

## **Third Community Workshop – December 3, 2011 Summary of Community Input**

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  - b. Summarized comments on the Community Workshop from the Housing Element Task Force from the December 5, 2011 Task Force meeting
  - c. Feedback Forms and Emails submitted in response to the Community Meeting

# 1. Summary of Community Input on Policies and Implementation Measures

## Goal 1: Housing and Neighborhood Assets

### Policies

- **Policy 1.1: Housing Design**
- **Policy 1.2: Historic Preservation**
- **Policy 1.3: Maintenance and Management of Quality Housing**
- **Policy 1.4: Rental Housing Conservation**  
Policy language “limiting conversion of rental units to ownership or non-residential uses” sounds like it is discouraging conversions when there are benefits that come with ownership for investment in Sausalito. The idea should be to maintain, but not discourage.
- **Policy 1.5: Protection of Existing Affordable Housing**

### Implementation Measures

- **Measure 1: Code Enforcement and Public Information**  
No concerns. Information could be put on the City’s website.
- **Measure 2: Residential Rehab and Energy Loan Programs**  
No concerns.
- **Measure 3: Historic Design Guidelines and Preservation Incentives**  
No concerns. The Historic Design Guidelines have been adopted.
- **Measure 4: Residential Design Review**  
Look at adopting Build It Green or BERST regulations and encourage those to be incorporated during the design phase of projects.
- **Measure 5: Condominium Conversion Regulations**  
This implementation measure should be removed. There should be a larger comprehensive discussion regarding inclusionary zoning and in-lieu fees. The discussion of fees should not start at condo conversions.
- **Measure 6: Preservation of Existing Affordable Housing**  
Expand this to all affordable housing, not limited to public subsidies. Consider preserving affordable housing in perpetuity, not limited to 30 years.

## Goal 2: Housing Diversity

**Policies** - No specific comments on the policies.

- **Policy 2.1: Variety of Housing Choices**
- **Policy 2.2: Adequate Sites**
- **Policy 2.3: Adaptive Reuse**
- **Policy 2.4: Live/Work Opportunities**
- **Policy 2.5: Legalization of Existing Accessory Dwelling Units**
- **Policy 2.6: Creation of New Accessory Dwelling Units**
- **Policy 2.7: Liveaboard Housing**

### **Implementation Measures**

- **Measure 1: Residential and Mixed Use Sites Inventory**  
There was concern about parcels on the sites list and whether it would impact property values and/or open the door for development. It was explained that the sites list identifies all properties in the city that meet objective criteria for having some level of additional development potential under current zoning – there is no obligation for a private property owner to develop. These criteria will be documented in the Housing Element.
- **Measure 2: Mixed Use Zoning in Commercial Districts**  
General support for facilitating residential in commercial areas. Clarification was made that the program suggestion to allow residential in addition to the maximum FAR would not reduce commercial floor area.
- **Measure 3: Non-Traditional Housing Types**  
Residents asked if zoning would allow co-housing, and if there would be roadblocks such as parking limits and configurations. Explanation that purpose of this program was to evaluate zoning to identify and remove any potential roadblocks.
- **Measure 4: Accessory Dwelling Units (ADUs): - Adoption of Regulations to Encourage New ADUs**  
Provide careful consideration of amnesty and new Accessory Dwelling Unit (ADU) programs. Concerns (including concerns from other groups) include:
  - Neighborhood Character
  - Relaxed parking standards is a source of concern.
  - As some houses have many cars, perhaps there could be a limitation on number of on-street parking permits or limits on parking configurations. However, this could become a roadblock for ADUs.
  - Architectural detailing
  - Housing configurations
  - Residential parking permit program
  - Traffic
  - Allowable sizes
  - Incentives, such as the Mill Valley example

- Create model plans to show what ADUs would look like
  - Use State mandate as a basis.
  - Look at examples from other communities for guidance.
- **Measure 5: Accessory Dwelling Units: - Registration and Amnesty Program for Existing Unpermitted ADUs**  
Mill Valley and Marin County had successful ADU amnesty programs.
  - **Measure 6: Liveboard Housing: - Zoning for Liveboards and Houseboats**  
Sanitation is a real issue and should be addressed through permitting processes.

With regards to counting units towards the total potential for housing capacity, it was noted that up to 105 existing liveboards could be counted. Houseboats in unincorporated Marin County waters would not be counted as these are not within City limits, and anchor-outs within Sausalito city limits would not be counted as they are not considered legally permitted housing units.

- **Measure 7: Liveboard Housing: - City Permitting for Marinas with Liveboards**  
10% of berths in permitted marinas may be permitted for permanent housing (105 existing liveboards that were not already counted in the 2000 census meet this criteria and may be counted towards the City's RHNA).

The 10% is a Bay Conservation and Development Commission (BCDC) limitation, and is also reflected in Sausalito's zoning provisions for liveboards. To date, BCDC reports that six marinas have the required permits to have liveboards. There is also additional capacity within two of these marinas for 22 additional liveboards. Enforcement and eviction is not part of the approach.

### **Goal 3: Housing Affordability**

**Policies** – no specific comments on the policies.

- **Policy 3.1: Incentives**
- **Policy 3.2: Partnerships**
- **Policy 3.3: Homeownership Assistance**
- **Policy 3.4: Rental Assistance**

### **Implementation Measures**

- **Measure 1: Land Assembly and Write-Down**  
Residents asked how land write-down would be applied, and how land would be assembled. The City should look more at infill parcels and smaller lots scattered throughout the City, rather than larger vacant parcels.
- **Measure 2: Local Affordable Housing Trust Fund**  
No specific comments.
- **Measure 3: Partnerships for Affordable Housing**  
With more information, the City and residents could state preferences for working with specific local affordable housing developers or organizations.
- **Measure 4: Homebuyer Assistance**  
The City could market this existing measure and other similar assistance programs to younger families, as trends seem to point towards an increasingly aged population and not enough is being done to bring younger families to the City. Schools could be lacking, and data from schools could be applied to understand the needs of these families better.
- **Measure 5: Section 8 Rental Assistance**  
The City could market this to younger families as noted above for Measure 4.

## Goal 4: Remove Governmental Constraints

**Policies** – no specific comments on the policies.

- **Policy 4.1: Regulatory Incentives for Affordable Housing**
- **Policy 4.2: Flexible Development Standards**
- **Policy 4.3: Efficient Use of Multi-Family Zoning**
- **Policy 4.4: Development Review**
- **Policy 4.5: Zoning for Special Needs**

### **Implementation Measures**

- **Measure 1: Fee Deferrals and/or Waivers for Affordable Housing**  
This measure seems to be unfair to homeowners. While developers would be able to take advantage of such fee deferrals or waivers, homeowners would not be able to do the same.
- **Measure 2: Density Bonus and Other Incentives for Affordable Housing (State Mandate)**  
No concerns.
- **Measure 3: Zoning to Promote Live/Work**  
No concerns.
- **Measure 4: Evaluate Modifications to Parking to Promote Sustainability**  
The group was concerned that parking reductions to already narrow streets would cause congestion and delays in response times by emergency providers.
- **Measure 5: Multi-Family Development in Multi-family Zones**
- **Measure 6: CEQA Exemptions for Mixed Use Infill Projects**  
Some group members were concerned that CEQA exemptions would remove the necessary protection for Sausalito's wildlife and vegetation. Another group member stated that development control is ultimately with the Planning Commission and City Council, and if such issues are anticipated, environmental analysis could be required.
- **Measure 7: Zoning Text Amendments for Special Needs Housing (State Mandate)**  
No concerns.

## Goal 5: Equal Housing Opportunities and Special Needs

**Policies** – no specific comments on the policies.

- **Policy 5.1: Fair Housing**
- **Policy 5.2: Senior Housing**
- **Policy 5.3: Housing for Persons with Disabilities**
- **Policy 5.4: Housing for Marine Workers**
- **Policy 5.5: Homeless Housing and Services**

### **Implementation Measures**

- **Measure 1: Fair Housing Program (*Federal Mandate*)**  
No concerns.
- **Measure 2: Sausalito Village Senior Services**  
No concerns.
- **Measure 3: Home Sharing and Tenant Matching Opportunities**  
No concerns.
- **Measure 4: Housing Accessibility Assistance**  
No concerns.
- **Measure 5: Reasonable Accommodation Procedures (*State Mandate*)**  
The community should be able to review the reasonable accommodation procedures. The regulations should address specifically which accommodations might be abated when the person with the disability vacates the property, and not continue indefinitely. There should also be a notice to neighbors, and appeal rights.  
  
The accommodations should still allow the neighborhood to maintain its character, and not be in conflict with zoning regulations. The regulations should also be written such that the City has control to make decisions.
- **Measure 6: Universal Design/Visitability**  
The accommodations should still allow the neighborhood to maintain its character, and not be in conflict with zoning regulations.
- **Measure 7: Housing for Marina Workers**  
Residents asked how many marine workers are in Sausalito.
- **Measure 8: Homeless Continuum of Care (*State Mandate*)**  
This measure does not make “emergency shelter” an allowed use in any Zoning District (see Goal 4, Measure 7 for emergency shelter zoning).

## **Goal 6: Environmental Sustainability**

**Policies** – no specific comments on the policies.

Some members indicated the Housing Element should not address sustainability issues; other members indicated that the Housing Element should address sustainability issues.

- **Policy 6.1: Green Building**
- **Policy 6.2: Sustainable Construction**
- **Policy 6.3: Alternative Energy**
- **Policy 6.4: Transportation Alternatives**
- **Policy 6.5: Jobs/Housing Balance**

### **Implementation Measures**

- **Measure 1: Local Green Building Regulations (*State Mandate*)**  
Some members felt that the Green Building Regulations did not belong to the Housing Element, whereas others felt that Green Building regulations did belong in the Housing Element.
- **Measure 2: Climate Action Plan (*State Mandate*)**  
Some members felt that the Climate Action issues did not belong to the Housing Element, whereas others felt that Climate Action issues did belong to the Housing Element
- **Measure 3: Contributions Towards Employee Housing**  
The group felt that this measure was problematic in principle.

## **Goal 7: Community Involvement**

**Policies** – no specific comments on the policies.

In general the group had no issues with the topic.

- **Policy 7.1: Community Participation**
- **Policy 7.2: Public Review of Development**
- **Policy 7.3: Implementation**

### **Implementation Measures**

- **Measure 1: Ongoing Community Education and Outreach**  
No concerns.
- **Measure 2: Inter-Jurisdictional Collaboration**  
No concerns.
- **Measure 3: Housing Element Monitoring/Annual Report (*State mandate*)**  
No concerns.
- **Measure 4: Association of Bay Area Governments (ABAG) Housing Needs Process**  
The City should “participate” instead of “monitor” ABAG’s future RHNA planning process.
- **Measure 5: Staff Affordable Housing Training and Education**  
No concerns.

## **2. General Feedback from the Community Meeting**

*This document is a combined summary of:*

- *General Feedback given at the Community Meeting during group discussions;*
- *Feedback given at the Community Meeting during the group feedback session;*
- *Comments on feedback forms submitted at the Meeting or shortly after; and*
- *Feedback given via email in response to the Community Meeting.*

### **Summary of Issues**

#### **Concerns about specific sites and zones**

- Concerns about open spaces zoned as residential (i.e. Woodward and Butte sites)
- Concerns about being on the sites inventory, want to see criteria listed clearly. It was explained that site owners are not under obligation to develop.
- Concerns about where an emergency shelter would be.
- Clarification on whether certain areas (such as Fort Barry and parts of the Marin Headlands) belong to Sausalito. Some places have a Sausalito address and are under Sausalito's School District, but may not be under Sausalito's jurisdiction.
- Focus on infill rather than large vacant lots, and lots deemed as open space.

#### **Concerns about Housing Types**

- Encourage certain housing types to accommodate (young) families.
- Small size of ADUs is unlikely to accommodate families, the Housing Element should emphasize that the mixed-use and infill housing projects include a larger number of units that can accommodate multiple bedrooms.
- The standard size of ADUs was suggested to be 640 square feet, 700 to 750 square feet is more standard and livable.
- It's important to provide a balance of rental units, but condominiums should not necessarily be discouraged or restricted.
- Caution on wording for housing programs for marine workers, so as not to conflict with fair housing laws.
- Consider anchor-outs for interesting, new floating affordable housing typologies.

#### **Concerns about Long Term Housing Affordability**

- Affordable units should remain affordable for a certain number of years.

#### **Concerns about Fees**

- Consider requiring in-lieu fees only when it is infeasible to provide affordable units on specific project sites, as the funds take a long time to accrue. Also, in-lieu fees could add on to a project cost and the cost could be passed on to homebuyers or renters at moderate and above-moderate incomes.
- In-lieu fees should go in a trust fund rather than the City's General Fund.

#### **Concerns about Impacts**

- Residents were concerned that parking, traffic, safety and environmental impacts (due to affordable housing, ADU-related programs, and CEQA exemptions) would ruin Sausalito's small town charm and quality of life with high density housing.
- Want more discussion on neighborhood assets as those can influence a neighborhood.

### **Concerns about Rights and Controls**

- Residents asked if they were able to vote on land considered for housing.
- It was clarified that development control is ultimately with the PC and CC.
- Residents asked if the State or County had authority to rezone properties for the Housing Element.
- More methods of streamlining the development approval process were suggested.

### **Communication of Information**

- Residents felt that education would play a big role in helping residents understand what affordable housing means.
- Some residents felt that they did not have a good grasp of key facts or numbers at the meeting.
- Housing Element terminology should be explained as frequently as possible to reduce fear in the minds of residents. A glossary is always needed.
  - E.g. 'affordable housing', 'low-income', 'developer'
- Clarifications on terminology such as land assembly and write-down.
- ADU survey should explain better to address fears of residents (fear of non-compliance and fines).
- The Housing Element should address misconceptions of the loss of community design control.
- Specific information on Section 8 programs should be made public to the residents.

### **Clarifications on Housing Element Procedures**

- Clarifications about these two planning cycles and the future cycle.
- Clarifications about reusing unbuilt units in the sites inventory.
- Clarifications on Housing Element process and timeline.
- Residents felt that broader discussions were needed for certain topics.
- Residents suggested broader, City-wide discussions on specific topics

### **Characteristics and Trends in the Community**

- Where are the homeless people?
- How many marine workers are in the City?
- Resident asked if decrease in population would influence future RHNA.
- Actual rents in Sausalito should be discussed in the Housing Element.
- Comment that currently built affordable housing is not fully rented out (Olima Village)
- It was clarified that the latest 2011 count for homeless persons in Sausalito was 30.

- Consider bicycle and pedestrian traffic issues and plan for these uses in the Housing Element.

**Questions about examples from other communities**

- What is the turnover rate and income mix at the Fireside housing community in Mill Valley (by Rotary housing)?

**Community Meeting related comments**

- Residents thanked and praised City staff, consultants, and residents for their work and participation.
- Sound system could be better.
- Powerpoint images were distracting.

### 3a. Appendix: Detailed Documentation of Comments

#### General Feedback Session, Community Meeting Dec 3, 2011

- **Q: When is the cut-off for public input to be given to the Task Force?**  
A: Public input can be given all the way until the draft Housing Element is sent to the State. Early input from the community is encouraged for effective inclusion.
- **Q: Goal 2 (Housing Diversity) seems to rely heavily on liveboards and ADUs, however the measures do not seem to provide for families. The statistics show that 8% of Sausalito's population is made up of families. Could we write in standards for mixed-use infill to provide for families?**  
A: Comment noted.
- **Q: Goal 3 (Housing Affordability) talks about Land Assembly and Write-down. What is that?**  
A: This refers to land that the City controls, assembling land and writing down the cost to make development more feasible for affordable housing developers. A local group "Ask Us First Sausalito" (askusfirstsausalito.com) would like the City to seek voter approval for development decisions on vacant City-owned property.
- **Q: Do we currently get to vote on such land considered for housing?**  
A: There is the Fair Traffic Initiative for commercially zoned properties, however not for residential.
- **Q: Citizens should be able to have a say, however they shouldn't be in here as rule.**  
A: Comment noted.
- **Q: With regards to Goal 1 (Housing and Neighborhood Assets), there should be more discussion on neighborhood assets. My neighborhood recently lost a market, and now people need automobiles to go elsewhere for groceries, it has changed the neighborhood.**  
A: Comment noted.
- **Q: What happens once the Housing Element is finalized by the State?**  
A: HCD has 60 days to review the draft Element and provide a written response identifying any shortcomings in the Element. During this 60 day review, staff and the consultants will be working with the HCD reviewer informally to provide additional clarifying information so that the final written comments would not come as a surprise. Staff and the consultants will suggest amendments to the draft Housing Element to address HCD's concerns, and once confirmed by the City's decision-makers, a revised Element will be resubmitted to HCD. There is typically some additional back-and-forth between the City and HCD and fine-tuning of the Element until the State issues a certification letter on the draft Element and the City can move forward with adoption. Sausalito is shooting for

certification in mid to late Summer, so that implementation can begin, as there is not much time left until the end of this housing element planning period in July 2014.

- **Q: I want to clarify that the sites inventory simply identifies possible sites where housing can be built, but housing does not have to be built there.**  
A: That is correct. There is nothing in the plan that dictates actual build-out.
  
- **Q: It should be clarified that the development control is ultimately with the Planning Commission and City Council.**  
A: Comment noted.
  
- **Q: Would we get new conditions with the next cycle?**  
A: Hopefully the next planning cycle gives a smaller RHNA. In the next cycle, the City may count any sites identified in this Housing Element that have not been developed. With a certified Housing Element, the required RHNA units will not be cumulative, and the City starts over with a new RHNA figure for the next cycle.
  
- **Q: It sounds like any lots and programs developed in this cycle to accommodate a buffer are not reusable (for the next cycle). Why do it to the extent of impairing our ability to meet the next cycle and intensify development in the City? Please clarify what can be counted or subtracted in the next Housing Element planning cycle.**  
A: To the extent any site identified in the developable sites inventory (including sites in the “buffer”) in the current 2009-2014 Housing Element remains undeveloped, it will become part of the sites inventory in the 2014-2022 Housing Element For example, if we find sites to accommodate 40 units in this cycle to satisfy our housing needs, but if only half the sites are developed and an unbuilt capacity of 20 units remains, the City can count the remaining 20 unbuilt units in the next planning cycle.
  
- **Q: I see language on Senate Bill 2 and emergency shelters and SROs. Where would these be?**  
A: Group 4 suggested that these be allowed in parcels zoned as “Public”, and not as part of an infill strategy.
  
- **Q: How many people does the emergency shelter need to accommodate?**  
A: The latest January 2011 homeless count was 30 persons. Hence, zoning language needs to accommodate at least 30 persons in such a shelter.
  
- **Q: Why are we planning for two cycles?**  
A: The 1999 – 2006 Housing Element was not certified as there was opposition from the residents, and the process was halted. Hence, we have to plan for both the units from the former cycle and the current cycle.

- **Q: Statistics show that Sausalito has had a decrease in population. Doesn't that support the argument that we should provide less housing?**  
A: The current RHNA does not take into account this factor. However, under legislation, that factor could be considered in the next cycle.
- **Q: There are homeless persons in County and City waters, living in anchor-outs. These are different from liveaboards.**  
A: Comment noted.
- **Q: There are about 400 – 500 marine workers in the City.**  
A: Comment noted.
- **Q: I am the owner of the local property that lost its grocery store tenant that was mentioned earlier. We are working hard to bring back a grocery store, please have patience with us.**  
A: Comment noted.
- **Q: I want to thank the City and all the residents here today. This is an impressive process that requires wisdom to put together. It may require a touch of giving from residents. I want to encourage residents to take this opportunity to take control of Sausalito's future and not let small things get in the way.**  
A: Comment noted.
- **Q: Please find a way to take the Butte Street and Woodward Street sites out of the plan.**  
A: Comment noted.
- It was clarified that public input could still be given until the draft Housing Element's due date in February. There would also be opportunities for input until the City Council takes action.

## **General Comments from residents as part of discussions in groups at the Community Meeting**

### **Group 1 (Housing & Neighborhood Assets): General / Other comments**

- Careful consideration of ADU program (both amnesty and new) to ensure that we don't negatively impact neighborhood character. Concerns include: parking, architectural detailing, residential parking permit program, traffic, incentives for ADUs (such as the Mill Valley example), use State mandates as a basis, look at other communities for guidance, allow sizes suitable for Sausalito.
- There should be a broader, City-wide discussion for affordable housing.
- Although the Housing Element Task Force has decided not to rezone any properties for the Housing Element, residents wanted to know whether the State or County had any authority on that issue.

### **Group 2 (Housing Diversity): General / Other Comments**

- It was asked how open spaces zoned as residential could be removed from the inventory of sites that could accommodate housing, and why the Butte Street site was not removed from that inventory. It was explained that the Butte Street site fit the criteria that the consultants and task force applied towards a list of vacant and underutilized sites in Sausalito that would be suitable for housing development.

### **Group 3 (Housing Affordability): General / Other Comments:**

- The group stated that a data on Sausalito's current rent levels should be included in order to better inform the planning process.
- It was mentioned that currently built affordable housing is not fully rented out, such as the Olima Village.
- Education would play a big role in helping residents to understand what affordable housing means. Terminology such as "affordable housing", "income levels", and "developer" should be explained as frequently as possible. This kind of outreach would be more effective as it would reduce fear in residents' minds.
- Issues of concern for affordable housing include: parking, increased traffic, and safety.
- For an ADU program to provide "true amnesty", it should address the fear of residents that they would be called out for non-compliance with the current zoning and fined. It was suggested that a survey be redone with more explanations to alleviate such fears.

- It was mentioned that the nearby Fort Barry could be used as affordable housing. However, it was unclear whether Fort Barry was within Sausalito's jurisdiction.

**Group 4 (Removing Governmental Constraints): General / Other Comments**

- The group felt that more education was needed on the terminology.
- The group discussed whether emergency housing shelters would require planning on a county-wide basis, or if a particular site would be selected. It was also clarified that the Marin County Point In Time homeless count in January 2011 identified 30 homeless persons in Sausalito. The US Department of Housing and Urban Development requires such a count across the country, conducted during the last seven days of January every two years. A member of the audience stated that many of these persons were living on the water in anchor-outs.
- The group felt that the Woodward Site was a pristine site and should remain untouched.

**Group 5 (Equal Housing Opportunities and Special Needs Groups), Group 6 (Environmental Sustainability), Group 7 (Community Involvement): No General Comments.**

### **3b. Appendix: Summarized comments on the Community Workshop from the Housing Element Task Force from the December 5, 2011 Task Force meeting**

- There is significant concern with parking, especially when adding new ADUs. It would be useful to define in writing what an ADU is, and clarify whether it would involve rezoning R-1 parcels. To ensure that people to sign up for the ADU amnesty program, the City would need to make sure that incentives are useful and attractive.
- Sanitary issues for liveboards, and whether the bay would be more polluted.
- Confusion and concern still exist with regards to the infill strategies, and better communication is needed. Residents feel that the sites analysis is a secret list, and are very concerned that their properties are on it.
- The City is experiencing issues with access, for example drivers are now entering the City through Monte Mar and Spencer Ave. The City has narrow roads and there are concerns about congestion and accessibility.
- Clarifications were made regarding three properties (Butte St, Woodward Ave, 1700 block of Bridgeway).
  - These three sites are being treated exactly like any other property that the Task Force and the consultants are considering as vacant under the vacant and underutilized sites analysis.
  - Nine sites were previously removed from the potential sites for rezoning, including these three sites.
  - These three sites are still being considered under their respective existing zoning.
  - These three sites still appear “special”. However, there is also a danger of triggering the fear of a “secret list” if the sites are simply listed with an APN and address on the sites inventory. Some explanation should still be provided for these sites.
- The Task Force is not considering rezoning or the Affordable Housing Overlay, however there is some confusion with the housing density bonus.
  - The Implementation Measure that provides for a density bonus is simply to bring the City into compliance with existing State law, and point developers to possible incentives.
  - The density bonus is different from the Affordable Housing Overlay designation, although the terminology is similar.
- Vice-Chair Cox stated that the comments that the Task Force made at the last meeting (November 21, 2011) were not reflected in the Goals, Policies, and Implementation Measures matrix.

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**3c. Appendix: Feedback Forms and Emails submitted in response to the  
Community Meeting**

# Goals, Policies and Implementation Measures Feedback Form

Please fill out this form and return it to City staff or consultants at the end of the Community Workshop.  
Thank you!

Name: Aravind Trivhanan Address: 254 Woodward

If you would like us to contact you for future meetings and updates related to the Housing Element, please put your email here:

already on list

## Comments on Implementation Measures:

(See attachment for listing of programs. Please refer to *Goals, Policies and Implementation Measures Framework* packet for descriptions).

Implementation Measure:

Building new units on the remaining 3 parcels.

Comments:

We need to avoid ruining our small town charm with high density housing - and ruining the quality of life for present residents. Parking, noise, environmental impact need to be considered.

Woodward was deemed open space in the 70's. What happened w/ that?

Goals, Policies and Implementation Measures

Feedback Form

Please fill out this form and return it to City staff or consultants at the end of the Community Workshop. Thank you!

Name: Judy Tracer Address: Sausalito

If you would like us to contact you for future meetings and updates related to the Housing Element, please put your email here:

(am on list)

Comments on Implementation Measures:

(See attachment for listing of programs. Please refer to Goals, Policies and Implementation Measures Framework packet for descriptions).

Implementation Measure:

Comments:

- photos distracting, please remove
- remembers Sausalito is has a semi-urban population with very varied incomes.
- look at Fort Berry: Sausalito Dist - use to be the forts, Sausalito, & Marin City.
- Glossary
- Marinship may have good space but in buildings; Count houseboats
- Use all local businesses, non-union as well as union workers (right-to-work)
- Neighborhoods: schools, markets
- Preserve city's integrity legislatively, its powers.

Goals, Policies and Implementation Measures

Feedback Form

Please fill out this form and return it to City staff or consultants at the end of the Community Workshop. Thank you!

Name: Holland Gray Address: \_\_\_\_\_

If you would like us to contact you for future meetings and updates related to the Housing Element, please put your email here:

hgray39@woi.com

Comments on Implementation Measures:

(See attachment for listing of programs. Please refer to Goals, Policies and Implementation Measures Framework packet for descriptions).

Implementation Measure:

Comments:

in general

Does housing in Headlands  
is by minimal letter - not  
Marin City count in housing  
overlay?

Were Polaris Housing (Freside  
in MV - tho not part of Sausalito)  
units filled quickly, what  
is turnover / what is income  
mix?

I would like specific information  
made public on Section 80  
at

Goals, Policies and Implementation Measures

Feedback Form

Please fill out this form and return it to City staff or consultants at the end of the Community Workshop. Thank you!

Name: MANUEL BECERRA Address: 47 BULKLEY AV

If you would like us to contact you for future meetings and updates related to the Housing Element, please put your email here:

Comments on Implementation Measures:

(See attachment for listing of programs. Please refer to Goals, Policies and Implementation Measures Framework packet for descriptions).

Implementation Measure:

Comments:

- 1) GET A BETTER SOUND SYSTEM OR SPEAK UP WITHOUT
- 2) WE NEED METRICS (NUMBERS) OF THE KEY FACTS BEFORE MAKING OPINIONS RECOMMENDATIONS FOR HANDOUTS
- METRICS SPECIFICS CITE SPECIFIC ITEMS NOT GENERALIZATIONS FOR HANDOUTS

Goals, Policies and Implementation Measures

Feedback Form

Please fill out this form and return it to City staff or consultants at the end of the Community Workshop.

Thank you! Alex

Name: Alex Frankel Address: 620 Nevada

If you would like us to contact you for future meetings and updates related to the Housing Element, please put your email here:

ONEBIGCITY@GMAIL.COM

Comments on Implementation Measures:

(See attachment for listing of programs. Please refer to Goals, Policies and Implementation Measures Framework packet for descriptions).

Implementation Measure:

Comments:

2.1

consider anchor outs for cool, new floating affordable housing. Consider CASS Marina for floating affordable community

2.2

Get rid of vacant lot / open space options as considerations. Go with INFIII.

2.5

Do a True Real Amnesty for ADUS

3

Accomodate families, young families in plan Affordability: Explain terms better to the citizens of Sausalito. So they understand what "affordable housing" means

**Feedback Form**

Also maybe add bicycles and pedestrian traffic - sustainability - into the overall program. Add bike transportation as a key part of city future.

Goals, Policies and Implementation Measures

Feedback Form

RECEIVED

Please fill out this form and return it to City staff or consultants at the end of the Community Workshop.  
Thank you!

DEC - 6 2011

Name: ADAM KRIVATSY Address: 870 OLIVA ST. CITY OF SAUSALITO  
SAUSALITO, CA 94965 CITY DEVELOPMENT

If you would like us to contact you for future meetings and updates related to the Housing Element, please put your email here:

AKRIVATSY@GMAIL.COM

Comments on Implementation Measures:

(See attachment for listing of programs. Please refer to Goals, Policies and Implementation Measures Framework packet for descriptions).

Implementation Measure:

Comments:

"NO RE-ZONING"

DURING THE MPG'S STAFF PRESENTATION  
IT WAS IMPLIED THAT THE PROPOSED  
HOUSING ELEMENT CAN BE EFFECTED  
"WITHOUT ZONING CHANGE."

THIS STATEMENT IS MISLEADING AND ONLY  
UNDERMINES THE CREDIBILITY OF THE EFFORT.

TRUE, THAT ZONING "DISTRICT" BOUNDARIES  
MAY NOT HAVE TO CHANGE, BUT THE  
USES, DEVELOPMENT INTENSITIES, F.A.R.,  
OPEN SPACE REQUIREMENTS, PARKING  
REQUIREMENTS MAY HAVE TO BE  
REVISED TO ACCOMMODATE THE PROPOSED  
SOLUTION. IN ESSENCE, THERE WILL BE  
A NEED TO CHANGE EXISTING ZONING  
PROVISIONS.

WHY THEN TO SAY THAT THE PROPOSED  
HOUSING ELEMENT CAN BE EFFECTED  
WITHOUT ANY ZONING CHANGE?!

OVER →

I WOULD LIKE TO EXPRESS MY APPRECIATION FOR THE MPGT-KWA CONSULTING TEAM'S RESPONSE TO EARLIER (JULY '11?) PUBLIC COMMENTS AND THE TEAM'S SUCCESS IN ACCOMMODATING SAUSALITO'S UNIQUE HOUSING CHARACTERISTICS IN THE PROPOSED PROGRAM.

THANK YOU FOR THIS OPPORTUNITY TO SHARE MY RELATED THOUGHTS!

ADAM KRIVATSY

DEC. 5, 2011

LILLY:

SORRY I HAD TO LEAVE AT 11:10 A.M.

EXCELLENT JOB!

GOOD LUCK TOWARD YOUR DEADLINE!

ADAM KRIVATSY

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Date: December 5, 2011  
Project: Sausalito's Housing Element  
Subject: **Feedback to December 3, 2011 Community Workshop**  
To: Jeremy Graves, Director of Community Development

Dear Jeremy,

Please pass these comments of mine below to the Housing Element Task Force and the planners who are working on the draft Housing Element.

**1. Provide Affordable Housing for Families:**

Seeing that the town's emphasis is on using Accessory Dwelling Units (ADU's) and liveboards for meeting more than a half of the State required RHNA numbers, and knowing that the small size of such units will not adequately accommodate families, I urge that the draft Housing Element emphasize that the mixed-use and infill housing projects include a large number of units having multiple bedrooms. With only 8% of Sausalito's households having children and knowing that families provide vitality and stability within our community, it is important that we create housing affordable to families as well as singles and couples. Now that we have good local schools, families can stay in town as their children reach school age, rather than move elsewhere. Let's insure that there is also a mix of housing types and values in town to encourage them to stay as well.

**2. Don't Discourage Condominiums:**

While it is important to provide a good balance of rental units, we shouldn't necessarily discourage or further restrict the conversion of units to condominiums, where it's appropriate. The existing requirement that conversion applications must demonstrate that there is an adequate number of rental units to meet market demand, is sufficient as is, without adding further restrictions or conditions. We need to recognize that condominiums offer another housing type that provides residents with the opportunity to own their home and build equity and wealth. Being more affordable than detached single-family homes, condominium units are often starter units for young people and singles. Compared to renters, home owners are often more vented in the community, helping to make the town they live in more stable. Since Sausalito already has such a high transient population, encouraging people to put down deeper roots locally is particularly important.

**3. Inclusionary Program:**

Except for when creating Condominium Projects having five or more units, Sausalito doesn't have an Inclusionary Housing requirement. It should. Most other Marin communities do. The Housing Element Task Force should consider adopting such a program. When one builds a certain number of units, a percentage of the units must be made affordable for rent or purchase. 15% is standard these days. Many communities are now seeking 20%. More than that usually won't pencil out financially for the project owner. Often, such a requirement kicks in if one is building 3 units or more. Check what other communities have done recently as a good starting point for a discussion.

**4. Term of Affordability:**

It was discussed at the Workshop that units assigned to be affordable, remain affordable for at least 30 years. Most communities require a permanent deed restriction that requires that affordable units remain affordable to very low, low and moderate income earners in perpetuity. Sausalito should do so as well.

**5. In Lieu Fee:**

Consider requiring an in-lieu fee only in instances where it is infeasible or impractical to provide affordable units on specific project sites. In general, paying fees in lieu of constructing the units is a bad idea, because the money often ends up being spent on other expenditures. Also, such money accrues too slowly to be effective fund. It is better to have the units built as part of a project so they actually happen.

It is usually cheaper for a developer to pay into an in-lieu fund rather than build affordable units. In such cases then, the in-lieu fee only adds to a project's cost, which the developer tacks on to the sales price of the market rate units, thus making housing even more expensive and out of reach for even the moderate income earners – thus, we can “shoot ourselves in the foot” with such fees.

If in-lieu fees are charged, this money must go into a trust dedicated for such a purpose, rather than be placed in the City's general fund. Other money, from donations and even bequeaths, can be added to such a dedicated trust fund. The best place to spend money in a housing trust fund, may be to pay for a unit's spread between its market rate and a deed-restricted affordable rate within a specific project, in order to create a higher percentage of affordable units in that project. Or, such money could be used to help subsidize a not-for-profit affordable residential project. Or, the money could be used to purchase land, or existing housing, that can be converted to affordable housing use.

**6. Housing for Marine Workers – Policy 5.4:**

This is a worthy cause, but difficult to accomplish without running into Fair Housing laws which prohibit one from renting or selling to a single group or class of citizens, which is considered discriminatory. The wording for such a policy or program needs to be carefully crafted here, or the State will likely reject such language. Consider proposing that the Town encourage boat building schools having dormitories for its students. Or promote worker's cooperatives or guilds that could own housing units that they rent or sell as condominiums only to its members. Building on Sausalito's Marine Service Harbor model that is already part of the Town's Zoning Ordinance, where the project's occupants must work in the marine or art skills nearby, is a good place to start.

**7. Size of the ADU's:**

It was suggested at the Workshop that the maximum size of ADU's be 640 sq.ft. 700 to 750 sq.ft. is more standard and livable.

**8. Implementation – Policy 7.3:**

Consider establishing a timetable to implement the programs in the Housing Element. Establish a permanent Housing Task Force that is charges with pursuing implementation. Each year the City Council should add to their Project List selected programs to implement the following year. The City Council should receive quarterly reports from the Task Force on their progress.

**9. Loss of Community Design Control:**

It is important to communicate to the public that only those sites identified in the Housing Element as affordable housing sites are where project are approved “by right” without discretionary review. Since there are only three of these site currently being considered, the State's “by right” requirement shouldn't be too threatening to members of the Sausalito community who are concerned about losing local design control of what gets built.

**10. Policy 4.4 – Streamline the Approval Process:**

Other programs could be added here besides just the State’s CEQA exception for in-fill projects. For example, consider a fast track approval process where it takes less than 30 days to deem a project complete. Plan check could be expedited without an added fee. Submittal fees could be waived or reduced. Projects that propose affordable units could be placed in the plan approval process ahead of those that don’t.

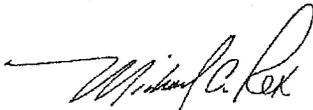
**11. Environmental Sustainability – Policies 6.1, 6.2 & 6.3:**

These policies don’t belong in the Housing Element. Such practices increase the cost of housing and thereby, reduce affordability. Such policies are worthwhile. They just belong in a different Element of the General Plan, or perhaps in a new stand-alone Sustainable Element that is added to the General Plan.

Sausalito needs to adopt a sustainable construction standard as part of its Zoning Ordinance, like nearly every other community in Marin has done. The County has adopted the BEST (Building Energy Efficient Structures Today) program, which is a standard they created with San Rafael that all the towns and Cities in Marin are encouraged to adopt so the building standards are consistent between the various jurisdictions. Another common standard to consider is the Bay Area wide Build it Green standard. BEST has been modeled on the Build it Green standard. Sausalito’s Sustainable Committee should be pursuing establishing such a building standard here in Sausalito, if they aren’t already.

The policy that would make sense in the Housing Element is to simply refer to the implementation of the Town’s sustainable construction standards when building housing of all types, both market rate and affordable units..

Sincerely,



Michael Rex, Architect

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**From:** Gerry Fait [mailto:gerryfait@yahoo.com]  
**Sent:** Wednesday, December 07, 2011 2:57 PM  
**To:** Lilly Schinsing  
**Subject:** Feedback on Housing Element Goals, etc.

December 7, 2011

SUBJECT: Feedback on Housing Element Goals, Policies and Implementation Measures

Dear Lily:

Below are my comments and questions on the framework document prepared by the M Group for the December 3rd community workshop and my response to a comment that appears in the summary of public comment document, dated December 5.

GOAL 1:

Measure #1 Code Enforcement: With the Americans cup coming, will there be

a way to ensure that legal liveaboards and the 55% of the population who rent in Sausalito are not displaced – especially lower incomes? Rental of housing is estimated to be \$1,300 per week during the Americas Cup races.

#3 Historic Preservation: Include preservation of historic boats by private parties who live aboard. Perhaps define marine workers to include people who liveaboard a boat to in order to restore it. I made a similar proposal to the HEC before that committee was demolished and it was well received. The issue was then put on as a Task Force agenda item but the M Group was unprepared to consider it at that meeting.

## GOAL 2:

### #6 Liveaboard Housing Zoning:

- Acknowledge that the EPA and NOA have suggested that waterbound cities expand housing to include boats at marinas and legal mooring fields. Add that that the city will endorse any citizen or group effort to lobby BCDC to expand the 10% restriction on liveaboards.

- I don't understand what information the consultants have gathered to make their determination of the number of liveaboards so I reserve the right to make further comments on #6 to when I see the findings of the M Group on their study of this issue including the names of marinas that have BCDC permits and how the numbers of the "counted" liveaboards breaks down. How is Galilee being counted?

Comment on summary of comment document: Sanitation has been addressed by RBRA for both permitted and nonpermitted marinas.

#7 Liveaboard Housing Permitting: Coordinate with marinas to place a posting board where City and other notices can be placed if mailboxes are not feasible.

## GOAL 3 Greater Choice of Homeownership Opportunities:

Policy 2.7: Official recognition to include the paragraph from NOAA and the EPA document that I provided to you that acknowledge that boats give people the opportunity for affordable alternative lifestyle with pride of ownership and cite to the publication.

New Implementation Measure: Endorse and assist in anyone's efforts to form an insurance pool for liveaboards in order to reduce costs of living aboard. Insurance is a big issue for nonconforming boats.

GOAL 5 Equal Housing:

#7 Housing for Marine Workers: Define marine worker or state that marine worker is to be undefined but the work should be related to navigation or commerce of the bay or sea including but not limited to historical preservation of boats as well as maritime artists.

Please let me know if you have questions on my comments.

Sincerely yours,  
Gerry Fait