



150 Gate 5 Road, Suite 100
Sausalito, CA 94965
Cell 415-515-2179

February 3, 2025

Neal Toft
City of Sausalito Planning Department
420 Litho Street
Sausalito, CA 94965

Re: 401 Coloma | Owner Interest Letter - Sausalito Housing Element Update

Dear Neal,

This letter addresses two separate issues in Sausalito - Sea Level Rise and Housing. The property at 401 Coloma consists of 23,390 square feet (19,300 main floor and 4090 mezzanine). The floor to ceiling height is 23 feet but the floor is 3 feet below exterior grade. The lowest spot of the floor is 7' MSL and the 100-year flood elevation is 10'. The property floods consistently.

My plan is to raise the finished floor to 12' MSL but doing so would eliminate the mezzanine space. My future request when I make formal application will be to relocate the 4090 square feet to the roof within the height limit so as not to lose square footage due to SLR compliance.

Upon thinking about this further, I would like to express my interest in adding a second story to the building to offset the lost square footage described above, but increasing the square footage to 11,410 which would provide 16 residential dwelling units. While the permitted FAR is .4, the current FAR is .56 and the proposed FAR would be .73 while providing 16 residential rental dwellings.

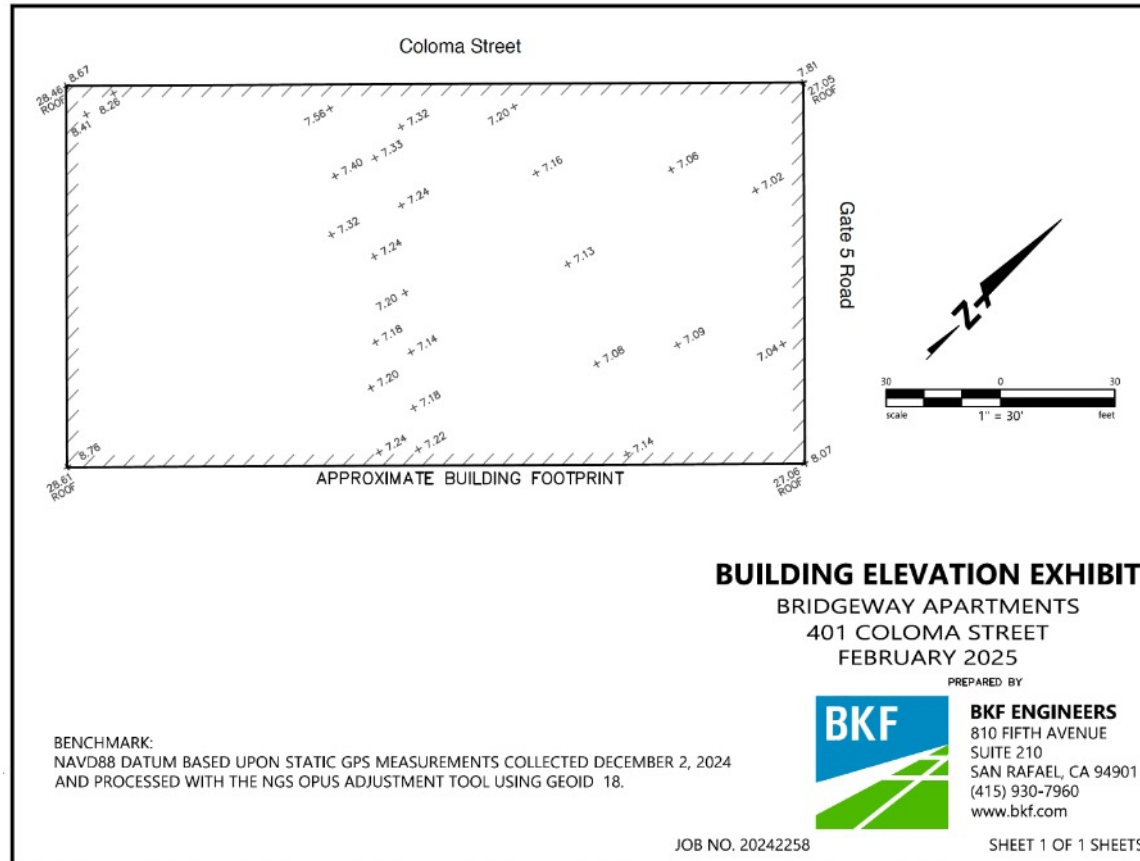
Attached are some exhibits you may find to be useful for this consideration. Please pass this letter of interest along to the appropriate body(s) to consider.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Daniel Morgan', is written over a light blue horizontal line.

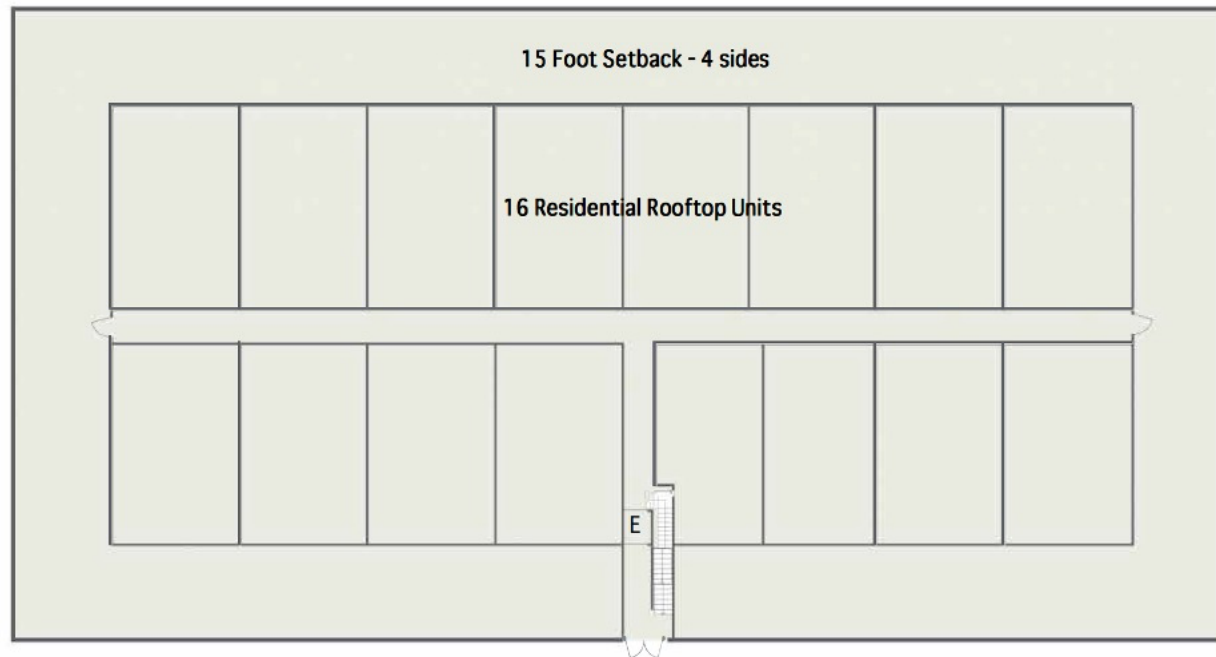
Daniel Morgan

401 Coloma Floor Elevation



In addition to being below the 100-year flood elevation, the floor is out of level by over 18" from the low point to the high spot. The raising of the floor would be through heavy timbers while leaving the concrete slab in place. The area would be constantly drained by a sump pump. The door headers would need to be raised as well as the exterior elevation.

401 Coloma Roof Plan



The 16 units would be accessed by stairs and elevator on the north side of the building at the parking lot. Each end would have a fire exit. The vertical walls of the homes would be set back 15' and the roof would be slightly pitched.