

Draft "Menu" of Options
Site Inventory and Analysis
Housing Element Update
April 2011

This document provides an overview of a variety of strategies that could be used to accommodate the 1999-2006 and 2007-2014 RHNA. For each scenario three tiers of strategies are provided- a light, medium or heavy approach, which results in different RHNA credits based on several assumptions. As much as possible the assumptions derive from the Technical Studies.

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(13 Pages)

1999-2006 and 2007-2014 RHNA

Regional Housing Needs Assessment (RHNA)					
	Very Low	Low	Moderate	Above Moderate	Total
1999-2006 RHNA	36	17	50	104	207
2007-2014 RHNA	45	30	34	56	165
TOTAL NEED:	81	47	84	160	372

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Built, Under Construction or Approved Units 1999-present

Strategy:

Credit units built, under construction or approved from 1999-present to the RHNA

		Strategy	Potential RHNA Credits				Total
			Very Low	Lower	Moderate	Above Moderate	
Approach	Light	Apply those units built, under construction or approved from 1999 to present to the RHNA	22	0	0	33	55 ^a
	Medium	Apply those units built, under construction or approved from 1999 to present to the RHNA	22	0	0	33	55 ^b
	Heavy	Apply those units built, under construction or approved from 1999 to present to the RHNA	22	0	0	33	55 ^c

^a See August 23, 2010 memo to the Housing Element Task Force: "Progress on Achieving Regional Housing Needs Allocation (RHNA)"

^b See August 23, 2010 memo to the Housing Element Task Force: "Progress on Achieving Regional Housing Needs Allocation (RHNA)"

^c See August 23, 2010 memo to the Housing Element Task Force: "Progress on Achieving Regional Housing Needs Allocation (RHNA)"

Vacant and Underdeveloped Land—No Rezoning

Strategy:

Use information from Vacant and Underdeveloped Technical Study; apply existing vacant/underdeveloped unit potentials to the RHNA.

Strategy			Potential RHNA Credits				
			Very Low	Lower	Moderate	Above Moderate	Total
Approach	Light	Use information from Vacant and Underdeveloped Technical Study.	0	0	0	437 ^d	437
	Medium	Use information from Vacant and Underdeveloped Technical Study.	0	0	0	437 ^e	437
	Heavy	Use information from Vacant and Underdeveloped Technical Study.	0	0	0	437 ^f	437

^d 73 units potential on vacant parcels and 364 units potential on underdeveloped parcels as identified in Vacant/Underdeveloped Land Technical Study

^e 73 units potential on vacant parcels and 364 units potential on underdeveloped parcels as identified in Vacant/Underdeveloped Land Technical Study

^f 73 units potential on vacant parcels and 364 units potential on underdeveloped parcels as identified in Vacant/Underdeveloped Land Technical Study

Accessory Dwelling Units- Existing

Strategy:

Housing Element identifies a program to adopt an ADU amnesty program to legalize unpermitted ADUs

Basic Assumptions (from ADU Technical Studies):

- 15% of properties have existing ADU
- 25% of those properties w/ ADU have an ADU without building permits
- 40% of those properties w/ ADU would be able to provide off-street parking

Strategy		Additional Assumptions	Potential RHNA Credits				Total	
			Very Low	Lower	Moderate	Above Moderate		
Approach	Light	Housing Element identifies program to adopt ADU amnesty program to legalize unpermitted ADUs under <i>certain condition</i> : Conditions are very strict: ADUs must provide one off-street parking space; all development standards must be complied with (i.e., floor area, building coverage, etc.); no discount given on permitting fees.	<ul style="list-style-type: none"> • Parking is a factor • One eighth of those property owners with an illegal ADU would take advantage of amnesty program within the planning period (through 2014) 	3	2	1	0	6 ^g
	Medium	Housing Element identifies program to adopt ADU amnesty program to legalize unpermitted ADUs under <i>certain conditions</i> : Conditions are more relaxed: ADU must provide one off-street parking space, however, there may be cases where the requirement is waived for specific reasons, such as proximity to bus route or neighborhood location; development standards may be relaxed (i.e., a small square foot discount from floor area and/or building coverage could be given so that ADU does not make parcel non-conforming); small discount given on building permit fees.	<ul style="list-style-type: none"> • Parking is a factor • One fourth of those property owners with an illegal ADU would take advantage of amnesty program within the planning period (through 2014) 	6	4	1	1	12 ^h
	Heavy	Housing Element identifies program to adopt ADU amnesty program to legalize unpermitted ADUs under <i>all conditions</i> : Parking is not required for the ADU; ADU does not factor into building coverage or floor area; large discount given on building permit fees.	<ul style="list-style-type: none"> • One fourth of those property owners with an illegal ADU would take advantage of amnesty program within the planning period (through 2014) • Parking is not a factor 	15	12	2	1	30 ⁱ

^g The ADU survey demonstrated that 15% of Sausalito owners have an existing ADU on their property. Applying this percentage to all properties in Sausalito yields 492 existing ADUs. Approximately 25% of owners indicated that their ADUs were built without building permits. Applying this percentage to the 492 existing ADUs yields 123 illegal ADUs. Approximately 40% of owners who have an existing ADU indicated that they would be able to provide off-street parking for an ADU. Applying this percentage to the 123 existing illegal ADUs yields 49 ADUs which can provide parking and could be legalized via amnesty program. Assuming that only one eighth of those property owners would take advantage of an ADU amnesty program in the planning period yields 6 ADUs legalized via an amnesty program within the planning period. The Marin Countywide Housing Element Workbook assumptions for ADU affordability were applied to the 6 amnesty ADUs.

^h The ADU survey demonstrated that 15% of Sausalito owners have an existing ADU on their property. Applying this percentage to all properties in Sausalito yields 492 existing ADUs. Approximately 25% of owners indicated that their ADUs were built without building permits. Applying this percentage to the 492 existing ADUs yields 123 illegal ADUs. Approximately 40% of owners who have an existing ADU indicated that they would be able to provide off-street parking for an ADU. Applying this percentage to the 123 existing illegal ADUs yields 49 ADUs which can provide parking and could be legalized via amnesty program. Assuming that one quarter of those property owners would take advantage of an ADU amnesty program in the planning period yields 12 ADUs legalized via an amnesty program within the planning period. The Marin Countywide Housing Element Workbook assumptions for ADU affordability were applied to the 12 amnesty ADUs.

ⁱ The ADU survey demonstrated that 15% of Sausalito owners have an existing ADU on their property. Applying this percentage to all properties in Sausalito yields 492 existing ADUs. Approximately 25% of owners indicated that their ADUs were built without building permits. Applying this percentage to the 492 existing ADUs yields 123 illegal ADUs. Assuming that one quarter of those property owners would take advantage of an ADU amnesty program in the planning period yields 30 ADUs legalized via an amnesty program within the planning period. The Marin Countywide Housing Element Workbook assumptions for ADU affordability were applied to the 30 amnesty ADUs.

Accessory Dwelling Units- Future

Strategy:

Housing Element identifies a program to adopt ADU regulations to allow ADUs

Basic Assumptions (from ADU Technical Studies):

- 16% of owners without an ADU would be inclined to create a new ADU if the City allowed ADUs.
- 20% of owners indicated that they would be able to provide off-street parking for a new ADU

Strategy		Additional Assumptions	Potential RHNA Credits					
			Very Low	Lower	Moderate	Above Moderate	Total	
Approach	Light	Housing Element identifies program to adopt ADU regulations to allow ADUs in <i>select areas</i> based on health and safety (i.e., emergency vehicle access) Very strict standards are placed on ADUs: each ADU must provide one off-street parking space; all development standards must be complied with (i.e., floor area, building coverage, etc.)	<ul style="list-style-type: none"> • One eighth of property owners would take advantage of ADU program within the planning period (through 2014) 	6	5	1	1	13 ^j
	Medium	Housing Element identifies program to adopt ADU regulations to allow ADUs in <i>specific residential Zoning Districts</i> based on health and safety (i.e., emergency vehicle access) Standards are placed on ADUs: each ADU must provide one off-street parking space, however, there may be cases where the requirement is waived for specific reasons, such as proximity to bus route; development standards may be relaxed (i.e., a small square foot discount from floor area and/or building coverage could be given so that ADU does not make parcel non-conforming); small discount given on building permit fees.	<ul style="list-style-type: none"> • One fourth of property owners would take advantage of ADU program within the planning period (through 2014) 	13	10	2	1	26 ^k
	Heavy	Housing Element identifies program adopt ADU regulations to allow ADUs in <i>all residential Zoning Districts</i> . Very relaxed standards are placed on ADUs: parking is not required for the ADU; ADU under a certain size does not count towards building coverage or floor area.	<ul style="list-style-type: none"> • One half of property owners would take advantage of ADU program within the planning period (through 2014) 	65	52	7	7	131 ^l

^j The ADU survey demonstrated that 16% of Sausalito owners would be inclined to create a new ADU if the City allowed ADUs. Applying this percentage to all properties in Sausalito yields 525 new potential ADUs. Approximately 20% of owners indicated that they would be able to provide off-street parking for an ADU. Applying this percentage to the 525 ADUs yields 104 ADUs. Assuming that only one eighth of those property owners would create an ADU in the planning period yields 13 ADUs. The Marin Countywide Housing Element Workbook assumptions for ADU affordability were applied to the 13 ADUs.

^k The ADU survey demonstrated that 16% of Sausalito owners would be inclined to create a new ADU if the City allowed ADUs. Applying this percentage to all properties in Sausalito yields 525 new potential ADUs. Approximately 20% of owners indicated that they would be able to provide off-street parking for an ADU. Applying this percentage to the 525 ADUs yields 104 ADUs. Assuming that only one quarter of those property owners would create an ADU in the planning period yields 26 ADUs. The Marin Countywide Housing Element Workbook assumptions for ADU affordability were applied to the 26 ADUs.

^l The ADU survey demonstrated that 16% of Sausalito owners would be inclined to create a new ADU if the City allowed ADUs. Applying this percentage to all properties in Sausalito yields 525 new potential ADUs. Assuming that only quarter of those property owners would create an ADU in the planning period yields 131 ADUs. The Marin Countywide Housing Element Workbook assumptions for ADU affordability were applied to the 131 ADUs.

Liveaboards- Existing

Strategy:

- Provide documentation as to why liveaboards as should count as housing units and as providing affordable housing
- Show that the 2000 Census did not count some existing unpermitted liveaboards
 - Using block-level Census data, the 2000 Census indicated that 78 housing units were on/near waterfront
 - Houseboats (5) +Arks (7) + Legal Liveaboards (99) =111 permitted units
 - Unpermitted liveaboards (from 2011 count)= 116
- The Housing Element identifies amnesty program to legalize as many of the 116 unpermitted liveaboards as possible (limited to 10% of the marina)

Basic Assumptions (from Liveaboard Technical Study):

- The City and BCDC allow only 10% of a Marina's boat slips to be liveaboards
- The following Marinas do not have City or BCDC permits for liveaboards and therefore have the potential for amnesty for up to 10% of boat slips:
 - Sausalito Yacht Harbor: 600 boat slips= 60 liveaboards
 - Sausalito Marine Ways: 61 boat slips= 6 liveaboards
 - Schoonmaker: 161 boat slips= 16 liveaboards
 - Marina Plaza: 103 boat slips= 10 liveaboards

Strategy			Additional Assumptions	Potential RHNA Credits				
				Very Low	Lower	Moderate	Above Moderate	Total
Approach	Light	Legalize up to 10% of unpermitted liveaboards at unpermitted marinas ^m via an amnesty program (up to 92 liveaboards). Require an even split between all income levels.	Even split between all income levels	23	23	23	23	92
	Medium	Legalize up to 10% of unpermitted liveaboards at unpermitted marinas via an amnesty program (up to 92 liveaboards). Require that there is an even split between very low, lower and moderate (must provide an incentive, e.g., relaxation of permitting requirements, administrative process if certain standards are met).	Even split between very low, lower and moderate	30	30	30	0	92
	Heavy	Legalize up to 10% of unpermitted liveaboards at unpermitted marinas via an amnesty program (up to 92 liveaboards). Require that there is an even split between very low and lower (must provide a large incentive e.g., relaxation of permitting requirements, administrative process if certain standards are met).	Even split between very low and lower	46	46	0	0	92

^m From Liveaboard Technical Study: Sausalito Yacht Harbor (up to 60 unpermitted liveaboards), Sausalito Marine Ways (up to 6 unpermitted liveaboards), Schoonmaker (up to 16 unpermitted liveaboards), Marina Plaza (up to 10 unpermitted liveaboards)

Liveboards- Future

Strategy:

- Provide incentives to encourage permitted marinas to offer the remainder of their liveaboard allotment to low/moderate income households

Basic Assumptions (from Liveaboard Technical Study):

- The following permitted Marinas have additional liveaboard capacity:
 - Marina Plaza= 4 additional
 - Clipper Yacht=18 additional

Strategy			Assumptions	Potential RHNA Credits				
				Very Low	Lower	Moderate	Above Moderate	Total
Approach	Light	Status quo	No changes	0	0	0	22	22 ⁿ
	Medium	Provide incentives to encourage permitted marinas to offer the remainder of their liveaboard allotment to low/moderate income households (e.g., administrative process if certain standards are met).	Even split between very low, lower and moderate	7	7	8	0	22
	Heavy	Provide strong incentives to encourage permitted marinas to offer the remainder of their liveaboard allotment to low/moderate income households (e.g., administrative process if certain standards are met).	Even split between very low and lower	11	11	0	0	22

ⁿ From the Liveaboard Technical Report: Marina Plaza has 4 additional liveaboard slips and Clipper has 18 additional liveaboard slips that are not occupied

Rezoning- Existing Residential/Mixed Use Sites to a Higher Density

Strategies:

- Rezone to either PDR or R-3
- Apply an Affordable Housing Overlay District (AHOD) to specific sites. The primary intent of the AHOD is to identify sites that are appropriate for affordable housing projects and apply a density bonus to help enhance the feasibility of an affordable housing project. The AHOD would allow a 50% increase in the allowed density if the units are affordable to moderate or lower income households.
- Rezone to either PDR or R-3 and apply the AHOD

Candidate Sites:

Site Identification Number	APN	Address	Owner	Parcel Area (square feet)	Constraints	Current Zoning District	Description of Current Use	Potential Units Under Current Zoning (all Above Moderate Affordability)	Potential Units under Rezone to PDR Zone (Maximum Density= 1 unit/1,980 square feet parcel area)	Potential Units under Rezone to R-3 Zone (Maximum Density= 1 unit/ 1,500 square feet parcel area)	Potential Units under Affordable Housing Overlay District(50% density bonus if units are affordable)		
											Current	PDR	R-3
V-2	065-063-12	Bridgeway	Auberge De Lydie LLC	11,903	Steep Slopes	C-C	Vacant	7	n/a	n/a	10	n/a	n/a
V-5	064-321-01	Lincoln Drive	50% City of Sausalito	87,643	Steep Slopes	R-2-5	Vacant	17	44	58	25	66	87
V-4	Surplus Right-of-Way	Woodward Avenue	City of Sausalito	26,392	Access off of Woodward, not Bridgeway	R-2-2.5	Vacant	9	13	17	13	19	25
V-6	052-322-01	Bridgeway	Kenneth Leitch Living Trust	7,365	Very steep slopes	R-3	Vacant	4	n/a	n/a	6	n/a	n/a
U-3	064-151-02	1757/1751 Bridgeway and 160 Filbert	T8 Ventures Sausalito LLC	18,088	Three blighted units exist on the site	R-3	Three blighted vacant units	12	n/a	n/a	18	n/a	n/a

Strategy		Potential RHNA Credits				
		Very Low	Lower	Moderate	Above Moderate	Total
Approach	Light	TBD-Task Force Input Required				
	Mediu	TBD-Task Force Input Required				
	Heavy	TBD-Task Force Input Required				

Rezoning- Existing Non-Residential Land to Allow Residential

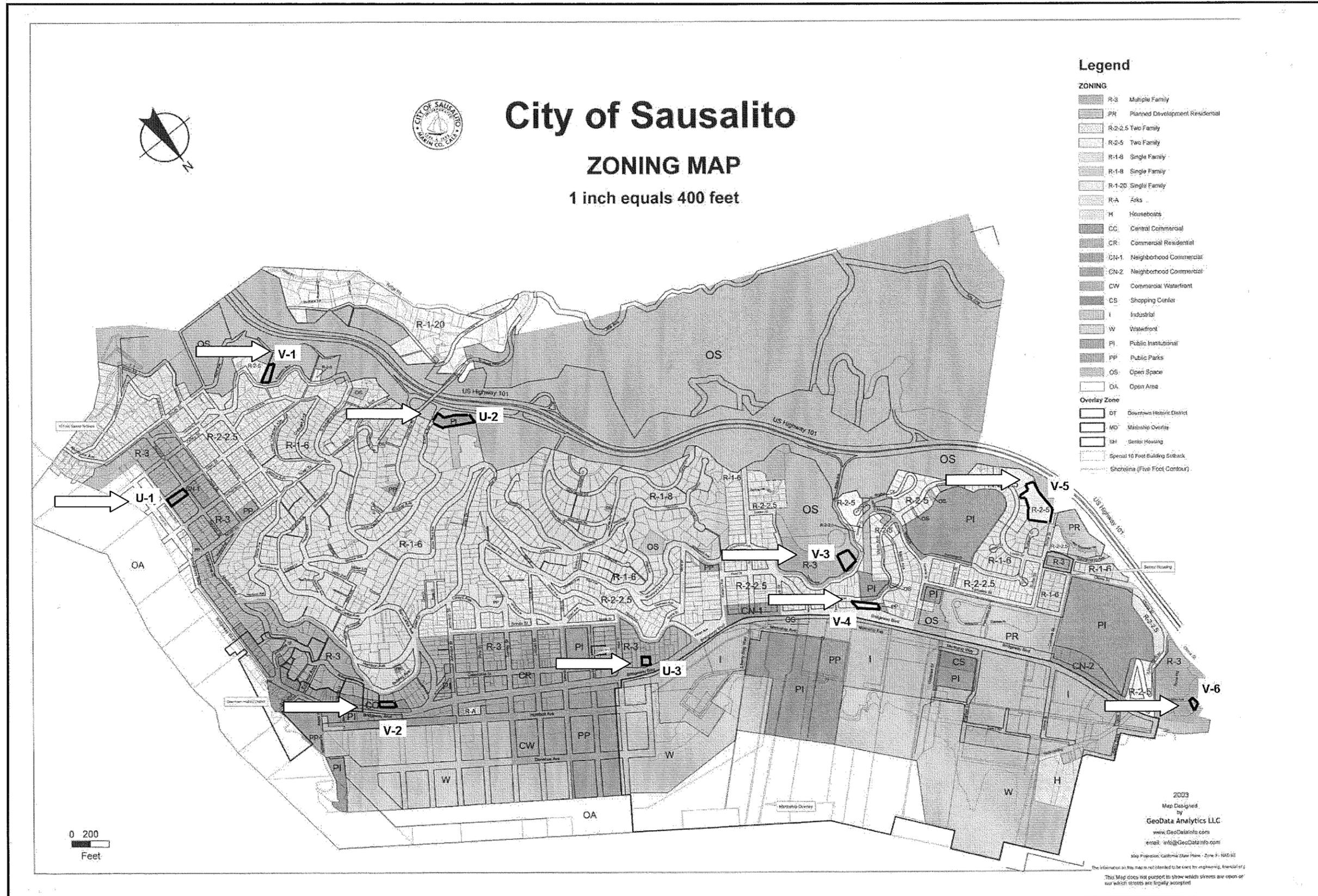
Potential Strategies:

- Rezone to either PDR or R-3
- Apply an Affordable Housing Overlay District (AHOD) to specific sites. The primary intent of the AHOD is to identify sites that are appropriate for affordable housing projects and apply a density bonus to help enhance the feasibility of an affordable housing project. The AHOD would allow a 50% increase in the allowed density if the units are affordable to moderate or lower income households.
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Candidate Sites:

Site Identification Number	APN	Address	Owner	Parcel Area (square feet)	Constraints	Current Zoning District	Description of Current Use	Potential Units Under Current Zoning (all Above Moderate Affordability)	Potential Units under Rezone to PDR Zone (Maximum Density= 1 unit/1,980 square feet parcel area)	Potential Units under Rezone to R-3 Zone (Maximum Density= 1 unit/ 1,500 square feet parcel area)	Potential Units under Affordable Housing Overlay District (50% density bonus if units are affordable)		
											Current	PDR	R-3
V-1	065-251-07	Sausalito	City of Sausalito	13,404	Very steep slopes	OS	Vacant	0	6	8	0	9	12
V-3	064-133-01	Rodeo	City of Sausalito	26,757	Heavily forested, steep slopes	OS	Vacant	0	13	17	0	19	25
U-1	065-242-06 and 065-242-17	Vahalla-Second Street/Bridgeway	Jon Roberts	23,088	Historic building on site- SROs might be possible	CN-1	Vacant Building, Large parking lot	15	n/a	n/a	22	n/a	n/a
U-2	065-181-44	300 Spencer	City of Sausalito	42,745	Very Steep Slopes on Undeveloped Portion- SROs might be possible	PI	Surplus Fire Station Building	0	21	28	0	31	42

Strategy		Potential RHNA Credits				
		Very Low	Lower	Moderate	Above Moderate	Total
Approach	Light	TBD-Task Force Input Required				
	Medium	TBD-Task Force Input Required				
	Heavy	TBD-Task Force Input Required				



Other Options to Explore

- A. Rezone other Open Space (OS) Parcels to Residential Uses
- B. Rezone portions of 630 Nevada (School Site, currently zoned Public Institutional) to allow Residential Uses
- C. Rezone portions of MLK site (currently zoned Public Institutional) to allow Residential Uses
- D. CN Floor Area Policy- Change to definition of floor area to not count FAR in CN Zone (policy from previous HE attempt)

From the 2006 Draft Housing Element: Amend the Zoning Ordinance so that the definition of floor area excludes residential uses that are part of a mixed-use development in the CN-2 District. This amendment will remove barriers to affordable housing within mixed-use redevelopment in the CN-2 District and advance the City's goal of providing housing opportunities that are affordable for low and very low income households.

- E. Rezone "on edge" R2 parcels to R3 (increase density)
- F. Develop Program for an inclusionary Housing Ordinance (e.g., an inclusionary fee may be required to split a lot. This fee would go towards an affordable housing project)
- G. Require mitigation fees for condominium conversion projects. This fee would go towards an affordable housing project
- H. Regulate conversion of triplexes/duplexes to single family residences (e.g., prohibiting such conversions or require an impact fee)
- I. Rezone select Marinship areas to allow Residential Uses in the Marinship. For example—the "Sausalito Waterfront and Marinship Vision" report created by WAM identified the following areas as potential for residential use:



Figure 20
PROPOSED WATERFRONT AND MARINSHIP LAND USE

Summary of Options

RHNA					
	Very Low	Low	Moderate	Above Moderate	Total
1999-2006 RHNA	36	17	50	104	207
2007-2014 RHNA	45	30	34	56	165
TOTAL NEED:	81	47	84	160	372

Strategy	Option	Built, Under Construction, Approved				Vacant and Under-developed				ADU-Existing ADU-Future				ADU-Future				Liveboard-Existing				Liveboard-Future				Rezoning-Existing Residential Land to a Higher Density				Rezoning-Existing Non-Residential Land to Allow Residential				Total Remaining			
		RHNA Credits	VL	L	M	M+	VL	L	M	M+	VL	L	M	M+	VL	L	M	M+	VL	L	M	M+	VL	L	M	M+	VL	L	M	M+	VL	L	M	M+			
Light																																					
Medium																																					
Heavy																																					

TO BE REVISED