

From: [Sam Chase](#)
To: [Jill Hoffman](#); [Joan Cox](#); [Ian Sobieski](#); [Melissa Blaustein](#)
Cc: [City Clerk](#)
Subject: [EXTERNAL] Preserve Sausalito's Small Town Character
Date: Tuesday, February 25, 2025 8:25:27 AM

Dear City Council Members,

I strongly support the position that the Alta Mira site should NOT have more than 29 units due to not only the higher density and associated congestion, but the impact of views and the precedent being set for future projects that block views and destroy the character of our community. The City should, in the near term, be more focused on the highest density projects first located in less intrusive locations.

I understand that more housing is necessary to meet our state commitment so I would suggest that strong consideration be given to the Spenser firehouse location, even though the topography is a challenge. This site has the following advantages:

- 1) It's an ideal fit for high density housing near mass transit
- 2) A mid-rise complex consisting of at least 8 or more stories could be erected there with no impact on views from Wolfback Ridge residents.
- 3) The complex could be built of fire resistant materials to not only protect itself from wild fires, but also serve as a fire block to residents downslope of the site.
- 4) The complex would also block some freeway noise from residents downslope of the site.
- 5) Traffic that might use Spencer Avenue getting to/from the Bridgeway commercial corridor could be reduced by mandating a precondition that the HOA establish a shuttle which would make a round trip loop heading north on Hwy 101 to the Sausalito/Marin City exit and then proceeding through town stopping at all GGT stops plus maybe special stops at Mollie Stones/Post Office and the Gate 6 commercial parking lot (Bayside Café, laundry mat, etc.). The shuttle would depart town using Alexander Ave and then travel north on 101 back to the housing complex.
- 6) Parking under the living units should be limited to 1 parking space for only 40 to 60 percent of the units with balance being required to park along the access road which has been quite empty of parked cars since work-from-home employment options have increased.
- 7) The site is located in an out-of-site, out-of-mind location for most residents and has the potential of making a significant impact towards Sausalito's housing mandate.

Concerns about reestablishing the site as a secondary firehouse aren't warranted as the Southern Marin Fire Department has proven their ability to have a very short response time from Marin City to the Spencer Ave bus pad area. More root-cause prevention measures need to be taken to prevent wild fires from spreading in the first place. Tree thinning and controlled burning of undergrowth needs to occur on a regular basis on the west side of the freeway between Wolfback Ridge Road and Rodeo Avenue which I believe is the responsibility of the GGNRA. Controlled burning and tree trimming also needs to occur on the east side of the freeway between Spencer Ave. and Monte Mar Blvd which is within the city limits of Sausalito.

I think that this fire house site needs to be fully explored by the City with developers before committing to anything other than 29 units at the Alta Mira site.

Please preserve the character of our community by focusing on the least intrusive high density possibilities first!

Sam Chase

Bonita Street Resident

P.S. By cc to City Clerk, please ensure that Vice Mayor, Steven Woodside receives a copy of this correspondence. There was no e-mail address for him on the City website. Thank you.