

# Information on.... Updated Standards for Multiple-Family Zoned Properties

#### What are we talking about?

Updated regulations are being contemplated by a subcommittee of the Planning Commission which would do the following:

- Discourage the development of large single family homes on multifamily parcels which leave no further development potential for future homes.
- (2) Discourage the conversion of existing duplex and apartment housing to single family housing.
- (3) Ensure that properties are developed in a manner that reserves space for future units at densities appropriate to the respective zoning district.

#### Why is it important to have this discussion?

The multi-family zoning districts in Sausalito allow a mix of housing types—single-family residences, duplexes and apartments. Because these zones allow for duplexes and apartment buildings, the development standards—such as how big a home can be—are more generous than the standards in single family zoning districts. However, no matter what type of housing is developed on a parcel in these zones, all forms of housing are currently allowed identical development standards. For example: the regulations today allow for a maximum floor area of **4,000 square feet** for a housing development on a **5,000** square foot parcel in the R-3 district. This is a maximum of **4,000** square feet for an **apartment building or a single family home**; the number of units does not matter.

#### What are the benefits to the community?

There are a number of community benefits resulting from the updated regulations. Properties with an additional unit that could provide additional revenue to help pay a high mortgage, appeal to older buyers who are seeking to downsize, help extended family members who wish to live in close proximity to each other, or assist parents with children who are returning to live at home again. The regulations help to spread out units throughout the city's existing multi-unit zones in a wide range of housing types and scales, which reduce the pressure to increase the density in other parts of the city. The regulations also reduce the risk of a living next to a new or expanded single family home that is out of scale in the neighborhood.

#### What work has already been done?

In December 2010 the Planning Commission reviewed a proposed change in the regulations which would limit the above "loopholes". The Planning Commission formed a two-member subcommittee to look at the issues more in-depth. Since that time the subcommittee has held thirteen meetings. For more information on the background of the subcommittee including staff reports and agendas visit <a href="http://www.ci.sausalito.ca.us/Index.aspx?">http://www.ci.sausalito.ca.us/Index.aspx?</a> page=578. The draft regulations must be reviewed by the Planning Commission and the City Council at publicly noticed hearings, so there is ample opportunity to participate.

### Important Upcoming Meetings at City Hall, 420 Litho Street

• May 20, 2013, 6-7pm:

Community Workshop

• June 12, 2013, 6:30pm:

Planning Commission Meeting

• June 26, 2013, 6:30pm:

Planning Commission Meeting

# How can I participate? Is it too late to join in the discussion?

It's not too late! Come to any of the public meetings listed above, send a letter to Lilly Schinsing, Administrative Analyst, City of Sausalito, 94965, email at LSchinsing@ci.sausalito.ca.us or call her at (415) 289-4134. You can also request via email to be added to the email notification list

## How do I know if I'll be affected?

If you own property in an R-2 or R-3 Zoning District you may be affected. You can call Lilly at (415) 289-4134 to verify the zoning on your property, and then you can take a look at the latest set of draft regulations h e r e: h t t p://www.ci.sausalito.ca.us/Index.aspx?page=578 (click on the most recent meeting date for the agenda).