

Date: 2.18.25

To: Brandon Phipps
City of Sausalito

Re: ODDS, the revised Housing Element, and the proposed 'down-zoning' of the properties along the Bridgeway Transportation corridor.

Hello Brandon,

As you know, I am the property owner at 599 Bridgeway in Sausalito.

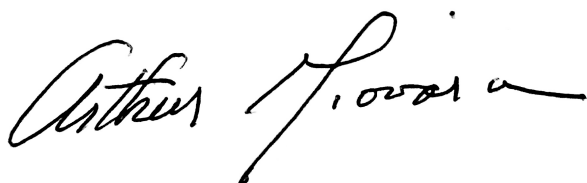
I'm writing you and the City Council regarding the ODDS, the revised Housing Element, EIR and the proposed down zoning of the properties along the Bridgeway Transportation corridor. My concerns are the following items:

1. The proposed ODDS legislation under review for the last 18 months - appear to be a constraint to developmental and financial feasibility of any proposed projection Sausalito. It would limit needed height and density, and this legislation, along the new additional Historic restrictions - would also contribute to a potential 'down zoning' of any downtown property development application.
2. The properties along the Bridgeway Transportation corridor are all located near the main transit center- (the ferry terminal) - and therefore these properties should not be 'down-zoned'. The Bridgeway Transportation corridor is where denser development should be located. Developments along this corridor would have minimal impacts to the properties located on the hills above. It is much more ecological to build along the already level and developed waterfront. Any proposed multifamily properties located in this area - have direct access to Bridgeway Avenue and are also directly connected to the main fire evacuation route of the City.
3. It should be noted that it appears that Sausalito has not approved any housing development with more than 2 units - in over ten years.
4. It also appears that the endless reviews and processing the "revised" housing element - is just another method that the City of Sausalito is using to not comply with the new California Housing laws.

Please consider these points, and feel free to contact me if you would like to discuss this matter further.

Please post this letter publicly on the Feb 19 Planning Commission agenda.

Thank you,

A handwritten signature in black ink, appearing to read 'Art Giovara', with a stylized flourish at the end.

Art Giovara