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BY E-MAIL AND US MAIL

August 1, 2024

Director Brandon Phipps  
Community and Economic Development Director and Zoning Administrator  
City of Sausalito  
420 Litho Street  
Sausalito, CA 94965  
bhipps@sausalito.gov

Mayor Ian Patrick Sobieski, Ph.D.  
Vice Mayor Joan Cox  
Councilmembers Melissa Blaustein, Jill James Hoffman, Janelle Kellman  
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**Re: 605-613 Bridgeway.**

Dear Director Phipps, Mayor Sobieski, and Honorable Members of the City Council:

I write on behalf of Save Our Sausalito (“SOS”), an organization comprised of numerous active residents of the City of Sausalito concerning a proposal to place a massive luxury condominium development in the heart of Sausalito’s downtown historic district at 605-613 Bridgeway (“Project”). In particular, we write to address the letters sent by the City of Sausalito (“City”) Community Development Department to Ms. Linda Fotsch (“Developer”) on June 13, 2024 and July 30, 2024.

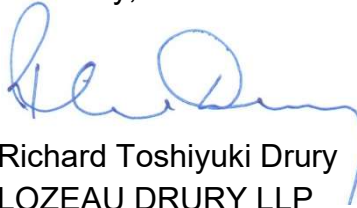
As an initial matter, we are pleased that the City indicates that the application that has been submitted by the Developer is “incomplete.” As set forth in the letters, the application fails to satisfy several requirements. We are also pleased that the City has concluded “its previous interpretation of the density permitted under that law in previous communications made on September 14, 2024, and April 11, 2024, were in error and inconsistent with statutory requirements.” (June 13, 2024 Letter, p. 4). Finally, we are

pleased and agree completely with the City's determination that, "this project will be ineligible for a Categorical Exemption under CEQA (see CEQA Guidelines 15300.2). Environmental review will be required to better evaluate the environmental impacts of the proposed project." (June 13, 2024 Letter, p.4).

However, we are concerned that the two letters appear to assume that the Density Bonus Law applies to the proposed Project. Density bonus incentives and concessions are not available where they "would have a specific, adverse impact on any real property that is listed in the California Register of Historical Resources." (Gov. Code § 65915, subd (d).) As discussed by architectural historian Connor Turnbull, and the City's retained consultant, Jerri Hollan Architects, the proposed Project would adversely affect listed historic resources. As such, the Density Bonus Law does not apply to the Project

Since the Density Bonus Law does not apply to the Project, the Project must comply with all zoning standards, including, but not limited to the 32-foot height limit established by the voters in Ordinance 1022. The city may not grant the Developer any incentives or concessions under the Density Bonus Law. Thank you for your attention to this matter.

Sincerely,



Richard Toshiyuki Drury  
LOZEAU DRURY LLP