

Desk Item 1a: Supplemental Information Regarding Item 4
Draft Text on Mixed Use Opportunity Sites (April 30, 2012)
April 30, 2012 Housing Element Task Force Meeting

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Draft insert for end of Commercial Infill Sites (pg IV-7). To be refined and incorporated as **Program 8a** Mixed Use Zoning in Commercial Districts as new Program 8a.

Comment [LS1]: Program 8b? I'm confused...

As a means of enhancing the feasibility of developing residential infill affordable to Sausalito's workforce, the City is proposing to offer the following incentives for development on identified Mixed Use Opportunity (MUO) sites:

- By-right ~~allowance for ground floor residential use~~ ground floor residential use allowed
- An allowable density up to 50% above the base R-3 (29 du/acre) density
- Reduced on-site parking requirements:
 - Studio and one bedroom units - 1 parking space
 - Two to three bedroom units – 2 parking spaces
- ~~Waived or r~~Reduced planning and building fees

Future projects on MUO sites seeking to take advantage of these enhanced incentives will be required to dedicate a minimum of ~~50~~25% of units as affordable to households earning lower incomes (up to 80% AMI), ~~with at least half of the affordable units and 25%~~ targeted to very low-income households (up to 50% AMI). The enhanced MUO incentives will serve as an alternative to the State density bonus law; projects fulfilling minimum density bonus affordability thresholds maintain the alternative option of utilizing State density bonus incentives.

Participation by property owners in the MUO program is voluntary. Since existing zoning is left intact, the MUO incentives do not change the existing site development opportunities, but they provide an additional set of development options that property owners can utilize at their discretion.

Potential sites identified by the consultants to qualify for MUO incentives include:

- 107 Second St (APN 065-267-37)
- 217 Second St (APN 065-238-41)
- Bridgeway and Olive / 2015 Bridgeway (APNs 064-135-24, 065-135-28)
- 1901 Bridgeway / 510 Easterby (APNs 064-141-05, 064-141-06)
- ~~333 Caledonia St (APN 064 167 27)~~

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