

From: [Michael Waldron](#)
To: [Joan Cox](#); [Melissa Blaustein](#); [Jill Hoffman](#); [Ian Sobieski](#); steven@stevenwoodside.com
Cc: [City Clerk](#)
Subject: Re: [EXTERNAL] zoning of the Alta Mira property
Date: Monday, February 24, 2025 9:48:19 AM

Dear Mayor & City Council members-

Please let me thank you again for all of your efforts on behalf of the citizens of Sausalito.

I apologize for e-mailing you again, but I just saw the article in the Marin IJ about the developer looking to use several parts of the density bonus to build a large apartment building on the land just south of the Richardson Bay bridge. I assume you have seen it as well.

This brought home to me the impact that the density bonus can have in terms of planning exemptions for height and setback, which are things I hadn't considered and weren't really addressed in the recent town hall so many of us attended.

I have spent a fair amount of time trying to understand what the density bonus can do, but it does allow for the possibility of 50% higher density, and perhaps much more, depending on the specifics (which I find difficult to grasp in their complexity). If I were a developer, it would be rational for me to include low income housing in a project (a laudable goal), as the increased size and density allowed would likely enhance the overall economics.

Since you should assume that developers are economically rational actors, you must conclude that any density in zoning you allow would be increased by at least 50% and imagine the impacts that might cause to our wonderful city.

Thank you for considering these thoughts,
Michael Waldron
103 Bulkley Ave.

On Feb 20, 2025, at 1:44 PM, Michael Waldron <mwaldron@mac.com> wrote:

Dear City Council-

Thank you for your hard work on the complex and unforgiving task of revising the Housing Element.

You are faced with the complex task of balancing many factors: state laws, need for housing, traffic, infrastructure, etc. While we no doubt need to comply and there is a timeline given the need for elections on allowing development of office space and MLK park, the process seems a bit rushed and could benefit from further reflection.

As a neighbor of the property, the high density proposed for the Alta Mira would allow large buildings and much more traffic in an area already impacted by significant tourist visits. In addition, we have two higher density apartment complexes in the same area. I urge you to reduce the density to 29 units per acre to ensure responsible development.

These decisions will impact Sausalito for decades, and I hope you will prioritize thoughtful, balanced planning that reflects the community's values. Thank you for your time and consideration.

Sincerely,
Aaron Waldron
103 Bulkley