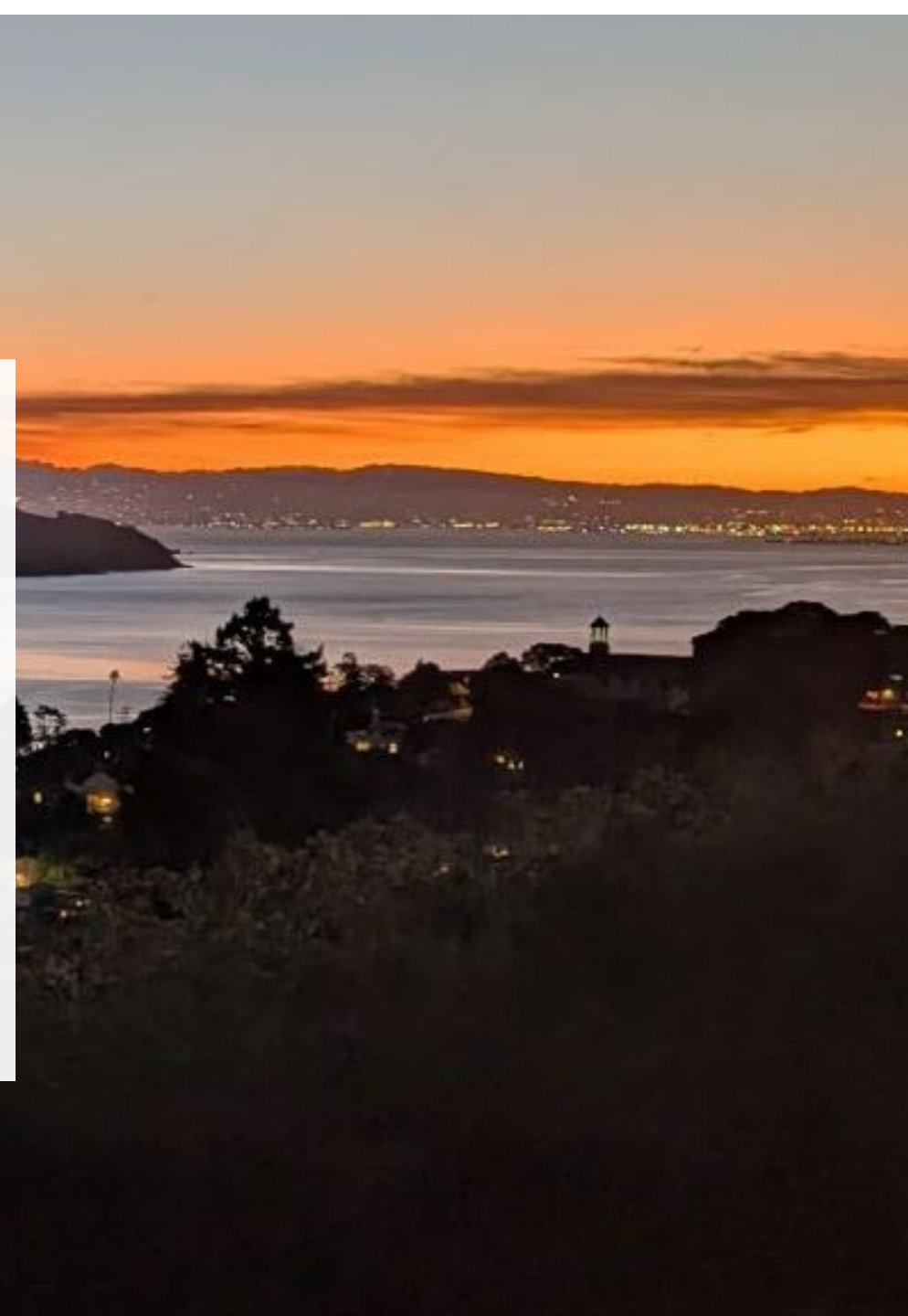




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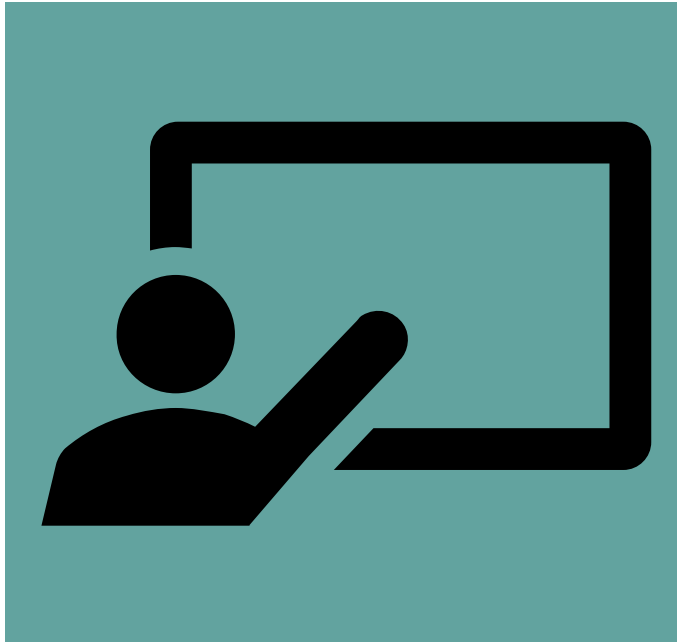
Maintaining Sausalito's  
Local Control, Safety, and  
Housing Opportunities



# Welcome Sausalito Community!

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## PRESENTATION GOALS



**Learn first-hand about the state of the City's Housing Element**



**Share your feedback and priorities regarding State – Mandated changes**



**Stay engaged and help spread the word about the Housing Element process**



# State Housing Mandates and Our Community

NO PARKING  
IN THE  
BIKE  
WAY USE  
FULL-LANE

Household Size	Annual Income and Housing Costs	Income Category			
		Very Low Income (0-50% AMI)	Low Income (50-80% AMI)	Moderate Income (80-120% AMI)	Above Moderate Income >120% AMI
One Person Household	Annual Income	< \$63,950	\$63,950 - \$102,450	\$102,450 - \$125,650	\$125,650 +
	Monthly Housing Cost <sup>2</sup>	< \$1,598	\$1,598 - \$2,561	\$2,561 - \$3,141	\$3,141 +
Two Person Household	Annual Income	< \$73,100	\$73,100 - \$117,100	\$117,100 - \$143,600	\$143,600 +
	Monthly Housing Cost <sup>2</sup>	< \$1,827	\$1,827 - \$2,927	\$2,927 - \$3,590	\$3,590 +
Three Person Household	Annual Income	< \$82,250	\$82,250 - \$131,750	\$131,750 - \$161,550	\$161,550 +
	Monthly Housing Cost <sup>2</sup>	< \$2,056	\$2,056 - \$3,293	\$3,293 - \$4,038	\$4,038 +
Four Person Household	Annual Income	< \$91,350	\$91,350 - \$146,350	\$146,350 - \$179,500	\$179,500 +
	Monthly Housing Cost <sup>2</sup>	< \$2,283	\$2,283 - \$3,658	\$3,658 - \$4,487	\$4,487 +



Single senior on a fixed social security income, \$28,368 annual income



Dentist and Electrician couple with no children, \$223,401 combined annual income

Source: Revised 2021 State Income Limits for 2021, Department of Housing and Community Development, December 31, 2021; De Novo Planning Group Calculations, 2021; California Occupational Employment and Wage Statistics



All cities in California are required to adopt a Housing Element as part of the General Plan to adequately plan for the existing and projected housing needs of all economic segments of the community.



The State Housing Element Law requires that the City of Sausalito has zoning regulations that allow 724 more units during this planning period.



The City must complete any required rezoning by Jan 30, 2026 to maintain compliance.

# State Mandated Housing Element

And requirements for Sausalito

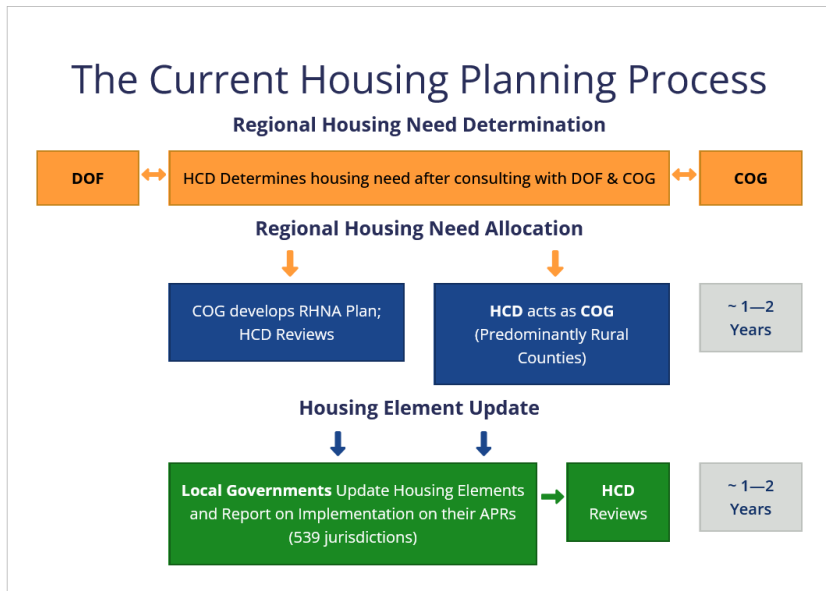


# Housing Distribution Which Require Voter Approval to Enact

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To meet the January 30, 2026 deadline, the City has adopted preliminary rezoning of parcels throughout the City. Parcels under consideration which require voter approval in the future to be enacted include:

- Commercial District Parcels - multiple locations
- MLK Park Property – which has received an initial bid for 50 units from a senior housing developer.



# Why is Maintaining Housing Element Compliance Important for Local Control?

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Remaining compliant with state housing element law will allow the City to continue enforcing development standards, including:

- Density requirements
- Minimizing parking and traffic impacts
- Community character standards





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# Impacts of Inaction





## If Rezoning is not completed, City Faces Decertification

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If rezoning is not completed by Jan 30 2026, the City could be subject to decertification of its housing element.

This decertification would have profound impacts on local control, and significant costs for lawsuits, and developers using “builders remedy”.

# Sausalito Faces Lawsuits and Fines


Decertification subjects Sausalito to:

- Court action by the State including potential fines ranging from \$100,000-\$600,000 monthly.
- Paying to defend against developer lawsuits.

Cities like Huntington Beach, Los Angeles, Cupertino, Livermore, and others are fighting costly ongoing suits.

In Sausalito these costs would be paid for using General Fund money, which currently supports basic services in the City.

**City's Appeal Dismissed by Court in Housing Lawsuit**  
By Mia Isha Jan 23, 2025



Outlook Valley Jan file photo

Care that goes beyond the hospital.  
Learn more →  
Huntington Health

A Los Angeles County Court of Appeal three-judge panel dismissed the city of La Cañada Flintridge's appeal regarding its lawsuit with Californians for Homeownership.

In September 2023, the Los Angeles Superior Court made a final judgment in the lawsuit, which required the city to complete the adoption of its zoning ordinance within 60 days.

The city sent in an appeal to the trial court's determination that the city's housing element and

NEWS · HOUSING · News

**YIMBY files lawsuit against Cupertino, claims city violated "builder's remedy" law**

The organization alleges that two preliminary proposals submitted under the "builder's remedy" provision faced numerous roadblocks in their application process



Cupertino residents rally outside Cupertino City Hall on Oct. 23, 2024 against a SB 350, or Builder's Remedy, application for a development on Scofield Drive, which is expected to be five stories tall and have more than 20 housing units. (Stephanie Lam / Bay Area News Group)

By STEPHANIE LAM | slam@bayareanewsgroup.com | Bay Area News Group  
UPDATED: April 11, 2025 at 2:09 PM PDT

# Other Locations Will Not Meet State Requirements in Time

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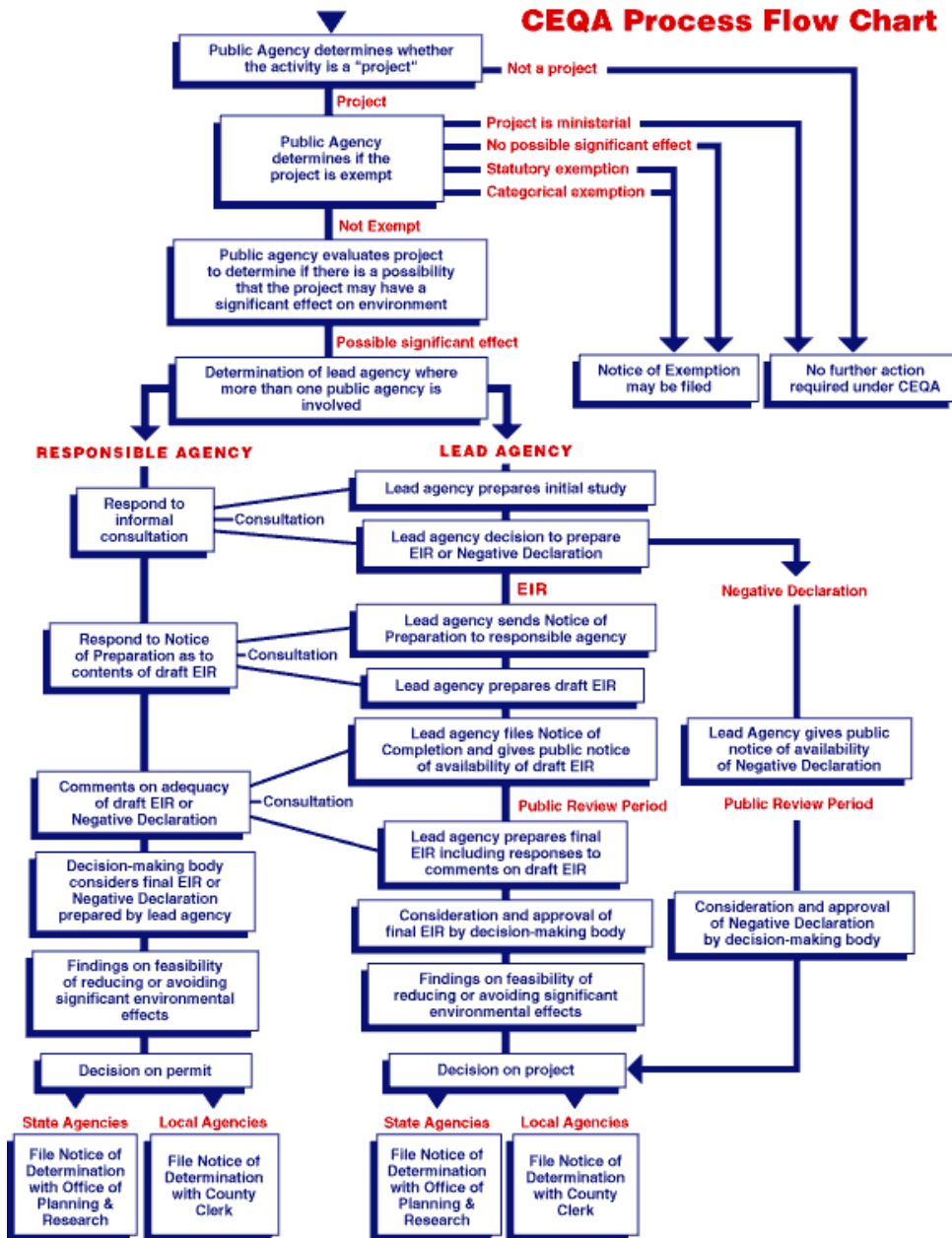
While other parcel locations have recently been suggested and are being reviewed, the studies required for each site typically take a year or more, including environmental review and approval by state regulators.

Unfortunately, because of the time required to complete review, alternate sites cannot be utilized to meet the current January 2026 deadline.



# CEQA Process Chart

- Compiled by the Resource Agency’s General Counsel, this chart details the timelines for legally-required CEQA processes.
- At minimum, the EIR (Environmental Impact Report) portion of this process takes at a minimum **7-9 months after sites are identified.**
- Because of the January 30, 2026 deadline, **alternate locations are not eligible at this time to become compliant with the state, but will be looked at for future updates.**



For more information on this chart, please visit [https://www.califaep.org/ceqa\\_flowchart.php](https://www.califaep.org/ceqa_flowchart.php)

# How is Sausalito Responding?



To address the time-sensitive changes required by State mandates, the Sausalito City Council considered updates to the housing element at its council meeting in March 2025, incorporating resident feedback.



The updated element cleared State of California for review and was adopted by the City.



Several changes to existing zoning laws will require voter approval before the Jan 30, 2026 final deadline to be enacted.

# Has Sausalito Considered Resident Input?

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Yes! In advance of the March City Council meeting where the housing element updates were considered, the City conducted a community outreach survey to get initial input. Housing/zoning priorities identified by your neighbors included:

- Preserving 911 emergency access and response times in existing neighborhoods
- Protecting local control over Sausalito zoning and land use
- Minimizing traffic impacts of new housing
- Preserving Sausalito's historic community character
- Ensuring developers pay required fees to fund public services, including infrastructure and education
- Preventing state government from overriding local zoning laws and removing local permitting authority



# What's Next?

While the City considers next steps, we want to continue to hear from you!

Please visit [Sausalito.gov/housingfeedback](http://Sausalito.gov/housingfeedback) to obtain more information and provide feedback.

Obtain initial community feedback – Complete

Council acts to make changes based on feedback and state mandates – Complete

City provides proposed updated plan to state – Complete

State provides feedback to city – Complete

City Certifies final proposed changes to housing element- Complete

City places ballot measure(s) for voter consideration – pending



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Questions?