

ORDINANCE NO. 1217

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAUSALITO AMENDING TITLE 10 OF THE SAUSALITO MUNICIPAL CODE TO: ADD A NEW SECTION 10.44.330 FOR DEVELOPMENT STANDARDS FOR DWELLING UNITS IN TWO-FAMILY AND MULTI-FAMILY RESIDENTIAL ZONING DISTRICTS; MODIFY TABLE 10.22-2 TO ADD REFERENCE TO SECTION 10.44.330; MODIFY SECTION 10.54.050.B TO ALLOW FOR A ONE TIME 200 SQUARE FOOT FLOOR AREA EXCEPTION; MODIFY SECTION 10.54.050.D AND 10.54.050.E TO ADD A FINDING FOR DESIGN REVIEW PERMITS AND CLARIFY REQUIREMENTS FOR HEIGHTENED DESIGN REVIEW; MODIFY SECTION 10.54.060 TO ADD SUBMITTAL REQUIREMENTS FOR DESIGN REVIEW PERMITS; AND MODIFY SECTION 10.40.120.B.1 TO PROVIDE FOR AN EXCEPTION FOR TANDEM PARKING; ALLOW EXCEPTION TO PARKING REQUIREMENTS IN SECTION 10.40.110.D; AND ADD REFERENCE TO PARKING EXCEPTION IN TABLE 10.40-1 ZOA 10-355

WHEREAS, the development standards for each Zoning District apply uniformly to each parcel in the same Zoning District; and

WHEREAS, single-family dwellings in Two-Family (R-2-2.5 and R-2-5) and Multi-Family (R-3) Residential Zoning Districts are subject to identical development standards in terms of floor area ratio, building coverage and impervious surfaces as duplex and apartments in Two-Family (R-2-2.5) and Multi-Family (R-3) Residential Zoning Districts; and

WHEREAS, the Planning Commission, in considering proposals for single-family dwellings on R-2-2.5 and R-3 parcels, has sought to maintain the housing stock while maintaining with the character of the neighborhood; and

WHEREAS, Section 10.80.070 allows for amendments of the Zoning Ordinance (Title 10 of the Sausalito Municipal Code) whenever the City Council determines that public necessity, convenience, or welfare would be served; and

WHEREAS, Section 10.80.070.C requires the Planning Commission to provide a recommendation to the City Council on proposed Zoning Ordinance amendments; and

WHEREAS, in December 2010 the Planning Commission conducted duly-noticed public hearings on the Zoning Ordinance amendment regarding Standards for Dwelling Units in Two-Family and Multiple-Family Residential Zoning Districts and at the conclusion of the hearings formed a subcommittee of the Planning Commission to develop the standards; and

WHEREAS, from January 2011-May 2013 a subcommittee of the Planning Commission held 13 public meetings regarding Standards for Dwelling Units in Two Family and Multiple-Family Residential Zoning Districts; and

WHEREAS, on May 20, 2013 a publicly-noticed Community Workshop was held to discuss the Zoning Ordinance amendment regarding Standards for Dwelling Units in Two Family and Multiple-Family Residential Zoning Districts; and

WHEREAS, on June 12, 2013 and June 26, 2013 the Planning Commission conducted a duly-noticed public hearing at which time all interested persons were given an opportunity to be heard; and

WHEREAS, on June 26, 2013 the Planning Commission adopted Planning Commission Resolution No. 2013-16, which recommended City Council adoption of an Ordinance regarding Standards for Dwelling Units in Two Family and Multiple-Family Residential Zoning Districts; and

WHEREAS, on July 9, 2013 and September 10, 2013 the City Council conducted a duly-noticed public hearing at which time all interested persons were given an opportunity to be heard; and

WHEREAS, on August 21, 2013, September 30, 2013, October 28, 2013, November 21, 2013 and December 9, 2013 the Legislative Committee held public meetings to review the Standards for Dwelling Units in Two Family and Multiple-Family Residential Zoning Districts; and

WHEREAS, on January 22, 2014 and February 5, 2014 the Planning Commission conducted duly-noticed public hearings at which time all interested persons were given an opportunity to be heard; and

WHEREAS, on February 5, 2014 the Planning Commission adopted Planning Commission Resolution No. 2014-03, which recommended City Council adoption of an Ordinance regarding Standards for Dwelling Units in Two Family and Multiple-Family Residential Zoning Districts; and

WHEREAS, the project is categorically exempt from California Environmental Quality Act (CEQA) pursuant to Section 15305 of the CEQA Guidelines which exempts minor alterations in land use limitations in areas with an average slope of less than 20%, which do not result in any changes in land use or density and Section 15061.b.3 of the CEQA Guidelines because adoption of the zoning ordinance amendment is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment, and this project does not have the potential for causing a significant effect on the environment; and

WHEREAS, adoption of Standards for Dwelling Units in Two Family (R-2-2.5) and Multi-family (R-3) Residential Zoning Districts is consistent with the General Plan,

including Objective CD-1.0 and Policy CD-1.3 of the Community Design Element regarding scale and neighborhood compatibility, Policy HE-4.3 and Program 20 of the Housing Element regarding efficient use of multi-family zoning, Policy LU-1.19 of the Land Use Element regarding preservation of historic properties, Policy LU-1.9 of the Land Use Element regarding residential development intensity and Program CP-2.1.3 of the Circulation and Parking Element regarding neighborhood parking needs.

THE CITY COUNCIL OF THE CITY OF SAUSALITO DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. Table 10.22-2 of the Sausalito Municipal Code is hereby amended as follows¹:

**Table 10.22-2
SITE DEVELOPMENT STANDARDS – RESIDENTIAL ZONING DISTRICTS *1***

DEVELOPMENT REQUIREMENT	R-1		R-2		R-3	PR	H	A	SEE SECTION	
	R-1-6	R-1-8	R-1-20	R-2-2.5	R-2-5					
Minimum parcel size *2*	6,000 sf	8,000 sf	20,000 sf	5,000 sf	10,000 sf	5,000 sf	20,000 sf	10,000 sf	1,500 sf	10.40.030 (Minimum Parcel Standards) and Title 9
Minimum lot width *2*	50'	50'	50'	50'	50'	50'	50'	50'	30'	
Maximum Density	1 du/parcel	1 du/parcel	1 du/parcel	1 du/2500 sf *2,3*	1 du/5000 sf *2,3*	1 du/1500 sf *2,3*	1 du/1980 sf	1 du/10,000 sf	1 du/1500 sf	10.44.080 (Accessory Dwelling Units)
Maximum Floor Area Ratio	.45	.40	.35	.65 *4*	.40	.8 *4*	.65	.25	.30	10.44.330 (Development Standards for Units in Two Family and Multiple-Family Residential Zoning Districts.)
Maximum Building Coverage	35%	30%	30%	50% *4*	35%	50% *4*	50%	25%	30%	
Maximum Impervious Surface *5*	67.5%	65%	65%	75% *4*	67.5%	75% *4*	75%	62.5%	65%	
Minimum Setbacks *6*										10.40.080 (Exceptions to Required Setbacks) and Chapter 10.44 (Specific Use Requirements)
Front *7*	0'	0'	0'	0'	0'	0'	0'	0'	0'	
Side *8*	5'	5'	10'	5'	5'	5'	5'	*9 *	0'	
Rear	15'	15'	20'	15'	15'	15'	15'	15'	0'	
Maximum Building Height *9 10*	32'	32'	32'	32'	32'	32'	32'	32'	12' *11*	10.40.060 (Height Requirements) and Chapter 10.44 (Specific Use Requirements)

1 ~~These standards are not entitlements~~; the approved size, setbacks or other physical conditions of a proposed new ~~home dwelling~~ or expansion of an existing ~~home dwelling~~ subject to design review shall be in the discretion of the Planning Commission. In order to meet the standards of design review, the Planning Commission may approve a ~~home dwelling~~ smaller, or with greater setbacks, or otherwise impose requirements that are more restrictive than the limits set forth in this chapter.

2 See Section 10.40.030 (Minimum Parcel Standards).

3 For two or more detached single family dwellings, see Section 10.44.090 (Detached Dwelling Units)

4 ~~Units in the R-2-2.5 and R-3 Zoning Districts are subject to the restrictions in Section 10.44.330~~

4 *5* Per Section 10.40.050.C, impervious surface includes decks, paved surfaces, hardscape, and gravel.

5 *6* Different setbacks may also apply if district is combined with other zoning districts.

6 *7* 10' front yard setbacks are required where designated on the zoning map. See Section 10.40.070.C.4 (Special setback lines).

7 *8* Minimum side yard setbacks may be increased in other situations.

8 *9* Half (1/2) the building height, but no less than 5'.

9 *10* Maximum building height may vary depending on parcel topography and may vary for other specific features of the site. Building height is measured from natural average grade.

10 *11* Measured from a point 6' above NGVD or average grade, whichever is higher.

¹ The text to be added is printed double-underlined and the text to be removed is printed ~~double-strikeout~~.

Section 2. A new Section 10.44.330 is hereby added to the Sausalito Municipal Code to read as follows:

10.44.330 Development Standards for Dwelling Units in Two-Family and Multiple-Family Residential Zoning Districts.

A. Purpose and Intent. In addition to the general purposes of this Chapter, the specific purposes of this section regulating units in the Two Family and Multiple Family Residential Zoning Districts include the following:

1. To modify the development standards of any single unit in the R-2-2.5 and R-3 Zoning Districts to more closely conform to the standards in the R-1-6 Zoning District.
2. To discourage the development of large single family residences located in the Two Family and Multiple Family Residential Zoning Districts which leave no further development potential for future dwelling units.
3. To discourage the conversion of existing two and multi-family housing to single family housing.
4. To implement the goals of the General Plan with respect to housing in the Two-Family and Multi-Family Residential Zoning Districts.
5. To benefit homeowners in a variety of ways, such as by providing flexibility on sites and within structures; to provide additional revenue from adding a rental unit; to provide smaller units for residents seeking to downsize in their existing neighborhood; to help extended family members who wish to live in close proximity to each other.
6. To ensure the compatibility of infill development in the context of Sausalito’s historic resources.

B. Applicability. These standards are applicable to all parcels in the R-2-2.5 and R-3 Zoning Districts. Properties listed on the National Register, California Register or Local Historic Register where no increase in floor area, building coverage or impervious surfaces are proposed are exempt from this Section 10.44.330.

C. Development Standards.

1. **Maximum Floor Area.** No single dwelling unit on a parcel in the R-2-2.5 or R-3 Zoning District shall exceed a Maximum Floor Area Ratio of the following dependent on parcel size:

Parcel Size	Maximum Floor Area Ratio
6,000 square feet and greater	0.45
3,000 to <6,000 square feet	$0.65 - (((\text{Total Parcel Size} - 3,000) / 3,000) \times 0.2)$
Less than 3,000 square Feet	0.65

The remaining Floor Area Ratio allowed on the parcel by Table 10.22-2 (Site Development Standards - Residential Zoning Districts) shall be documented and reserved for additional units on the parcel, as allowed by the maximum density on the parcel. In no case shall the total development exceed the maximum development standards allowed for the parcel pursuant to Table 10.22-2. See Figures 10.44-1 and 10.44-2 for example calculations of the applicable Floor Area Ratio, maximum floor area for a single dwelling unit, and remaining floor area for additional dwelling units.

2. Maximum Building Coverage. No single dwelling unit on a parcel in the R-2-2.5 or R-3 Zoning District shall exceed a Maximum Building Coverage of the following dependent on parcel size:

Parcel Size	Maximum Building Coverage
6,000 square feet and greater	35%
3,000 to <6,000 square feet	$50\% - (((\text{Total Parcel Size} - 3,000) / 3,000) \times 0.15)\%$
Less than 3,000 square feet	50%

The remaining Building Coverage allowed on the parcel by Table 10.22-2 (Site Development Standards - Residential Zoning Districts) shall be documented and reserved for additional units on the parcel, as allowed by the maximum density on the parcel. In no case shall the total development exceed the maximum development standards allowed for the parcel pursuant to Table 10.22-2. See Figure 10.44-3 for an example calculation of the maximum Building Coverage for a single dwelling unit and additional dwelling units.

3. Maximum Impervious Surfaces. No single dwelling unit on a parcel in the R-2-2.5 or R-3 Zoning District shall exceed a Maximum Impervious Surface of the following dependent on parcel size:

Parcel Size	Maximum Impervious Surface
6,000 square feet and greater	67.5%
3,000 - <6,000 square feet	$75\% - (((\text{Total Parcel Size} - 3,000) / 3,000) \times 0.075)\%$
Less than 3,000 square feet	75%

The remaining Impervious Surfaces allowed on the parcel by Table 10.22-2 (Site Development Standards - Residential Zoning Districts) shall be documented and reserved for additional units on the parcel, as allowed by the maximum density on the parcel. In no case shall the total development exceed the maximum development standards allowed for the parcel pursuant to Table

10.22-2. See Figure 10.44-4 for an example calculation of the maximum Impervious Surfaces for a single dwelling unit and additional dwelling unit.

D. Maximum Floor Area Exception. A one-time two hundred (200) square foot maximum Floor Area exception to expand an existing single-family residence in R-2-2.5 and R-3 Zoning Districts, not to exceed the maximum Floor Area Ratio allowed in the respective Zoning District, may be allowed with a Design Review Permit pursuant to Section 10.54.050.B.21 subject to the following Planning Commission findings that the subject dwelling and/or improvements:

1. Were built prior to the effective date of this Section;
2. Are functionally and aesthetically compatible with the existing improvements and the natural elements in the surrounding area;
3. Are of a scale, intensity, and design that integrates with the existing character of the surrounding neighborhood; and
4. Employ mass-reducing design such that the additional square footage over the maximum Floor Area is reasonably mitigated and does not result in overbuilding of the lot.

The one-time 200 square foot exception is in effect for complete project applications received through [*date ten years from the effective date of this Ordinance*], after which time the exception is no longer in effect.

Figure 10.44-1: Floor Area Ratio Example on an R-2-2.5 Parcel

Example: To calculate the maximum FAR for a single unit and additional units (as allowed) for a 5,000 square foot parcel in the R-2-2.5 Zoning District, the following steps would be completed:

Step 1: To calculate the maximum FAR for a single unit on a 5,000 square foot parcel in the R-2-2.5 Zoning District:

$$\begin{aligned}\text{Max FAR} &= 0.65 - (((\text{Total Parcel Size} - 3,000) / 3,000) \times 0.2) \\ &= 0.65 - (((5,000 - 3,000) / 3,000) \times 0.2) \\ &= 0.65 - ((2,000 / 3,000) \times 0.2) \\ &= 0.65 - (0.\overline{66} \times 0.2) \\ &= 0.65 - 0.133 \\ &= 0.52 \text{ FAR}\end{aligned}$$

Step 2: To calculate the maximum floor area for a single unit on a 5,000 square foot parcel in the R-2-2.5 Zoning District:

$$\begin{aligned}\text{Maximum Floor Area} &= \text{FAR from Step 1} \times \text{Parcel Size} \\ &= 0.52 \times 5,000 \\ &= 2,600 \text{ square feet}\end{aligned}$$

Step 3: To calculate the remaining floor area for additional units (as allowed) on a 5,000 square foot parcel in the R-2-2.5 Zoning District:

$$\begin{aligned}\text{Maximum Floor Area for Additional Units} &= \text{Total Maximum Floor Area for the Parcel} - \text{Maximum Floor Area for Single Unit} \\ &= (5,000 \times 0.65) - (2,600 \text{ square feet [from Step 2]}) \\ &= 3,250 - 2,600 \text{ square feet} \\ &= 650 \text{ square feet}\end{aligned}$$

Therefore, the maximum floor area allowed for a single unit on a 5,000 square foot parcel in the R-2-2.5 Zoning District unit is 2,600 square feet, with a remainder of 650 square feet reserved for floor area for additional units on the parcel.

Figure 10.44-2: Floor Area Ratio Example on an R-3 Parcel

Example: To calculate the maximum FAR for a single unit and additional units (as allowed) for a 5,000 square foot parcel in the R-3 Zoning District, the following steps would be completed:

Step 1: To calculate the maximum FAR for a single unit on a 5,000 square foot parcel in the R-3 Zoning District:

$$\begin{aligned}\text{Max FAR} &= 0.65 - (((\text{Total Parcel Size} - 3,000) / 3,000) \times 0.2) \\ &= 0.65 - (((5,000 - 3,000) / 3,000) \times 0.2) \\ &= 0.65 - ((2,000 / 3,000) \times 0.2) \\ &= 0.65 - (0.\overline{66} \times 0.2) \\ &= 0.65 - 0.133 \\ &= 0.52 \text{ FAR}\end{aligned}$$

Step 2: To calculate the maximum floor area for a single unit on a 5,000 square foot parcel in the R-3 Zoning District:

$$\begin{aligned}\text{Maximum Floor Area} &= \text{FAR from Step 1} \times \text{Parcel Size} \\ &= 0.52 \times 5,000 \\ &= 2,600 \text{ square feet}\end{aligned}$$

Step 3: To calculate the remaining floor area for additional units (as allowed) on a 5,000 square foot parcel in the R-3 Zoning District:

$$\begin{aligned}\text{Maximum Floor Area for Additional Units (as allowed)} &= \text{Total Maximum Floor Area Allowed for the Parcel} - \text{Maximum Floor Area for Single Unit} \\ &= (5,000 \times 0.80) - (2,600 \text{ square feet [from Step 2]}) \\ &= 4,000 - 2,600 \text{ square feet} \\ &= 1,400 \text{ square feet}\end{aligned}$$

Therefore, the maximum floor area allowed for a single unit on a 5,000 square foot parcel in the R-3 Zoning District unit is 2,600 square feet, with a remainder of 1,400 square feet reserved for floor area for additional units on the parcel.

Figure 10.44- 3: Building Coverage Percentage Example on an R-2-2.5 or R-3 Parcel

Example: To calculate the maximum Building Coverage for a single unit and additional units (as allowed) for a 5,000 square foot parcel in the R-2-2.5 and R-3 Zoning District, the following steps would be completed:

Step 1: To calculate the maximum Building Coverage for a single unit on a 5,000 square foot parcel in the R-2-2.5 or R-3 Zoning District:

$$\begin{aligned}\text{Max Building Coverage} &= 50\% - (((\text{Total Parcel Size} - 3,000) / 3,000) \times 0.15)\% \\ &= 50\% - (((5,000 - 3,000) / 3,000) \times 0.15)\% \\ &= 50\% - ((2,000 / 3,000) \times 0.15)\% \\ &= 50\% - (0.66 \times 0.15)\% \\ &= 50\% - 10\% \\ &= 40\%\end{aligned}$$

Step 2: To calculate the maximum Building Coverage for a single unit on a 5,000 square foot parcel in the R-2-2.5 or R-3 Zoning District:

$$\begin{aligned}\text{Max Building Coverage} &= \text{Coverage from Step 1} \times \text{Parcel Size} \\ \text{Max Building Coverage} &= 40\% \times 5,000 \\ \text{Maximum Floor Area} &= 2,000 \text{ square feet}\end{aligned}$$

Step 3: To calculate the remaining Building Coverage for additional units (as allowed) on a 5,000 square foot parcel in the R-2-2.5 or R-3 Zoning District:

$$\begin{aligned}\text{Maximum Building Coverage for Additional Units} &= \text{Total Maximum Building Coverage for the Parcel} - \text{Maximum Building Coverage for Single Unit} \\ &= (5,000 \times 50\%) - (2,000 \text{ square feet [from Step 2]}) \\ &= 2,500 - 2,000 \text{ square feet} \\ &= 500 \text{ square feet}\end{aligned}$$

Therefore, the maximum building coverage allowed for a single unit on a 5,000 square foot parcel in the R-2-2.5 or R-3 Zoning District unit is 2,000 square feet, with a remainder of 500 square feet reserved for building coverage for additional units on the parcel.

Figure 10.44-4: Impervious Surface Percentage Example on an R-2-2.5 or R-3 Parcel

Example: To calculate the maximum Impervious Surfaces for a single unit and additional units (as allowed) for a 5,000 square foot parcel in the R-2-2.5 and R-3 Zoning District, the following steps would be completed:

Step 1: To calculate the maximum Impervious Surfaces for a single unit on a 5,000 square foot parcel in the R-2-2.5 or R-3 Zoning District:

$$\begin{aligned}\text{Max Impervious Surfaces} &= 75\% - (((\text{Total Parcel Size} - 3,000) / 3,000) \times 0.075)\% \\ &= 75\% - (((5,000 - 3,000) / 3,000) \times 0.075)\% \\ &= 75\% - ((2,000 / 3,000) \times 0.075)\% \\ &= 75\% - (0.66 \times 0.075)\% \\ &= 75\% - 5\% \\ &= 70\%\end{aligned}$$

Step 2: To calculate the maximum Impervious Surfaces for a single unit on a 5,000 square foot parcel in the R-2-2.5 or R-3 Zoning District:

$$\begin{aligned}\text{Max Impervious Surfaces} &= \text{Impervious Surface from Step 1} \times \text{Parcel Size} \\ &= 70\% \text{ [from Step 1]} \times 5,000 \\ &= 3,500 \text{ square feet}\end{aligned}$$

Step 3: To calculate the remaining Impervious Surfaces for additional units (as allowed) on a 5,000 square foot parcel in the R-2-2.5 or R-3 Zoning District:

$$\begin{aligned}\text{Maximum Impervious Surfaces for Additional Units (as allowed)} &= \text{Total Maximum Impervious Surfaces for the Parcel} - \text{Maximum Impervious Surfaces for Single Unit} \\ &= (5,000 \times 75\%) - (3,500 \text{ square feet [from Step 2]}) \\ &= 3,750 - 3,500 \text{ square feet} \\ &= 250 \text{ square feet}\end{aligned}$$

Therefore, the maximum impervious surfaces allowed for a single unit on a 5,000 square foot parcel in the R-2-2.5 or R-3 Zoning District unit is 3,500 square feet, with a remainder of 250 square feet reserved for impervious surfaces for additional units on the parcel.

Section 3. Section 10.54.050.B (Design Review Permits – Applicability) of the Sausalito Municipal Code is hereby amended to add the following subsection 21:

21. Any project requesting a one-time 200 square foot maximum Floor Area exception to expand an existing single-family residence in R-2-2.5 and R-3 Zoning Districts, not to exceed the maximum Floor Area Ratio allowed in the respective zoning district (see Section 10.44.330.D).

Section 4. Section 10.54.050.D (Design Review Permits – Findings) of the Sausalito Municipal Code is hereby amended to add the following subsection 13:

13. The project has been designed to ensure on-site structures do not crowd or overwhelm structures on neighboring properties. Design techniques to achieve this may include, but are not limited to: stepping upper levels back from the first level, incorporating façade articulations and divisions (such as building wall offsets), and using varying rooflines.

Section 5. Section 10.54.050.E (Heightened Review Findings) of the Sausalito Municipal Code is hereby amended as follows² :

E. Heightened Review Findings. The site development standards contained in Table 10.22-2 (Site Development Standards - Residential Zoning Districts) are not entitlements; the approved size, setbacks or other physically conditions of a proposed new ~~home residence~~ or expansion of an existing ~~home residence~~ subject to design review shall be at the discretion of the Planning Commission. In order to meet the findings of design review, including the following Heightened Review Findings, the Planning Commission may approve a ~~home residence~~ smaller, or with greater setbacks, or otherwise impose requirements that are more restrictive than those set forth in this chapter. For residential projects that require a discretionary design review (either Administrative Design Review or a Design Review Permit) and exceed 80% of the total permitted Floor Area Ratio (FAR) and/or building site coverage limitations, the decision-making body must determine whether or not the site can support maximum build-out, consistent with the following:

1. Proposed development of the site maximizes preservation of protected trees.
2. The site is configured with adequate width and depth to provide yard spaces and setbacks, proportional to the size of the structure.
3. The site will be developed in a manner that minimizes the obstruction of views from surrounding properties and public vantage points, with particular care taken to protect primary views.
4. The proposed development of the site presents no potential hazard to public safety in terms of vehicle traffic, pedestrian circulation, slope and tree stability, run-off, and public utilities.

² The text to be added is printed double-underlined and the text to be removed is printed ~~double-strikeout~~.

5. The slope and topography of the site allows for limited excavation and minimal alteration to the site topography outside the footprint of structures.
6. The site will provide adequate guest parking either on-site or within the immediate street frontage.
7. The proposed plan provides adequate landscaping to maximize privacy and minimize the appearance of bulk.

Although these findings are only required for projects that would otherwise require a discretionary design review public hearing, all projects that result in or ~~increase~~ ~~exacerbate~~ total allowed floor area and/or building coverage of over 80 percent shall require the Community Development Department to give public notice of the application, pursuant to Section 10.82.020.A (Public Notice – Public Hearing.) If such notice is required for a project that does not require a public hearing, the notice shall be mailed to notify neighbors that a Zoning Permit has been issued, including a description of the project, and shall include information regarding the appeal period for the Zoning Permit.

Section 6. Section 10.54.060 (Design Review Permits – Submittal Requirements) of the Sausalito Municipal Code is hereby amended to add the following subsection L:

- L. A conceptual site diagram that demonstrates the feasibility to construct additional dwelling unit(s), if any, as allowed on the project site by illustrating their possible location on the parcel as well as required on-site parking and access. The conceptual site diagram does not grant any rights nor bind any future development of the property. This submittal is applicable only to Planning Commission Design Review Permits which result in a project site developed at less than the maximum density allowed on the respective site. For the purposes of this Section 10.54.060.L Accessory Dwelling Units shall count towards fulfilling the density requirement.

Section 7. Section 10.40.120.B.1 (Design and Improvement of Parking) of the Sausalito Municipal Code is hereby amended as follows³:

- B. Exceptions. The following exceptions shall apply to the required design & layout of parking spaces:
 1. Tandem parking. Tandem parking shall require a Conditional Use Permit as provided by Chapter 10.60 (Conditional Use Permits). Tandem parking, two vehicles parked so that one is behind the other, may be permitted for two and multiple family dwellings where both parking spaces are intended to serve one and the same dwelling unit. Existing historical tandem parking spaces shall not be considered as providing required parking unless a Conditional Use Permit is secured per Chapter 10.60 (Conditional Use Permits) of this Title. Tandem parking shall be a permitted use without the requirement for a Conditional Use Permit for projects which propose the maximum number of units allowed for

³ The text to be added is printed double-underlined and the text to be removed is printed ~~double-strikeout~~.

parcels in the R-2 and R-3 zoning districts. For the purposes of this section Accessory Dwelling Units shall count toward fulfilling the density requirement.

Section 8. Section 10.40.110.D (Parking Space Requirements by Land Use--Reductions) of the Sausalito Municipal Code is hereby amended to add the following subsection 5:

5. Parking Exceptions for Small Units. For parcels that provide at least two units where at least one of the units is less than 700 square feet only one parking space is required for the smallest unit. This exception may only be applied once per parcel. Additionally, off-site parking may be allowed with a Conditional Use Permit. In addition to the findings required by Section 10.60.050 (Findings, Conditional Use Permit), the following findings shall be made prior to issuance of a Conditional Use Permit for off-site parking:

- i. It has been demonstrated that it is not feasible to accommodate a parking space on the parcel;
- ii. It has also been demonstrated with a professionally prepared parking study that shows the availability of reasonably adjacent on-street parking during daytime and nighttime hours of on-street parking space equal to the amount of off-site parking spaces requested.

Section 9. Table 10.40-1 (Parking Requirements) of the Sausalito Municipal Code is hereby amended as follows⁴:

Table 10.40-1 PARKING REQUIREMENTS	
LAND USE	Off-Street Parking Required
Residential	
Single or Multiple Family Residential	2 per dwelling unit. <u>Exceptions allowed for small units. See Section 10.40.110.C.2 (Single family and two-family residential uses), and C.3 (Multiple family residential use) Section 10.40.110.D.5</u>
Multiple Family Residential (1 bedroom or less)	1.5 per dwelling unit.
Home occupations	See Section 10.44.030 (Home Occupations)
Liveboards	See Section 10.44.170 (Liveboards)
Residential accessory uses	No additional parking required
Residential care homes	1 per 2 persons cared for
Accessory dwelling units	See Section 10.44.080 (Accessory Dwelling Units)
Senior housing	1 per dwelling unit. See Section 10.44.120 (Senior Housing Projects)

⁴ The text to be added is printed double-underlined and the text to be removed is printed ~~double-strikeout~~

THE FOREGOING ORDINANCE was read at a regular meeting of the Sausalito City Council on the 4th day of March, 2014, and was adopted at a regular meeting of the City Council on the 18th day of March, 2014 by the following vote:

AYES:	COUNCILMEMBER:	Theodores, Weiner, Mayor Withy
NOES:	COUNCILMEMBER:	Pfeifer
ABSENT:	COUNCILMEMBER:	Leone
ABSTAIN:	COUNCILMEMBER:	None

MAYOR OF THE CITY OF SAUSALITO

ATTEST

CITY CLERK