

Staff Recommended Revisions - 1/16/12

A. Goals and Policies

The following Housing Element goals and policies will guide the City's actions pertaining to housing during the planning period.

Preserving Housing and Neighborhood Assets

Goal 1.0: Maintain and enhance the quality of existing housing and ensure that new residential development is compatible with Sausalito's small town character.

Policies

Policy 1.1 Housing Design. Review proposed new housing and accessory dwelling units to achieve excellence in development design. Encourage design that enhances neighborhood identity with sensitive transition of scale and building bulk, is compatible to the surrounding neighborhood, and uses quality building materials.

Implementing Programs:

Program 4 – Residential Design Review

Policy 1.2 Historic Preservation. Support efforts to identify and preserve historic structures. Ensure the compatibility of infill development in the context of Sausalito's historic resources.

Implementing Programs:

Program 3 – Historic Design Guidelines and Preservation Incentives

Policy 1.3 Maintenance and Management of Quality Housing. Support good management practices and the long-term maintenance and improvement of existing housing through code enforcement and housing rehabilitation programs.

Implementing Programs:

Program 1 – Code Enforcement;

Program 2 – Residential Rehabilitation Loan and Energy Retrofit Programs

Policy 1.4 Rental Housing Conservation. Continue to conserve the existing rental housing stock by limiting the conversion of rental units to ownership or non-residential uses.

Implementing Programs:

Program 5 – Condominium Conversion Regulations

Policy 1.5 Protection of Existing Affordable Housing. Ensure the continued affordability of income-restricted housing for lower and moderate income households.

Implementing Programs:

Program 6 – Preservation of Existing Affordable Rental Housing

Policy 1.6 Neighborhood Services. Promote neighborhood vitality and reduced reliance on the automobile by supporting the provision of neighborhood serving uses, such as grocery stores.

Implementing Programs:

- Land Use Element LU-2.13.1 – Zoning Ordinance – Neighborhood Commercial Uses
- Economic Development Element E-5.1.1 – Permitted Uses – Neighborhood Commercial

Encouraging
Ensuring Diversity in Housing

Goal 2.0: Provide opportunities for a range of housing types in a variety of locations and densities to meet the diverse needs of the Sausalito community.

Policies

Policy 2.1 Variety of Housing Choices. Encourage diversity in the type, size, price and tenure of residential development in Sausalito, while maintaining quality of life goals.

Implementing Programs:

Program 8 – Mixed Use Zoning in Commercial Districts;

Program 9 – Non-Traditional Housing Types

Program 10a – Accessory Dwelling Units – Adoption of Regulations to Encourage New ADUs

Program 10b – Accessory Dwelling Units – Registration and Amnesty of Existing ADUs

Program 11 – Liveaboard Housing

Policy 2.2 Adequate Sites. Provide adequate housing sites through appropriate land use and zoning designations, consistent with Sausalito’s regional housing growth needs.

Implementing Programs:

Program 7 – Residential and Mixed- Use Site Inventory

Policy 2.3 Adaptive Reuse.

Support innovative strategies for the adaptive reuse of commercial and other structures to provide for a wide range of housing types and residential uses.

Implementing Programs:

Program 8 – Mixed Use Zoning in Commercial Districts

~~Policy 2.4 Live/Work Opportunities. Consider appropriate locations for live/work opportunities for working and living space for artists and marine workers.~~

Policy 2.4 Legalization of Existing Accessory Dwelling Units.

Establish an amnesty program for existing accessory dwelling units by establishing a period of time for owners of un-permitted units to register their units and make them legal.

Implementing Programs:

Program 10b – Accessory Dwelling Units – Registration and Amnesty of Existing ADUs

Policy 2.5 Creation of New Accessory Dwelling Units.

Enable the construction and/or creation of new accessory dwelling units in residential zoning districts to increase the supply of affordable housing and address a portion of Sausalito’s regional housing needs. Ensure accessory dwelling units are designed to be compatible with the surrounding neighborhood.

Implementing Programs:

Program 4 – Residential Design Review

Program 10a – Accessory Dwelling Units – Adoption of Regulations to Encourage New ADUs

Encouraging

Goal 2.0: Ensuring Diversity in Housing

7. Residential and Mixed-Use Site Inventory (New Program; Required) (Policy 2.2 Adequate Sites)

As part of this Housing Element, a detailed analysis of all vacant and underutilized residential and commercial parcels in Sausalito ~~is provided~~ was conducted. The analysis used the Marin Map GIS system and was confirmed by review of aerial photographs and site visits. A number of filters were applied in order to identify only those parcels that truly have realistic development potential. The analysis determined that under existing zoning designations, approximately 100 additional units can be accommodated within the City's residential zones and approximately 50 units within the City's commercial zones. Only limited vacant sites remain, with the majority of future residential development opportunities on underutilized parcels that are more challenging to develop.

***2009-2014 Objectives:** Maintain a current inventory of vacant and underutilized residential sites, and mixed-use sites within the City's commercial districts. Provide the site inventory and available development incentives information to interested developers.*

8. Mixed Use Zoning in Commercial Districts (Existing Program – Expanded; Highly Recommended) (Policy 2.1 Variety of Housing Choices, Policy 2.3 Adaptive Reuse, Policy 4.2 Flexible Development Standards, Policy 6.5 Jobs/Housing Balance)

With approximately one-third of the City's residential infill potential occurring within its commercial districts, it will be important that the City's standards facilitate residential mixed use. The following provisions currently encourage the integration of residential use within the CC, CR and CN commercial zoning districts:

- Requirements for residential housing on upper stories, up to the City's height restriction of 32 feet, with commercial uses at ground level;
- Prohibition against conversion of existing residential uses to commercial;
- Allowances for commercial and residential users to share their parking with a conditional use permit (CUP); and
- Allowances for tandem parking with a CUP.

The current zoning regulations require a CUP for upper story residential of four or more units. Review of the residential site inventory identifies several underutilized commercial parcels with capacity for four residential units; increasing the CUP threshold to five or more units would serve to better facilitate residential infill on these parcels. Similarly, replacing the current CUP requirement for shared/joint use parking and tandem parking with a Minor Use Permit would better encourage mixed use development.

~~20. Evaluate Modifications to Parking to Promote Sustainability (New Program; Optional)
(Policy 4.2 Flexible Development Standards)~~

~~Evaluate and establish modified parking standards for projects in proximity to transit and/or services, for special needs housing, and allowances for reduced parking space size and tandem parking. Reduced parking standards should only be used when it has been determined that public safety can be maintained and that on-street parking of vehicles will not cause obstructions for vehicular traffic including emergency vehicles.~~

~~2009-2014 Objectives: Develop zoning standards that allow for modified parking standards for specific types of housing projects such as:~~

- ~~• Mixed-Use developments within existing commercial areas;~~
- ~~• Senior housing where it can be demonstrated that there will be little or no spill-over parking;~~
- ~~• Allow tandem and joint use parking subject to site plan review (currently requires a Conditional Use Permit); and~~
- ~~• Evaluate establishing allowances for compact spaces.~~

21. Multi-family Development in Multi-family Zones
(New Program – In Progress; Highly Recommended)

(Policy 4.3 Efficient Use of Multi-Family Zoning)

Program Summary: Encourage two-family and multi-family development in R-2-5, R-2-2.5 and R-3 zoning districts.

Encourage two-family and multi-family development on R-2-5, R-2-2.5 and R-3 residentially-zoned sites by evaluating the establishment of minimum density thresholds and/or varied development standards for multiple units on a sliding scale (e.g., reduced Floor Area Ratio or Lot Coverage Ratio for projects with a lower density). These would apply except where there are physical or environmental constraints, or significant incompatibility with neighborhood character. Evaluate options for provision of an ADU or payment of an in-lieu housing fee as an alternative to developing multi-family units. *(This measure is currently under study by a Planning Commission subcommittee)*

2009-2014 Objectives: *Develop standards within the Zoning Ordinance that promote and incentivize the development of two-family and multi-family developments within the multi-family zoning districts.*

[Program 22 – CEQA Exemptions for Infill Projects – deleted per Task Force recommendation]

~~22. CEQA Exemptions for Infill Projects (New Program – Existing Practice; Optional)
(Policy 4.4 Development Review)~~

~~Continue to use allowable California Environmental Quality Act (CEQA) exemptions for qualified urban infill projects where site characteristics and an absence of environmental impacts allow. Use of this exemption must be consistent with the environmental review of individual projects and does not modify existing state law.~~

~~2009-2014 Objectives: Continue to utilize the Urban Infill (Class 32) CEQA exemption on a case-by-case basis as appropriate based on the facts and circumstances of individual residential or mixed-use infill development projects.~~

23. Zoning Text Amendments for Special Needs Housing
(New Program; State Housing Element Mandate)

(Policy 4.5 Zoning for Special Needs, Policy 5.4 Housing for Persons with Disabilities)

~~Program Summary: Achieve consistency with SB 2 by specifying language in the Zoning Ordinance for emergency shelters, transitional and supportive housing and Single-Room Occupancy buildings.~~

Consistent with Senate Bill 2 (Government Code sections 65582, 65583 and 65589.5) the City will specify transitional and supportive housing to be treated as a residential use under the Zoning Ordinance, identify a zoning district where emergency shelters will be permitted by right, and specify provisions for Single-Room Occupancy buildings. The City will establish procedures to encourage and facilitate the creation of emergency shelters and transitional housing, by:

- Add transitional housing and supportive housing to the Zoning Ordinance's definition section, and regulate as a permitted use within residential zoning districts;
- Add single room occupancy (SRO) facilities within the Zoning Ordinance's definition section, and conditionally allow within the CC, CR and CN-1 commercial zoning districts; and
- Identify emergency shelters as a permitted use in the ~~Marinship Industrial~~ Public Institutional Zoning District.

Implementing
Goal 6.0: Ensuring Environmental Sustainability

31. Local Green Building Regulations

(New Program; State Mandate)

(Policy 6.1 Green Building, Policy 6.2 Sustainable Construction, Policy 6.4 Transportation Alternatives)

Green building is also known as green construction or sustainable building, and refers to using environmentally responsible and resource-efficient processes throughout the life cycle of a building, from its conceptual phases to deconstruction. Local Green Building regulations (e.g., Marin County “Green Building, Energy Retrofit, & Solar Transformation” or BERST) aim to reduce the overall impact of the built environment on human health, the environment, and resources.

Community Development Department staff will be tasked with the development of local Green Building regulations consistent with the State Green Building Code, to require and encourage residents and the development sector to build green.

Examples of green regulations include:

- Incorporating sustainable materials in new construction or remodels;
- Creating healthy indoor environments with minimal pollutants; and
- Landscaping that utilizes native plants to reduce water usage.

The City will include community participation by residents and the construction sector in the preparation of the Green Building regulations, and market the information upon completion.

***2009-2014 Objectives:** The City will adopt local Green Building regulations, including appropriate policies and programs. The preparation process will include community input from City residents and the construction sector. The completed documents will be provided to residents, developers, and architects who wish to build in Sausalito.*

32. Climate Action Plan

(Program in Progress, State Mandate)

(Policy 6.3 Alternative Energy, Policy 6.5 Jobs/Housing Balance)

As the State of California continues to develop environmental laws (such as Assembly Bill 32 and Senate Bill 375) and increased mandatory reporting requirements of greenhouse gas emissions, the City would benefit from integrating greenhouse gas reduction measures into its General Plan and City infrastructure. The City Council adopted Resolution No. 4935 in 2008, to join ICLEI – Local Governments for Sustainability (International Council for Local Environmental Initiatives) as a full member, and participation in the Cities for Climate Protection Campaign. As a participant, the City pledged to take a leadership role in promoting public awareness about the causes and impacts of climate change.

Implementing Program	Program Goal/Summary	2009-2014 Objective	Funding Source	Responsible Entity	Time Frame
	<u>grants for historic preservation actions.</u>	Municipal Code and Zoning Ordinance.			
4. Residential Design Review <i>(New – Existing Practice; Optional)</i>	Ensure future development projects maintain the small-town character of the community.	Continue to provide design review to ensure that new projects and modifications of existing buildings are consistent with the small-town character of Sausalito.	Fees	Community Development Department; Planning Commission	Existing practice <u>Ongoing.</u>
5. Condominium Conversion Regulations <i>(Existing – Expanded; recommended)</i>	Provide protections for tenants in apartments proposed for conversion to <u>condominiums.</u>	Implement current regulations. Evaluate strengthening <u>regulations</u> to extend inclusionary <u>requirements</u> to smaller projects and prohibit conversions during periods of low rental vacancy rates. <u>Examine relief options for long-term homeowners.</u>	General Fund; Potential In-Lieu Fee revenues	Community Development Department; Planning Commission; City Council	Evaluate Zoning Ordinance text amendments in 2013.
6. Preservation Existing Rental Housing <i>(Existing – Expanded; recommended)</i>	Maintain affordability in income-restricted housing for low and moderate income households.	Preserve 38 very low income, 26 low income and 7 moderate income housing opportunities. Require long-term affordability controls in future affordable housing projects.	General Fund	Community Development Department	Within 2009-2014 planning period.
ENSURING DIVERSITY IN HOUSING					
7. Residential and Mixed Use Site Inventory <i>(New; required)</i>	Provide adequate sites to meet Sausalito's share of regional housing needs.	Maintain site inventory. Provide inventory and development incentive information to	General Fund	Community Development Department	Within 2009-2014 planning period.

Encouraging

Implementing Program	Program Goal/Summary	2009-2014 Objective	Funding Source	Responsible Entity	Time Frame
	households.				
27. Reasonable Accommodation Procedures (New; Federal Mandate)	<u>Provide-Ensure</u> accessible housing <u>is</u> <u>available</u> to persons with disabilities.	Amend Zoning Ordinance and develop procedures to allow reasonable accessibility accommodations.	General Fund	Community Development Department; Planning Commission; City Council	By end of 2013.
28. Universal Design / Visitability (New; Optional)	Increase accessibility in housing through Universal Design and Visitability.	Develop Universal Design and Visitability Principals brochure, and provide to residential development applicants.	General Fund	Community Development Department	Develop brochure by 2013.
29. Housing for Marine Workers (New; Optional)	Recognize the special housing needs of local marine workers.	Support liveaboard and other affordable housing options which address the housing needs of local marine workers.	General Fund; Potential Affordable Housing Fund revenues	Community Development Department; City Council	2009-2014
30. Homeless Continuum of Care (Existing; State Housing Element Mandate)	Support the homeless and persons at risk of homelessness in obtaining shelter and services.	Support implementation of the Homeless Countywide Continuum of Care and publicize the emergency 211 call system.	General Fund	Community Development Department	2009-2014
IMPLEMENTING ENSURING ENVIRONMENTAL SUSTAINABILITY					
31. Local Green Building Regulations (New; State Mandate)	<u>Update the local building regulations to require sustainable and building practices encourage residents and the development sector to build green.</u>	Adopt local Green Building regulations, including appropriate policies and programs.	General Fund	Community Development Department; City Council	By end of 2012.
32. Climate Action Plan	Track City's greenhouse gas	Complete the Community-wide	General Fund	Community Development	Initiate within planning

Implementing