  - Housing distribution by Neighborhood
  - Preferences for multifamily, mixed use, single family, or no residential development by Focus Area



INTRODUCTIONS



POLL EVERYWHERE – WAYS TO PARTICIPATE



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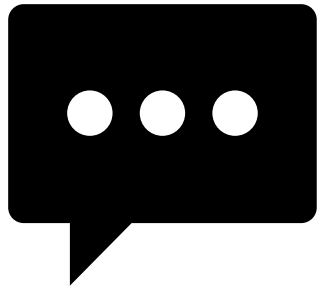


BY TEXT MESSAGE
Text **kwpoll2** to 22-333 on your mobile device.

What is your favorite place in Sausalito? Use underscore _ for more than one word.

Start the presentation to see live content. For screen share software, share the entire screen. Get help at **pollev.com/app**

HOUSING ELEMENT BASICS



WHAT IS A HOUSING ELEMENT?

- The Housing Element is a required section of the City's General Plan and analyzes housing needs of the community and constraints to housing development within Sausalito
- Each local government in California is required to update its Housing Element periodically; Sausalito must update it every eight years

WHAT IS INCLUDED IN A HOUSING ELEMENT UPDATE?

- Housing Needs Assessment
- Analysis of Previous Housing Element
- Housing Constraints Analysis
- Fair Housing Analysis
- Inventory of Sites and Resources for Housing
- Housing Plan: Goals, Policies, and Programs

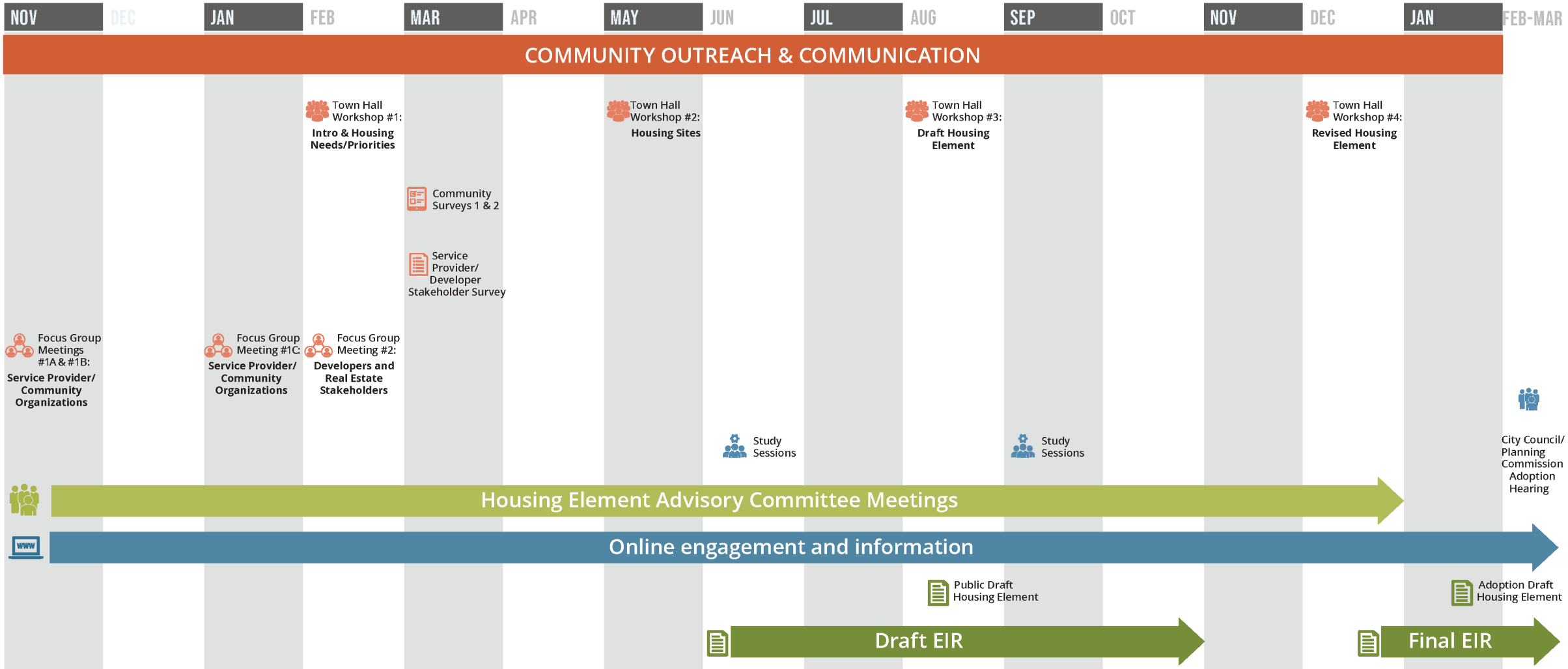
For more information about the Housing Element:

- Visit the Housing Element Update web page: https://housingelementsmarin.org/city-of-sausalito
- View Town Hall #1: https://www.youtube.com/watch?v=dyQ89CPYVzw
- View the HEAC Virtual Binder: https://www.sausalito.gov/city-government/special-committees/housing-element-advisory-committee/document-archives (hard copy at Library)

COMMUNITY ENGAGEMENT



6TH CYCLE HOUSING ELEMENT UPDATE TIMELINE



REGIONAL HOUSING NEEDS ALLOCATION



6TH CYCLE RHNA

TOTAL RHNA		Very Low Income 200 units	Low Income 115 units	Moderate Income 114 units	Above Mod. Income 295 units
Household Size	**Annual Income and Housing Costs**	**Very Low Income (0-50% AMI)**	**Low Income (50-80% AMI)**	**Moderate Income 80-120% AMI**	**Above Moderate Income >120% AMI**
One Person Household	Annual Income	< $63,950	$63,950 - $102,450	$102,450 - $125,650	$125,650 +
	Monthly Housing Cost[1]	< $1,598	$1,598 - $2,561	$2,561 - $3,141	$3,141 +
Two Person Household	Annual Income	< $73,100	$73,100 - $117,100	$117,100 - $143,600	$143,600 +
	Monthly Housing Cost[1]	< $1,827	$1,827 - $2,927	$2,927 - $3,590	$3,590 +
Three Person Household	Annual Income	< $82,250	$82,250 - $131,750	$131,750 - $161,550	$161,550 +
	Monthly Housing Cost[1]	< $2,056	$2,056 - $3,293	$3,293 - $4,038	$4,038 +
Four Person Household	Annual Income	< $91,350	$91,350 - $146,350	$146,350 - $179,500	$179,500 +
	Monthly Housing Cost[1]	< $2,283	$2,283 - $3,658	$3,658 - $4,487	$4,487 +

1 Maximum housing costs are assumed to be a 30% of annual income. A household is considered to be overpaying for housing (or cost burdened) if it spends more than 30% of its income on housing.

WHAT INPUT IS REQUESTED FROM THE COMMUNITY TONIGHT?

- What types of housing are desired or needed in each neighborhood of Sausalito?
- What types of housing are acceptable for each Focus Area?
- Are there sites identified in a neighborhood that should be removed?
- Are there sites that should be added to a neighborhood?

HOW WILL SAUSALITO MEET ITS HOUSING NEEDS?

WHO BUILDS HOUSING?

- The City of Sausalito is not required to actually build housing
- Primarily the private market builds housing
- Public funds may be used as an incentive to adopt affordable housing "restrictions" on private development (for a period of 55 years)
- Sausalito "sets the stage" for housing developers to build projects in line with the City's General Plan (including its Housing Element), zoning ordinance, and other planning documents like Specific Plans

SITE SUITABILITY CRITERIA

Sites to be rezoned to accommodate the Very Low and Low Income RHNA must meet the following requirements:

- 0.5 - 10 acres in size
- Adequate density for affordable housing development
- Have a reasonable expectation for development

1. Existing Site Condition (occupied sites require special analysis)

2. Realistic Capacity Potential (sites are not assumed to develop at maximum density)

Acceptable Site

3. Site Size and Ownership (large sites require special programs)

4. Demonstrated History of Successful Development



EXISTING AFFORDABLE HOUSING

- Affordable housing projects in Sausalito have ranged from approximately **40 to 71 units per acre**
- It is anticipated that very low- and low-income sites will need to accommodate **a minimum of 25 units per acre and up to 49 to 70 units per acre** to accommodate the RHNA



Rotary Village
501 Olima Street
22 units



Bee Street Housing
408 Bee Street
6 units



Rotary Place
412/414 Bee Street
10 units

HOW WILL THE CITY CHOOSE HOUSING SITES?

Identify opportunity sites for residential and mixed-use development

HEAC reviews methodology and potential opportunity sites (3 separate meetings)

Sites presented to the public for input

HEAC identifies sites for inclusion in Draft Housing Element and Draft Environmental Impact Report



EXISTING CAPACITY TO ACCOMMODATE RHNA

- The City has capacity for approximately 199 units to accommodate the RHNA based on the capacity of sites with existing zoning that can accommodate additional residential development and are vacant, have a proposed project, or have a property owner interested in residential development
  - Sites with existing capacity are shaded blue on the Draft Opportunity Sites maps

Existing Capacity	Total Units	Very Low	Low	Mod.	Above Mod.
Vacant, ADU, SB9, and Projects	199	12	40	52	96
Underutilized - No Property Owner Response	65	0	0	29	36

REMAINING RHNA TO ACCOMMODATE THROUGH OPPORTUNITY SITES

- After accounting for the capacity of existing sites, the City's remaining RHNA is 525 units
  - 263 very low and low income units
  - 62 moderate income units
  - 199 above moderate income units

RHNA to Accommodate through Opportunity Sites	Total Units	Very Low	Low	Mod.	Above Mod.
RHNA	**724**	**200**	**115**	**114**	**295**
Existing Vacant, ADU, SB9, & Project Sites Capacity	199	12	40	52	96
Remaining RHNA to Accommodate	**525**	**188**	**75**	**62**	**199**

DRAFT OPPORTUNITY SITES

- The Housing Element Advisory Committee (HEAC), City staff, and the consultant team have worked to identify Draft Opportunity Sites
  - Focus Area sites (shaded pink with yellow outline) meet the minimum acreage required to accommodate the very low and low income RHNA
  - Other sites to increase capacity (pink sites) do not meet the minimum acreage for the very low and low income RHNA, but can be planned to accommodate single family and small-scale multifamily uses
  - Areas within the Marinship designated W (Waterfront) have been removed
  - Paper streets have been removed
  - Water-based sites have been reviewed but current Bay Conservation & Development Commission (BCDC) regulations prohibit "new fill" and limit the number of liveaboard/houseboat berths to 10% per marina.

DRAFT OPPORTUNITY SITES

Opportunities to Increase Capacity	Total Units	Very Low	Low	Mod.	Above Mod.
Focus Areas (Adequate Size and Potential Zoning to Accommodate VL/L)					
City-Owned	*70*	*27*	*28*	*15*	*0*
Interested Property Owner	*109*	*45*	*42*	*22*	*0*
Focus Areas: City-owned or Interested Property Owner	***179***	***72***	***70***	***37***	***0***
City-Owned (Initiative Required)	*232*	*93*	*92*	*47*	*0*
Marinship (Initiative Required) - Interested Property Owner	*176*	*70*	*69*	*35*	*0*
Marinship (Initiative Required) - City-owned	*16*	*7*	*6*	*3*	*0*
Marinship (Initiative Required) - No Property Owner Response	*194*	*77*	*76*	*38*	*0*
No Property Owner Response	*92*	*28*	*26*	*26*	*12*
Focus Areas: Require Voter Initiative or Property Owner Interest	***705***	***275***	***269***	***149***	***12***
Other Sites with Potential to Increase Capacity	**292**	**28***	**26***	**109**	**128**

**Site can accommodate very low or low income units, but does not meet minimum size requirements to count toward the RHNA*



STRATEGY TO ACCOMMODATE REMAINING RHNA

- Identify sufficient Opportunity Sites to accommodate at least 650 units (remaining RHNA + 25% buffer)
- **City must identify approximately 6 to 11 acres of land to be zoned for multifamily or mixed use housing** to accommodate its remaining lower income RHNA + modest surplus
- City must identify approximately 20 acres of land to accommodate its remaining moderate and above moderate income RHNA + modest surplus

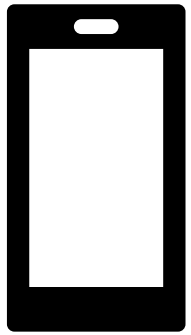
COMMUNITY FEEDBACK



GUIDE FOR A PRODUCTIVE TOWN HALL

- We are happy you can join us!
- Actively participate – we need your input!
- Listen for understanding
- Be concise
- Be courteous and respect differences
- Have fun!

POLL EVERYWHERE – WAYS TO PARTICIPATE



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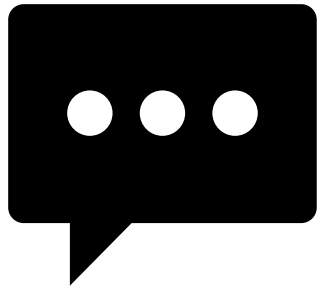

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ACTIVITY - RANGE OF FUTURE HOUSING ALTERNATIVES

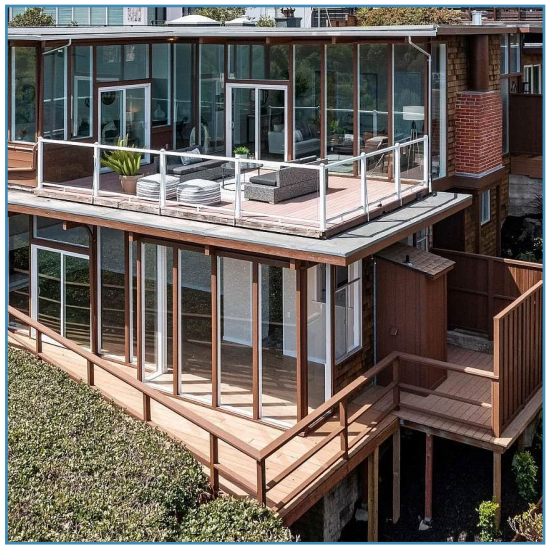
HOUSING TYPES – SCALE & DENSITY

- Homes come in a variety of different scales and densities
- Different people and lifestyles are attracted to different types of housing choices
- Sausalito can plan for a variety of housing types to meet the RHNA



SMALL-SCALE MULTIFAMILY

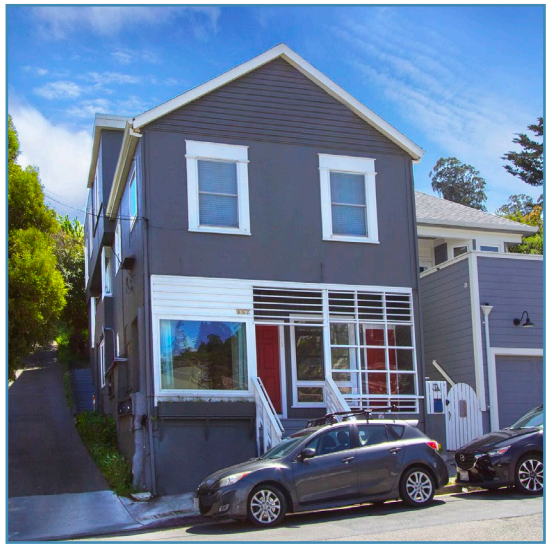
Duplex



Sixplex



Fourplex



Duplex



LARGER-SCALE MULTIFAMILY

5 Rodeo Drive



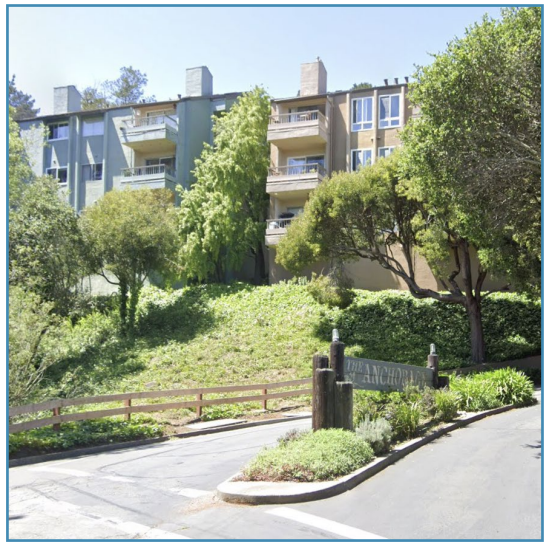
Point Sausalito



The Terraces



The Anchorage



MIXED USE

40 Princess St



505 Miller, MV

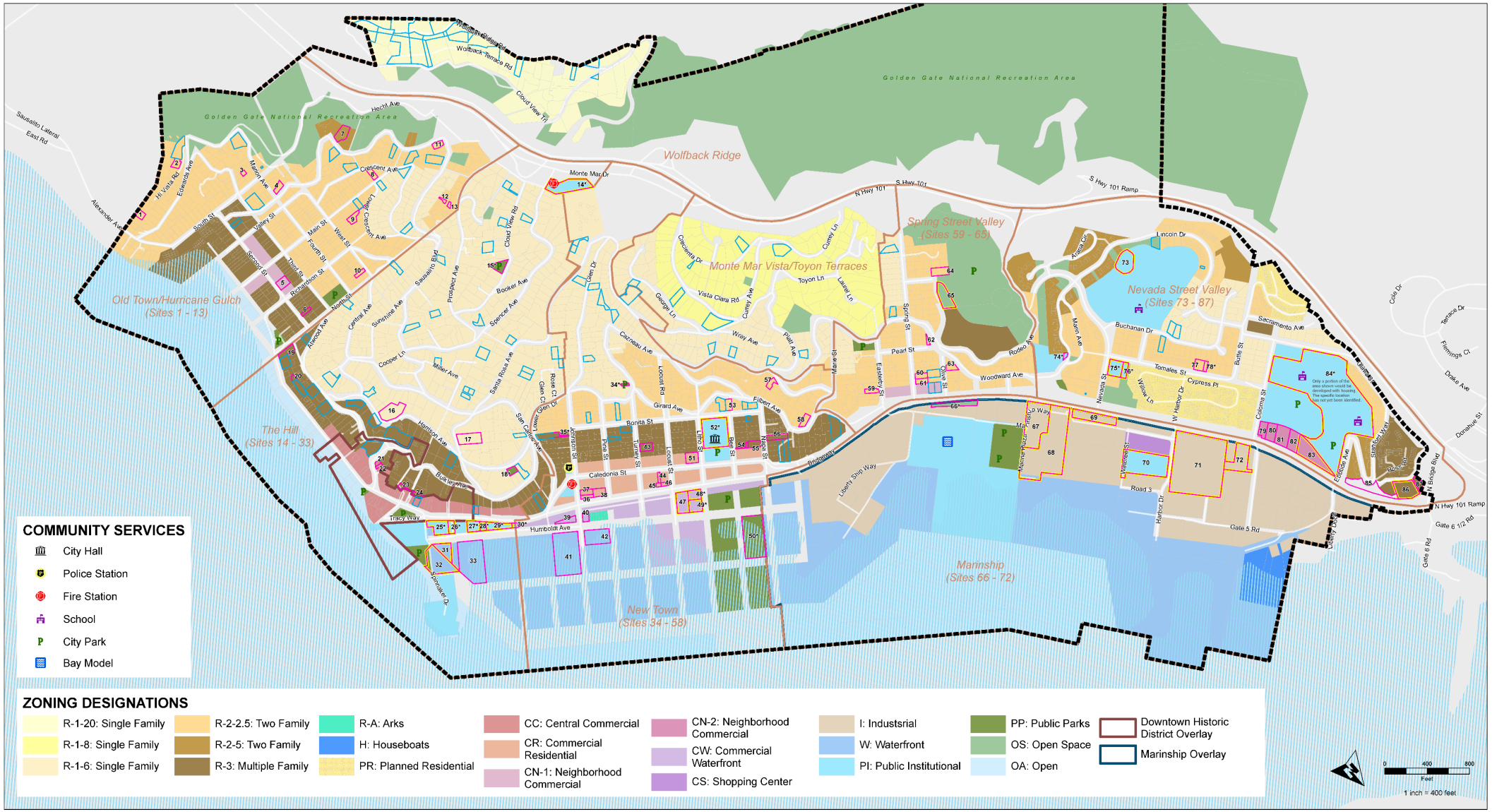


1607 Bridgeway



561 Brdigeway





LEGEND

- Sausalito City Boundary
- Neighborhood
- Ocean/Bay

Draft Opportunity Sites

Increase Capacity Sites are labeled with a Site ID. A Site ID that includes an asterisk (*) is a City-Owned site.

- No General Plan Land Use Change or Rezone Required
- Increase Capacity (General Plan Amendment/Rezone Required)
- Focus Area

SAUSALITO 6th CYCLE HOUSING ELEMENT UPDATE

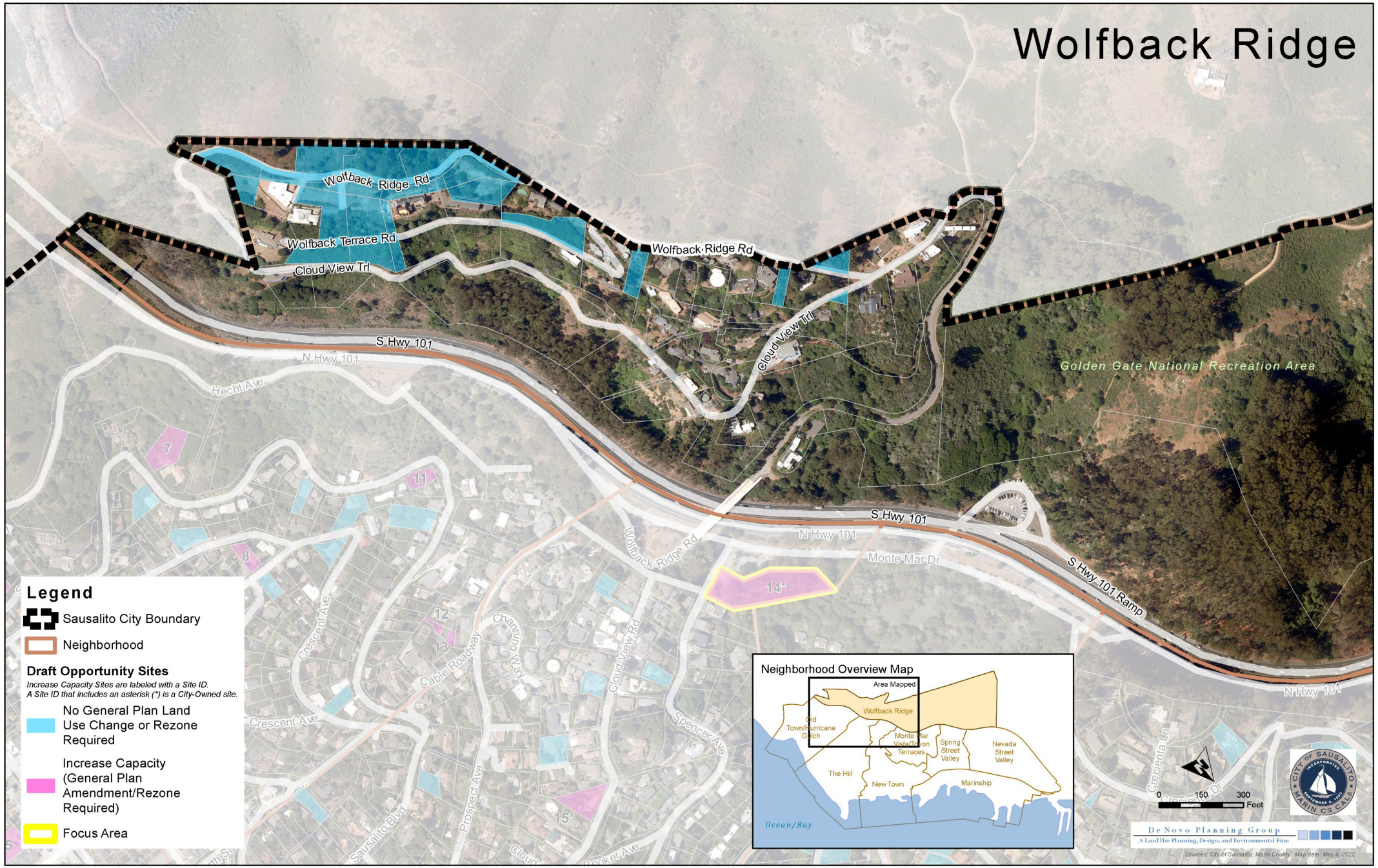
DRAFT OPPORTUNITY SITES
TOWN HALL #2

SAUSALITO GENERAL PLAN

De Novo Planning Group

Sources: City of Sausalito, Marin GeoHub. Map date: May 4, 2022.

WOLFBACK RIDGE


Wolfback Ridge
Wolfback Ridge Rd
Wolfback Terrace Rd
Cloud View Trl
Wolfback Ridge Rd
Cloud View Trl
S Hwy 101
N Hwy 101
Golden Gate National Recreation Area
Hecht Ave
S Hwy 101
N Hwy 101
Monte Mar Dr
S Hwy 101 Ramp
N Hwy 101
Wolfback Ridge Rd
Crescent Ave
Cable Roadway
Channing Way
Cloud View Rd
Spencer Ave
Crescent Ave
Prospect Ave
Sausalito Blvd
Booker Ave
Crecienta Ln
Legend
Sausalito City Boundary
Neighborhood
Draft Opportunity Sites
Increase Capacity Sites are labeled with a Site ID.
A Site ID that includes an asterisk (*) is a City-Owned site.
No General Plan Land Use Change or Rezone Required
Increase Capacity (General Plan Amendment/Rezone Required)
Focus Area
Neighborhood Overview Map
Area Mapped
Wolfback Ridge
Old Town/Hurricane Gulch
Monte Mar Vista/Donon Terraces
Spring Street Valley
Nevada Street Valley
The Hill
New Town
Marinship
Ocean/Bay
0 150 300 Feet
De Novo Planning Group
A Land Use Planning, Design, and Environmental Firm
Sources: City of Sausalito, Marin County. Map date: May 4, 2022.

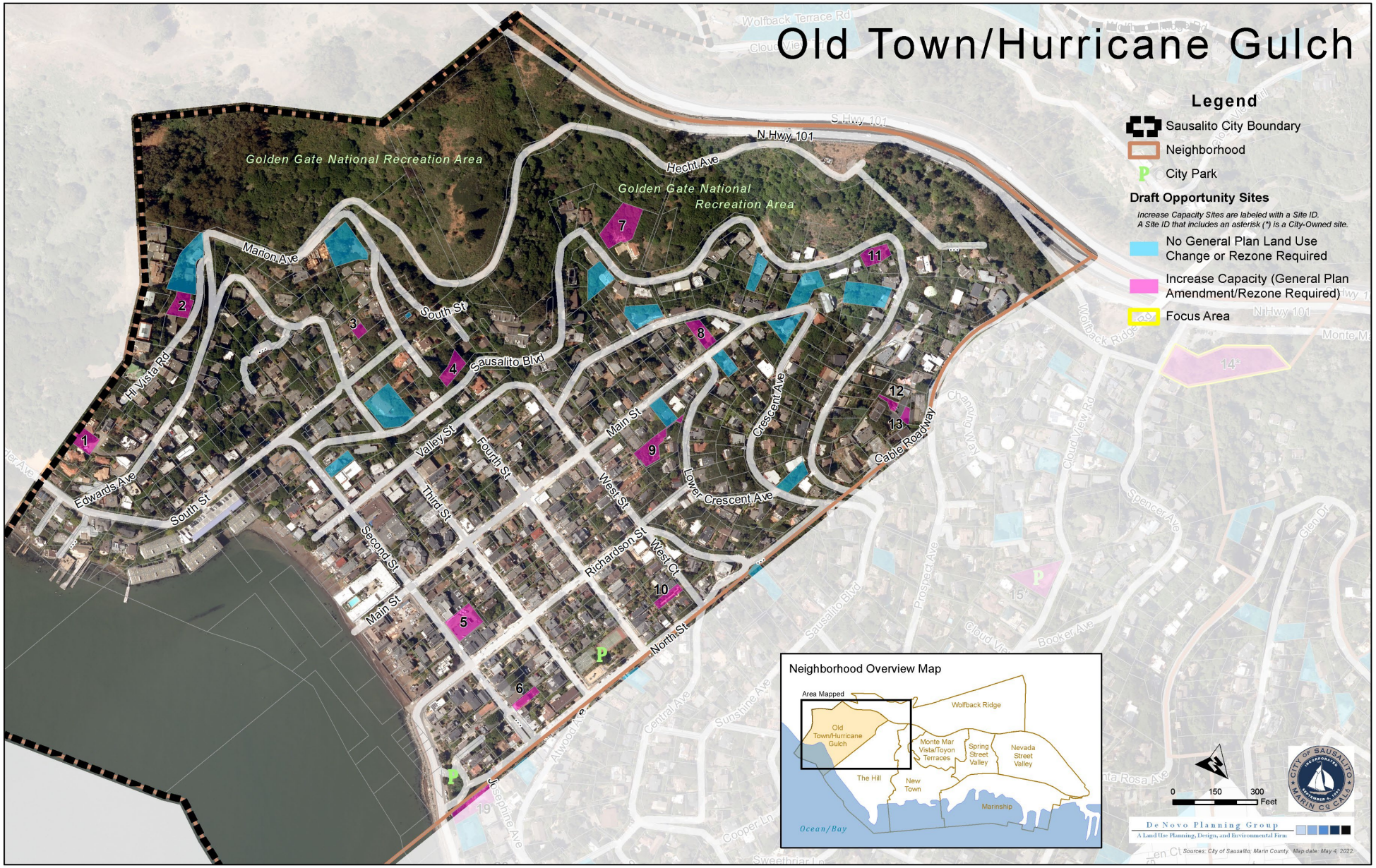
WOLFBACK RIDGE

Wolfback Ridge	Total Units	Very Low	Low	Mod.	Above Mod.
Existing Capacity	10	0	0	0	10

- No increase in capacity (Opportunity Sites) is planned for Wolfback Ridge

OLD TOWN/ HURRICANE GULCH




Old Town/Hurricane Gulch
Legend
Sausalito City Boundary
Neighborhood
City Park
Draft Opportunity Sites
Increase Capacity Sites are labeled with a Site ID.
A Site ID that includes an asterisk (*) is a City-Owned site.
No General Plan Land Use Change or Rezone Required
Increase Capacity (General Plan Amendment/Rezone Required)
Focus Area
Golden Gate National Recreation Area
Golden Gate National Recreation Area
N Hwy 101
Hecht Ave
Marion Ave
South St
Sausalito Blvd
Hi Vista Rd
Edwards Ave
South St
Valley St
Fourth St
Third St
Second St
Main St
West St
Richardson St
West Ct
Main St
Lower Crescent Ave
Crescent Ave
Cable Roadway
North St
Josephine Ave
Wolfback Terrace Rd
Wolfback Ridge
Cloud View Rd
Spencer Ave
Prospect Ave
Booker Ave
Glen Dr
Central Ave
Sunshine Ave
Sausalito Blvd
Cooper Ln
Sweethriar Ln
Neighborhood Overview Map
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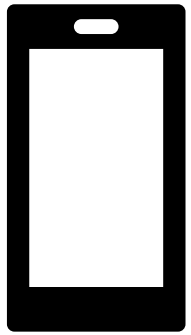
0 150 300 Feet
De Novo Planning Group
A Land Use Planning, Design, and Environmental Firm
Sources: City of Sausalito; Marin County. Map date: May 4, 2022

OLD TOWN/HURRICANE GULCH

Old Town/Hurricane Gulch	Total Units	Very Low	Low	Mod.	Above Mod.
Non-Focus Area Draft Opportunity Sites: Increase Capacity to Accommodate RHNA					
Vacant	34	0	0	13	21
Underutilized- No Property Owner Response	15	0	0	6	9
Subtotal Non-Focus Area	*49*	*0*	*0*	*19*	*30*
Existing Capacity					
Vacant, ADU, SB9, Projects	17	1	4	6	6
Underutilized- No Property Owner Response	14	0	0	6	8
Subtotal Existing Capacity	*31*	*1*	*4*	*12*	*14*
Old Town/HuRricane Gulch Total	**80**	**1**	**4**	**31**	**44**

POLL EVERYWHERE – WAYS TO PARTICIPATE



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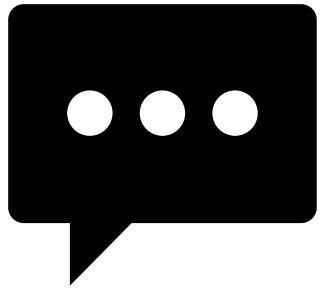

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a. Single Family



b. Small Scale Multifamily



c. Large Scale Multifamily



d. Mixed Use

In general, what housing type is needed/desired in Old Town/Hurricane Gulch? Choose up to 3 options.









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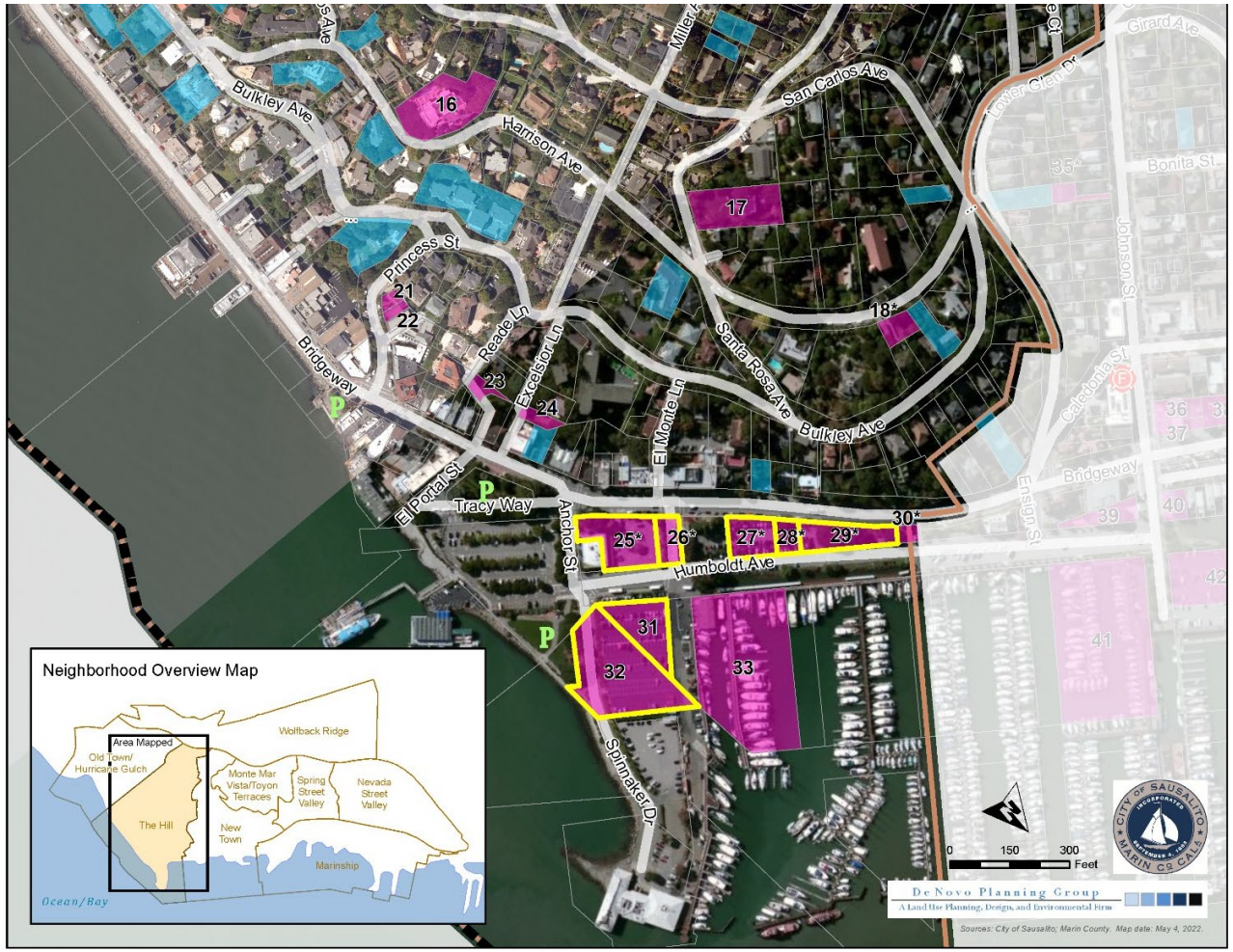
THE HILL


Legend
Sausalito City Boundary
Neighborhood Boundary
Ocean/Bay
Fire Station
City Park
Draft Opportunity Sites
Increase Capacity Sites are labeled with a Site ID.
A Site ID that includes an asterisk (*) is a City-Owned site.
No General Plan Land Use Change or Rezone Required
Increase Capacity (General Plan Amendment/Rezone Required)
Focus Area
The Hill
N Hwy 1
Wolfback Ridge Rd
Cloud View Rd
Spencer Ave
Sausalito Blvd
Prospect Ave
Cloud View Cir
Booker Ave
North St
Central Ave
Sunshine Ave
Alwood Ave
Josephine Ave
Spencer Ct
Seghalle Ln
Santa Rosa Ave
Cooper Ln
Miller Ln
Sweetbriar Ln
14*
15*
19
20


Bulkley Ave
Harrison Ave
San Carlos Ave
Princess St
Bridgeway
Reade Ln
Excelsior Ln
El Monte Ln
Santa Rosa Ave
El Portal St
Tracy Way
Anchor St
Humboldt Ave
Spinnaker Dr
Bonita St
Johnson St
Ensign St
Bridgeway
16
17
18*
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23
24
25*
26*
27*
28*
29*
30*
31
32
33
Neighborhood Overview Map
Area Mapped
Wolfback Ridge
Old Town/ Hurricane Gulch
Monte Mar Vista/Toyon Terraces
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New Town
Marinship
Ocean/Bay
0 150 300 Feet
De Novo Planning Group
A Land Use Planning, Design, and Environmental Firm
Sources: City of Sausalito; Marin County. Map date: May 4, 2022.

THE HILL

The Hill	Total Units	Very Low	Low	Mod.	Above Mod.
Focus Area Draft Opportunity Sites: Increase Capacity to Accommodate Very Low/Low RHNA					
City	38	15	15	8	0
City-Voter	56	22	22	12	0
Underutilized- No Property Owner Response	43	18	16	9	0
Interested Property Owner	36	15	14	7	0
Subtotal Focus Areas	*173*	*70*	*67*	*36*	*0*
Non-Focus Area Draft Opportunity Sites: Increase Capacity to Accommodate RHNA					
City	3	0	0	1	2
Vacant	8	0	0	3	5
Interested Property Owner	34	6	6	11	11
Subtotal Non-Focus Area	*45*	*6*	*6*	*15*	*18*
Existing Capacity					
Vacant, ADU, SB9, Projects	75	6	19	15	35
Underutilized- No Property Owner Response	39	0	0	18	21
Subtotal Existing Capacity	*114*	*6*	*19*	*33*	*56*
The Hill Total	**332**	**82**	**92**	**84**	**74**



a. Single Family



b. Small Scale Multifamily



c. Large Scale Multifamily



d. Mixed Use

In general, what housing type is needed/desired in the Hill?

Choose up to 3 options.









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Site 14
City-owned
300 Spencer Ave
Former Fire Station #2



What type of housing is acceptable on Site 14? Choose up to 3 options.









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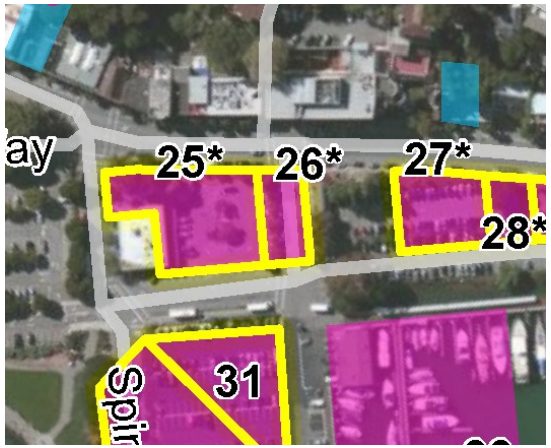
Site 25/26
City-owned
Bridgeway/Bay St
Parking lots



What type of housing is acceptable on sites 25/26? Choose up to 3 options.









Start the presentation to see live content. For screen share software, share the entire screen. Get help at **pollev.com/app**

Site 27, 28, 29
City-owned parking lots
Bridgeway/Bay St

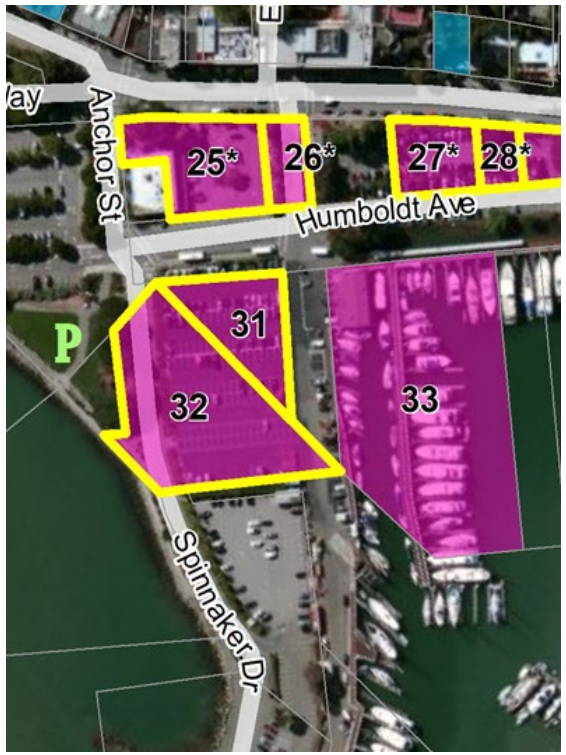


What type of housing is acceptable on sites 27/28/29?

Choose up to 3 options.

Start the presentation to see live content. For screen share software, share the entire screen. Get help at **pollev.com/app**

Site 32/32
Privately-owned
Parking lot
Adjacent Gabrielson Park



What type of housing is acceptable on sites 31/32? Choose up to 3 options.









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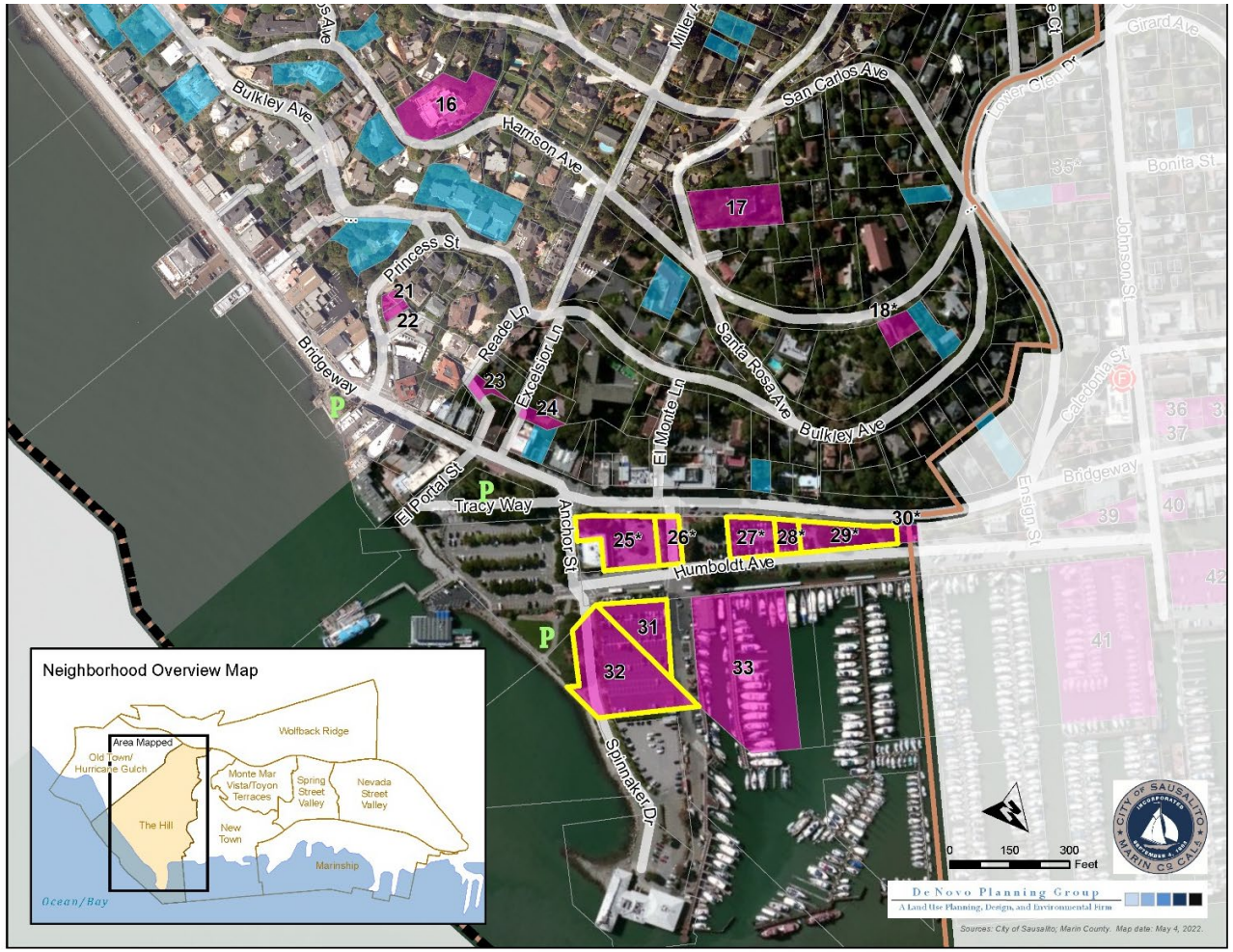
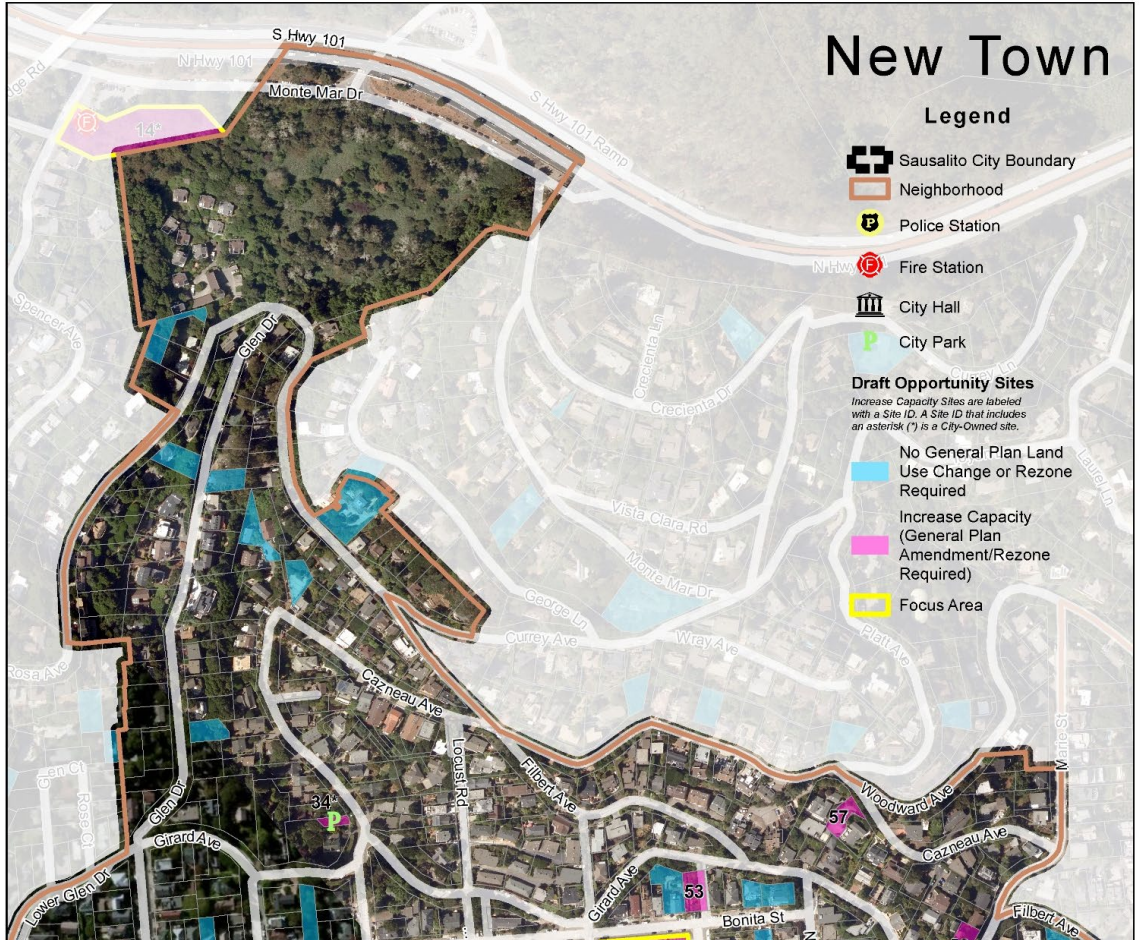
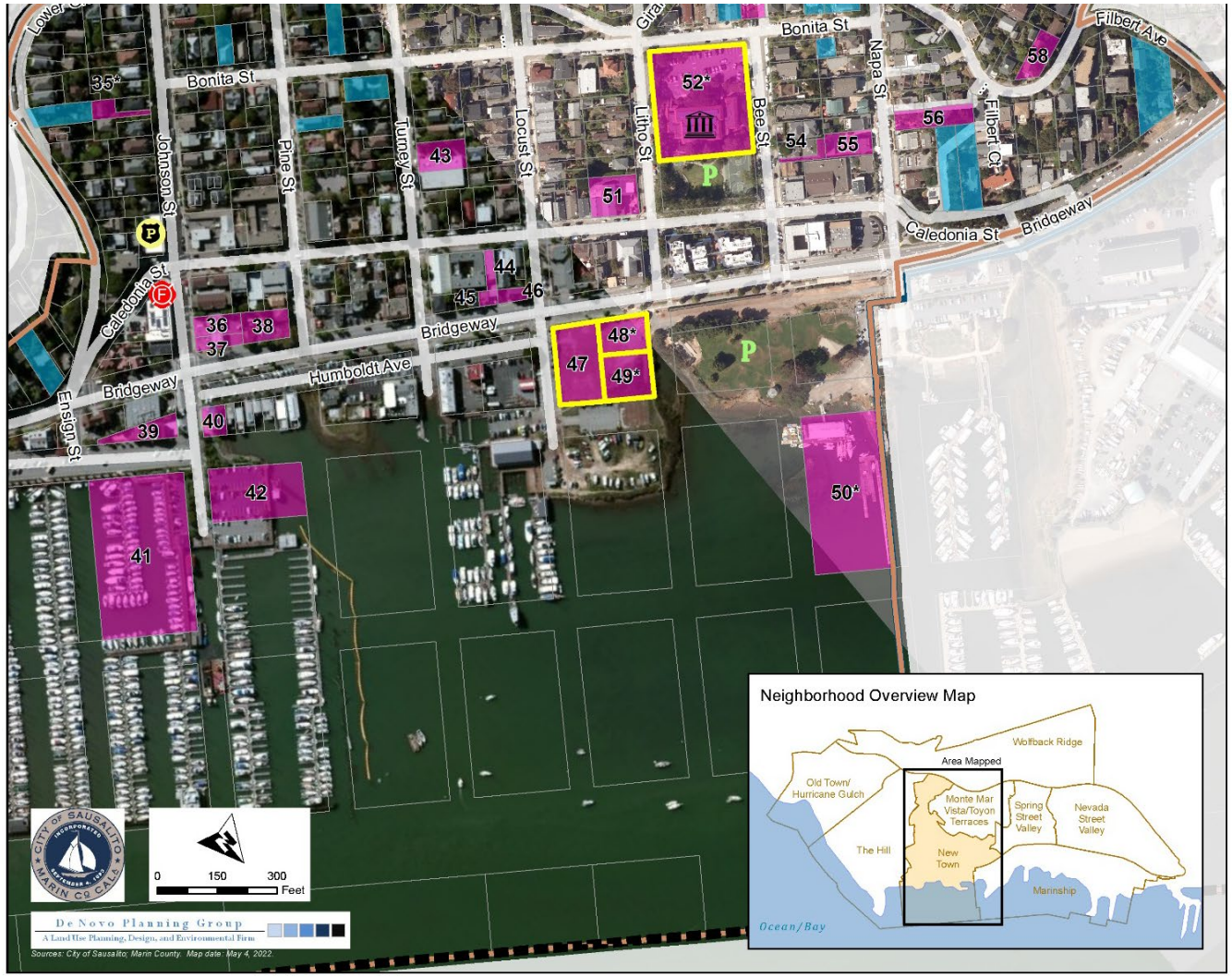


In the chat, share if there are any sites that should be added or removed.

NEW TOWN

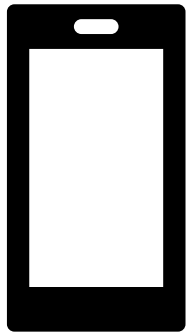

New Town
Legend
Sausalito City Boundary
Neighborhood
Police Station
Fire Station
City Hall
City Park
Draft Opportunity Sites
Increase Capacity Sites are labeled with a Site ID. A Site ID that includes an asterisk (*) is a City-Owned site.
No General Plan Land Use Change or Rezone Required
Increase Capacity (General Plan Amendment/Rezone Required)
Focus Area
S Hwy 101
N Hwy 101
Monte Mar Dr
S Hwy 101 Ramp
Glen Dr
Spencer Ave
Crecienta Dr
Vista Clara Rd
Currey Ave
Wray Ave
Platt Ave
Cazneau Ave
Locust Rd
Filbert Ave
Woodward Ave
Girard Ave
Bonita St
Lower Glen Dr
Rose Ct
Glen Ct
Rosa Ave
Gadge Ln
Louise Ln
Sherman
14*
34*
53
57


Bonita St
Filbert Ave
Johnson St
Pine St
Tuney St
Locust St
Litho St
Bee St
Napa St
Filbert Ct
Caledonia St
Bridgeway
Humboldt Ave
Ensign St
35*
43
51
52*
54
55
56
58
36
37
38
39
40
41
42
44
45
46
47
48*
49*
50*
Neighborhood Overview Map
Area Mapped
Wolfback Ridge
Old Town/ Hurricane Gulch
Monte Mar Vista/Toyon Terraces
Spring Street Valley
Nevada Street Valley
The Hill
New Town
Marinship
Ocean/Bay
0 150 300 Feet
De Novo Planning Group
A Land Use Planning, Design, and Environmental Firm
Sources: City of Sausalito; Marin County. Map date: May 4, 2022

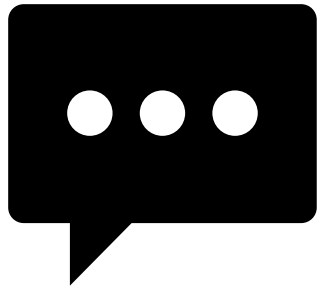
NEW TOWN

New Town	Total Units	Very Low	Low	Mod.	Above Mod.
Focus Area Draft Opportunity Sites: Increase Capacity to Accommodate Very Low/Low RHNA					
Focus Area					
City	14	5	6	3	0
Interested Property Owner	13	5	5	3	0
City-Voter	36	15	14	7	0
Subtotal Focus Areas	*63*	*25*	*25*	*13*	*0*
Non-Focus Area Draft Opportunity Sites: Increase Capacity to Accommodate RHNA					
Vacant	13	0	0	6	7
Interested Property Owner	27	2	1	10	14
Underutilized-No Property Owner Response	31	0	0	13	18
City Leased Site	0	0	0	0	0
Water Sites	0	0	0	0	0
Subtotal Non-Focus Areas	*71*	*2*	*1*	*29*	*39*
Existing Capacity					
Vacant, ADU, SB9, Projects	53	1	2	17	33
Underutilized - No Property Owner Response	10	0	0	4	6
Subtotal Existing Capacity	*63*	*1*	*2*	*21*	*39*
New Town Total	**197**	**28**	**28**	**63**	**78**

POLL EVERYWHERE – WAYS TO PARTICIPATE



BY SMART PHONE
Go to **pollev.com/kwpoll2** on your internet browser.



BY TEXT MESSAGE
Text **kwpoll2** to 22-333 on your mobile device.



a. Single Family



b. Small Scale Multifamily



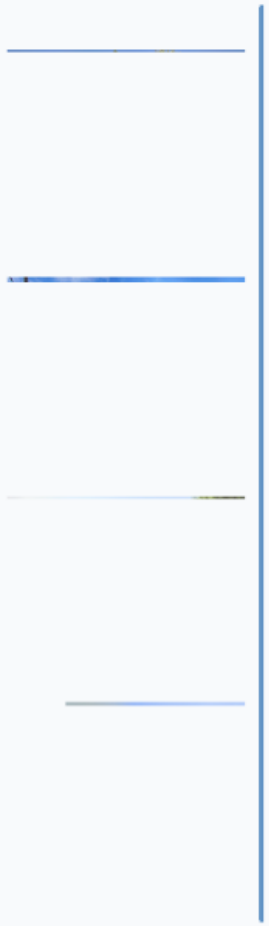
c. Large Scale Multifamily



d. Mixed Use

In general, what housing type is desired in New Town?

Choose up to 3 options.



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Sites 47-49
300 Locust Street
47: Privately owned, modular building
48/49: Former City Police Dept.



What type of housing is acceptable on sites 47/49? Choose up to 3 options.









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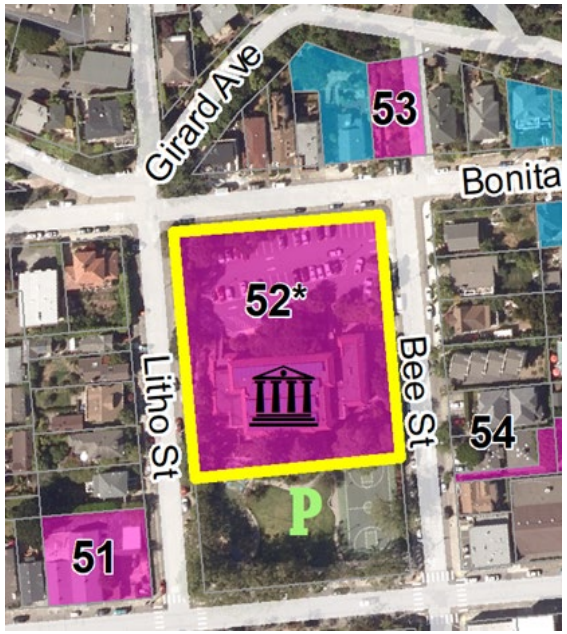
Site 52
City Hall
420 Litho Street
Does not include Robin Sweeney Park



What type of housing is acceptable on site 52? Choose up to 3 options.









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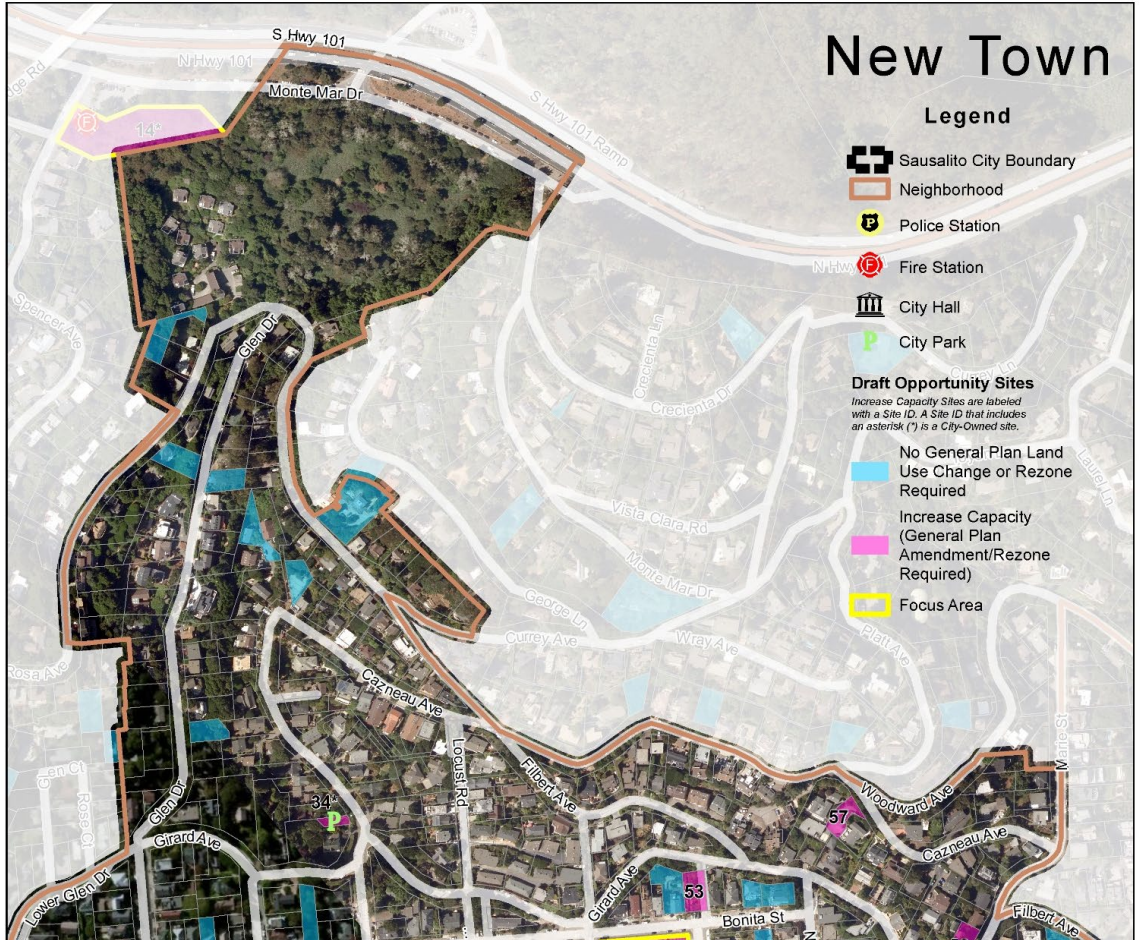
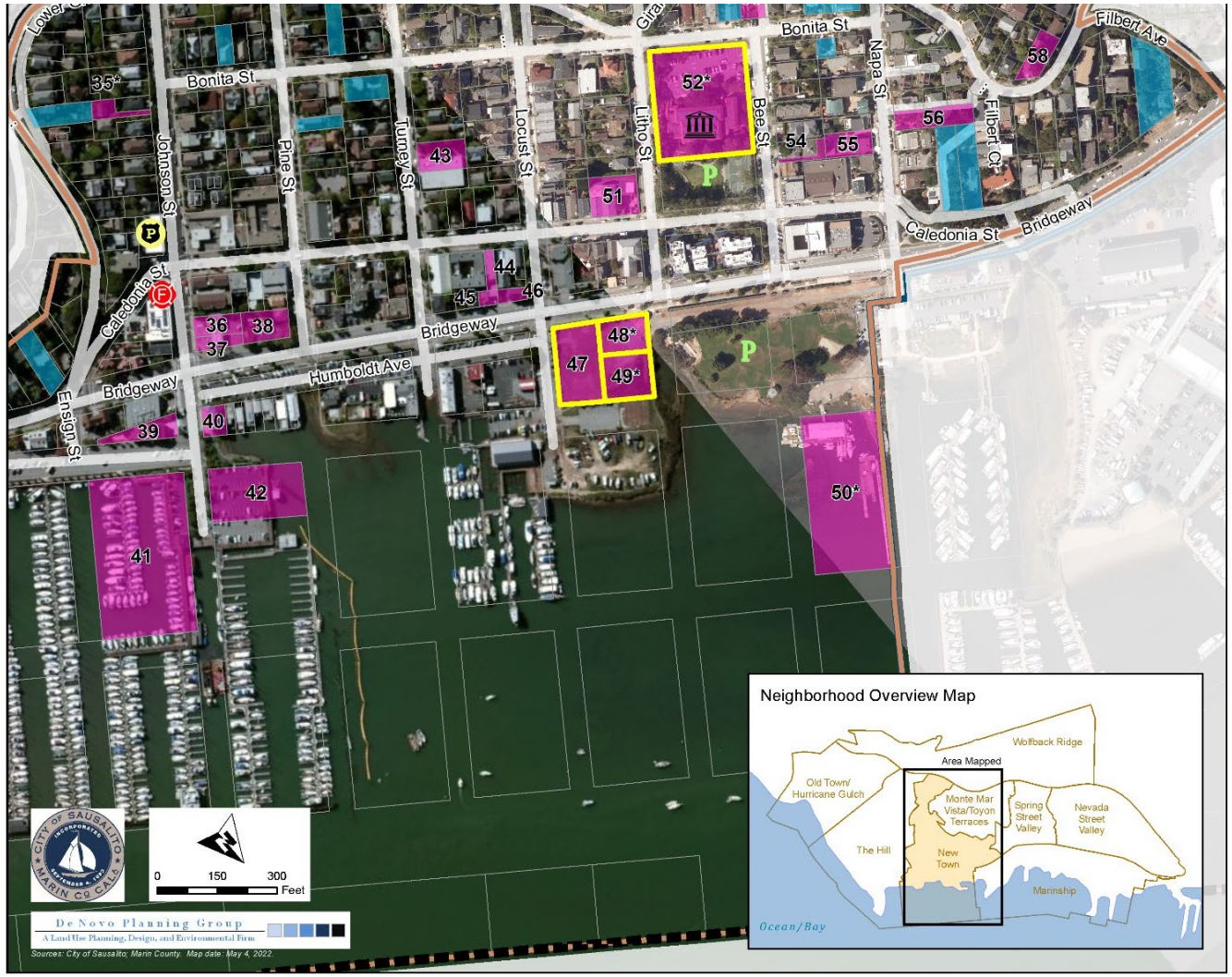


In the chat, share if there are any sites that should be kept or removed.



MONTE MAR VISTA/ TOYON TERRACES



Monte Mar Vista/Toyon Terraces

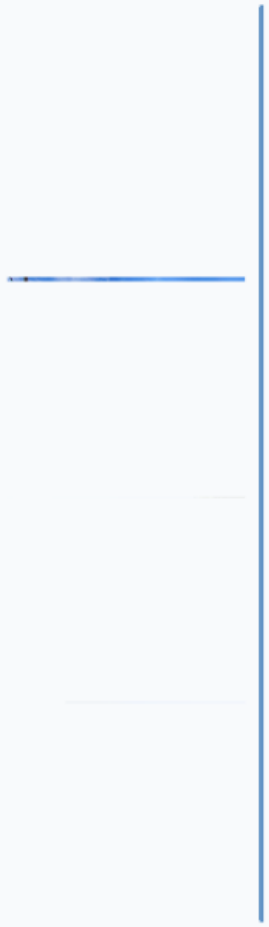


MONTE MAR VISTA/TOYON TERRACES

Monte Mar Vista/Toyon Terraces	Total Units	Very Low	Low	Mod.	Above Mod.
Existing Capacity					
Vacant, ADU, SB9, Projects	31	3	9	7	13
Subtotal Existing Capacity	*31*	*3*	*9*	*7*	*13*

- No increase in capacity (Opportunity Sites) is planned for Monte Mar Vista/Toyon Terraces

In general, what housing type is needed/desired in Monte Mar Vista/Toyon Terraces? Choose up to 3 options.



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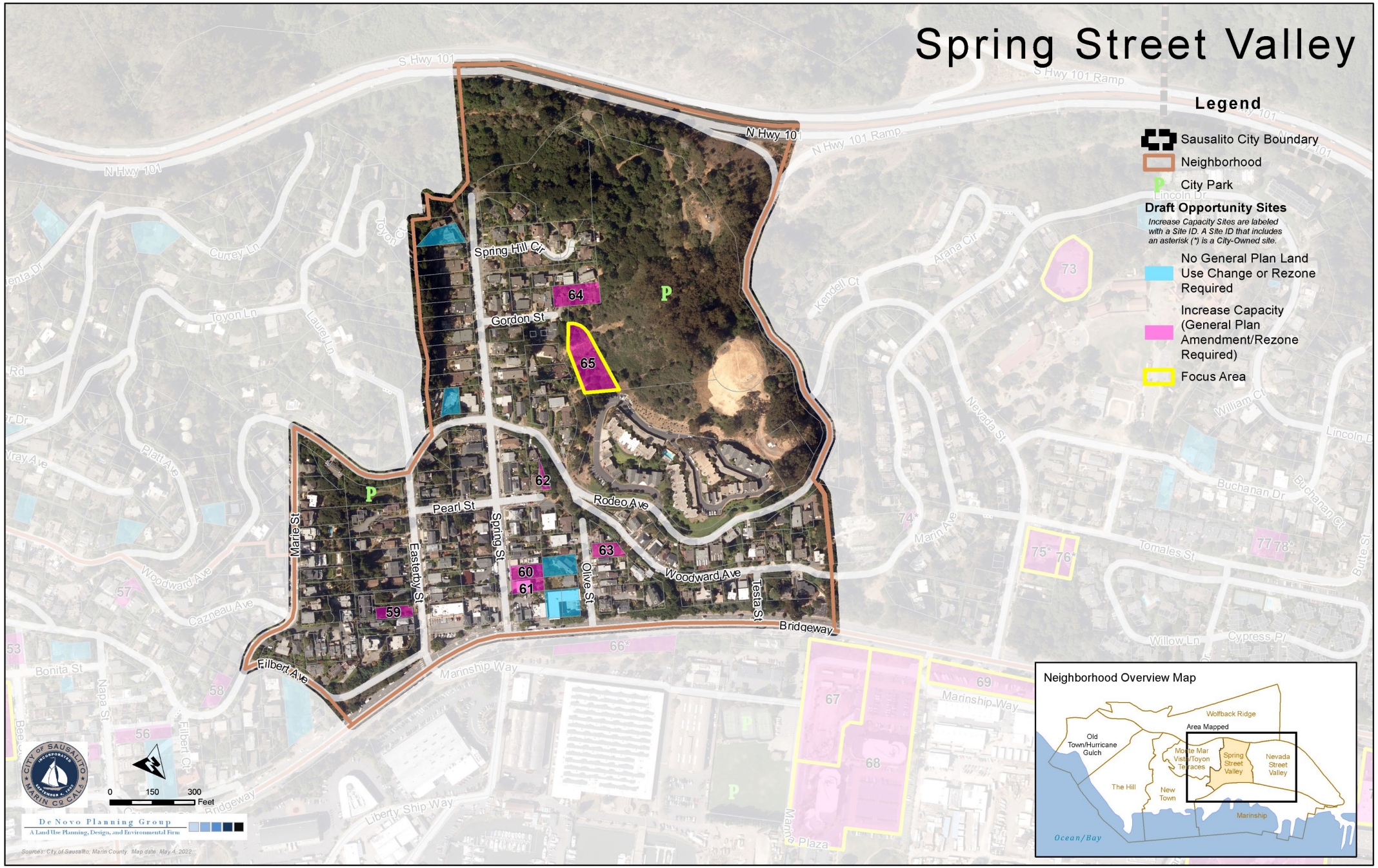
Monte Mar Vista/Toyon Terraces



In the chat, share if there are any sites that should be kept or removed.

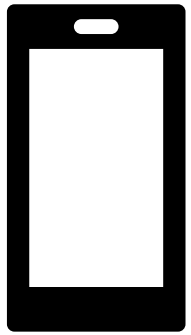
SPRING STREET VALLEY


Spring Street Valley
Legend
Sausalito City Boundary
Neighborhood
City Park
Draft Opportunity Sites
Increase Capacity Sites are labeled with a Site ID. A Site ID that includes an asterisk (*) is a City-Owned site.
No General Plan Land Use Change or Rezone Required
Increase Capacity (General Plan Amendment/Rezone Required)
Focus Area
N Hwy 10
Spring Hill Cir
Gordon St
Pearl St
Rodeo Ave
Woodward Ave
Bridgeway
Filbert Ave
Marie St
Easterby St
Spring St
Olive St
Testa St
64
65
62
63
60
61
59
P
Neighborhood Overview Map
Wolfback Ridge
Area Mapped
Old Town/Hurricane Gulch
Monte Mar Vista/Toyon Terraces
Spring Street Valley
Nevada Street Valley
The Hill
New Town
Marinship
Ocean/Bay
0 150 300 Feet
De Novo Planning Group
A Land Use Planning, Design, and Environmental Firm
Sources: City of Sausalito, Marin County. Map date: May 4, 2022

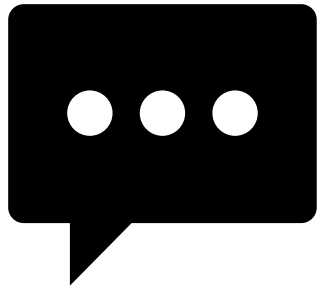
SPRING STREET VALLEY

Spring Street Valley	Total Units	Very Low	Low	Mod.	Above Mod.
Focus Area Draft Opportunity Sites: Increase Capacity to Accommodate Very Low/Low RHNA					
Interested Property Owner	21	9	8	4	0
Subtotal Existing Capacity	*21*	*9*	*8*	*4*	*0*
Non-Focus Area Draft Opportunity Sites: Increase Capacity to Accommodate RHA					
Vacant	12	0	0	5	7
Underutilized- No Property Owner Response	16	2	2	7	5
Subtotal Non-Focus Area	*28*	*2*	*2*	*12*	*12*
Existing Capacity					
Vacant, ADU, SB9, Projects	15	0	3	5	7
Underutilized- No Property Owner Response	2	0	0	1	1
Subtotal Existing Capacity	*17*	*0*	*3*	*6*	*8*
Spring Street Valley Total	**66**	**11**	**13**	**22**	**20**

POLL EVERYWHERE – WAYS TO PARTICIPATE



BY SMART PHONE
Go to **pollev.com/kwpoll2** on your internet browser.



BY TEXT MESSAGE
Text **kwpoll2** to 22-333 on your mobile device.



a. Single Family



b. Small Scale Multifamily



c. Large Scale Multifamily



d. Mixed Use

In general, what housing type is needed/desired in Spring Street Valley? Choose up to 3 options.









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Site 65
Privately-owned
Vacant
West of Sausalito Towers



What type of housing is acceptable on site 65? Choose up to 3 options.

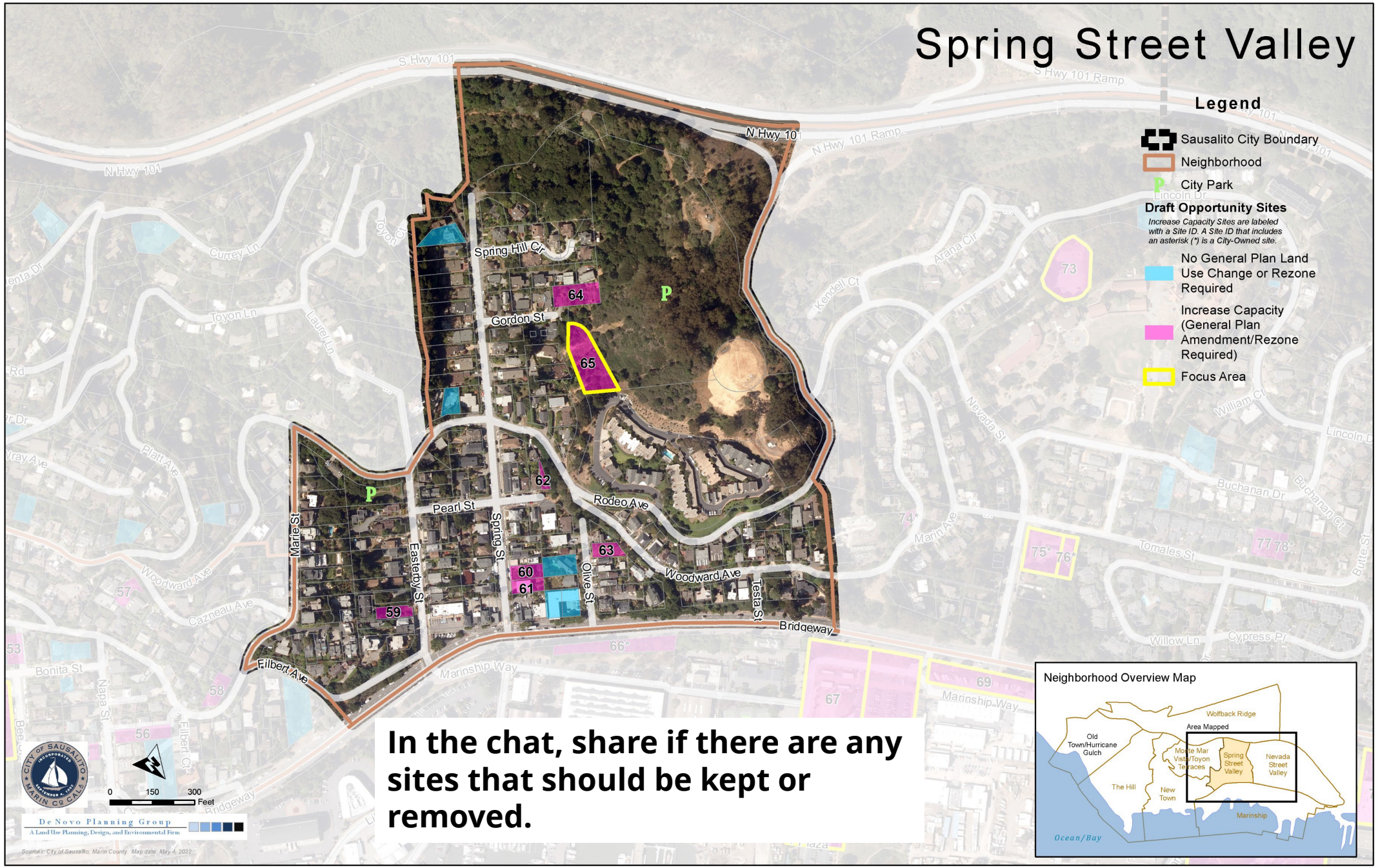






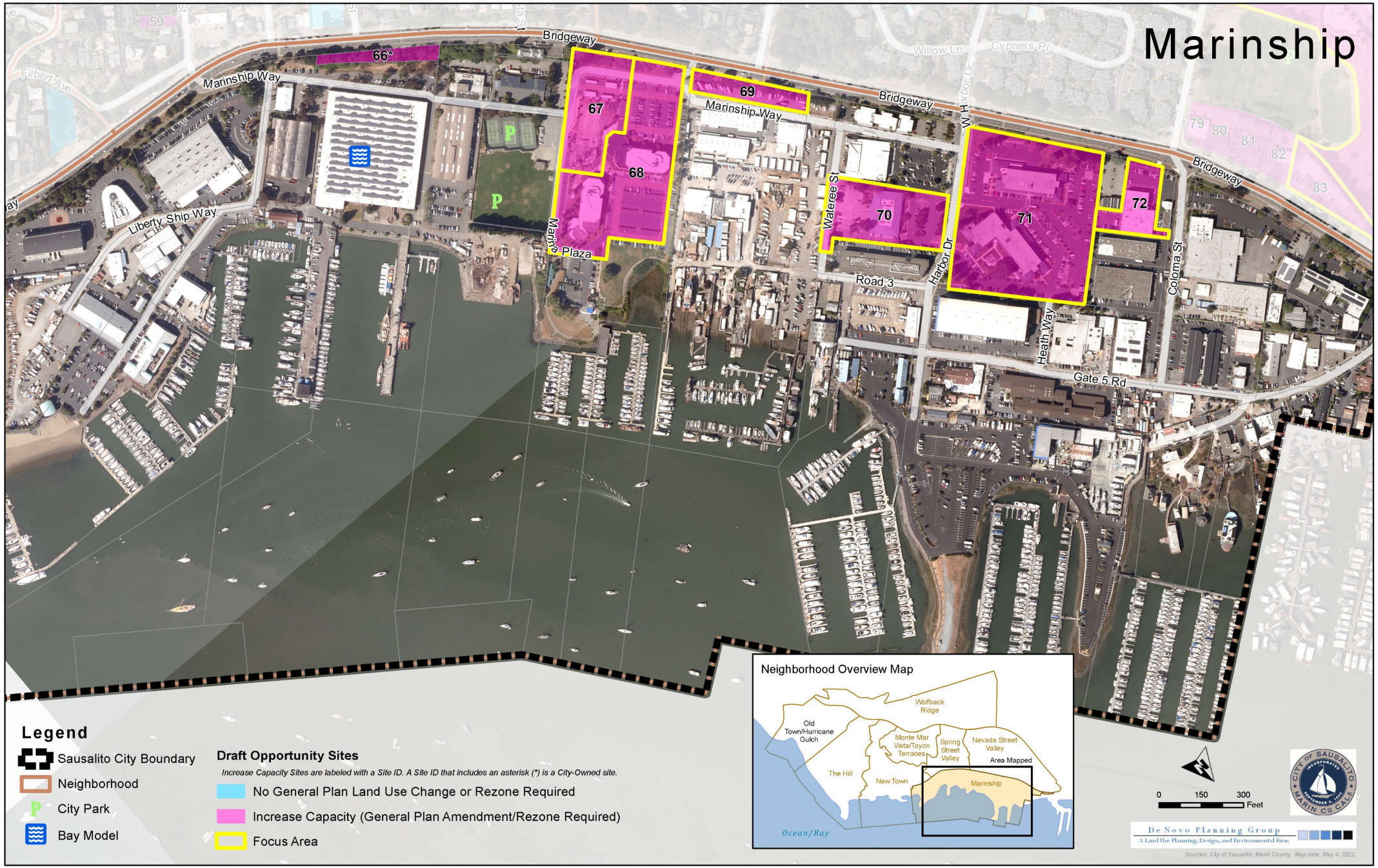
Start the presentation to see live content. For screen share software, share the entire screen. Get help at **pollev.com/app**

Spring Street Valley



In the chat, share if there are any sites that should be kept or removed.

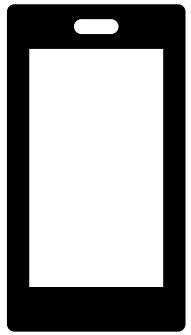
MARINSHIP


Marinship
66*
67
68
69
70
71
72
Bridgeway
Marinship Way
Liberty Ship Way
Filbert Ave
Willow Ln
Cypress Pl
W Harbor Dr
Wateree St
Harbor Dr
Road 3
Heath Way
Gate 5 Rd
Coloma St
Marin Plaza
79
80
81
82
83
Legend
Sausalito City Boundary
Neighborhood
City Park
Bay Model
Draft Opportunity Sites
Increase Capacity Sites are labeled with a Site ID. A Site ID that includes an asterisk (*) is a City-Owned site.
No General Plan Land Use Change or Rezone Required
Increase Capacity (General Plan Amendment/Rezone Required)
Focus Area
Neighborhood Overview Map
Wolfback Ridge
Old Town/Hurricane Gulch
Monte Mar Vista/Toyon Terraces
Spring Street Valley
Nevada Street Valley
Area Mapped
The Hill
New Town
Marinship
Ocean/Bay
0
150
300
Feet
De Novo Planning Group
A Land Use Planning, Design, and Environmental Firm
Sources: City of Sausalito; Marin County. Map date: May 4, 2022.

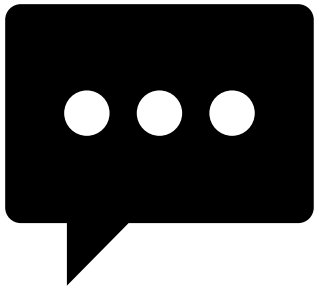
MARINSHIP

Marinship	Total Units	Very Low	Low	Mod.	Above Mod.
Focus Area Draft Opportunity Sites: Increase Capacity to Accommodate Very Low/Low RHNA					
Interested Property Owner	176	70	69	35	0
Underutilized- No Property Owner Response	194	77	76	38	0
Subtotal Focus Areas	*370*	*147*	*145*	*73*	*0*
Non-Focus Area Draft Opportunity Sites: Increase Capacity to Accommodate RHNA					
City	17	7	6	3	0
Subtotal Existing Capacity	*17*	*7*	*6*	*3*	*0*
Marinship Total	**387**	**154**	**151**	**76**	**0**

POLL EVERYWHERE – WAYS TO PARTICIPATE



BY SMART PHONE
Go to **pollev.com/kwpoll2** on your internet browser.



BY TEXT MESSAGE
Text **kwpoll2** to 22-333 on your mobile device.



a. Single Family



b. Small Scale Multifamily



c. Large Scale Multifamily



d. Mixed Use

e. No Housing

In general, what type of housing is needed/desired in the Marinship?









e. No Housing

Start the presentation to see live content. For screen share software, share the entire screen. Get help at **pollev.com/app**



a. Single Family



b. Small Scale Multifamily



c. Large Scale Multifamily



d. Mixed Use

e. No Housing

Site 67
Privately-owned
Marinship Way
Vacant



What type of housing is acceptable on site 67?


A


B


C


D

e. No Housing E

Start the presentation to see live content. For screen share software, share the entire screen. Get help at **pollev.com/app**

Site 68

Privately-owned

2330 Marinship Way
Two office buildings

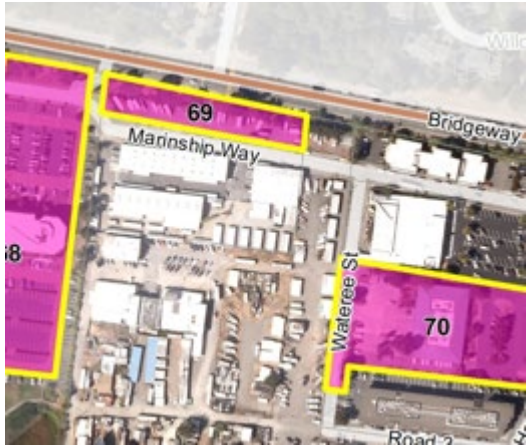


What type of housing is acceptable on site 68?

e. No Housing

Start the presentation to see live content. For screen share software, share the entire screen. Get help at **pollev.com/app**

Site 69
Privately-owned
North of Marinship Way
RV and other storage



What type of housing is acceptable on site 69?









e. No Housing

Start the presentation to see live content. For screen share software, share the entire screen. Get help at **pollev.com/app**

Site 70

U.S. Post Office

150 Harbor Dr.



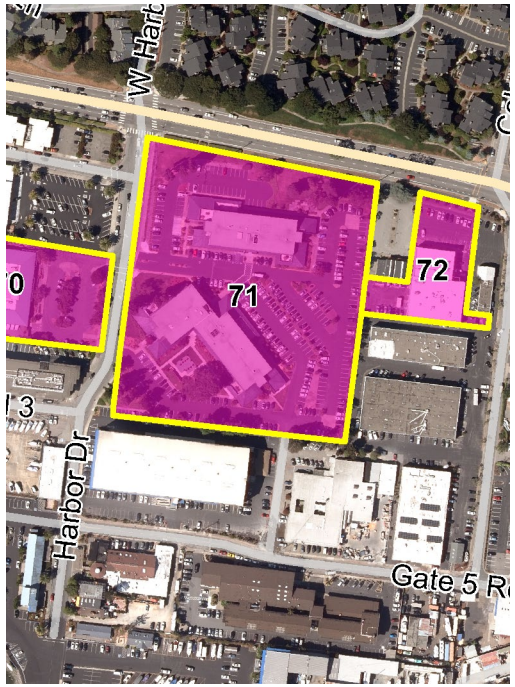
What type of housing is acceptable on site 70?



e. No Housing

Start the presentation to see live content. For screen share software, share the entire screen. Get help at **pollev.com/app**

Site 71
Privately-owned
1 Harbor Drive
Office Buildings



What type of housing is acceptable on site 71?

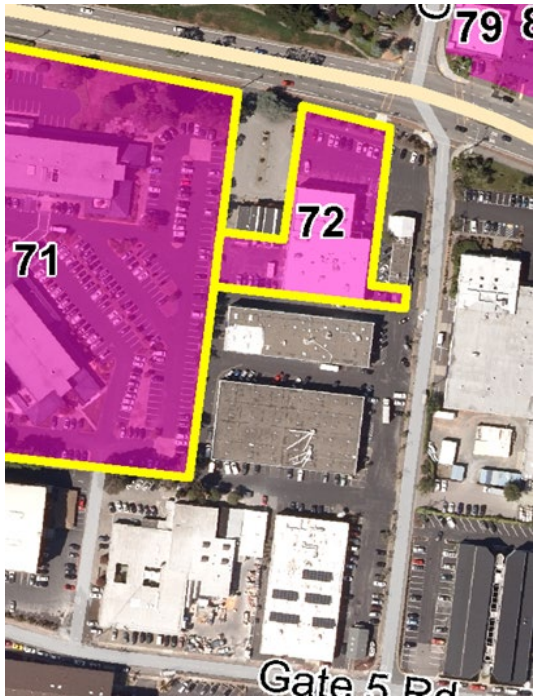
e. No Housing

Start the presentation to see live content. For screen share software, share the entire screen. Get help at **pollev.com/app**

Site 72

Privately-owned

2656 Bridgeway
Commercial building



What type of housing is acceptable on site 72?



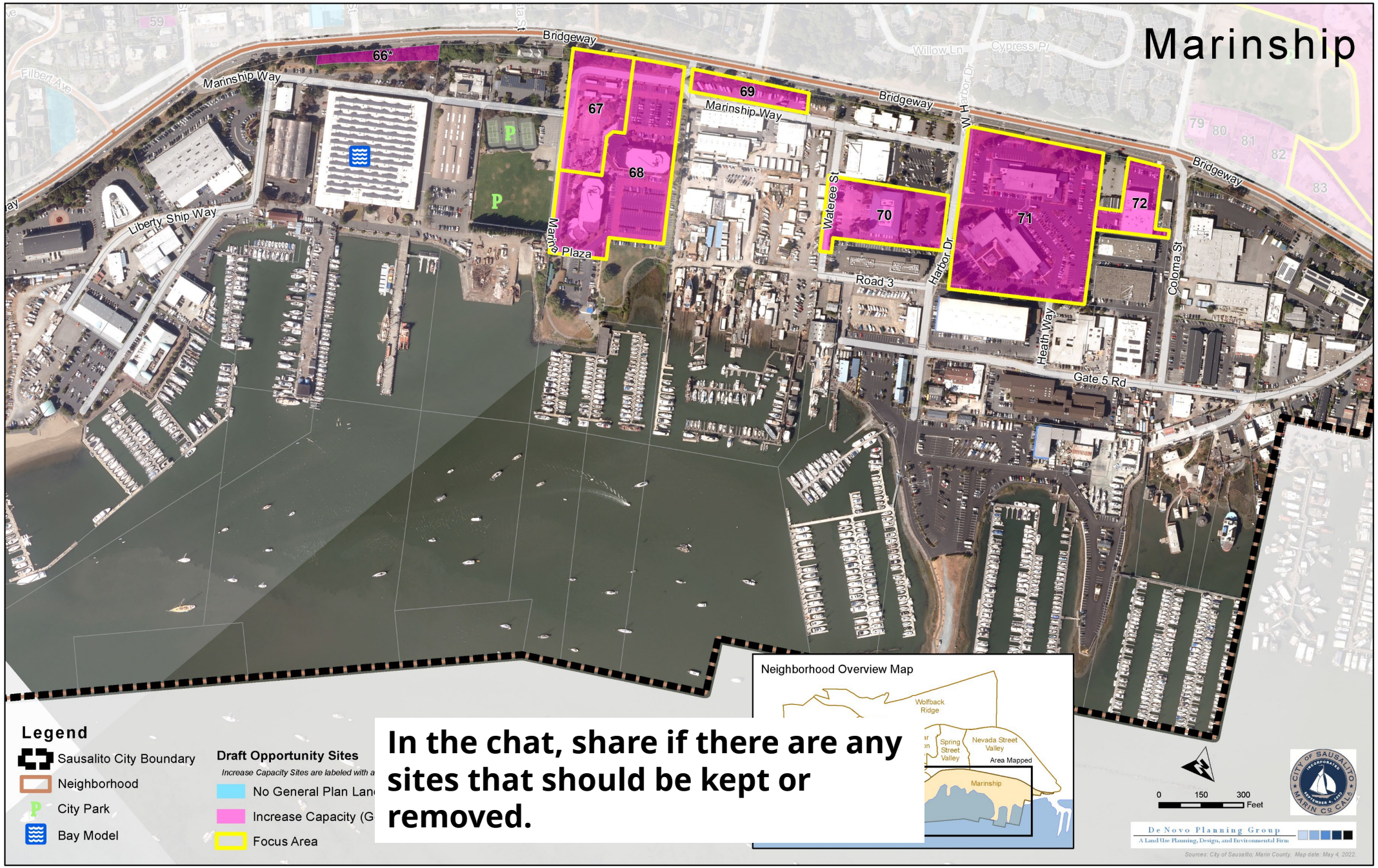






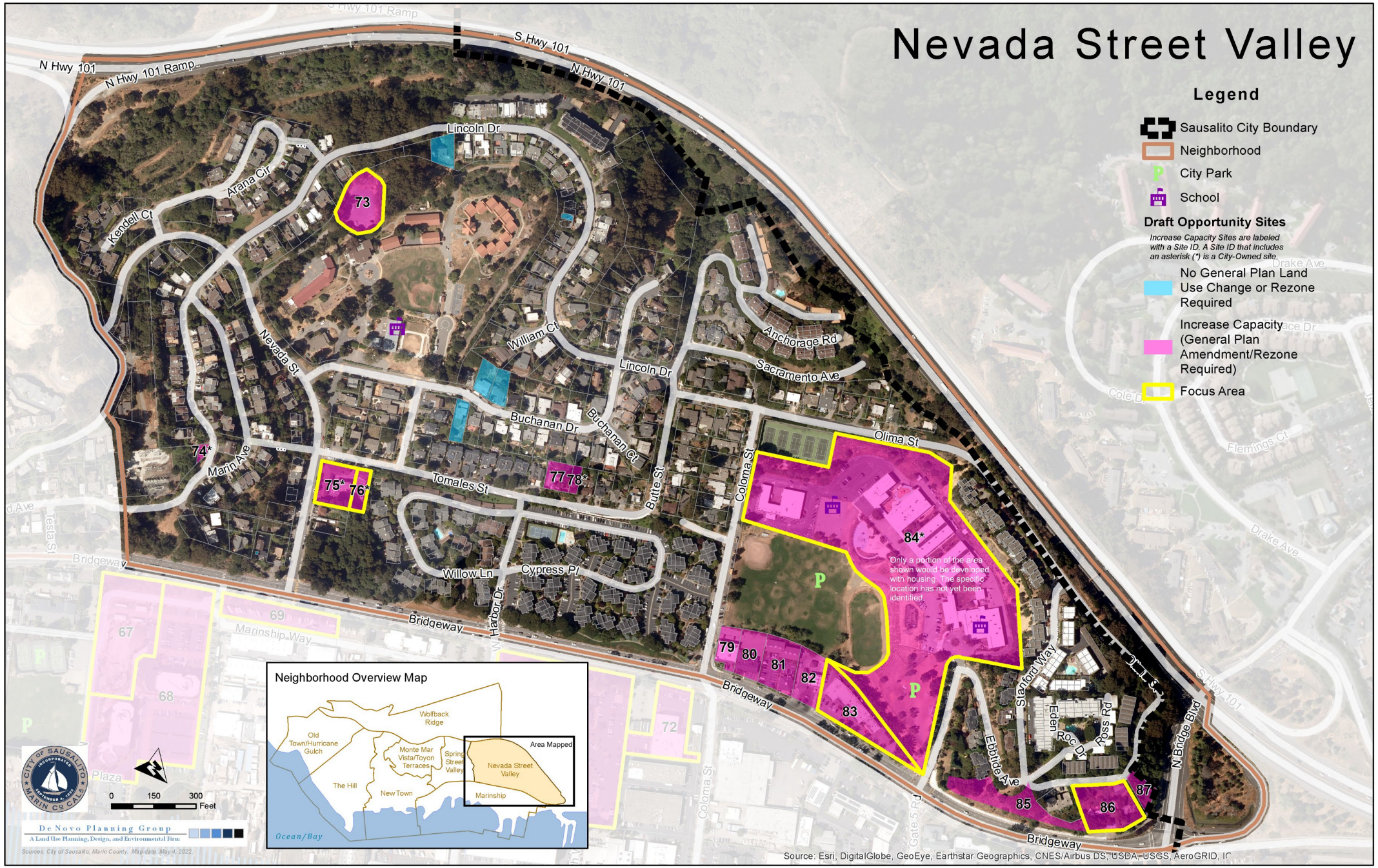
e. No Housing

Start the presentation to see live content. For screen share software, share the entire screen. Get help at **pollev.com/app**



In the chat, share if there are any sites that should be kept or removed.

NEVADA STREET VALLEY


Nevada Street Valley
Legend
Sausalito City Boundary
Neighborhood
City Park
School
Draft Opportunity Sites
Increase Capacity Sites are labeled with a Site ID. A Site ID that includes an asterisk (*) is a City-Owned site.
No General Plan Land Use Change or Rezone Required
Increase Capacity (General Plan Amendment/Rezone Required)
Focus Area
Only a portion of the area shown would be developed with housing. The specific location has not yet been identified.
Neighborhood Overview Map
Wolfback Ridge
Old Town/Hurricane Gulch
Monte Mar Vista/Toyon Terraces
Spring Street Valley
Area Mapped
Nevada Street Valley
The Hill
New Town
Marinship
Ocean/Bay
0 150 300 Feet
De Novo Planning Group
A Land Use Planning, Design, and Environmental Firm
Sources: City of Sausalito, Marin County. Map date: May 4, 2022
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IC
N Hwy 101
N Hwy 101 Ramp
S Hwy 101
Lincoln Dr
Arana Cir
Kendell Ct
Nevada St
William Ct
Anchorage Rd
Sacramento Ave
Buchanan Dr
Buchanan Ct
Butte St
Coloma St
Olima St
Marin Ave
Tomales St
Willow Ln
Cypress Pl
Harbor Dr
Bridgeway
Marinship Way
Stanford Way
Eden Roc Dr
Ross Rd
Ebbtide Ave
N Bridge Blvd
Drake Ave
Flemings Ct
Cole Dr
Gate 5 Rd
73
74*
75*
76*
77
78*
79
80
81
82
83
84*
85
86
87
67
68
69
72

NEVADA STREET VALLEY

Nevada Street Valley	Total Units	Very Low	Low	Mod.	Above Mod.
Focus Area Draft Opportunity Sites: Increase Capacity to Accommodate Very Low/Low RHNA					
City-Voter	140	56	56	28	0
City	34	14	13	7	0
Interested Property Owner	39	16	15	8	0
Underutilized- No Property Owner Response	49	10	10	17	12
Subtotal Focus Areas	*262*	*96*	*94*	*60*	*12*
Non-Focus Area Draft Opportunity Sites: Increase Capacity to Accommodate RHNA					
City	5	1	1	2	1
Caltrans	25	10	10	5	0
Vacant	7	0	0	3	4
Interested Property Owner	19	0	0	10	10
Underutilized- No Property Owner Response	26	0	0	11	14
Subtotal Non-Focus Areas	*82*	*11*	*11*	*31*	*29*
Existing Capacity					
ADU, SB9	8	1	3	2	2
Subtotal Existing Capacity	*8*	*1*	*3*	*2*	*2*
Nevada Street Valley Total	**352**	**108**	**108**	**93**	**43**



a. Single Family



b. Small Scale Multifamily

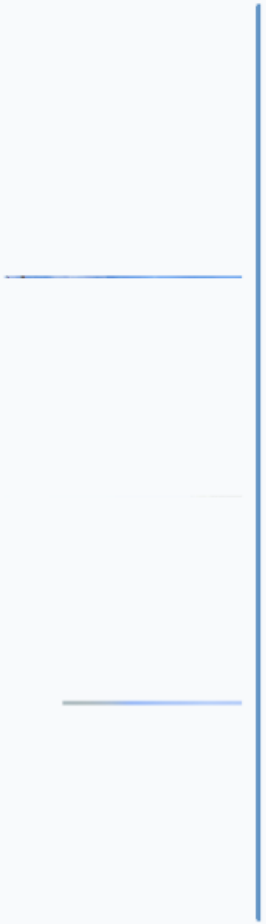


c. Large Scale Multifamily



d. Mixed Use

In general, what housing type is desired in the Nevada Street Valley Neighborhood? Choose up to 3 options.



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Site 73
Bayside Elementary School



What type of housing is aceptable on site 73? Choose up to 3 options.

Start the presentation to see live content. For screen share software, share the entire screen. Get help at **pollev.com/app**

Sites 75/76

530 Nevada St

City Corporation Yard



What type of housing is aceptable on site 75/76? Choose up to 3 options.

Start the presentation to see live content. For screen share software, share the entire screen. Get help at **pollev.com/app**

Site 83

Privately-owned

Strip commercial

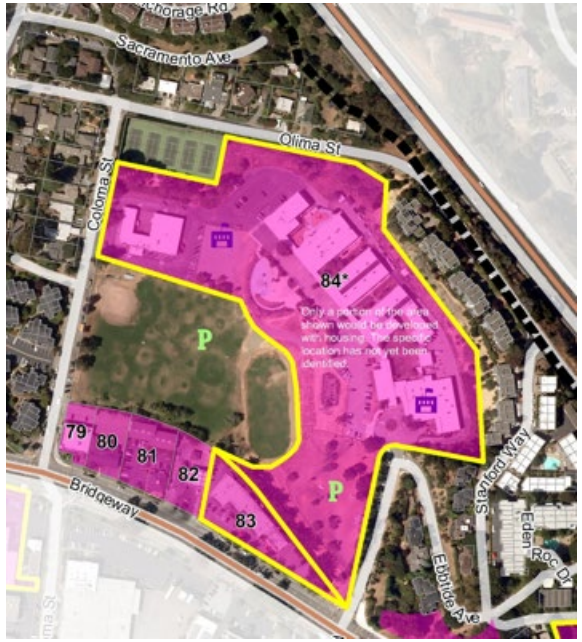


What type of housing is aceptable on site 83? Choose up to 3 options.

Start the presentation to see live content. For screen share software, share the entire screen. Get help at **pollev.com/app**

Site 84

Martin Luther King Jr. Park and City-leased buildings



What type of housing is aceptable on site 84? Choose up to 3 options.









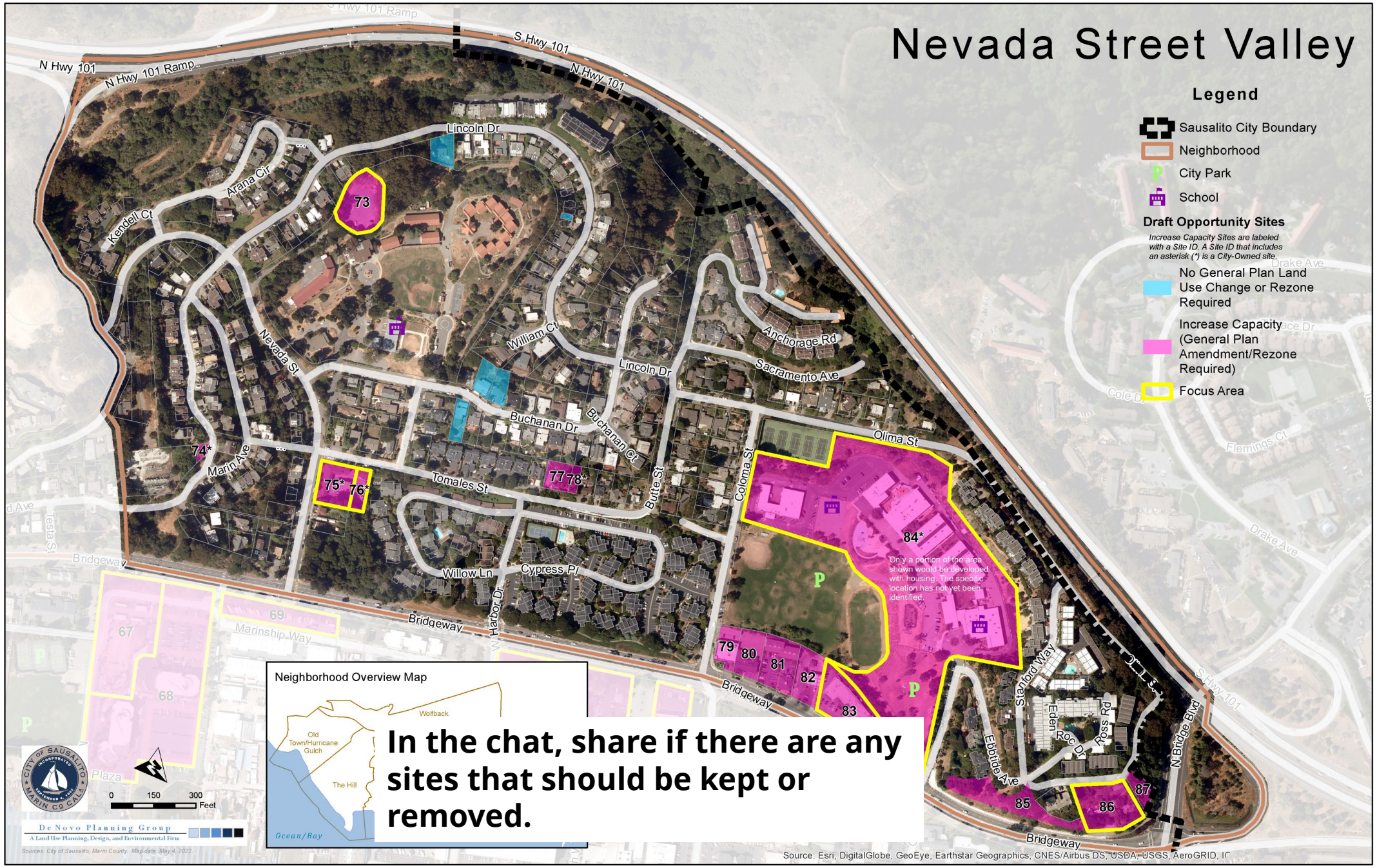
Start the presentation to see live content. For screen share software, share the entire screen. Get help at **pollev.com/app**

Site 86
Three homes
330 Ebbtide



What type of housing is aceptable on site 86? Choose up to 3 options.

Start the presentation to see live content. For screen share software, share the entire screen. Get help at **pollev.com/app**


Nevada Street Valley
Legend
Sausalito City Boundary
Neighborhood
City Park
School
Draft Opportunity Sites
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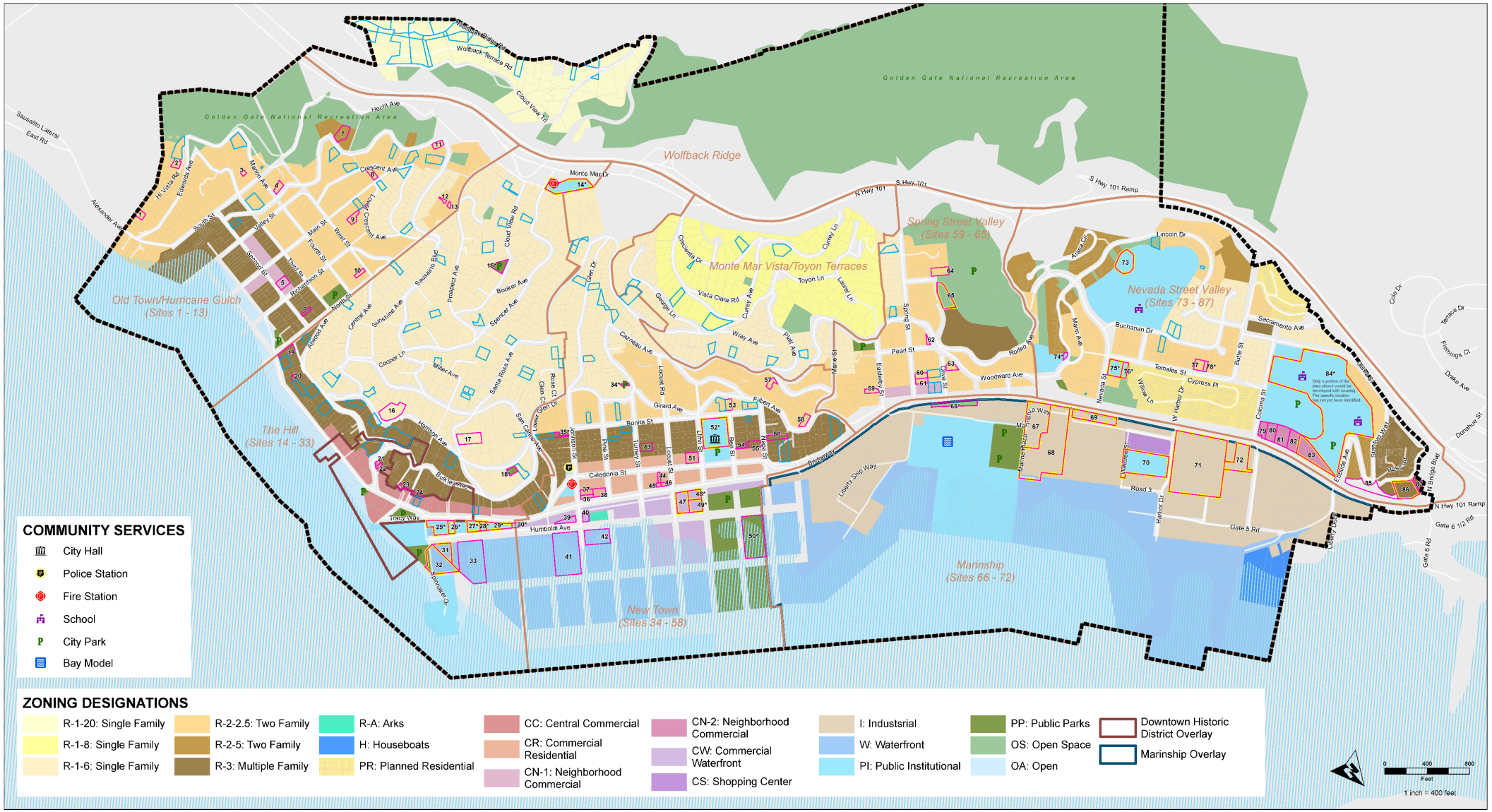
Neighborhood Overview Map
Wolfback
Old Town/Hurricane Gulch
The Hill
Ocean/Bay
In the chat, share if there are any sites that should be kept or removed.
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IC
De Novo Planning Group
A Land Use Planning, Design, and Environmental Firm
0 150 300 Feet

SAUSALITO



LEGEND

- Sausalito City Boundary
- Neighborhood
- Ocean/Bay

Draft Opportunity Sites

Increase Capacity Sites are labeled with a Site ID. A Site ID that includes an asterisk (*) is a City-Owned site.

- No General Plan Land Use Change or Rezone Required
- Increase Capacity (General Plan Amendment/Rezone Required)
- Focus Area

SAUSALITO 6th CYCLE HOUSING ELEMENT UPDATE

DRAFT OPPORTUNITY SITES
TOWN HALL #2

SAUSALITO GENERAL PLAN

De Novo Planning Group

Sources: City of Sausalito, Marin GeoHub. Map date: May 4, 2022.

Is there a neighborhood/ area in Sausalito where additional housing sites are needed?

Start the presentation to see live content. For screen share software, share the entire screen. Get help at **pollev.com/app**

When poll is active, respond at **pollev.com/kwpoll2**

Text **KWPOLL2** to **22333** once to join

Do you plan on providing public comment?

Yes

No

Start the presentation to see live content. For screen share software, share the entire screen. Get help at **pollev.com/app**

NEXT STEPS



WHAT'S NEXT?

- Upcoming Community Engagement Activities – Estimated Dates
  - Public Review Draft Housing Element – August 2022
  - Town Hall Workshop #3 – August 2022
  - HEAC Meeting #7 – May 23, 2022
- Website: https://housingelementsmarin.org/city-of-sausalito



THANK YOU!

Heidi Scoble

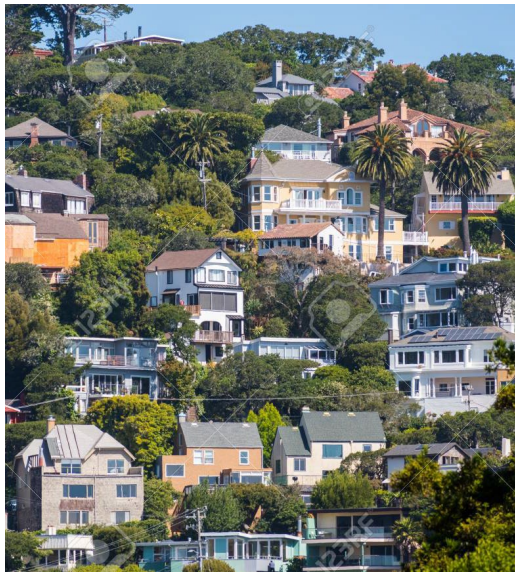
Community Development Department

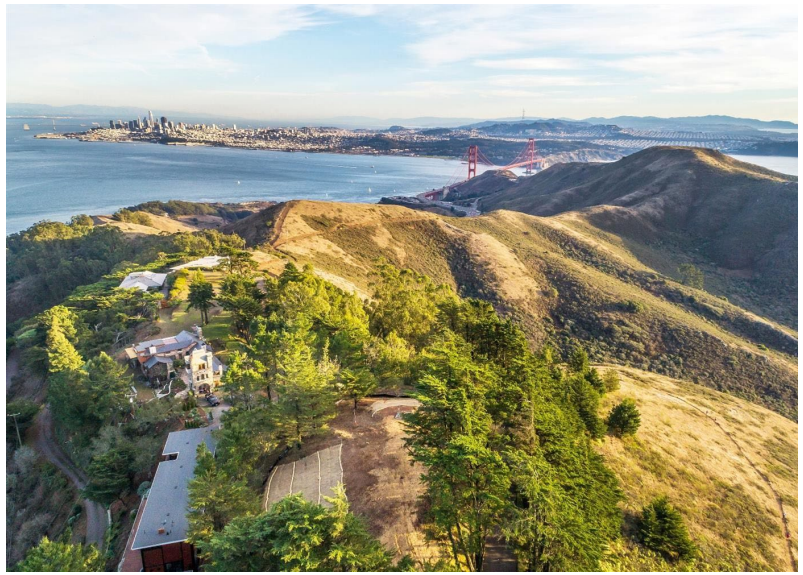
hscoble@sausalito.gov

(415) 289-4142











HOUSING ELEMENT UPDATE

Sausalito Town Hall #2

May 9, 2022

PUBLIC COMMENT

PROCESS GUIDELINES FOR PUBLIC COMMENT

- Raise your hand to join the public input queue
- The facilitator will call on you when it is your turn to speak. You will then be unmuted
  - If you are a phone call-in user, dial *9 on your phone to speak in order; facilitator will mind the queue
- Provide your name before you speak
- You have1 minute to provide comment; please be respectful of everyone's time and opportunity to speak
- To enter into the queue:
  - Click the "raise hand" icon in the top of the webinar window; click again to lower your hand after speaking
  - If needed, use the chat pod in the bottom of the Zoom window