

**Date:** January 14, 2020  
**To:** City Council/Planning Commission Joint Study Session  
**From:** M-Group: Tom Ford, Project Manager; Geoff I. Bradley, Principal; Asher Kohn, Associate Planner  
**Subject:** Policy Frameworks Review

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The General Plan Advisory Committee (GPAC) concluded 2019 with Policy Framework discussions of the General Plan Update's six Elements and the Introduction. Review and discussion at this study session will aid the consultants in the drafting of the General Plan Update.

## GENERAL PLAN ELEMENT POLICY FRAMEWORKS

Policy Frameworks outline the objectives and policies presently being drafted for the General Plan Update, incorporating the input received during the Visioning Phase. M-Group has identified eight specific policy issues for review and consideration.

The Policy Frameworks Review will take place in two parts to better facilitate public comment.

### Part 1:

- Land Use and Growth Management Element
- Community Design, Historic and Cultural Preservation Element
- Circulation and Parking Element

### Part 2:

- Environmental Quality Element
- Health, Safety and Community Resilience Element
- Economic Element

For each Element, the attached Policy Frameworks can guide discussion and provide the larger context for the eight issues being discussed. These have been revised after GPAC input, and new Objectives and Policies that are not in the 1995 General Plan have their source noted in (*italicized parentheticals*) at the end of the item. Note that the attachments do not include Programs under each Policy, which is where many Board and Commission Recommendations will be located. A sortable version of the Board and Commission Recommendations list [can be found online](#).<sup>1</sup>

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<sup>1</sup> [https://mgroup579-my.sharepoint.com/:x:/g/personal/akohn\\_m-group\\_us/ERibBret5pROqRF-BWDaXh8BiAMg0ppl6qxqctCbdZToMQ?e=jzsLPj](https://mgroup579-my.sharepoint.com/:x:/g/personal/akohn_m-group_us/ERibBret5pROqRF-BWDaXh8BiAMg0ppl6qxqctCbdZToMQ?e=jzsLPj)

M-Group has identified a series of policy issues that would benefit from study session discussion and a clear recommendation. These are included in tabular form, which includes for each item:

- The policy issue
- Pros and cons of including the policy in the General Plan Update
- A summary of GPAC input, which sometimes included a clear recommendation
- Consultant recommendation

**LAND USE AND GROWTH MANAGEMENT ELEMENT**

ISSUE	PRO	CON	GPAC DISCUSSION	M-GROUP REC.
<b>Objective LU-2: Promote and Enhance Commercial Diversity</b>				
Should upper-floor residential be permitted in all Neighborhood Commercial (CN) areas? (Presently, CN-1 does allow residential, while CN-2 does not.)	<ul style="list-style-type: none"> <li>• Would allow additional housing units without affecting residential areas</li> <li>• Would remove inconsistencies in Zoning Ordinance</li> </ul>	<ul style="list-style-type: none"> <li>• May affect character of northern Sausalito</li> <li>• May increase City's infrastructure needs</li> </ul>	Generally supportive, though some were concerned about the CN-2 area's suitability for residential use.	Yes
<b>Objective LU-4: Preserve Sausalito's Waterfront</b>				
Should Sausalito pursue the creation of a mooring field in Richardson Bay?	<ul style="list-style-type: none"> <li>• May ease management of anchor-out boats and reduce their environmental impacts</li> <li>• May ease open water circulation management</li> </ul>	<ul style="list-style-type: none"> <li>• Would require upfront investment and ongoing maintenance costs</li> <li>• If not managed properly, would not be considerably more effective than status quo</li> </ul>	Supportive of providing services to visiting vessels. Some members expressed support of implementing a mooring field.	Yes

ISSUE	PRO	CON	GPAC DISCUSSION	M-GROUP REC.
<b>Objective LU-6: Establish a Sphere of Influence and Designate Desired Land Uses</b>				
Should changes to Sausalito's Sphere of Influence be considered?	<ul style="list-style-type: none"> <li>Sausalito shares some services beyond city boundaries</li> <li>Allows flexibility for annexation</li> </ul>	<ul style="list-style-type: none"> <li>Sausalito's Sphere of Influence shrank in 2004</li> <li>2010 Municipal Services Review Update recommended no change from the 2004 action</li> </ul>	Some members express support for a policy that establishes periodic review of Sausalito's Sphere of Influence.	Yes

**Action for Joint Study Session**

1. Provide consultants with recommendations on policy issues and input on Objectives and Policies.

**COMMUNITY DESIGN, HISTORIC AND CULTURAL PRESERVATION ELEMENT**

ISSUE	PRO	CON	GPAC DISCUSSION	M-GROUP REC.
<b>Objective CD-4: Preserve the City's Identity and the Character of its Communities</b>				
Should Objective Standards and Design Guidelines for development be considered for Sausalito?	<ul style="list-style-type: none"> <li>Would streamline approval processes and establish clarity for Planning Commission in accordance with new state laws</li> <li>The process of creating Objective Standards and Design Guidelines would give residents opportunity to define and/or better delineate neighborhood identities</li> </ul>	<ul style="list-style-type: none"> <li>Would require additional planning work by staff and/or a consultant</li> <li>Limited amount of potential future development may limit cost-effectiveness of effort</li> </ul>	Supportive of defining Sausalito's residential character and developing new tools to aid design review. No direct recommendation regarding Objective Standards and Design Guidelines.	Yes

**Action for Joint Study Session**

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### CIRCULATION AND PARKING ELEMENT

ISSUE	PRO	CON	GPAC DISCUSSION	M-GROUP REC.
<b>Objective CP-3: Maximize Public Transit Service</b>				
Should expanded public shoreline access to and from water be considered?	<ul style="list-style-type: none"> <li>• Would leverage City's shoreline location for residents, workers and visitors</li> <li>• Would allow for potential water-based transportation alternatives between access points, potentially easing roadway congestion</li> </ul>	<ul style="list-style-type: none"> <li>• Much of Sausalito's shoreline is privately-owned, which would complicate implementation</li> <li>• Potential exists for conflict between access goals and City's strong environmental goals</li> </ul>	Generally supportive, with some members expressing support for a policy. Others expressed concerns about the difficulty of implementation.	Yes

**Action for Joint Study Session**

1. Provide consultants with recommendations on policy issues and input on Objectives and Policies.

### ENVIRONMENTAL QUALITY ELEMENT

ISSUE	PRO	CON	GPAC DISCUSSION	M-GROUP REC.
<b>Objective EQ-7: Strive for Climate Leadership</b>				
Should Sausalito take on a climate leadership role through its General Plan Update?	<ul style="list-style-type: none"> <li>• Community interest in leveraging assets towards research and implementation</li> <li>• Could link City's maritime and industrial heritage to 21<sup>st</sup>-century economy</li> </ul>	<ul style="list-style-type: none"> <li>• May require resources that detract from City's ability to implement other maintenance goals</li> <li>• May lead to adjacency conflicts between research use and industrial use</li> </ul>	Generally supportive, with some members expressing support for a policy.	Yes

**Action for Joint Study Session**

1. Provide consultants with recommendations on policy issues and input on Objectives and Policies.

**HEALTH, SAFETY AND COMMUNITY RESILIENCE ELEMENT**

ISSUE	PRO	CON	GPAC DISCUSSION	M-GROUP REC.
<b>Objective HS-2: Encourage a Proactive Approach to Sea Level Rise</b>				
Should the General Plan Update consider a policy of “retreat” to augment policies proposed to mitigate the effects of sea level rise?	<ul style="list-style-type: none"> <li>Sea level rise is projected to dramatically affect Sausalito, particularly in industrial areas</li> <li>Policy of retreat would work alongside adaptation and mitigation strategies in a long-range action plan</li> </ul>	<ul style="list-style-type: none"> <li>May be difficult to implement in privately-owned sections of Sausalito’s shoreline</li> <li>Could conflict with City’s historic preservation, economic, environmental, and other goals</li> </ul>	No direct support, but some members expressed the need for a proactive approach to planning for and managing the effects of sea level rise.	No

**Action for Joint Study Session**

1. Provide consultants with recommendations on policy issues and input on Objectives and Policies.

**ECONOMIC ELEMENT**

ISSUE	PRO	CON	GPAC DISCUSSION	M-GROUP REC.
<b>Objective EC-7: Promote Economically Sustainable Tourism</b>				
Should the General Plan Update include policies and/or programs to implement a Tourism Plan?	<ul style="list-style-type: none"> <li>Tourism provides a substantial amount of revenue to Sausalito, augmenting city budget</li> <li>Could resolve perceived conflicts between residential and visitor-serving uses in commercial areas</li> </ul>	<ul style="list-style-type: none"> <li>Would require additional planning work by staff and/or a consultant</li> <li>If not properly implemented, would not be considerably more beneficial than status quo</li> </ul>	General support for managing tourism’s impacts on city, with some members expressing support for a policy.	Yes

**Action for Joint Study Session**

1. Provide consultants with recommendations on policy issues and input on Objectives and Policies.

## LAND USE AND GROWTH MANAGEMENT ELEMENT OBJECTIVES AND POLICIES

*(New Objectives or Policies have their source noted in parenthesis and italics)*

### LU-1. Protect and Maintain the Character of Residential Neighborhoods

- LU-1.1. **Very Low, Low and Medium Low Density Residential.** Protect and preserve the existing single-family areas as described in Table 2-1.
- LU-1.2. **Medium and Medium High Density Residential.** Allow a mix of single- and two-family structures as described in Table 2-1.
- LU-1.3. **Planned Development High Density.** Allow clustered high-density housing which provides on-site amenities and is located near transportation, commercial and public services as described in Table 2-1.
- LU-1.4. **High Density Residential.** Allow a mix of housing types at high density in those areas that are located a half-mile from a major transportation stop as well as commercial and public services as described in Table 2-1, while recognizing that maximum number of units may not be achieved on all sites due to parcel configuration and other site constraints.
- LU-1.5. **Houseboats.** Maintain and enhance the City's diverse housing stock by continuing to allow houseboat uses on the City's waterfront.
- LU-1.6. **Residential Arks.** Preserve the existing residential arks where designated by the General Plan Land Use map.
- LU-1.7. **Liveaboards.** Allow limited residential use of pleasure boats in the marinas located throughout the City for security purposes while prohibiting the multi-family or commercial use of liveaboard recreational boats.
- LU-1.8. **Traffic Impacts.** Consider the impact of traffic on the City street system in locating development in all residential zoning districts.
- LU-1.9. **Residential Development Intensity.** Maintain an appropriate balance between the amount of lot coverage and floor area of structures located on any residentially designated site by requiring heightened review of proposals at the upper end of the maximum allowances in the zoning ordinance.

- LU-1.10. **Open Space Requirement.** Recognize the irregular nature of the development pattern in Sausalito when designing open space requirements.
- LU-1.11. **Planned Unit Development.** Maintain the intent and purpose of all existing Planned Unit Developments when proposals for plan revisions are submitted to the City.
- LU-1.12. **Accessory Dwelling Units.** Provide opportunity for owners of single-family residences in low and medium density areas to develop accessory dwelling units according to State standards.
- LU-1.13. **Non-Residential Facilities.** Permit churches, nonprofit private schools, and non-commercial private clubs in residential areas where such noncommercial uses will have minimal impact on the surrounding neighborhood.
- LU-1.14. **Concentration of Non-Residential Facilities.** Control the overconcentration of permitted nonresidential uses in all residential neighborhoods.
- LU-1.15. **Child Care and Residential Care Facilities.** Permit childcare facilities and residential care facilities as required by State law, ideally where such uses will have minimal impact on the surrounding
- LU-1.16. **Non-Conforming Uses (Residential).** Allow property owners to apply for discretionary permits for the reinstatement of use or expansion of uses that are not consistent with the permitted uses in residential areas.
- LU-1.17. **Non-Conforming Structures (Residential).** Recognize the importance of maintaining the existing character of Sausalito neighborhoods by preserving the existing intensity of any nonconforming structure in residential neighborhoods that exceeds zoning standards.
- LU-1.18. **Historic Properties.** Promote the preservation and continued use of those structures and their uses that are listed on the National Register of Historic Places.
- LU-1.19. **Affordable housing.** Consider housing (including water-based housing) for seniors, artists, and maritime workers with long-term

affordability in mind. (*Board and Commission Recommendation 109: Planning Commission*)

## LU-2. Promote and Enhance Commercial Diversity

- LU-2.1. **Downtown Land Use.** Retain the boundaries of the visitor-serving commercial area to provide a clear distinction between the visitor-serving commercial activities and neighboring residential uses.
- LU-2.2. **Downtown Economic Diversity.** Work with affected Downtown business interests to enhance the economic diversity of the area.
- LU-2.3. **Tourist/Residential Serving Buffer.** Provide a buffer so that the Downtown visitor commercial area and the Caledonia Street residential-serving commercial area remain distinct.
- LU-2.4. **Visitor-Serving Uses in Downtown.** Emphasize visitor-serving commercial uses in the Downtown area while not discouraging uses which also serve local resident needs.
- LU-2.5. **Commercial/Residential Compatibility.** Encourage rebuilding and reuse of commercial space in a manner which minimizes conflict with adjacent residential uses.
- LU-2.6. **Local Art.** Encourage local artists to exhibit their works in Sausalito through the development of a Public Art Policy.
- LU-2.7. **Visitor Information.** Provide for the dissemination of visitor-serving information to enhance the economic viability and sustainability of the Downtown.
- LU-2.8. **Upper Floor Residential Uses.** Encourage residential use on the upper levels of commercial structures.
- LU-2.9. **Downtown Historic Character.** Protect the historic character of the Downtown area.
- LU-2.10. **Caledonia Street's Role.** Enhance Caledonia Street's role as a mixed residential and commercial area by encouraging local/resident serving commercial uses and the preservation of housing as described in Table 2-1, General Plan Land Use Categories, and shown on the General Plan Land Use map GP-4.



- LU-2.11. **Caledonia Street Parking.** Adapt new parking approaches and other infrastructure modifications to support the residential and commercial activities in the Caledonia Street area without excessive impairment to the quality of life of New Town residents.
- LU-2.12. **Caledonia Street Significant Structures.** Protect the historically or architecturally significant structures within the Caledonia Street area.
- LU-2.13. **Neighborhood Commercial Uses.** Promote those uses that will increase the diversity, economic sustainability, and viability of local neighborhood commercial areas that serve immediate neighborhoods as community amenities.
- LU-2.14. **Neighborhood Commercial Areas.** Limit neighborhood commercial areas in Sausalito to those which currently exist.
- LU-2.15. **Existing Marinship Office Uses.** Recognize all office buildings established prior to 1988 as office uses in the Marinship, established prior to the adoption date of the Marinship Specific Plan, as legal conforming uses.
- LU-2.16. **Marinship Office Uses Impacts.** Continue to ensure that the existing office uses do not adversely affect the desired continuance of marine related industrial and waterfront uses in the Marinship area.
- LU-2.17. **New Marinship Office Uses.** Limit new office uses to ancillary office space necessary to administer the permitted arts, maritime and industrial uses in the Marinship.
- LU-2.18. **Supermarket Use.** Maintain a full-service regional serving supermarket on Harbor Drive in the Marinship.
- LU-2.19. **Non-Conforming Commercial Uses and Structures.** Maintain rights for nonconforming structures and uses in nonresidential areas.

### **LU-3. Promote and Enhance Industrial Economic Viability**

- LU-3.1. **Marinship Industrial.** Encourage industrial use of the Marinship as described in Table 2-1, General Plan Land Use Categories, and shown on the General Plan Land Use map GP-4.
- LU-3.2. **Marine Industrial Uses.** Promote and encourage new marine-related industrial and marine technology uses.

- LU-3.3. **New General Industrial Uses.** Promote new general industrial uses that are small scale, low traffic generating, non-polluting, and contribute to economic sustainability of Marinship.
- LU-3.4. **Marinship Preservation.** Preserve the heritage, history and existing vibrant industrial community. (*Board and Commission Recommendation 102: Planning Commission*)
- LU-3.5. **Traffic Generation.** Promote Marinship development that generates low levels of traffic. (*Marinship Specific Plan Goal 6*)

#### **LU-4. Preserve Sausalito's Waterfront**

- LU-4.1. **Waterfront Access.** Promote and enhance public access and enjoyment of the Sausalito waterfront from both land and water approaches.
- LU-4.2. **Marinship Waterfront Uses.** Promote those marine-related industrial uses that require waterfront locations and ensure the preservation of the existing general industrial uses found in the Marinship waterfront area.
- LU-4.3. **New Recreational Marinas.** Prohibit the creation of new recreational marinas along the Marinship waterfront.
- LU-4.4. **Existing Recreational Marinas and New Marine Service Boatyards.** Provide for opportunity to build new marine service boatyards and allow for maintenance and modernization of existing recreational marinas in the Marinship, as well as providing for implementation of a mooring field.
- LU-4.5. **Central Waterfront Uses.** Promote those commercial uses which maximize open water and view corridors in the Commercial Waterfront area as described in Table 2-1, General Plan Land Use Categories, and shown on the General Plan Land Use map GP-4.
- LU-4.6. **Central Waterfront Open Water Areas.** Preserve the total acreage of existing open water areas in the Central Waterfront area.
- LU-4.7. **Downtown Waterfront.** Maintain and enhance the existing character of the Downtown waterfront with a mixture of open vistas and commercial uses.

- LU-4.8. **Water Circulation Patterns.** Support the maintenance and enhancement of the existing circulation patterns on the water in Richardson Bay to accommodate local and visiting vessels.
- LU-4.9. **Sausalito Waterfront.** Leverage Sausalito's greatest asset, its waterfront, with careful consideration of its maritime history and current uses, pedestrian engagement, floating homes, and maritime lifestyles. *(Board and Commission Recommendation 100: Planning Commission)*
- LU-4.10. **Marinship Waterfront.** Preserve and enhance the maritime history and character of the Marinship. This shall include giving, to the extent determined reasonable, development preference to marine uses and maritime industries. *(Marinship Specific Plan Goal 1)*
- LU-4.11. **Sea Level Rise.** Work with existing businesses, landowners, and other jurisdictions to maintain and enhance Sausalito's waterfront by mitigating and managing the effects of sea level rise. *(M-Group)*

#### **LU-5. Preserve Sausalito's Publicly Owned Lands**

- LU-5.1. **City-Owned Open Space and Parks.** Establish new and maintain existing City owned lands as public open space or recreational parks.
- LU-5.2. **Construction Within Public Open Space.** Allow construction within public open space areas that will maintain public services and enhance public enjoyment of recreational facilities.
- LU-5.3. **Martin Luther King, Jr. Campus.** Provide opportunities to utilize the Martin Luther King, Jr. Campus for recreational and educational uses as well as cottage industries.
- LU-5.4. **Federal Government Facilities.** Protect and maintain the existing Federal Government facilities and encourage additional facilities as needed.
- LU-5.5. **Housing Opportunities.** Examine appropriateness of publicly-owned parcels for development of senior, workforce or affordable housing. *(M-Group)*

## LU-6. Establish a Sphere of Influence and Designate Desired Land Uses

- LU-6.1. **Sphere of Influence Boundaries.** Establish Sphere of influence boundaries for areas which Sausalito may annex in the future without eroding services now being provided within the current City limits.
- LU-6.2. **Marin City.** Consider whether to establish a Sphere of Influence for Marin City.
- LU-6.3. **Marin City as a Regional Transportation Hub.** Promote the Marin City area as a regional public transportation hub.
- LU-6.4. **Shoreline Houseboats.** Enhance and maintain the diverse housing stock outside the City's immediate jurisdiction by continuing to allow houseboat uses on Richardson Bay.
- LU-6.5. **Richardson Bay Shoreline.** Preserve the existing shoreline of Richardson Bay as open shoreline and natural habitat.
- LU-6.6. **Shoreline.** Continue to include the Shoreline area, as shown on map GP 6, as a part of Sausalito's Sphere of Influence
- LU-6.7. **Bothin Marsh and Hillsides.** Recognize the environmental and aesthetic importance of Bothin Marsh and the hillside on the southern side of the Shoreline Highway

## LU-7. Assure Sufficient Infrastructure Capacity for Present and Future Uses

- LU-7.1. **Level of Service Standards.** Maintain a level of service standard of the letter grade "D" during PM peak hour for the signalized intersections along Bridgeway except for Johnson, Bay, and Princess Streets.
- LU-7.2. **Adequacy of Facilities.** Allow construction to proceed for only those projects that demonstrate the availability of adequate potable water, sewer, and storm drainage.
- LU-7.3. **Adequacy of Services.** Strive to achieve and maintain a high level of service for police, fire, the library, and parks.
- LU-7.4. **Solid Waste Disposal.** Strive to reduce the amount of solid waste generated in Sausalito in accordance with State law and strive towards Zero Waste goals.

LU-7.5. **Procedural Changes.** Strive to streamline and improve the development review procedures.

**LU-8. Protect and Enhance the Historic Marinship (GPAC)**

LU-8.1. **Marinship Development.** Limit deterioration of the Marinship historic assets and collocation of incompatible uses in order to preserve the historical significance of the Marinship for future residents. (GPAC)

**LU-9. Enforce Land Use Policies. (GPAC)**

LU-9.1. **Policy Enforcement.** Enforce the Land Use policies and programs to promote a desired array of land uses in appropriate areas of Sausalito. (GPAC)

## COMMUNITY DESIGN, HISTORIC AND CULTURAL PRESERVATION ELEMENT OBJECTIVES AND POLICIES

*(New Objectives or Policies have their source noted in parenthesis and italics)*

### CD-1. Scale and Architectural Diversity

- CD-1.1. **Sausalito Identity.** Enhance Sausalito's architectural quality and diversity, general City characteristics, and historical legacy through careful design review.
- CD-1.2. **Architectural Innovation.** Encourage projects which promote architectural quality and innovative solutions rather than conformity to standard designs.
- CD-1.3. **Neighborhood Compatibility.** Provide that all new residential structures, all residential structures that are to be removed and replaced, and those structures that are to be significantly remodeled, are designed to complement their setting and the other buildings in the neighborhood
- CD-1.4. **Construction Near Historic District or Landmarks.** Enhance the historic quality of established districts and landmark structures by encouraging new construction or alterations to existing structures in the general vicinity to demonstrate compatibility with them.
- CD-1.5. **Maximum Height Limit.** Establish a maximum height limit for all structures in Sausalito while recognizing that height is not guaranteed where view preservation and scale is an issue.
- CD-1.6. **Commercial, Industrial and Institutional Uses.** Develop all commercial, industrial and institutional sites as visually attractive parts of the City.
- CD-1.7. **Landscaping.** Emphasize the importance of landscaping to any design and the role of landscaping as a compliment to the streetscape and the neighborhood.

## CD-2. Integrate Structures with the Natural Environment & Protect Natural Features

- CD-2.1. **Natural Features.** Maintain and enhance natural site features and minimize disturbance to the natural terrain to the extent possible consistent with permitted densities.
- CD-2.2. **Steep Sloping Sites.** Give special attention to addressing the special design considerations for proposed development on steeply sloped sites.
- CD-2.3. **Drought and Disease-resistant plant policies.** Encourage the planting and distribution of drought, fire, and disease-resistant plants. *(Board and Commission Recommendation 96: Sustainability Commission)*
- CD-2.4. **Urban green space.** Establish opportunities for urban farming and community gardens that preserve or establish new tree canopy and benefit pollinating species. *(Board and Commission Recommendation 105: Planning Commission)*

## CD-3. Balance View Protection with Property Rights

- CD-3.1. **Private Views.** Locate and design new and significantly remodeled structures and landscape improvements so as to minimize the interference with primary views from structures on neighboring properties. Some minor loss of view may be consistent with this policy if necessary to protect a property right.
- CD-3.2. **Public Views.** Locate and design new and significantly remodeled structures and other private and public improvements with consideration for their impact on significant public views and view corridors.
- CD-3.3. **Marinship Views.** Encourage development plans that minimize interference with public and private views, particularly view corridors towards Richardson Bay. *(Marinship Specific Plan Goal 17)*

## CD-4. Preserve the City's identity and the character of its communities

- CD-4.1. **Neighborhood Character.** Maintain the uniqueness of Sausalito's neighborhoods, protecting and enhancing desired attributes.

- CD-4.2. **City identity.** Develop a prominent city identity. (*Board and Commission Recommendation 137: Hospitality Business and Development Commission*)
- CD-4.3. **Design Standards.** Develop objective standards and design guidelines for development in Sausalito's communities.
- CD-4.4. **Design Review.** Address community design concern through transparent design review procedures in addition to zoning standards.
- CD-4.5. **Working Waterfront.** Emphasize the Marinship's working waterfront and cultural landscape. (*Stakeholder Recommendation 144: Historic Preservation Commission*)
- CD-4.6. **Limit Marinship Tourism.** Minimize new tourist attractions in the Marinship. (*Marinship Specific Plan Goal 4*)
- CD-4.7. **Marinship Character.** Promote mixed-use developments with an industrial character in the Marinship. (*Marinship Specific Plan Goals 7 and 11*)
- CD-4.8. **Marinship Shoreline.** Development in the Marinship should encourage safe public access and use of the water and maximize the amount of real and effective shoreline area (*Marinship Specific plan Goals 13 and 16*)

## CD-5. Enhance Public Improvements

- CD-5.1. **Public Projects.** Assure that community design considerations are carefully included in any decision involving public projects.
- CD-5.2. **Signage Management.** Enhance the appearance of main thoroughfares by reducing the visual clutter of non-commercial signage. (*Board and Commission Recommendation 23: Sausalito Beautiful*)
- CD-5.3. **Natural gas replacement.** Promote electrification or evaluate alternative renewable energy sources for building systems that currently use natural gas for heating. (*Board and Commission Recommendation 83: Sustainability Commission*)
- CD-5.4. **Green Infrastructure:** Utilize public landscapes as infrastructure along with hardscapes such as streets, storm drains, and sewers,



seeking grant resources to redesign landscapes. (*Board and Commission Recommendation 37: Sausalito Beautiful*)

CD-5.5. **Overhead Utilities.** Enhance public safety and views through the reduction or elimination of overhead utilities, ideally coordinating undergrounding operations throughout the City.

## CD-6. **Respect and Maintain the Exterior Integrity of Historic Structures and Sites**

CD-6.1. **Historic Character.** Continue the City's effort to retain and enhance its historical legacy in the review of proposed projects in historic districts and of individual structures and sites with historic significance as shown on General Plan map GP-9.

CD-6.2. **Historic Preservation Commission.** Clarify the responsibilities and authority of the Historic Preservation Commission in design and construction activities impacting historic properties and sites.

CD-6.3. **Historic Design Guidelines.** Incorporate Historic Design Guidelines into the planning process.

CD-6.4. **Public Education.** Educate and advocate for historic preservation among residents of and visitors to Sausalito.

CD-6.5. **Mills Act.** Consider adoption of Mills Act. (*Sausalito Recommendation 148: Historic Preservation commission*)

CD-6.6. **Preservation and resiliency.** Emphasize relationship between historic preservation and sustainability, and resiliency to promote long-lasting presence and understanding of historic structures (*Sausalito Recommendations 150 and 152: Historic Preservation Commission*)

CD-6.7. **Enhance the Awareness of the Historic Marinship.** Identify, honor and advance an understanding of the significant cultural, historical and unique stories of the Marinship with a public education program. (*GPAC*)

**CD-7. Enhance and Protect Landscape Infrastructure.** *(Board and Commission Recommendation 3: Sausalito Beautiful)*

- CD-7.1. **City Landscapes.** Encourage creation and enhancement of beautiful, well-cared-for landscaping. *(Board and Commission Recommendation 11: Sausalito Beautiful)*
- CD-7.2. **Public Pathways.** Preserve and enhance public stairs and pathways for purposes of pedestrian safety and enjoyment, as well as emergency evacuation. *(Board and Commission Recommendation 18: Sausalito Beautiful)*
- CD-7.3. **Tree Planting.** Encourage tree planting and replacement in parks, along North Bridgeway, Downtown, on Caledonia and Princess Streets, and in various sub-areas such as the Marinship. *(Board and Commission Recommendation 26: Sausalito Beautiful)*
- CD-7.4. **Community Partnerships.** Encourage and support community partnerships aimed at assisting the City with landscape beautification, care and maintenance. *(Board and Commission Recommendation 30: Sausalito Beautiful)*

## CIRCULATION AND PARKING ELEMENT OBJECTIVES AND POLICIES

*(New Objectives or Policies have their source noted in parenthesis and italics)*

### CP-1. Design the Street Network to Accommodate Future Needs

- CP-1.1. **Street Network.** Emphasize maintenance and improvements to the street network which will not require construction of major roadway widening.
- CP-1.2. **Level of Service Standard.** Maintain a letter grade Level of Service of "D" for signalized intersections for the P.M. weekday peak hour except for Johnson, Bay and Princess Streets.
- CP-1.3. **Local Resident Streets.** Discourage through traffic on residential streets, including through establishing a community relationship with navigation software companies.
- CP-1.4. **Efficient Roadway Circulation.** Maintain a hierarchy of streets to facilitate traffic in and out of the City as shown on the Street System and Parking map GP-10 and maximize the safety of the City street network.
- CP-1.5. **Encroachments.** Manage encroachment on public street rights-of-way by private development.
- CP-1.6. **Traffic Report Card.** Produce annual report on data to improve transparency of Level of Service-to-Vehicle Miles Traveled transition. *(GPAC)*
- CP-1.7. **Underground Infrastructure.** When possible, chronologically align street improvements with infrastructural improvements, such as utilities, sewers, and green infrastructure. *(M-Group)*

### CP-2. Manage Parking Demand

- CP-2.1. **Parking Standards.** Establish parking standards for uses Citywide that will enhance economic development needs, design and historic preservation policies and safety policies.
- CP-2.2. **Downtown Parking.** Limit the land area for parking in City owned lots in the Downtown area to the 1990 level provided, however, that the land area now occupied by Municipal Parking Lots 1, 2, 3 and 4

shall not be used for purposes other than public parking lot uses without voter approval.

- CP-2.3. **Commercial Area Parking.** Improve signage and adjust parking restrictions in commercial areas to diminish emissions, improve streetscapes, and manage parking demand. *(M-Group)*
- CP-2.4. **Cooperation with Local Businesses.** Work cooperatively with local business interests in developing programs to reduce traffic and parking impacts.
- CP-2.5. **Residential On-Street Parking.** Manage the supply of on-street parking in residential areas in a manner which preserves neighborhood character.
- CP-2.6. **Vehicle Technology.** Apply relevant implementation measures to keep City's streetscape in alignment with needs of new vehicular technology. *(GPAC)*

### CP-3. Maximize Public Transit Service

- CP-3.1. **Public Bus Service.** Encourage the maintenance of a safe, efficient and reliable bus service to provide an alternative to driving
- CP-3.2. **Alternative Transportation.** Improve the efficiency of the existing transportation system and reduce the reliance on the private automobile by emphasizing alternative transportation modes.
- CP-3.3. **Park and Ride.** Support limited park and ride areas for commuters which maximize safety and limit impacts on nearby residences or other uses.
- CP-3.4. **First/last mile programs.** Expand first- and last-mile programs to connect transit to destinations, aligning with Metropolitan Transportation Commission goals. *(Board and Commission Recommendation 64: Sustainability Commission)*

### CP-4. Provide for Water-Based Transportation

- CP-4.1. **Ferry System.** Promote increased patronage of the ferries while still protecting the area near the ferry terminal from overly intensive use.

CP-4.2. **Waterfront Access.** Provide safe public access to and from the water where possible, including limited amounts of temporary public small boat tie-up space. *(Marinship Specific Plan Goal 14)*

CP-4.3. **Navigational Channels.** Preserve and maintain public navigational channels in Sausalito waters. *(Marinship Specific Plan Goal 19)*

## CP-5. Enhance Bicycle and Pedestrian Circulation

CP-5.1. **Bicycle Master Plan.** Plan, design, implement, and maintain bicycle infrastructure in Sausalito.

CP-5.2. **North-South Greenway.** Link Sausalito to County-wide bicycle routes such as the North-South Greenway. *(Board and Commission Recommendation 154: Pedestrian and Bicycle Advisory Committee)*

CP-5.3. **Bridgeway Bikeway South: Long-Range Solutions.** Investigate and study long-range solutions to either ameliorate or bypass the most constricted and/or congested conditions at Alexander Avenue, South Street, and Bridgeway South of the Downtown.

CP-5.4. **Bicycle Route Design and Standards.** Assure that all existing and proposed bike routes, lanes, paths, and intersections are improved to the most up-to-date standards to reduce conflicts between bicyclists, vehicles, and pedestrians, promote safety, and encourage the use of nonmotorized travel.

CP-5.5. **Regional Bicycle and Pedestrian Trails.** Continue to support the San Francisco Bay Trail, and Bay Area Ridge Trail, and other agencies and jurisdictions in their attempts to provide bicycle and pedestrian trails throughout the nine counties of the San Francisco Bay Area.

CP-5.6. **Pedestrian Trails and Paths.** Maintain, improve and extend existing public paths and stairways for use by residents and establish new pathway connections to complete the system as shown on map GP-12.

CP-5.7. **Bicyclist Safety.** Provide a safe biking environment along City streets and bicycle trails. *(M-Group)*

CP-5.8. **Pedestrian Safety.** Provide a safe walking environment along City streets and pathways.

- CP-5.9. **Waterfront Path.** Provide functional access to the waterfront for bicyclists and pedestrians that promotes accessibility and prioritizes the working waterfront.
- CP-5.10. **Handicap Accessibility.** Facilitate access for the physically disabled to sidewalks and pathways throughout the City.
- CP-5.11. **Pedestrian/bicycle Outreach.** Promote bicycling and walking among residents and workers as alternative to vehicular travel. *(Board and Commission Recommendation 72: Sustainability Commission)*
- CP-5.12. **Complete streets.** Implement complete streets to ease walking and cycling in the City. *(Board and Commission Recommendation 155: Pedestrian and Bicycle Advisory Committee)*
- CP-5.13. **Development Plan Review.** New development and substantial remodels in the Marinship should give special attention to the establishment and enhancement of the pedestrian and bicycle pathways. *(Marinship Specific Plan Goal 15)*

## CP-6. Implement Local Infrastructural Improvements

- CP-6.1. **Development Requirements.** Assess developers of new and redevelopment projects their fair share of the cost of needed traffic and transit improvement.
- CP-6.2. **Open Data.** Promote and implement open data initiatives to improve decision-making and aid transparency. *(GPAC)*
- CP-6.3. **Inventory Needs.** Create and maintain inventories to identify needs and improvements in the City. *(GPAC)*
- CP-6.4. **Marinship Circulation.** Promote functional circulation improvements in the Marinship. *(GPAC)*
- CP-6.5. **Explore Funding Methods.** Seek outside funding sources to leverage into infrastructural improvements. *(GPAC)*

## CP-7. Support a High-Quality Regional Transportation System

- CP-7.1. **Regional Transportation.** Support the preparation of a regional transportation plan for the Highway 101 Corridor which includes projects which divert traffic from Sausalito streets.

- CP-7.2. **Regional Funding.** Support regional funding for expanded transportation projects if such a proposal contains mass transit projects and adequate growth management controls.
- CP-7.3. **CalTrans.** Continue cooperative review of projects outside the City with Marin County and the California Department of Transportation.
- CP-7.4. **Gateway to Sausalito.** Provide access to Sausalito from the regional transportation system via the ferry system at the Downtown ferry terminal, the bus system along Bridgeway, and by vehicle traffic primarily from the north Marin City interchange with Highway 101.
- CP-8. **Create a “Path of Honor.” (GPAC)**
- CP-8.1. **Contemplative Path.** Identify a contemplative pedestrian only pathway through the Marinship for Interpretive, educational, and celebratory purposes to memorialize the historic events that occurred in the Marinship. (GPAC)
- CP-8.2. **Pedestrian Access.** Promote and enhance safe public access to the remaining elements of the Marinship without compromising their functionality. (GPAC)

## ENVIRONMENTAL QUALITY ELEMENT OBJECTIVES AND POLICIES

*(New Objectives or Policies have their source noted in parenthesis and italics)*

### EQ-1. Preserve Public Open Space

- EQ-1.1. **Open Space System.** Establish and maintain a system of City-owned and privately-owned open space areas as identified on map GP-13.
- EQ-1.2. **Open Space Acquisition.** Expand the total acreage of passive and recreational open space areas through public agency purchase or private dedication of lands.
- EQ-1.3. **Public Open Space Use.** Maintain public open space areas in a natural state compatible with the preservation of environmental resources, views and surrounding area uses.
- EQ-1.4. **Open Space Management.** Maintain habitat and scenic value of open space and ensure the protection of public health and safety through the well-planned management of open space lands.

### EQ-2. Maintain and Expand the Parks and Recreation System

- EQ-2.1. **Parklands and Open Recreation Areas.** Preserve and improve existing parks, parklands and recreation areas for passive and active recreation use by City residents.
- EQ-2.2. **Special Events.** Restrict large special events to specific sites in order to minimize the associated impacts of parking, noise, congestion and lighting.
- EQ-2.3. **Martin Luther King, Jr. Campus.** Maintain the Martin Luther King, Jr. Campus to suit the community's recreational and educational needs.
- EQ-2.4. **Recreation Programs.** Maintain recreational programs responsive to the assessed need.
- EQ-2.5. **Trails and Pathways.** Include the recreational trails and pathways system in the City in the inventory of City recreation resources.

### EQ-3. Conserve Natural Resources

- EQ-3.1. **Preservation Strategy.** Utilize the development review process to protect natural areas in private ownership.



- EQ-3.2. **Natural Terrain and Native Vegetation.** Protect the natural terrain and native vegetation.
- EQ-3.3. **Threatened and Endangered Species.** Protect threatened and endangered species of wildlife and plants native to Sausalito and the Southern Marin area.
- EQ-3.4. **Archeological Factors and History.** Respect and be sensitive to the native and early history of the Southern Marin area. *(M-Group)*

#### EQ-4. **Improve Water Quality**

- EQ-4.1. **Water-Dependent Uses.** Evaluate water-dependent developments with regard to their pollution control techniques. *(Marinship Specific Plan Goal 20)*
- EQ-4.2. **Regional Collaboration.** Work together with regional, County, State and Federal actors on water quality issues of common concern. *(M-Group)*
- EQ-4.3. **Stormwater Management.** Manage flooding and mitigate hazardous runoff from stormwater. *(M-Group)*
- EQ-4.4. **Bay Waters.** Preserve and enhance the open waters and ecosystem of Richardson and San Francisco Bays.
- EQ-4.5. **Shoreline Areas.** Preserve the undeveloped open shoreline, shoreline habitat, and public access in waterfront development consistent with public trust and private ownership purposes.
- EQ-4.6. **Wetlands Protection.** Provide for the retention and protection of existing wetlands and the restoration and acquisition of lost wetlands.
- EQ-4.7. **Creeks and Drainage Ways.** Promote the natural integrity of creeks and/or drainageways as riparian habitat, wildlife corridors, and to protect residents from flooding and other hazards.
- EQ-4.8. **Water Conservation.** Promote and encourage water conservation measures to assure that an adequate supply of high-quality water is available for residents.

EQ-5. **Maintain High Air Quality Standards**

EQ-5.1. **Implement Research.** Incorporate the growing body of climate change research to improve air quality in Sausalito. *(M-Group)*

EQ-5.2. **Community Action.** Collaborate with city employees, residents and businesses to improve air quality. *(M-Group)*

EQ-6. **Encourage Citywide Energy Conservation**

EQ-6.1. **Energy-Conscious Development.** Promote and enforce development standards that minimize energy use. *(M-Group)*

EQ-6.2. **City Efficiency.** Take actions to minimize City's energy usage and provide leadership in conservation. *(M-Group)*

EQ-7. **Strive for Climate Leadership** *(M-Group)*

EQ-7.1. **Applied Research.** New research and technology that will improve environmental quality should be applied to City policies as applicable. *(M-Group)*

EQ-8. **Minimize Solid Waste Conservation** *(GPAC)*

EQ-8.1. **Efficiency collaboration:** Work with county and regional energy efficiency programs to promote energy efficient programs and actions. *(Board and Commission Recommendation 85: Sustainability Commission)*

EQ-8.2. **Waste education:** Implement education and social media programs to change Sausalito's waste-related behavior, emphasizing composting and recycling. *(Board and Commission Recommendation 59: Sustainability Commission)*

EQ-9. **Protect Historic Resources from Sea Level Rise.** *(GPAC)*

EQ-9.1. **Define Alternative Scenarios.** Identify and pursue strategies to increase the City's resilience to sea level rise, floods, seismic events, and emergencies/disasters, while protecting the city's and particularly the Marinship's unique historic, maritime, and cultural assets and environment, to the maximum feasible extent. *(GPAC)*

## HEALTH, SAFETY AND COMMUNITY RESILIENCE ELEMENT OBJECTIVES AND POLICIES

*(New Objectives or Policies have their source noted in parenthesis and italics)*

### **HS-1. Minimize the Impact of Natural and Man-Made Hazards on Human Property**

- HS-1.1. **Seismic Hazards.** Protect existing and new buildings and their occupants from seismic hazards.
- HS-1.2. **Other Geological Hazards.** Require that all geologic hazards be adequately addressed and mitigated through the city.
- HS-1.3. **Fire Safety.** Minimize the risk of property damage and personal injury resulting from structural and wildland fires.
- HS-1.4. **Hazardous Materials.** Minimize the risk of property damage and personal injury resulting from the production, use, storage, disposal and transporting of hazardous materials and waste by continuing to work within the Marin County Hazardous & Solid Waste Management – Joint Powers Authority.
- HS-1.5. **Police Safety.** Maintain a crime free environment while minimizing increases in police service needs.
- HS-1.6. **Protect Historic Resources.** Identify mitigation strategies and funding mechanisms suited to protect the City's historic resources from natural and man-made hazards. *(M-Group)*

### **HS-2. Encourage a Proactive Approach to Sea Level Rise** *(Board and Commission Recommendations 106 and 126: Planning Commission and Community Safety/Disaster Preparedness Committee)*

- HS-2.1. **Flooding.** Manage the threat of flooding for existing and future structures and their occupants.
- HS-2.2. **Shoreline Safety.** Minimize the potential for personal injury and damage to shoreline property from waves and flooding. *(M-Group)*
- HS-2.3. **City Facilities.** Ensure that city operations can continue in the case of a 100-year flood. *(M-Group)*

- HS-2.4. **Cooperative Planning.** Work with County, regional, State and Federal agencies on collaborative strategies to manage sea level rise. *(Board and Commission Recommendation 56: Business Advisory Committee)*
- HS-2.5. **Infrastructure.** Design and maintain infrastructure that is resilient in the context of sea level rise. *(M-Group)*
- HS-2.6. **Sea Level Monitoring.** Monitor climate-related changes to flooding and weather patterns to form response. *(M-Group)*
- HS-2.7. **Sea Level Rise Impacts.** Require new development or substantial remodeling in relevant areas to incorporate resilience into designs. *(M-Group)*
- HS-2.8. **Public Outreach.** Provide public information of sea level rise and climate change to enhance local understanding. *(M-Group)*

### HS-3. Engage in Disaster Planning

- HS-3.1. **Emergency Preparedness.** Ensure that the City, its citizens, businesses and services are prepared for an effective response and recovery in the event of emergencies or disasters.
- HS-3.2. **Public Facilities.** Locate and design emergency buildings, vital utilities, communication systems, and other public facilities so that they remain operational during and after a major earthquake or other disaster.
- HS-3.3. **Bay Safety.** Establish and maintain health and safety resources for liveaboards and visiting vessels. *(M-Group)*
- HS-3.4. **Access for Emergency Vehicles.** Provide and maintain adequate access for emergency vehicles and equipment, particularly fire-fighting equipment. Proactive measures may be necessary to encourage efficient measures. *(GPAC)*
- HS-3.5. **Overhead Utilities.** Minimize the risk to public health and safety from overhead utilities via undergrounding. *(GPAC)*
- HS-3.6. **Fire load.** Manage plants in Wildland-Urban Interface (WUI) area to minimize fuel load for potential wildfire. *(GPAC)*

- HS-3.7. **Energy Resilience.** Consider viability of micro-grid or other energy segmentation practices to limit electricity outages during disaster. *(GPAC)*
- HS-3.8. **Community Resilience.** Encourage neighborhood-level resiliency with enhanced communication around resources and preparedness. *(Board and Commission Recommendation 126: Community Safety/Disaster Preparedness Committee)*
- HS-3.9. **Wildland-Urban Interface.** Adhere to best management practices for the City's Wildland-Urban Interface (WUI) areas. *(M-Group)*

#### **HS-4. Prevent Exposure of People to Unacceptable Noise Levels**

- HS-4.1. **Noise Guidelines.** Maintain noise level guidelines to direct the siting, design and insulation of new residential, commercial and industrial development
- HS-4.2. **Impacts on Existing Developed Areas.** Prohibit unnecessary, excessive and annoying noise in existing developed areas.
- HS-4.3. **Traffic Noise.** Strive to reduce traffic noise levels in existing residential areas.
- HS-4.4. **Single-Event Noise.** Allow single-event occurrences at specific sites per Policy EQ-2.2 subject to special permit conditions which alleviate noise to the greatest extent possible.
- HS-4.5. **Construction Noise.** Strive to reduce noise levels associated with construction activities.

## ECONOMIC ELEMENT OBJECTIVES AND POLICIES

*(New Objectives or Policies have their source noted in parenthesis and italics)*

### EC-1. Establish a Working Relationship between Businesses and City

- EC-1.1. **Business Committee.** Maintain a Business Advisory Committee with membership from the City Council, Chamber of Commerce, resident community, and business community.
- EC-1.2. **Marin County Economic Commission.** Establish a positive working relationship with the Marin Economic Forum.
- EC-1.3. **City Identity.** Implement City identity in collaboration with business community. *(M-Group)*

### EC-2. Foster Spirit of Cooperation with Businesses

- EC-2.1. **Regulatory Processes.** Develop regulatory processes which advance the needs of business in Sausalito.
- EC-2.2. **Economic Data.** Maintain open data on the state of the economy of Sausalito and Marin County. *(M-Group)*
- EC-2.3. **Inter-Business Cooperation.** Support the formation of Business Improvement Districts other commercial neighborhood improvement programs. *(M-Group)*

### EC-3. Encourage Businesses which Enhance Quality of Life

- EC-3.1. **Existing Business.** Encourage existing businesses which produce tax revenue per employee and produce minimum environmental impact to remain in Sausalito.
- EC-3.2. **New Business.** Recruit new businesses which contribute societal and fiscal value while producing minimum environmental impact. *(GPAC)*
- EC-3.3. **Other Businesses.** Encourage diverse business opportunities.
- EC-3.4. **Economic studies:** Conduct periodic economic studies of the City's commercial areas, to be followed with implementation plans. *(Board and Commission Recommendation 40: Business Advisory Committee)*

EC-3.5. **Quality of Life Goals.** Consider the City's quality of life goals during business attraction. *(GPAC)*

#### **EC-4. Promote a Diversity in Commercial Usage in the Downtown Area**

EC-4.1. **Downtown Uses.** Promote and enhance a diversity of uses in the Downtown area.

EC-4.2. **Access and Parking.** Provide sufficient access to the Downtown and parking at reasonable rates at the Downtown parking lots and meters.

EC-4.3. **Downtown Appearance.** Maintain and enhance the appearance of the Downtown to promote a vibrant, clean and aesthetically pleasing shopping and visiting experience.

#### **EC-5. Promote Local Commercial Uses in the Neighborhood and Resident Serving Commercial Areas**

EC-5.1. **Neighborhood Commercial Uses.** Promote and enhance a diversity of local serving commercial uses in the neighborhood commercial areas of the City.

EC-5.2. **Commercial Residential Uses.** Promote and enhance a diversity of resident serving commercial uses in the commercial residential areas of the City.

EC-5.3. **Pedestrian Environment.** Promote and enhance the pedestrian environment along Caledonia Street.

EC-5.4. **Access and Parking.** Provide access to the commercial areas of the city, including sufficient parking to support commercial and residential uses.

#### **EC-6. Promote and Enhance the Economic Vitality of the Marinship**

EC-6.1. **Marinship Uses.** Promote and enhance the long-term economic viability of the industrial, waterfront, and existing commercial areas of the Marinship.

EC-6.2. **Marinship Development.** Maintain and enhance a role for economically sustainable working waterfront maritime and industrial activity that is small in scale in the Marinship. *(Marinship Specific Plan Goal 12)*

EC-6.3. **Assessment District(s).** Encourage the formation of Assessment District(s) within the Marinship with a goal of creating an improved circulation system in the area.

**EC-7. Promote Economically Sustainable Tourism (GPAC)**

EC-7.1. **City Identity.** Develop a prominent city Identity. (*Board and Commission Recommendation 137: Hospitality Business and Development Commission*)

EC-7.2. **Tourism Plan.** Develop and implement a Tourism Plan to manage the tourism industry in Sausalito. (*M-Group*)