

SOS Community Forum

April 24, 2026

1 – 3 Harbor Drive

Sausalito's biggest housing project yet filed months after voters backed density plan

By J.K. Dineen, Staff Writer

March 30, 2026



A rendering of the proposed 294-unit residential community near Sausalito's downtown.

AC Martin

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WHAT'S PROPOSED

Largest Project in Sausalito

294

residential units

64 ft

building height
(6 stories)

411

parking stalls

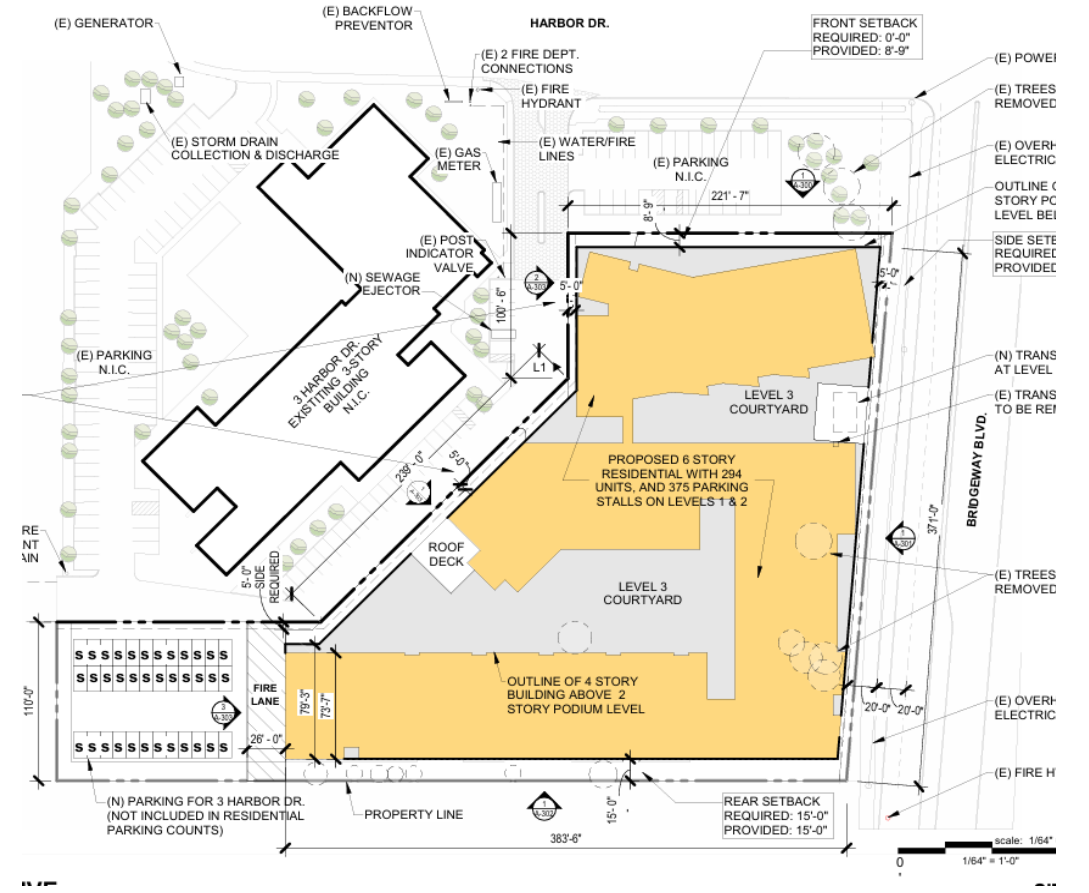
322K

sq ft residential

Plan:

- **Demolish** the existing Harbor 1 office building
- **Build** a new 6-story apartment complex with a 2-story parking podium
- **No ground-floor commercial**

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Massing



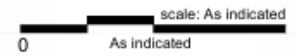
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East View (Along Bridgeway)



MATERIAL LEGEND

S1 PLASTER, GREY	BD1 FIBER CEMENT SIDING, DARK GREY
S2 PLASTER, BLACK	BD2 FIBER CEMENT SIDING, TERRACOTTA
R1 RAILING	BD3 FIBER CEMENT SIDING, LIGHT GREY
SF1 ALUMINUM GLAZING SYSTEM	W1 VINYL WINDOW



South View



MATERIAL LEGEND

S1 PLASTER, GREY	BD1 FIBER CEMENT SIDING, DARK GREY
S2 PLASTER, BLACK	BD2 FIBER CEMENT SIDING, TERRACOTTA
R1 RAILING	BD3 FIBER CEMENT SIDING, LIGHT GREY
SF1 ALUMINUM GLAZING SYSTEM	W1 VINYL WINDOW

scale: As indicated
 0 As indicated

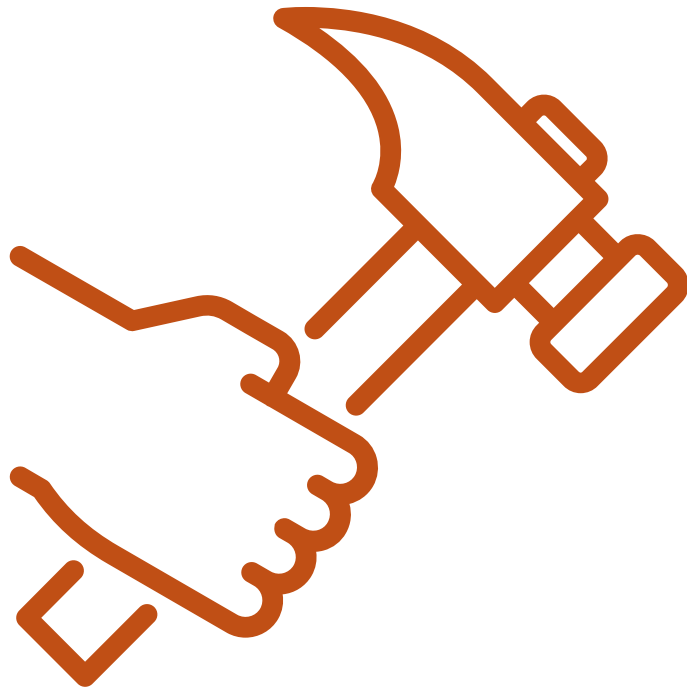
How Did We Get Here?

The State requires Sausalito to have a “certified housing element” and up zone areas to accommodate a number it assigns to us.

355 / 724

Measure J Units / Total Required

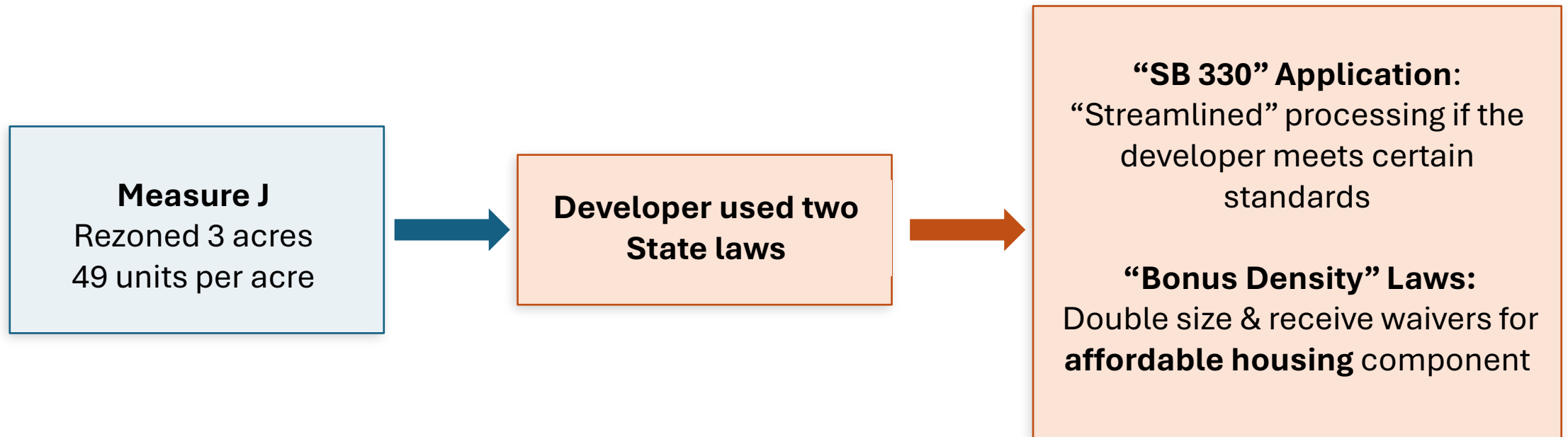
The State's Hammer - "Builder's Remedy"



Created by fahmi
from Noun Project

*If the city does **not** have a certified housing element, developers can propose projects and bypass local zoning all together.*

1 Harbor Drive



Affordable Housing Proposed

Exactly the threshold needed to unlock the 100% density bonus.

46 / 294

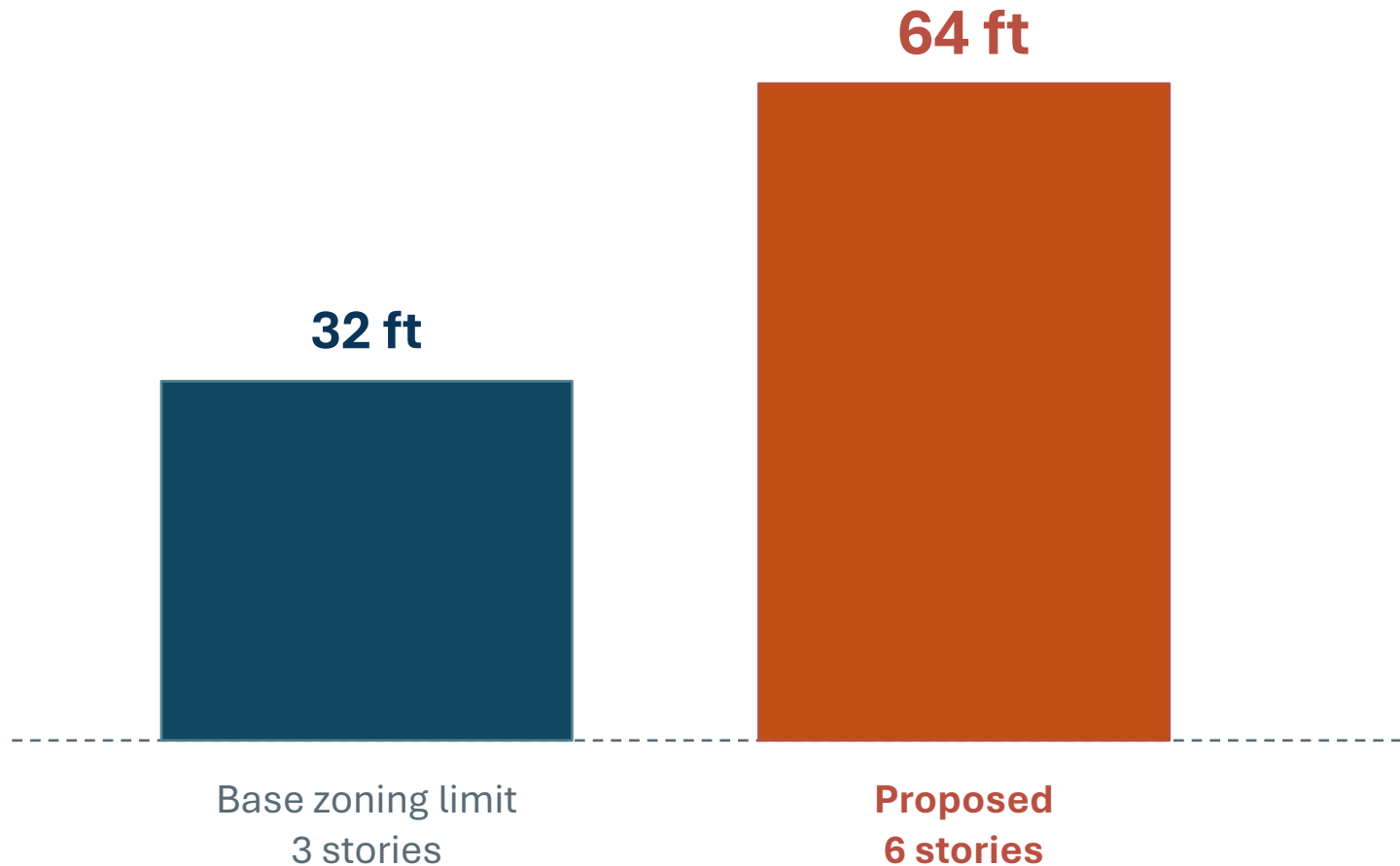
affordable units · ~15.6%

Affordable unit breakdown

Very Low Income (50% AMI)	23
Low Income (80% AMI)	7
Moderate Income (120% AMI)	16
Extremely Low Income	0

Bonus Density Law

Base zoning vs. Proposed



Waivers requested:

- Height (32 → 64 ft)
- Setback reduction
- Building coverage exception
- Landscaped area reduction
- Open space reduction
- Required parking reduction

The City has difficulty to deny these waivers.

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State Housing “Math”

Example: 1 Harbor Drive: 3 Acre Site

129

43 units / acre x 3 acres

State Credited in Housing Element

294

49 units / acre x 3 acres x 2

Actually Allowed

The state uses a measure called “realistic capacity” to **under credit** the cities for rezoned areas.

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Implications for All Measure J Sites

355

“Realistic Capacity”

State Credited in Housing Element

866

With Bonus Density Applied

Actually Allowed

1 Harbor Drive



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All Measure J Sites



Rendering of Measure J sites developed at maximum capacity

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Potential Impacts

Potential benefits – New housing with affordable units

Negative – Extreme stress on:

- **Life-Safety:** Traffic impacts
- **Quality of life:** Loss of trees, parking
- **Infrastructure:** Water, sewer, road wear, waste removal, increased flood risks
- **Services:** Fire, police, schools

What We Need to Do: Get Organized



Neighbor captains:

Educate and mobilize with action alerts

- Whiskey Springs
- Willows
- ICB
- Coloma and North neighbors
- City wide – SOS Membership

Campaign Goals

Sausalito residents should not bear the burdens and costs of these new projects



from Noun Project

- **City must:**
 - Life-safety traffic study
 - Full project level CEQA review
 - Impact mitigation regulations and development fees
 - Ensure that affordable housing is high quality

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Action Timeline



5 public hearings — that's it.

Under SB 330, Sausalito cannot hold more than five hearings on this project.

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