

Looking Ahead in 2026: The Fight Continues—and We're Ready

December 29, 2025



As we turn the page to 2026, we want to share what's on the horizon—and why your continued engagement will be more critical than ever.

2025 proved that strategic advocacy works. We removed Sausalito from SB 79, secured comprehensive view protections, and strengthened Historic District safeguards. Now we need to defend those victories while tackling new challenges that could reshape our town.

The work ahead requires resources, expertise, and sustained community support. Please donate now to fund our 2026 work.

Here's what Save Our Sausalito is preparing for in the months ahead.

Our 2026 Priorities

1. Defeating the 605 Bridgeway Appeal (Monster #1)

The developer has appealed to City Council after both Planning staff and the Planning Commission ruled the massive 7-story, 53-unit project inconsistent with our zoning and environmental standards. We expect this critical hearing in January. If this appeal succeeds, it sets a devastating precedent, opening the door for similar out-of-scale projects throughout downtown.

Our Action: We're preparing comprehensive legal and community responses to ensure the Council rejects the appeal, including coordinating with our attorneys and mobilizing maximum community turnout at the hearing.

2. Stopping the 83 Princess Street Development (Monster #2)

The same affiliated development team has filed plans for 39 units in a 6-story, 66-foot building on a fragile hillside. The proposal threatens the certified historic Glen Bank residence, removes mature tree habitat supporting sensitive species, and risks serious hillside destabilization.

Our Action: We're consulting technical experts and building our strategy to oppose this monster project.



The 605 Bridgeway "Monster" is back with an appeal by the developer scheduled for the January 20th City Council meeting.

3. Serving as Watchdog for MLK Park Development (Measure K)

Voters authorized affordable senior housing at MLK Park with clear expectations: respect the 32-foot height limit and deliver thoughtful, high-quality design. Without vigilant oversight, developers could exploit loopholes or compromise on quality.

Our Action: We've spearheaded a charter to hold the city accountable and ensure the project proceeds as per election promises. We secured "Pledge 32" commitments from three Councilmembers and will monitor every plan to ensure this project honors what voters approved.

4. Tracking Legislation That Threatens Local Control

New state housing bills will emerge in 2026 that could undermine local zoning authority. Without constant vigilance, a single piece of legislation could undo years of protection work and fundamentally change Sausalito forever.

Our Action: We're maintaining our Sacramento presence and staying ready to activate rapid response campaigns. We'll continue the strategy that worked with SB 79: early engagement, targeted amendments, and building legislative relationships.



We must stay vigilant and maintain Sacramento presence to ensure we stay on top of new state housing bills in 2026.



We will continue to host community forums to gather information from leaders and hear viewpoints from residents about future projects

5. Building Statewide Coalitions for Lasting Protection

Sausalito can't fight Sacramento alone. Coordinated coalitions create political leverage and demonstrate that protecting historic communities benefits all Californians.

Our Action: We're strengthening partnerships with the California Preservation Foundation, LA Conservancy, and preservation allies statewide. We're building a network of advocates who champion balanced development policies and establishing lasting standards that protect historic districts across California.

6. Staying Vigilant at All Times

Threats and opportunities for Sausalito can emerge at any moment—from improper development applications and last-minute legislative amendments to positive coalitions

and projects to build community resources. Our strength lies in constant monitoring, rapid information synthesis, and quick community mobilization when action is needed.

Our Action: We maintain systems to track city filings, state legislation, and planning details. We digest complex documents, identify critical issues, and share clear, actionable information so you know exactly what's at stake and how to help protect Sausalito.



This Work Requires Sustained Funding

Every priority requires significant resources. Your donation ensures we can respond quickly and forcefully to opportunities and threats.

Here's what your contributions make possible:

- **Legal expertise** – Attorneys who identify critical inconsistencies and defend our protections
 - **Professional lobbying** – Sacramento representation working directly with legislators and the Governor's office
 - **Expert consultations** – Technical, biological, and architectural specialists who strengthen our arguments
 - **Coalition building** – Statewide preservation partnerships that amplify our voice
 - **Community mobilization** – Organizing that turns out hundreds of residents at crucial moments
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We're Ready—With Your Support

2026 will test everything we've built. **But we've proven what's possible when Sausalito speaks with one voice.**

We won't back down. We won't compromise on protecting our beloved town. And we won't stop building the coalitions and expertise needed to preserve Sausalito's character for current and future generations.

But we can only continue this work with your support. Donate today to protect Sausalito in 2026.

Thank you for standing with us. Together, we'll ensure that the Sausalito we treasure and love endures for all those who call this beautiful place home.

With determination and gratitude,

Save Our Sausalito

Prefer to donate by check? Checks can be made out to Save Our Sausalito:

Save Our Sausalito

3001 Bridgeway, Suite K320

Sausalito, CA 94965

Please note: Save Our Sausalito is a 501(c)(4) advocacy organization; contributions are **not tax deductible**.

Save Our Sausalito

Save Our Sausalito is a 501(c)4 public benefit non-profit corporation that organizes direct actions to preserve Sausalito's unique character today and for future generations. We fight for you by advocating for responsibly designed new developments and affordable housing and opposing developments that detract from Sausalito's welcoming community.

[Donate to Support the Fight!](#)



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