May 31, 2022

**UPDATED** **HOUSING PLAN FOR SAUSALITO**

Dear HEAC:

We write to follow up our prior correspondence identifying residential housing units for consideration in Sausalito’s 2023-2031 housing element cycle (8th Cycle). As a reminder, in identifying potential sites, we focused on an approach that supports our existing vibrant waterfront and hillside communities while preventing the loss of existing businesses and employment opportunities that are vital to the interests of the City of Sausalito. Rather than merely focusing on one area of town, we attempted to identify ways for each area in town to contribute its fair share of potential new housing units.

We provide for your consideration the below list of potential housing sites, which now incorporates (at Items 18 and 19) some of the work performed by the City’s consultant, DeNovo, including estimated units that may be counted in the City’s updated housing inventory.  As recommended by DeNovo, our revised plan includes a healthy buffer beyond HCD’s base RHNA requirement.

For the items with an asterisk, our group used the following formula per parcel:  Total Square Feet (SF) divided by the SF in an acre (43,560) = number of acres times the number of units per parcel yields housing units on parcel:  (SQ divided by 43,560 = acres x units per acre = housing units).

Portions of this plan were inspired by the density used in the popular affordable housing project, Rotary Village on Olima Street, that has a density of 70 units/acre (although we realize of course that density is not appropriate for all potential housing sites).

We note that developing City-owned sites (e.g., #1, 3, 4, 5, 6, and 14) creates an opportunity for the City to require affordable housing and/or senior housing be built on those sites in exchange for transferring those sites to a developer pursuant to a long-term lease or a discounted purchase price.

**\*1.  MLK bus barn area, #1 + North edge adjacent to park – 11 units/acre:  110 units.**

 **-** City-owned property

- Would require voter approval due to Ordinance 1128

 - Various leases are presently in place; some tenants could potentially move to ICB Building; or build two stories above existing units

 - Does not interfere with New Village, French School

 - Includes affordable senior units

 - Preserves tennis courts, dog park, pickle ball courts, and grassy field

 - Could have three stories adjacent to other multi-use structures

**\*2. North Bridgeway Commercial strip (west side) by Shell Station (excluded):  55 units mixed use.**

 **-** Add two floors on top of retail

**\*3.  Corporation Yard (1/2 acre) 70 units/acre, #A1, A2:  35 units.**

 **-** City-owned property, making senior affordable units more feasible

 - Number of units calculated using Rotary formula of 70 units/acre

**\*4.  City Hall, 70 units/acre:  50 Units.**

 **-** City-owned property, making affordable units more feasible

- Ground level or subterranean parking with two tiered floors above following contours of terrain

**\*5.  Sausalito Yacht Harbor Parking Lot, Humboldt Ave & Bay St, # E1-E3:  50 units above parking.**

- City-owned property, making affordable units more feasible

 - Ground level parking with two stories above

**\*6.  Spinnaker Parking Lot, 100 Spinnaker Dr: 28 units above parking**

- City-owned property, making affordable units more feasible

 - Ground level parking with two stories above

 **7. Olive & Bridgeway, #C1-C6, add housing over parking lot:  20 units.**

 **-** Vacant L-shaped building next to Saylor’s Restaurant

 **-** Former motel; two stories

 - Propose one or two stories above parking (depending on view corridor)

**\*8.  Site Between Easterby and Napa (with old Victorians in disrepair): 20 units**

 **-** This .43 acres is presently the subject of a pending project not yet approved

**9. Willow Creek #11, 536 Nevada Street, 40 units/acre:  40 units.**

 **-** Utilize 1 acre

**-** Live/work / teacher housing

 - Proposal contemplates use of parcels around existing buildings

 - Feasibility depends on current / future use planned by schools

**10.  North Marinship Zone (east side):  70 units (conservative estimate)**

 **-** Self-storage warehouse and adjacent properties north of Harbor Drive

 - Office Building

**11.  Caledonia Street:  20 units (conservative estimate)**

 **-** Housing above retail

 - Madden Property

 - Portuguese Hall (unclear whether add to stories or rebuilt entire structure)

 - Sarky Square Property

**12.  New Town: 7 units (conservative estimate)**

 **-** Housing above retail

 - Includes Dorothy Gibson Property

**13:  Old Town: 35 units (conservative estimate)**

 **-** Housing above retail (one property owner is presently considering submitting a proposal for 30 units of mixed use on their parcel)

 **-** 611 Bridgeway

 **-** Golden Gate Market

 **-** 40 Princess St (converted B&B)

 **-** 357-359 Sausalito Blvd

**\*14. Open Lot on Woodward across from PG&E Station: 21 units**

 **-** .3 acres City-owned property, making affordable units more feasible

 - 3 stories, no view impairment

**15. Liveaboards, increased from 10% to 15% (5% x 2100 vessels):  70 units.**

- Requires BCDC approval

- Does not include marinas that have not expressed an interest in further expanding their liveaboards

**16.  Carryover liveaboards awaiting BCDC approvals:  30 Units**

- Represents marinas that have expressed an interest in liveaboards but have not yet completed their permit applications with BCDC for 10% liveaboards

**17.  Sausalito Shipyard Marina (Arques) New Floating Homes:  30 Units**

 **-** Modeled on Galilee Harbor approach

**-** Will require BCDC approval

**18. Marina Plaza New Floating Homes: 30 Units**

 - Modeled on Galilee Harbor approach

 - Will require BCDC approval

**18.  ADU / JADU / SB 9 throughout town per DeNovo Report: 144 units**

 **-** Approved/Entitled projects potential per DeNovo report

**-** Based on renewed amnesty program for ADU’s

**19.  Existing Capacity Sites per DeNovo Report: 179**

 - Does not include totality of infill strategy from last two housing elements

**Total…………………………………………………………………………………………………………………………..1014 Units**

Again, we thank you for your consideration of our feedback on this issue that is crucial to all Sausalito residents and we appreciate the comments we have received from those of you who have provided feedback.

 Sincerely,

 On Behalf of Sensible Housing Sausalito