

From: [Blake Wellen](#)
To: [Neal Toft](#)
Cc: [Brandon Phipps](#)
Subject: RE: [EXTERNAL] Housing Element Update Amendments
Date: Friday, October 18, 2024 5:39:49 PM
Attachments: [image003.png](#)

Hi, Neal.

One additional thought as you are in the process of amending Housing Element Update sites. Has the city reconsidered either:

- Berg Property, +/- 6.5 acres at 2320 & 2330 Marinship Way, Sausalito (portion of APN 063-110-31; 063-110-37)
- Lemon Property/Sausalito Shipyard, +/- 13 acres at 2350 Marinship Way, Sausalito, CA 94965 (APN: 063-120-02)

I ask because when both properties were listed in the City Housing Element Update mid-2022, we had serious interest from both our client (very well-regarded multifamily developer) and each property owner. We were negotiating LOIs at the time. Disappointing to everyone involved, the City then decided to remove each of the properties from the Housing Element Update process and left no option for future multifamily development.

Both of these properties are seriously underutilized, and I believe the best and highest use would be to develop the properties with 3 story townhomes (20 du/acre) with rooftops overlooking the Bay and Mt. Tam, while improving and maintaining the waterfront, marina, and Bay front pathways/parks. This kind of project would provide much needed housing options for both market rate and affordable buyers.

Is there any opportunity to include either or both of these sites at this time?

Kind Regards,

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From: Neal Toft <ntoft@sausalito.gov>
Sent: Thursday, October 17, 2024 4:12 PM
To: Blake Wellen <blake@bvla.net>
Cc: Brandon Phipps <bphipps@sausalito.gov>
Subject: RE: 6.29 acres at 1 Harbor Dr, Sausalito, CA 94925 (APN: 063-140-15)

Blake-

The Housing Element has not been modified at this time. We are in process of expanding the unit count for the property at 1 Harbor Drive in the City of Sausalito (Not Corte Madera). You can see the draft Amended Housing Element [here](#) with a Table identifying the revised unit count for site 303 in Appendix D-1 at the very bottom of the document. In a best-case scenario, this may be adopted in early December and goes into effect in January.

Note we have a Planning Commission study session upcoming for the draft amendments next Wednesday, the 23rd. You can access the agenda and documents [here](#) when they are posted. I will put you on our Housing Element noticing list.

I am wondering if you or anyone else with authority has been in contact with the City regarding this property and interest in residential development there? It helps for us to have verification of interest in order to get this validated by the State.

NEAL TOFT

Principal Planner

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ntoft@sausalito.gov

From: City of Sausalito <currents@sausalito.gov>

Sent: Thursday, October 17, 2024 1:49 PM

To: Neal Toft <ntoft@sausalito.gov>

Subject: 6.29 acres at 1 Harbor Dr, Sausalito, CA 94925 (APN: 063-140-15)

Message submitted from the <City of Sausalito> website.

Site Visitor Name: Blake Wellen

Site Visitor Email: blake@bvla.net

Greetings, Neal.

I'm following up my voicemail this afternoon. As it relates to multifamily development, I believe the captioned Property was in the City's Housing Element Update with a proposed upzoning (Proposed Zoning - Mixed Use-49/85%). Has the updated zoning been adopted and does the new zoning apply to the entire property? Can you please

send me the updated code?

Thanks,

Blake Wellen

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