

Vote YES on J & K and Safeguard Our Community

October 8, 2025

This November 4th, Sausalito voters face two critical ballot measures – Measure J and Measure K. Each proposes changes to long-standing ordinances that have limited development in our commercial district or on city-owned land.

Over the past year, Save Our Sausalito (SOS) has achieved major wins working with the City Council to correct a flawed Housing Element and secure key protections for our Historic District and the park at MLK.

Through over 200 pages of legal filings by SOS attorneys, hundreds of public comments, and extraordinary community participation, we, together with other partners, successfully:

- Removed 605 Bridgeway, Alta Mira, and the Firehouse at Spencer as upzoned "opportunity sites."
- Reduced MLK Park's allocation from 80 units to 50, preserving all the green space.
- Gained a commitment to focus on affordable housing for seniors in Sausalito.

We didn't achieve everything, but the result is a far stronger plan than the original plan adopted in 2023. We saved the historic district and protected green space at MLK. Our actions over the last year reflect SOS's approach: not just to oppose, but to **work together and shape results in the direction our community values.**

The results of our work are now included in the Measure J and K, and I support a vote Yes on both.

Measure J — Support

Measure J amends Ordinance 1022, which has long restricted housing density in portions of our commercial areas. The measure would upzone 12 sites, mostly underperforming office buildings – many but not all clustered near Mollie Stone's Market in the northern Marinship area – to allow redevelopment into new housing.

This approach makes sense. It focuses growth in appropriate, already developed areas rather than in our historic district.

For that reason, **I support Measure J and urge a YES vote.**

Measure K — Support

Measure K is more complex. It authorizes development of two acres out of the 18-acre MLK Park to create 50 affordable senior housing units. The plan would replace the “Bus Barn” which currently houses workshops and studios – including my own. The City, which owns the property, has committed to assist in relocating us tenants.

Importantly, Measure K does not touch MLK Park’s green spaces or recreational areas, which remain fully preserved.

For me personally, it is bittersweet to lose my studio at MLK. Yet despite that, **I support Measure K**. The Bus Barn is aging and in need of substantial repair, and the opportunity to build affordable senior housing represents an important opportunity for Sausalito.

Just as earlier generations built Rotary Village Senior Housing and other local senior residences, we can leave our own mark by ensuring that Sausalito remains a place where seniors can continue to live with dignity and connection. **That is a legacy worth embracing.**

Addressing the Concerns

Build Smart Sausalito has raised a valid question: *could a future developer reinterpret Measure K to build higher or denser structures than promised?*

I do not believe so. Because the City owns the land, any development will require a specific contractual agreement approved by the Council, which is legally bound by the terms of the measure itself. If the Council ever deviates from that commitment, it is up to us – the community – to act, as we have before, **to ensure that “50 units at 32 feet” remains the standard.**

Other friends have also expressed concern in a mailer that the original ballot language was changed from “32 feet” to “building height limit.” This is important to examine, but I think there are strong protections already in place. While the current height limit is 32 feet, the actual text of the ordinance also requires it remain at 32 feet. Further, we as citizens also must insist that it remains so.

City Council: Take the Pledge 32!

SOS is calling on the Council to **Take the Pledge 32** – a public commitment never to exceed the 32-foot limit at MLK Park.

32 feet is the height limit today. Let’s make sure it never goes higher.

Through sustained community action, petitions, and legal efforts, Save Our Sausalito has proven what we can achieve when we stand together to shape our city's future.

If Measure K passes, together we will hold the City accountable to deliver the project as promised – affordable senior housing at 32 feet, nothing more and nothing less. We can and will do it.

🔥 Why Both J and K Matter

Some have suggested voting Yes on J and No on K, reasoning that losing 50 units might be acceptable.

I strongly disagree. I believe that this strategy is reckless and carries a serious risk.

The MLK site provides essential affordable housing units, which count toward specific state-mandated categories, and the City committed to the State that it would rezone two acres in MLK Park.

If Measure K fails, there is a real chance that the State could decertify the City's Housing Element certification. That would open the door to “builder’s remedy” – a state provision allowing developers to bypass our zoning entirely.

Under builder’s remedy, the developer behind the “Monster Project” at 605 Bridgeway could refile and build a 109-foot structure in the heart of our Historic District. Once that door opens, we lose control.



Monster project proposed at 605 Bridgeway in downtown historic district.

Even a brief lapse into builder's remedy would allow outsized, out-of-scale projects with little recourse for residents or preservation advocates.

The risk is too great. We must not let that happen.

If these measures don't pass, all we have fought for – including the character and scale of Sausalito's Historic District – could be lost. By passing J & K, we secure our future and keep local control.

 The Bottom Line

- Vote YES on Measure J – smart infill redevelopment that protects our historic core.
- Vote YES on Measure K – affordable senior housing consistent with our values and community scale.

Together, these measures let Sausalito meet state mandates on our terms, protecting what makes this community unique while fostering the opportunity for responsibly designed new and affordable developments.

 Save the Date: Measures J & K SOS Forum with Mayor Cox

When: Thursday, October 16 at 5:30 PM

Where: SOS Studio (my studio), MLK Park, 610 Coloma St., Suite 727

Join us for a community forum with Mayor Cox to talk about Measures J & K and learn what the impacts will be for Sausalito.

Please bring your friends and neighbors.

As always, please do not hesitate to contact us.

With warm regards,

Sophia Collier

P.S. To learn more about Measures J and K, please visit the City's official website:
[Information on the Upcoming Sausalito Special Election.](#)