

EXHIBIT A

SAUSALITO COMMERCIAL DISTRICT LOCAL CONTROL MEASURE

AN ORDINANCE OF THE PEOPLE OF THE CITY OF SAUSALITO, CALIFORNIA AMENDING THE CITY ZONING MAP TO REMOVE CERTAIN RESTRICTIONS IMPOSED BY CITY ORDINANCE NO. 1022 ON SPECIFIC COMMERCIAL PROPERTIES TO PERMIT THE DEVELOPMENT OF HOUSING AS SET FORTH IN THE CITY'S ADOPTED SIXTH CYCLE AMENDED HOUSING ELEMENT TO MEET REQUIREMENTS OF STATE HOUSING ELEMENT LAW

WHEREAS, state Housing Element Law requires that the City's General Plan include a housing element, which sets forth goals, policies and programs that address these needs and constraints, and plans for projected housing needs for all income levels based on the City's assigned Regional Housing Needs Allocation, and includes a program of rezoning to ensure that there is adequate capacity in the City to build enough housing to meet housing needs during the planning period; and

WHEREAS, failure to abide by state Housing Element Law requirements related to planning for housing can subject local jurisdictions to various penalties under state law, including the loss of local land use control, increased litigation risk from developers, loss of grant funding, and court-ordered monetary penalties until compliance is achieved, all of which could adversely affect the ability of the City of Sausalito to plan for the future and continue to provide services to its citizens; and

WHEREAS, on January 30, 2023, the City Council adopted the 6th Cycle Housing Element ("Housing Element") to meet state law requirements, and on April 28, 2023, the City received certification of its Housing Element from the California Department of Housing and Community Development ("HCD"); and

WHEREAS, on February 25, 2025, the City Council adopted an Amended 6th Cycle Housing Element ("Amended Housing Element"), making modifications to its goals, policies and programs that address these needs and constraints, and plans for projected housing needs for all income levels based on the City's assigned Regional Housing Needs Allocation; and

WHEREAS, Program 4 of the Amended Housing Element contains the City's program of rezoning, and to meet requirements in state law requires the City to amend its zoning to rezone 18 acres, at specified sites, at increased densities ranging from 29 to 70 units per acre by January 30, 2026; and

WHEREAS, if the City does not complete the entire program of rezoning set forth in Program 4, the City of Sausalito would be at risk of being found out of compliance with state Housing Element Law by the Department of Housing and Community Development; and

WHEREAS, Ordinance No. 1022, commonly known as the Fair Traffic Initiative, was passed by voters in 1985 and limits changes to City zoning without voter approval, and includes provisions that establish a maximum allowable density and floor area ratio, and prevent any site in the City's commercial and industrial zones from being rezoned to allow for a greater density or floor area ratio, and would prevent their use for housing in the manner set forth in the Amended Housing Element unless modifications are approved by voters; and

WHEREAS, in order to allow for the rezoning of these identified sites for the accommodation of very low, low, moderate, and above moderate-income units in accordance with the City’s obligations under the Housing Element, the City hereby submits to the voters of the City of Sausalito a ballot proposition to rezone these identified sites, pursuant to California Elections Code section 9222;

NOW THEREFORE, THE PEOPLE OF THE CITY OF SAUSALITO DO ORDAIN AS FOLLOWS:

SECTION 1. Overlay Zoning Adopted. Notwithstanding Ordinance No. 1022 or any other City ordinance to the contrary, the following housing opportunity (-HO) overlay zones affecting the following 12 sites are adopted and the Sausalito Municipal Code is hereby amended to append the following to Table 10.28-2:

Site Number	APN	Address	Housing Opportunity Overlay	Notes
39	065-037-01	2350 Marinship	-M29	
	065-034-07	303 Johnson	-M29	
	065-038-06	501 Humboldt	-M29	
44	065-051-10	1319 Bridgeway Blvd	-M29	
47	064-087-07	300 Locust St	-M29	
72	063-140-21	2656 Bridgeway	- M49	
	063-140-18	2650 Bridgeway	-H70	
79	063-151-01	2631 Bridgeway Blvd	-M49	
81	063-151-05	2829 Bridgeway Blvd	-M49	
211	063-140-20	2660 Bridgeway	-M49	
301	065-032-01	Locust St And Humboldt Ave	-M29	Overlay zoning is only applied to land-based portion of site.
	065-031-01	225 Locust	-M29	Overlay zoning includes adjacent paper streets.
303	063-140-15	1 & 3 Harbor Dr	-M49	Overlay zoning is applied to 3-acre portion of the parcel.
306	063-162-04	3000 Bridgeway	-M70	
401	063-130-01	2400 Bridgeway Blvd	-M29	
402	063-152-01	2680 Bridgeway Blvd	-H49	Overlay zoning is applied to 1-acre of existing parking/paved area of site.

SECTION 2. Zoning Map Amended. Notwithstanding Ordinance No. 1022 or any other City ordinance to the contrary, the City’s zoning map is amended to include the overlay zones set forth in Section 1, depicted as shown in Attachment A.

SECTION 3. Severability. If any portion of this Ordinance is declared invalid by a court of law or other legal body with applicable authority, the invalidity shall not affect or prohibit the force and effect of any other provision or application of the Ordinance that is not deemed invalid. The voters of the City hereby declare that they would have circulated for qualification and/or voted for the adoption of this Section, and each portion thereof, regardless of the fact that any portion of the initiative may be subsequently deemed invalid.

SECTION 4. Effectiveness. To the fullest extent allowed by law, the provisions of this Ordinance shall prevail over, and supersede, all other provisions of the Municipal Code and any ordinances, resolutions or administrative policies of the City of Sausalito which are in conflict with any provision of this Ordinance.

SECTION 5. Effective Date. This Ordinance shall take effect only if approved by a majority of the qualified voters of the City of Sausalito voting at the special election held on November 4, 2025, and shall go into effect 10 days after the certification of the results of the Election by the City Council in the manner prescribed by Elections Code section 9217.

* * * * *

I hereby certify that the foregoing Ordinance was **PASSED AND ADOPTED** by the people of the City of Sausalito at a special municipal election held in the City of Sausalito on November 4, 2025, and that the election results were certified by the City Council in the manner required by law at the regular City Council meeting held on _____.

JOAN COX
MAYOR

ATTEST:

WALFRED SOLORZANO
CITY CLERK

APPROVED AS TO FORM:

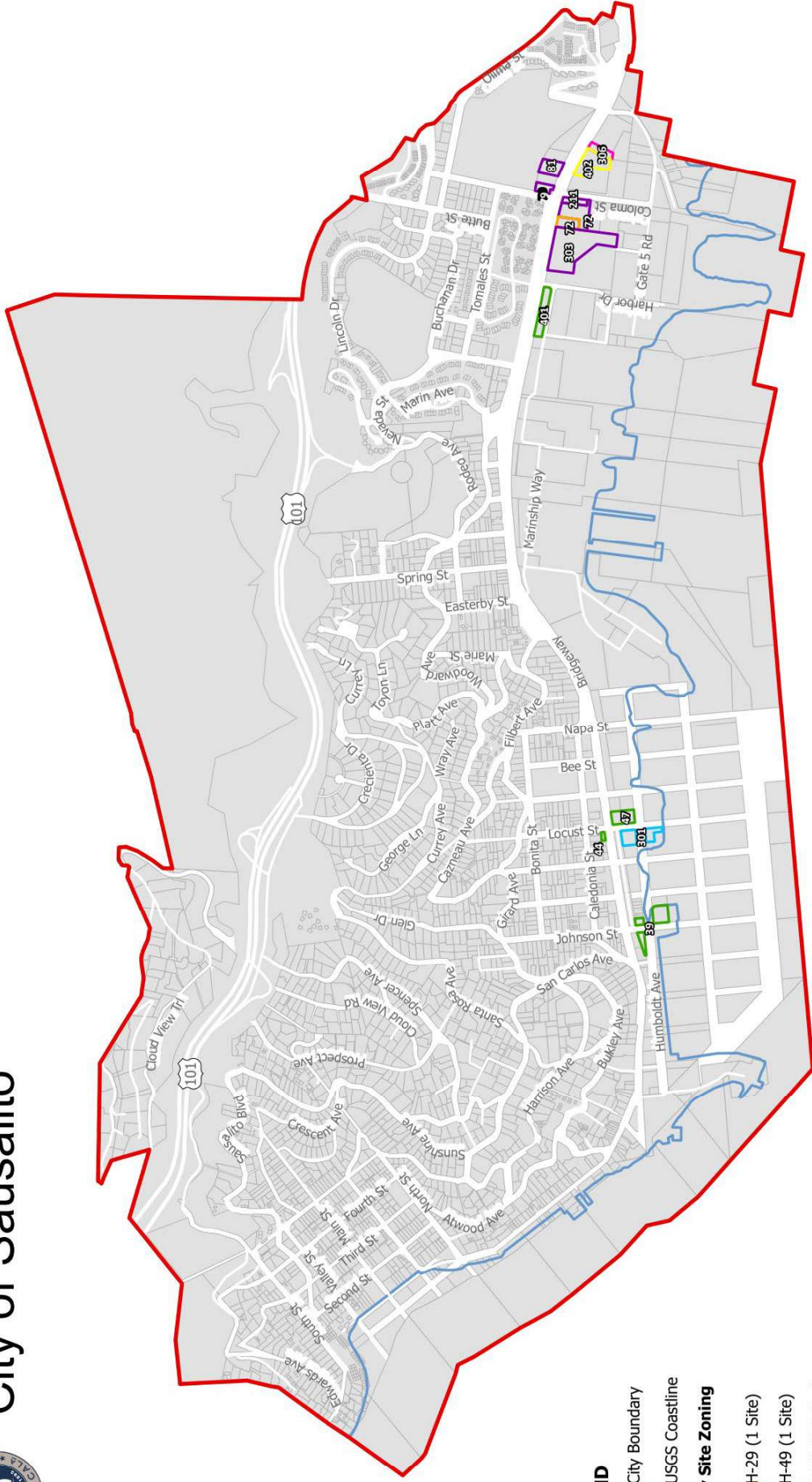
SERGIO RUDIN
CITY ATTORNEY

ATTACHMENT A

Sausalito Commercial District Local Control Measure Overlay Zoning Map



City of Sausalito



LEGEND

- City Boundary
- USGS Coastline

Overlay Site Zoning

- H-29 (1 Site)
- H-49 (1 Site)
- H-70 (0.5 Site)
- M-29 (4 Sites)
- M-49 (4.5 Sites)
- M-70 (1 Site)



Dr. Nancy Blanning Granger
 Lead for Planning, Design, and Environmental Issues
 Prepared by Dr. Nancy Blanning Granger for the City of Sausalito
 July 29, 2025