

CITY OF SAUSALITO, CALIFORNIA
HOUSING CRISIS ACT of 2019 – SB 330
PRELIMINARY APPLICATION FORM

PURPOSE

This form serves as the Preliminary Application for projects seeking vesting rights pursuant to SB 330, the Housing Crisis Act of 2019.

GENERAL INFORMATION

An applicant for a housing development project shall be deemed to have submitted a preliminary application upon providing all of the information listed in this Preliminary Application form and payment of the permit processing fee to the agency from which approval for the project is being sought and upon payment of the permit processing fee.

A "housing development project" means a project consisting of: (1) residential units only, (2) a mix of commercial and residential uses, with 2/3 of the project's square footage used for residential purposes, or (3) transitional or supportive housing. For a list of uses considered residential or nonresidential, please see Sections 10.22, 10.24, 10.44 and 10.88 of the Municipal Code. When preparing site plans and elevations, please ensure that any measurements shown are consistent with Title 9 and 10 of the Municipal Code, and in particular, Section 10.40 and 10.88 of the Municipal Code.

This application will not be deemed submitted if you fail to provide all of the information required and the application fee. After you submit this application, if you revise your project so that the number of residential units or square footage of construction changes by 20 percent or more (exclusive of any increase pursuant to Government Code Section 65915), you will need to submit a new preliminary application.

Your preliminary application will be deemed abandoned if you do not submit a development application within 180 days of submitting this application, or, if your development application is found to be incomplete, you do not provide any additional information required within 90 days of notice that the application is incomplete.

Note: CEQA standards apply.

SB 335 Application

Submittal Date Stamp*:

RECEIVED

FEB 20 2024

CITY OF SAUSALITO
COMMUNITY DEVELOPMENT DEPT

*Submittal of all the information listed and payment of the permit processing fee freezes fees and development standards as of this date, unless exceptions triggered, per GC Sec. 65889.5(o).

APPLICANT INFORMATION

1. PROPERTY OWNER -

Name: Willys LLC Linda Fotsch, Managing Member
Mailing Address (Street, City, State, Zip Code): 611 Bridgeway
Sausalito CA 94965
Phone: (415) 215-7052 Email Address: Linda.fotsch@aol.com

Is the property owner also the applicant? YES NO If "no," complete Items 2 and 3.

PROPERTY OWNER CONSENT - Notarization is required. Use attached acknowledgement.

In signing this application, I/We, as property owner, have full legal capacity to, and hereby do, authorize the filing of this preliminary application. I/We understand that if the project is approved subject to any conditions, conditions of approval are binding. I/We agree to be bound by those conditions, subject only to the right to object at the hearing on this application, or during the appeal period.

Willys LLC
Linda Fotsch 2/20/2024
Signature Managing Member Date

Signature Date

Signature Date

Signature Date

If the Property is owned by a Trust, LLC, Corporation, Partnership, or Other Entity indicate:

- Trustee(s)
- Partners Limited or General Corporation Other

Name of trust, LLC, corporation, or other entity: Willys LLC

2. APPLICANT NAME AND CONTACT INFORMATION -

Name: Willys LLC Linda Fotsch managing Member
Mailing Address (Street, City, State, Zip Code): 611 Bridgeway
Sausalito CA 94965
Phone: (415) 215-7052 Email Address: Linda.fotsch@aol.com

SITE INFORMATION

1. PROJECT LOCATION - (ATTACH LEGAL DESCRIPTION OF PROPERTY TO FORM.)

Street Address (including unit numbers): 605-613 Bridgeway
Assessor Parcel Number(s) 065-132-16

2. EXISTING USES - The existing uses on the project site and identification of major physical alterations to the property on which the project is to be located. (If you prefer to attach a site plan that clearly depicts all existing uses and proposed physical alterations, please enter "See Attached" here.)

"see attached"

3. **SITE PLAN** - A site plan showing the building(s) location on the property and approximate square footage of each building that is to be occupied.

Attached? YES NO

4. **ELEVATIONS** - Elevations showing design, color, material, and the massing and height of each building that is to be occupied.

Attached? YES NO

5. **RESIDENTIAL DWELLING UNIT COUNT** - Please indicate the number of dwelling units proposed as well as a breakdown of levels by affordability set by each category (HCD or HUD).

	Total	HCD (State)	HUD (TCAC)
Market Rate	51	N/A	N/A
Managers Unit(s) - Market Rate		N/A	N/A
Extremely Low Income			
Very Low Income	4		
Low Income			
Moderate Income	4		
Total No. of Units	59		
Total No. of Affordable Units	8		
Total No. of Density Bonus Units	26		

Other notes on units:

6. **FLOOR AREA** - Provide the proposed floor area and square footage of residential and nonresidential development. See Sections 10.22, 10.24, 10.44 and 10.88 of the Municipal Code for specific land use categories. If the project will contain multiple buildings, please provide a breakdown of square footage for each use by building. If more space is needed, enter "See Attached," and attach a modified table.

Category of Use	Specific Use, if Known	Square Footage
Residential		
Commercial		
Other		

Attached

7. **PARKING** - The proposed number of automobile parking spaces.

Residential Proposed Automobile Parking Spaces	Nonresidential Proposed Automobile Parking Spaces	Total Proposed Automobile Parking Spaces
	<i>attached</i>	

Other parking:

Please describe any other parking that will be provided, including number of motorcycle spaces, short and long-term bicycle parking space, loading zones, EV charging stations, etc.

Bicycle Parking
EV charging stations

8. **AFFORDABLE HOUSING INCENTIVES, WAIVERS, CONCESSIONS and PARKING REDUCTIONS** - Will the project proponent seek Density Bonus incentives, waivers, concessions, or parking reductions pursuant to California Government Code Section 65915?

YES NO

If "YES," please describe:

9. **SUBDIVISION** - Will the project proponent seek any approvals under the Subdivision Map Act, including, but not limited to, a parcel map, a vesting or tentative map, a condominium map, a lot line adjustment, or a certificate of compliance?

YES NO

If "YES," please describe:

see attached

10. **POLLUTANTS** - Are there any proposed point sources of air or water pollutants?

YES NO

If "YES," please describe:

11. EXISTING SITE CONDITIONS – Provide the number of existing residential units on the project site that will be demolished and whether each existing unit is occupied or unoccupied.

	Residential Units	Occupied Residential Units	Unoccupied Residential Units
Existing	1		
To Be Demolished	0		

12. ADDITIONAL SITE CONDITIONS – (IT IS STRONGLY RECOMMENDED TO CONSULT PLANNING DEPARTMENT STAFF FOR ASSISTANCE WITH THIS SECTION)

- a. Whether a portion of the property is located within any of the following:
- i. A very high fire hazard severity zone, as determined by the Department of Forestry and Fire Protection pursuant to Section 51178? YES NO
 - ii. Wetlands, as defined in the United States Fish and Wildlife Service Manual, Part 660 FW 2 (June 21, 1993)? YES NO
 - iii. A hazardous waste site that is listed pursuant to Section 65962.5 or a hazardous waste site designated by the Department of Toxic Substances Control pursuant to Section 25356 of the Health and Safety Code? YES NO
 - iv. A special flood hazard area subject to inundation by the 1 percent annual chance flood (100-year flood) as determined by the Federal Emergency Management Agency in any official maps published by the Federal Emergency Management Agency? YES NO
 - v. A delineated earthquake fault zone as determined by the State Geologist in any official maps published by the State Geologist, unless the development complies with applicable seismic protection building code standards adopted by the California Building Standards Commission under the California Building Standards Law (Part 2.5 (commencing with Section 18901) of Division 13 of the Health and Safety Code), and by any local building department under Chapter 12.2 (commencing with Section 8875) of Division 1 of Title 2? YES NO
 - vi. A stream or other resource that may be subject to a streambed alteration agreement pursuant to Chapter 6 (commencing with Section 1600) of Division 2 of the Fish and Game Code? YES NO

IF YOU CHECKED "YES" FOR ITEM (vi), ATTACH A SITE MAP SHOWING THE LOCATION OF ANY SUCH STREAM OR OTHER RESOURCE. REGARDLESS OF WHETHER YOU CHECKED "YES," PROVIDE AN AERIAL PHOTOGRAPH SHOWING EXISTING ENVIRONMENTAL SITE FEATURES THAT WOULD BE SUBJECT TO REGULATIONS BY A PUBLIC AGENCY, INCLUDING CREEKS AND WETLANDS. Check here to indicate that you have read this statement and have attached the required materials →

b. Does the project site contain historic and/or cultural resources?

YES NO

If "YES," describe:

Project is located in the Sausalito
Historic Overlay District

c. Does the project site contain any species of special concern, such as special status flora or fauna, protected trees, or wildlife?

YES NO

If "YES," describe:

d. Does the project site contain any recorded public easement, such as easements for storm drains, water lines, and other public rights of way?

attached

YES NO

IF "YES," PROVIDE A SITE PLAN SHOWING THE LOCATION OF ANY SUCH EASEMENTS. Check here to indicate that you have read this statement and, if applicable, have attached the required materials →

COMMENTS: Is there anything else about the proposed project that you would like to explain? Please also feel free to use this space to elaborate on any of your responses that you believe requires clarification or further explanation. Please attach additional sheets if necessary. You are not required to provide any information here.

This is an SB335 application.

APPLICANT'S SIGNATURE AND ACKNOWLEDGEMENT

By signing this application, I indicate that the information I have provided is true and correct to the best of my knowledge and belief.

Signature *Frank Fitch*

Date 2/20/2024

**USE THIS FORM ONLY IF THE PROPERTY OWNER'S CONSENT IS REQUIRED.
OTHERWISE, LEAVE BLANK.**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)

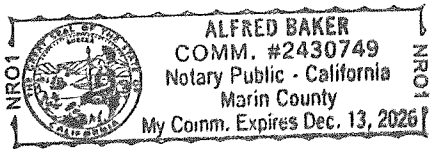
)

COUNTY OF MARIN)

On 2/20/24, before me, ALFRED BAKER, Notary Public, personally appeared LINDA FOTSCH, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify UNDER PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



[Signature]
Name: ALFRED BAKER

Notary Public

WATERSTREET

605-613 BRIDGEWAY, SAUSALITO, CA 94965

FRANCIS GOUGH
ARCHITECT INC
415.613.5823
francisgough@mac.com

Project Applicant
WILLY'S LLC
611 Bridgeway, Sausalito, CA



WATERSTREET

605 - 613 Bridgeway
Sausalito, California
APN: 065-152-16

DATE: 2-20-2024
JOB #:
DRAWN:
APPROVED:

REVISIONS:

**PRINCESS ST.
STREETScape**

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Sheet Number

A 100
SB 35 APPLICATION

PRINCESS STREET LOOKING EAST

Project Applicant
WILLY'S LLC
611 Bridgeway, Sausalito, CA



BRIDGEWAY LOOKING SOUTH

WATERSTREET

605 - 613 Bridgeway
Sausalito, California
APN: 065-152-16

DATE: 2-20-2024
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DRAWN:
APPROVED:

REVISIONS:

**BRIDGEWAY
STREETScape**

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Sheet Number

A 101

SB 35 APPLICATION

UNIT MIX AND BUILDING SQUARE FOOTAGE

Unit Matrix and Building Square Footage

Building Level	Floor Elevation	No. Units	Gross Unit Area	Deck Area	Parking Area	Retail Area
Roof	109	0	0	0		
8	97	4	11,810	3,868		
7	85	6	11,810	3,868		
6	73	6	11,810	3,868		
5	61	7	13,334	3,661		
4	50	8	14,153	3,881		
3	39	10	14,496	3,927		
2	28	15	15,348	2,618		
1	17	3	6,671	1,869	8,400	472
G	0	0	0	0	13,480	4,456
Totals		59	99,432	27,360	21,880	4,928

Building Level	Unit Number	No. Bedrooms	Gross Unit Area	Deck Area	Common Area	Mechanical
Level 8	56	3	2,060	835	1605	Circulation
	57	3	2,060	835		
	58	5	5,420	1,312		
	59	3	2,270	886		
Subtotal			11,810	3,868	1605	
Level 7	50	3	2,060	835	1605	
	51	3	2,060	835		
	52	3	2,670	389		
	53	2	1,375	450		
	54	2	1,375	472		
	55	3	2,270	887		
Subtotal			11,810	3,868	1605	
Level 6	44	3	2,060	835	1776	
	45	3	2,060	835		
	46	3	2,670	389		
	47	2	1,375	450		
	48	2	1,375	472		
49	3	2,270	887			
Subtotal			11,810	3,868	1776	
Level 5	37	3	2,265	835	1592	
	38	3	2,265	835		
	39	3	1,589	400		
	40	2	1,375	450		
	41	2	1,375	472		
	42	3	1,530	137		
	43	3	2,935	532		
Subtotal			13,334	3,661	1,592	

PROJECT ZONING

WATERSTREET PROJECT DATA- SB 35 Submittal

APN 065-132-16
 Zoning- CC, R-3
 General Plan Central Commercial (Up-LQ—22.0-duLac)
 Building Type- Condominiums
 Mixed Use Opportunity Site- 49ac/85%
 Allowed Project Density-25 du
 Proposed Units- 59 (Including Density Bonus Units)
 Market Rate—51
 Affordable- 4 Very Low Income, 4 Moderate
 Five Retail Sites- 4 existing, 1 new
 Commercial/Residential Parking Lot- Existing
 Residential Parking Lot- New
 Urban Infill
 Land Area- 22,936 sq ft
 Gross Floor Area- 119,647 Sq ft
 SB35 Submittal

PROJECT TEAM

Applicant and Owner
 Willy's LLC
 Linda Fotsch
 611 Bridgeway, Sausalito, CA 94965

Legal Representation
 Ryan J Patterson
 235 Montgomery St
 Ste 950
 San Francisco, CA
 ryan@pattersononeill.com

Architect
 Francis Gough
 27 Mountain View Ave, Mill Valley, CA

Historic Architect
 Preservation Architecture
 446 17th St #302, Oakland, CA

Rendering Artist
 Eva Pu
 Magilight Studio.com

Schematic Artist
 Del Leach
 502 El Dorado Lane, Del Ray Beach, FL

Geotechnical Engineer
 Murray Engineers
 409 4th St, San Rafael, CA

Arborist
 Urban Forestry Associates
 209 San Anselmo Ave, San Anselmo, CA

Engineer
 BKF Engineers
 1646 N California Blvd, Ste 400, Walnut Creek, CA

PROJECT DESCRIPTION

WATERSTREET- PROJECT NARRATIVE SB35 Application

Waterstreet offers walkability, sustainability and increased financial health for Sausalito while prioritizing Housing needs.

OVERVIEW:
 Waterstreet will be a multi-use, Urban infill residential development located at 605-613 Bridgeway, across from the waterfront in Downtown Sausalito. The property is designated Opportunity Site #201 listed in the Sausalito Housing Element. The site is approximately 1/2 acre on a previously developed, underutilized lot, located within the City limits, surrounded on all sides by Urban uses; including commercial and residential development.

Waterstreet will feature 59 condominiums, 51 Market Rate with 4 Very Low and 4 Moderate Affordable Units. There will be five retail sites, four existing along the Bridgeway frontage, and a new retail space and Residential Lobby extending the retail spaces on Princess Street. The site is 22,936 Square feet and the proposed Gross Floor Area is 119,647 Square feet, zoning is CC and R-3. Modifications to Development Standards are achieved through waivers and concessions and are permitted under California State Density Bonus Laws. The amount and percentage of BMR units provided on site allows for the project to have three incentives or concessions and an unlimited number of waivers or reductions of Development Standards as allowed by the State Density Bonus Law. The building type is Type 1 construction.

LOCATION:
 Uniquely located in the transit rich area of downtown Sausalito, Waterstreet is fronted by Bridgeway offering bus lines and bike routes. Two blocks away, the main transit center of Sausalito, the Sausalito Ferry Terminal, is serviced by two ferry lines- the Golden Gate Ferry and the Blue and Gold Fleet, both offering regular ferry service to San Francisco. Waterstreet will rate a very high Walk Score with easy access to shopping, services, parks and restaurants.

PARKING:
 The existing parking lot, with ingress and egress on Bridgeway will remain, with a second level parking lot with ingress and egress on Princess Street. The parking will be uncoupled with condominium ownership.

NEIGHBORHOOD IMPROVEMENT:
 Waterstreet follows the existing development pattern of the surrounding area of Sausalito- retail at street level, residential above. Waterstreet improves on the current conditions of the property for drainage and stormwater. The existing unsightly power poles and electrical wires will be relocated underground. The majority of the existing lot is an unattractive asphalt parking lot; which will be repurposed into a property that is attractive and a financially beneficial asset to the City. Waterstreet will help the City of Sausalito to fulfill its State of California requirement of the California Housing Element by adding needed market rate and below market rate housing units.

A luxury development in a prime Downtown Sausalito location, with world class panoramic water and San Francisco views; Waterstreet will be a first class building constructed from premium building materials with upscale amenities. The development was designed with varying unit sizes and prices to accommodate a wide diversity of buyers. All homes are single level and serviced by elevators. Most Waterstreet homes will have dramatic, picturesque water views.

Waterstreet will be a forerunner for the enhancement and regeneration of Downtown Sausalito. New homeowners, living in the downtown area, will help revitalize the feel and mix of downtown businesses and restaurants no longer reliant on the seasonal and day visitor traffic. Sausalito will blossom into more of a walking town as residents will not need to drive to dine or shop. Travel to San Francisco or nearby towns will be by ferry, bus, bikes or ridesharing companies. More homeowners residing downtown will encourage more downtown civic activities such as: music and art events, outdoor plays, farmers markets, local volunteerism etc. The increase in property tax revenue from Waterstreet and sales tax revenue derived from resident spending, will bolster the economy of Sausalito.

HISTORIC:
 The property is not listed in the National Register of Historic Places. The property is located in the Sausalito Historical Overlay District. The development will not cause a substantial adverse change in significance of an historical resource nor be demolished. The historic buildings will be preserved. Construction mandates will be in effect to preserve and protect the Historic Buildings and neighboring buildings during the construction period. New construction will be compatible with historic materials and features to protect the integrity of the property and its environment.

DESIGN:
 The proposed architecture will not mimic the historic facades of Sausalito. The proposed façade is new from what exists and compatible in color and finish to existing structures in Sausalito. The architecture will enhance and compliment the Historic facades of Sausalito. The proposed building will be medium grey textured cement. Black window frames, door frames, hardware will contrast with the building finish. Highlighting this will be warm, natural wood tones on planter boxes, exterior ceilings and privacy walls; with bright year-round greenery in the many planter boxes. Most homes will have impressive water views from the private decks and windows.

SUSTAINABILITY:
 Waterstreet will be designed to Green Building Standards. Sustainability features will include- Energy Efficiency with solar panels, energy efficient appliances, increased insulation, bicycle parking and electric vehicle charging stations. Water Efficiency- with low-flow plumbing fixtures drought resistant plants and drip irrigation systems. Waterstreet meets FEMA flood standards and the first residential floor will be well above the Base Flood Elevation. Homes front on a Fire evacuation route and have fire resistant exteriors. Waterstreet will follow all required measures for dust, sound, vibration, parking and other mitigations during the construction period.

SHEET INDEX

SHEET INDEX

A100- Princess Street Streetscape Rendering
 A101- Bridgeway Streetscape Rendering
 A102- Project Data and Vicinity Map
 A103- Photos of Existing Property

C1- Property Survey
 TM 1- Tentative Map Cover Sheet
 TM 2- Existing Conditions
 TM3- Proposed Parcelization Plan

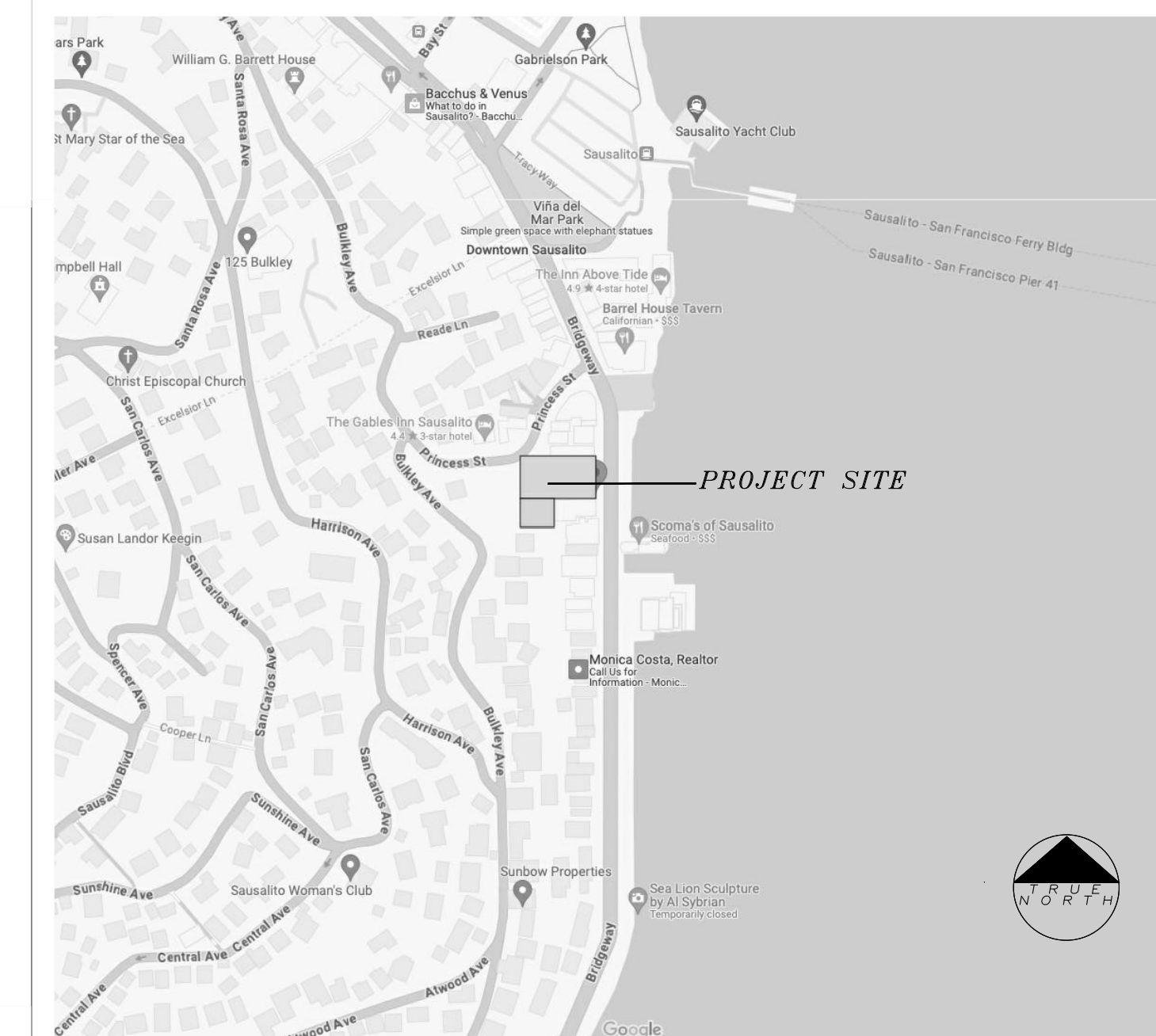
A200 Existing Site Plan and Tree Removal Plan
 A202- Ground Floor Plan
 A203- Level One Plan
 A204-Level Two Plan
 A205-Level Three Plan
 A206-Level Four Plan
 A207-Level Five Plan
 A208-Level Six Plan
 A209-Level Seven Plan
 A210-Level Eight Plan
 A211-Roof Plan

A300- Bridgeway Elevation (East)
 A301-North Elevation
 A302-Princess St Elevation
 A303-West Elevation
 A304- South Elevation

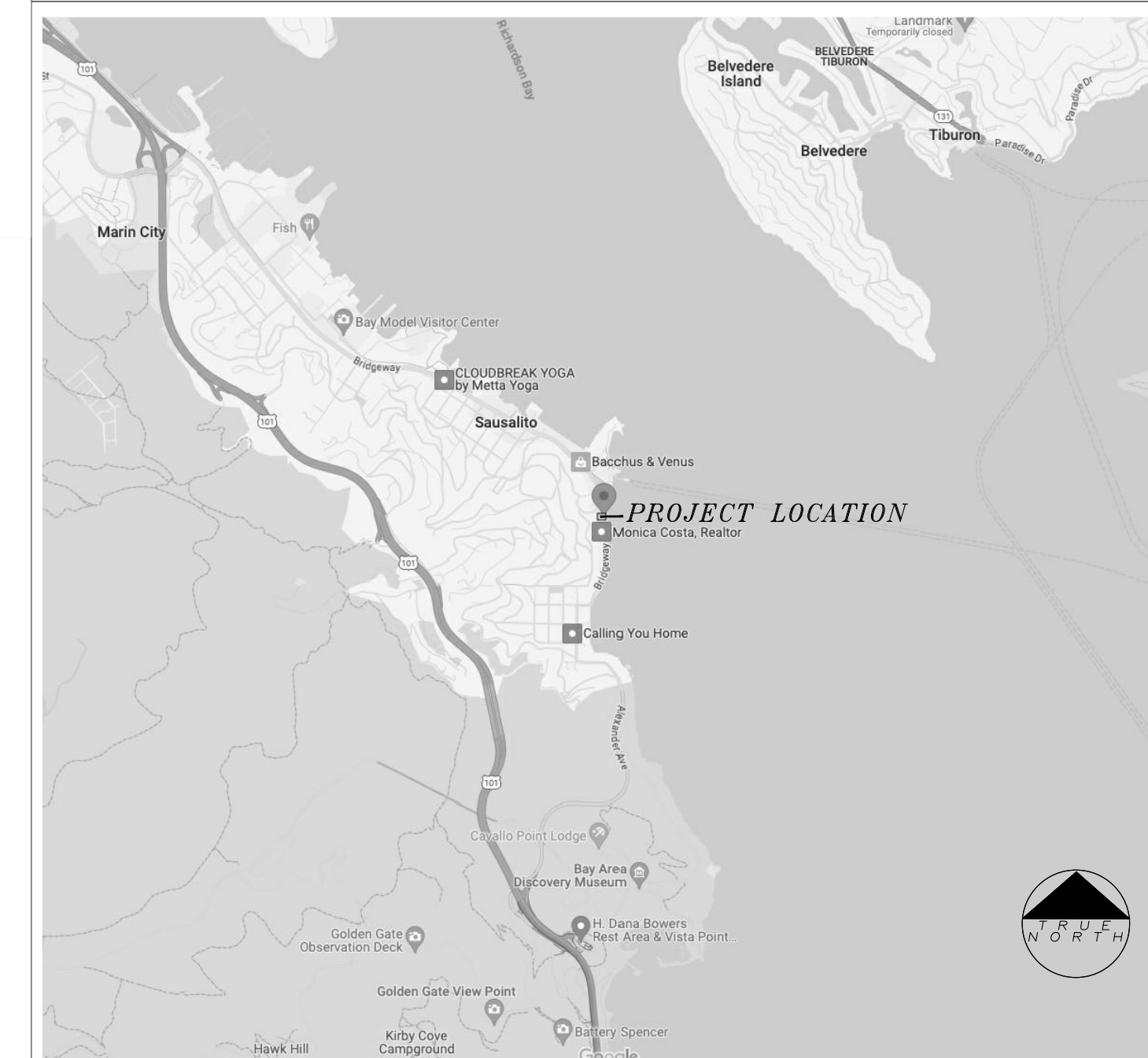
A400- Building Section A-A
 A401- Building Section B-B
 A402-Building Section C-C

A500- Typical Unit Plans
 A501-Typical Unit Plans

VICINITY MAP



AREA MAP



FRANCIS GOUGH
 ARCHITECT INC
 415.613.5823
 francisgough@mac.com

Project Applicant
WILLY'S LLC
 611 Bridgeway, Sausalito, CA

WATERSTREET

605 - 613 Bridgeway
 Sausalito, California
 APN: 065-152-16

DATE: 2-20- 2024
 JOB #:
 DRAWN:
 APPROVED:

REVISIONS:

PROJECT DATA

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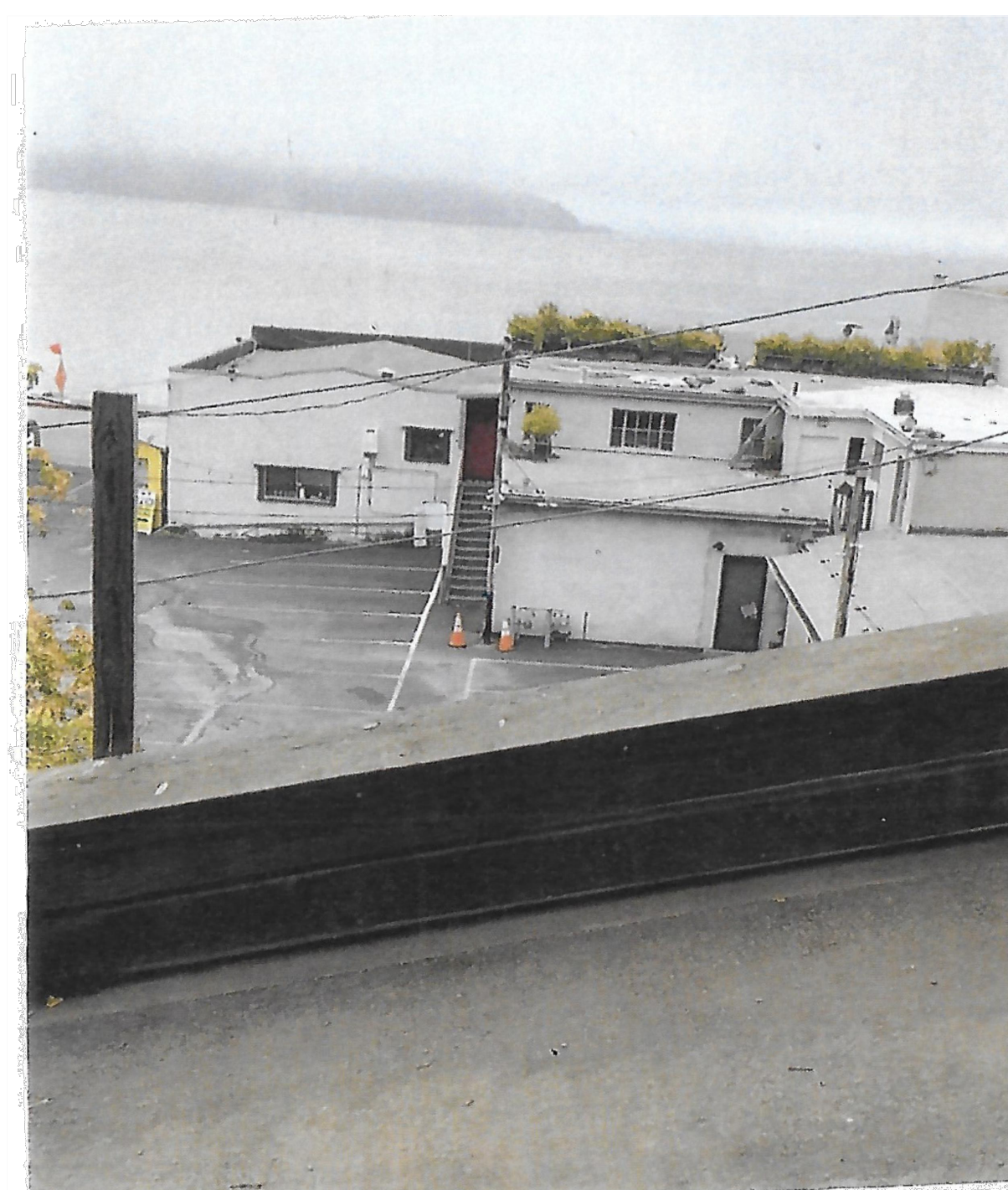
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 SB 35 APPLICATION

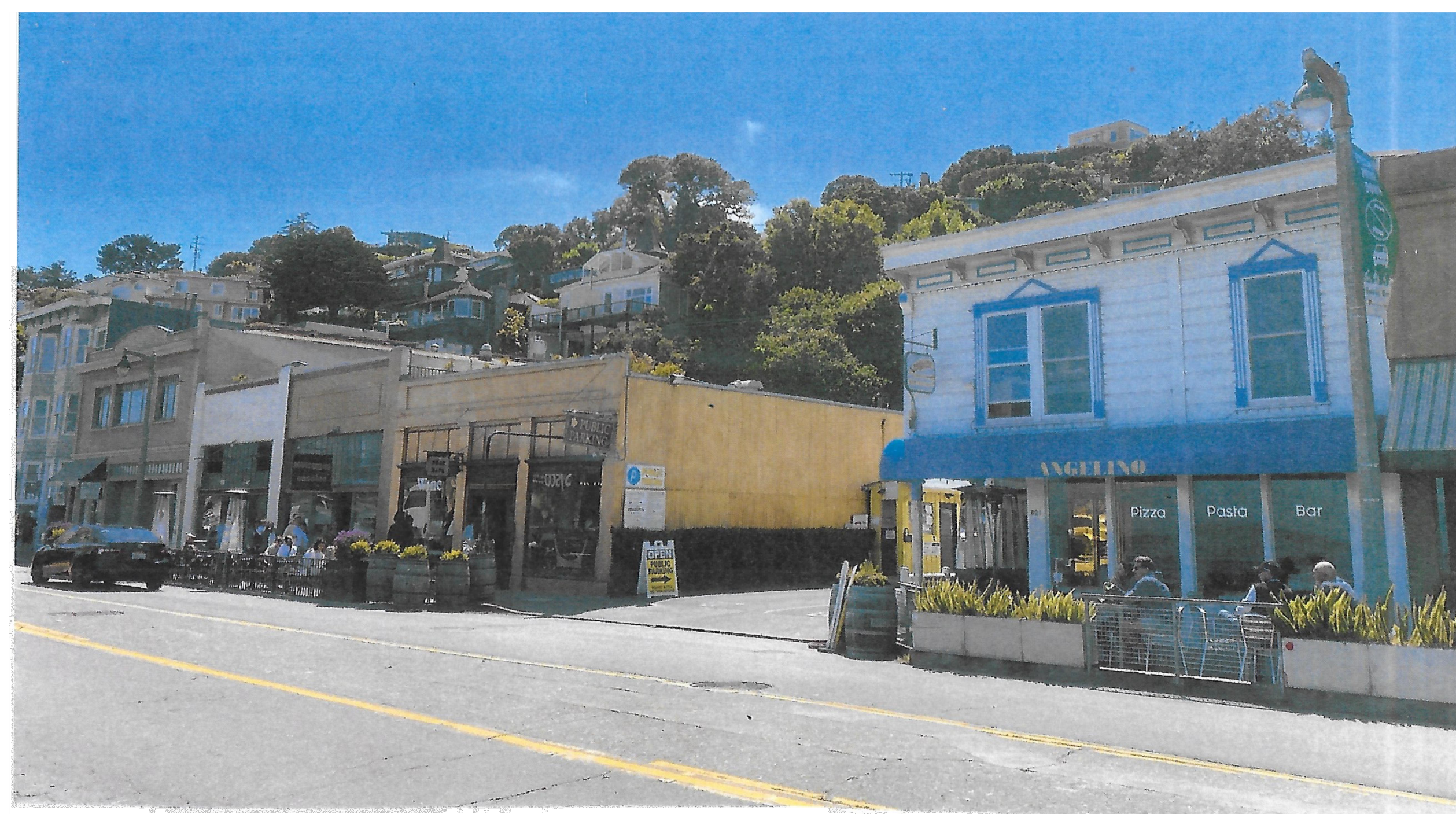
Project Applicant
WILLY'S LLC
611 Bridgeway, Sausalito, CA



SOUTH ELEVATION - EXISTING



WEST ELEVATION - EXISTING



BRIDGEWAY - EXISTING



PRINCESS STREET - EXISTING

WATERSTREET

605 - 613 Bridgeway
Sausalito, California
APN: 065-152-16

DATE: 2-20-2024
JOB #:
DRAWN:
APPROVED:

REVISIONS:

PHOTOS OF
EXISTING PROPERTY

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Sheet Number

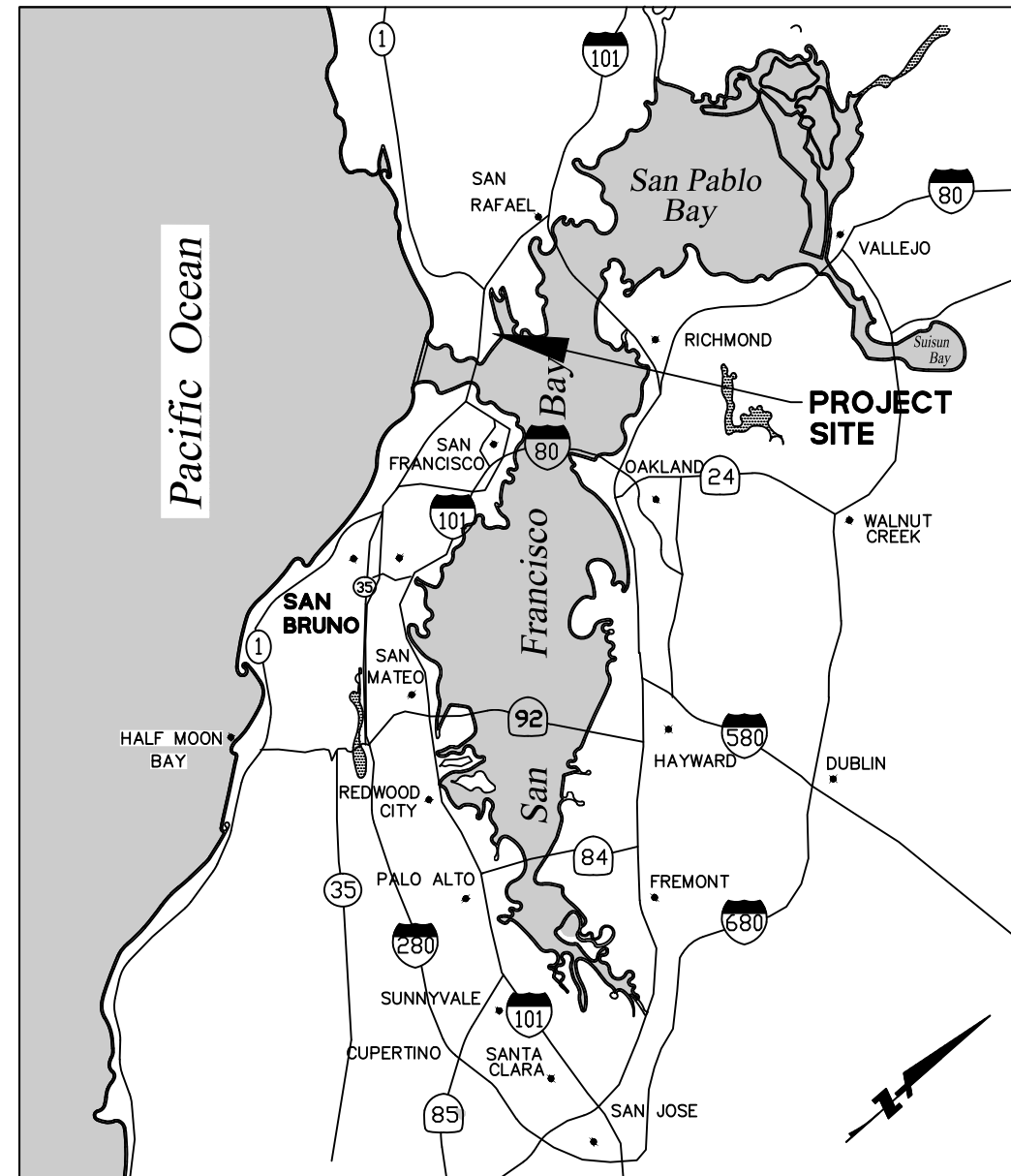
A 103

SB 35 APPLICATION

TENTATIVE MAP

605-611 BRIDGEWAY

CITY OF SAUSALITO, MARIN COUNTY, CALIFORNIA



VICINITY MAP
NTS



LOCATION MAP
NTS

GENERAL NOTES

- TENTATIVE MAP:** THIS TENTATIVE MAP IS BEING FILED IN ACCORDANCE WITH CHAPTER 3, ARTICLE 2, SECTION 66452 OF THE SUBDIVISION MAP ACT.
- TENTATIVE MAP:** THIS TENTATIVE MAP CONFORMS TO THE REQUIREMENTS OF CHAPTER 9.30 "TENTATIVE MAP" OF THE CITY OF SAUSALITO MUNICIPAL CODE.
- TOPOGRAPHY:** TOPOGRAPHY PROVIDED BY FIELD SURVEY DATED DECEMBER 19 AND 28, 2023 BY BKF ENGINEERS.
- BASIS OF BEARINGS:** RECORD OF SURVEY, FILED IN BOOK 2001 OF MAPS AT PAGE 222, MARIN COUNTY RECORDS.
- SITE BENCHMARK:** MAG NAIL & WASHER, LOCATION SHOWN HEREON, ELEVATION 12.89'.
- PROJECT BENCHMARK:** TIDAL BENCHMARK 30, A 3" BRASS DISK STAMPED "NATIONAL COAST AND GEODETIC SURVEY NATIONAL, 30/1936", NGS PID HT 1074, EL = 16.02' (4.844 METERS) NAVD88.
- FEMA:** FLOOD ZONE X, AREAS OF MINIMAL FLOODING, PANEL NUMBER 06041C 0526E, DATED MARCH 16, 2016.
- MEAN HIGH WATER LINE:** THE MEAN HIGH WATER LINE SHOWN HEREON WAS CALCULATED BASED UPON TIDE MEASUREMENTS PUBLISHED BY THE NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION AT STATION 9414290, SAN FRANCISCO, AND 9414863, RICHMOND.

PROJECT DATA

OWNER: WILLY'S LLC
619 BRIDGEWAY
SAUSALITO, CA 94965

ENGINEER: BKF ENGINEERS
1646 N. CALIFORNIA BLVD. SUITE 400
WALNUT CREEK, CA 94596

ASSESSOR PARCEL NO.: 065-132-16

EXISTING ZONING: CENTRAL COMMERCIAL (CC)

EXISTING LAND USE: COMMERCIAL

PROPOSED ZONING: CENTRAL COMMERCIAL (CC), MULTIPLE FAMILY (R3)

PROPOSED LAND USE: COMMERCIAL, RESIDENTIAL

LAND AREA: 0.53 ACRES

UTILITIES:
WATER SUPPLY: MARIN MUNICIPAL WATER DISTRICT
FIRE PROTECTION: SOUTHERN MARIN FIRE PROTECTION DISTRICT
SEWAGE DISPOSAL: CITY OF SAUSALITO
STORM DRAIN: CITY OF SAUSALITO
GAS: PACIFIC GAS & ELECTRIC
ELECTRIC: PACIFIC GAS & ELECTRIC
TELEPHONE: AT&T
CABLE TELEVISION: COMCAST

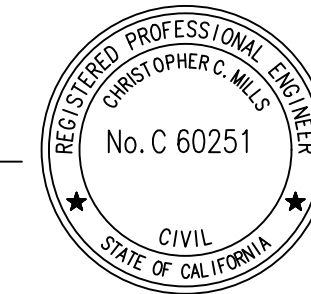
SHEET INDEX

SHT NO	DESCRIPTION
TM1	TITLE SHEET
TM2	EXISTING CONDITIONS PLAN
TM3	PROPOSED PARCELIZATION PLAN

ENGINEER'S STATEMENT

THIS TENTATIVE MAP SUBMITTAL HAS BEEN PREPARED BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH STANDARD ENGINEERING PRACTICE.

CHRISTOPHER C. MILLS
SENIOR ASSOCIATE PRINCIPAL
BKF ENGINEERS

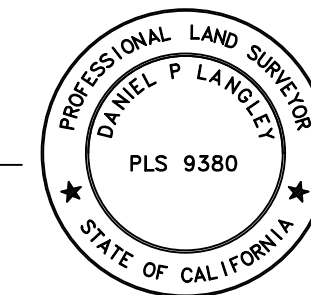


DATE

SURVEYOR'S STATEMENT

THIS TENTATIVE MAP SUBMITTAL HAS BEEN PREPARED BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH STANDARD SURVEYING PRACTICE.

DANIEL P. LANGLEY
PROJECT MANAGER
BKF ENGINEERS



DATE

DRAWING NAME: \\BKF-WC\vol14\2023\230256_Sausalito_605-611_Bridgeway\ENG-L\TM\TM1 - TITLE SHEET.dwg
PLOT DATE: 01-30-24 PLOTTED BY: inou

605-611 BRIDGEWAY
TENTATIVE MAP
TITLE SHEET

CALIFORNIA

CITY OF SAUSALITO

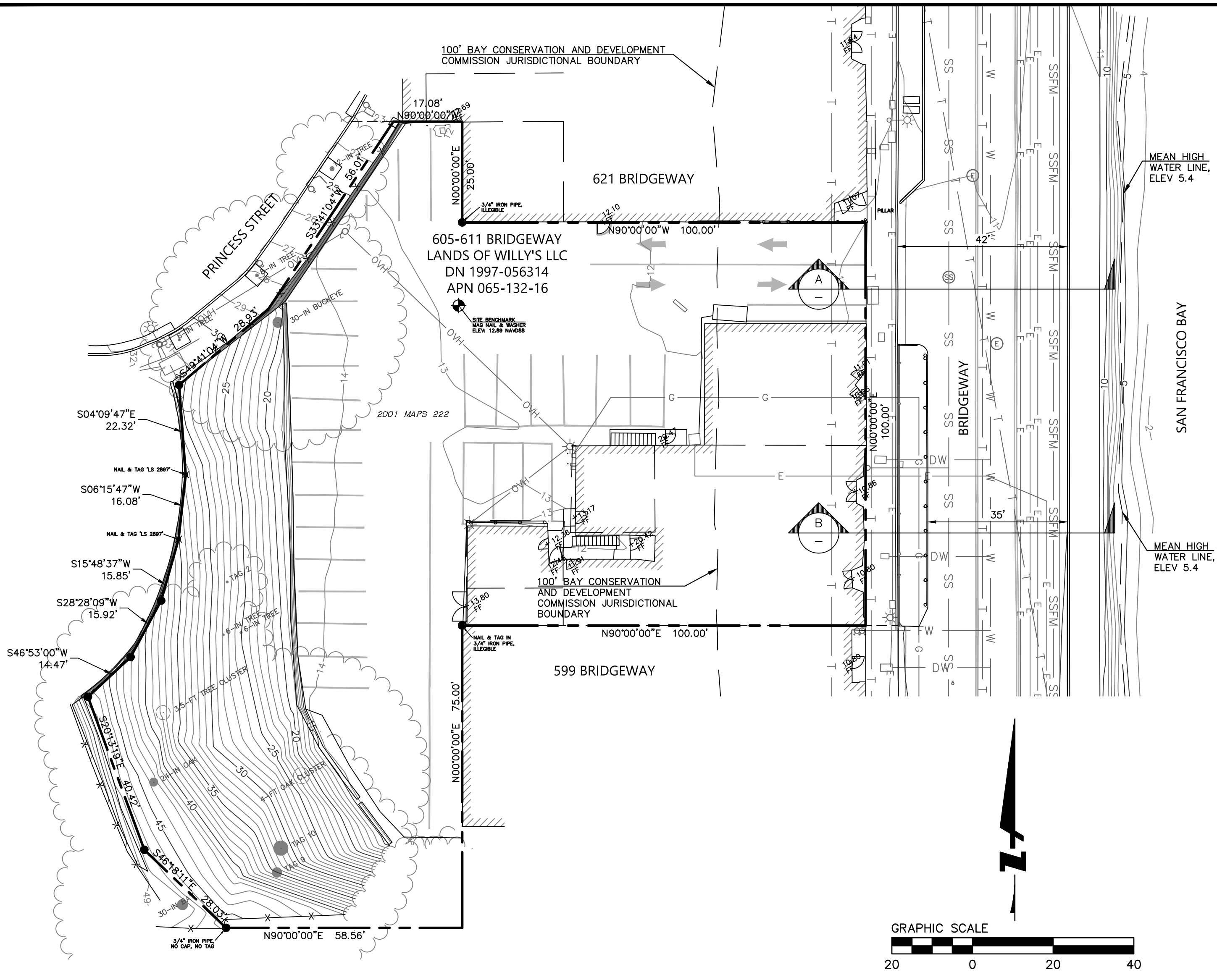
BKF ENGINEERS
1646 N. CALIFORNIA BLVD.
SUITE 400
WALNUT CREEK, CA 94596
(925) 940-2200
www.bkf.com



No.	Revisions

Date: 01/30/2024
Scale: SEE PLAN
Design: TKI
Drawn: TKI
Approved: MS
Job No: 20230256
Sheet Number: **TM1**

DRAWING NAME: \\BKF-WC\vol14\2023\230256_Sausalito_605-611_Bridgeway\ENG-L\TM2 - EXISTING CONDITIONS PLAN.dwg
PLOT DATE: 01-30-24 PLOTTED BY: inou



TOPOGRAPHIC NOTES

UNAUTHORIZED CHANGES & USES: THE PROFESSIONAL PREPARING THIS MAP WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THIS MAP. CHANGES TO THIS MAP MUST BE REQUESTED IN WRITING AND MUST BE APPROVED BY THE PROFESSIONAL.

THE LOCATIONS OF EXISTING UNDERGROUND FACILITIES SHOWN ON THESE DRAWINGS ARE APPROXIMATE AND ARE BASED ON OBSERVED TOPOGRAPHIC SURFACE FEATURES AND AVAILABLE INFORMATION. THE PROFESSIONAL PREPARING THIS MAP ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THESE FACILITIES OR FOR THE INADVERTENT OMISSION OF RELATED INFORMATION.

TREE DIAMETERS ARE MEASURED AT CHEST HEIGHT (48"). DRIPLINE DIAMETERS AND TREE SPECIES ARE APPROXIMATE ONLY AND SHOULD BE VERIFIED BY A CERTIFIED ARBORIST.

BASIS OF BEARINGS: RECORD OF SURVEY, FILED IN BOOK 2001 OF MAPS AT PAGE 222, MARIN COUNTY RECORDS.

SITE BENCHMARK: MAG NAIL & WASHER, LOCATION SHOWN HEREON, ELEVATION 12.89'

PROJECT BENCHMARK: TIDAL BENCHMARK 30, A 3" BRASS DISK STAMPED "NATIONAL COAST AND GEODETIC SURVEY NATIONAL, 30/1936", NGS PID HT 1074, EL = 16.02' (4.844 METERS) NAVD88

FIELD SURVEY DATE: DECEMBER 19 & 28, 2023

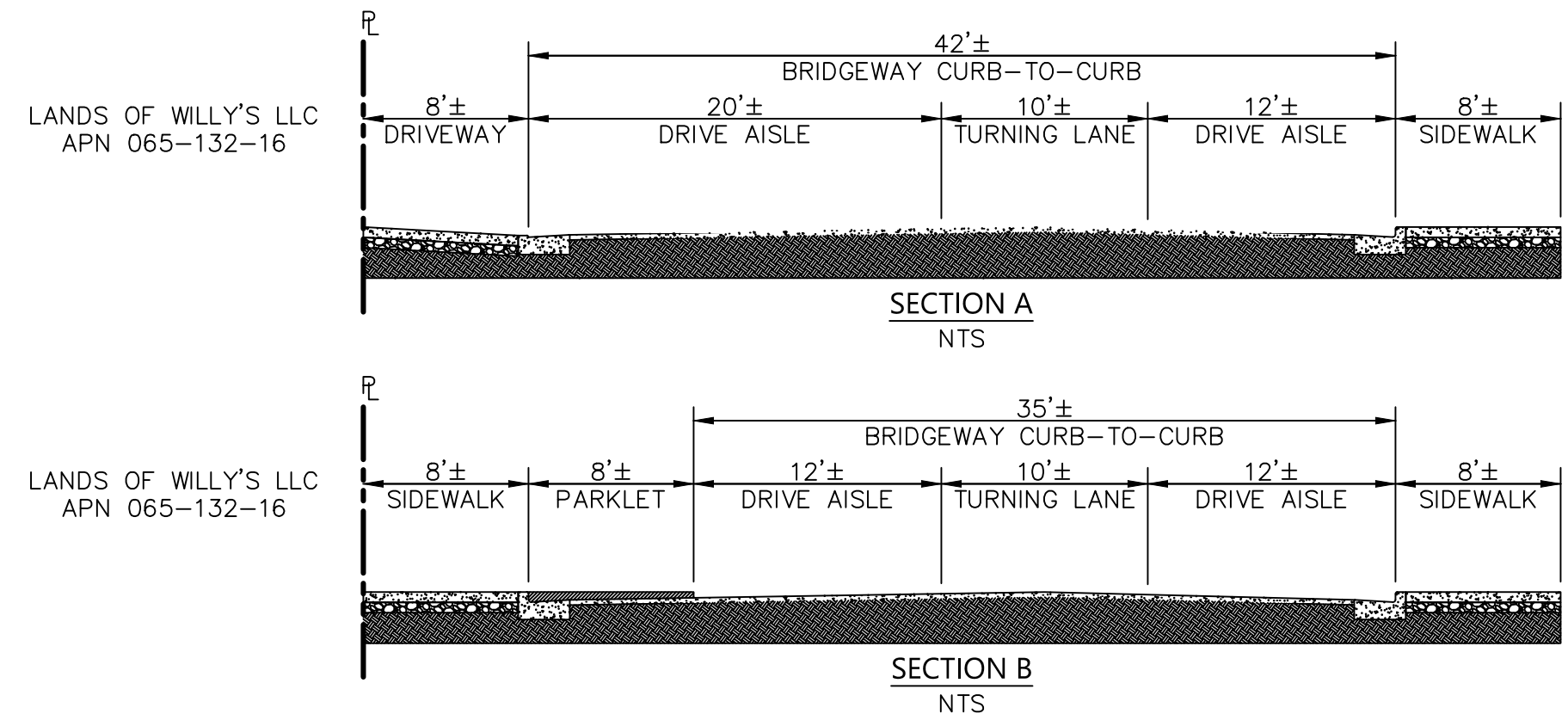
THE MEAN HIGH WATER LINE SHOWN HEREON WAS CALCULATED BASED UPON TIDE MEASUREMENTS PUBLISHED BY THE NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION AT STATION 9414290, SAN FRANCISCO, AND 9414863, RICHMOND.

SYMBOLS & LEGEND

- BENCHMARK
- 3/4" IRON PIPE W/ CAP STAMPED 'LS 2897', UNLESS NOTED OTHERWISE
- PARKING METER
- FIRE DEPARTMENT RISER
- STREET LIGHT
- LIGHT POLE
- GUY ANCHOR
- UTILITY POLE
- TREE
- TREE CLUSTER
- BOUNDARY LINE
- FENCE
- GUARDRAIL
- STORM DRAIN LINE
- OVERHEAD UTILITY LINE
- ELECTRIC LINE
- GAS LINE
- TELECOM LINE
- WATER LINE
- DOMESTIC WATER LINE
- FIRE WATER LINE
- SANITARY SEWER GRAVITY LINE
- SANITARY SEWER FORCE MAIN LINE

ABBREVIATIONS

- AC ASPHALT CONCRETE
- AD AREA DRAIN
- BLRD BOLLARD
- CO CLEANOUT
- DS RAINWATER DOWN SPOUT
- DW DOMESTIC WATER
- E ELECTRIC
- ELEV ELEVATION
- EP EDGE OF PAVEMENT
- FF FINISHED FLOOR
- FL SURFACE FLOWLINE
- FM FORCE MAIN
- FW FIRE WATER
- G GAS
- GI GRATE INLET
- GM GAS METER
- MH MANHOLE
- OVH OVERHEAD UTILITY LINE
- SD STORM DRAIN
- SL STREETLIGHT
- SS SANITARY SEWER
- SSCO SANITARY SEWER CLEAN OUT
- T TELECOM
- TC TOP FACE OF CURB
- TEL TELECOMMUNICATION LINE
- TF TRANSFORMER
- TG TOP OF GRATE
- TV TELEVISION
- TW TOP OF WALL
- TYP TYPICAL
- UB UTILITY BOX
- VLT VAULT
- W WATER



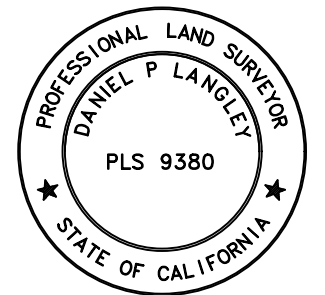
**605-611 BRIDGEWAY
TENTATIVE MAP
EXISTING CONDITIONS PLAN**

BKF ENGINEERS
1646 N. CALIFORNIA BLVD.
SUITE 400
WALNUT CREEK, CA 94596
(925) 940-2200
www.bkf.com



CALIFORNIA
MARIN COUNTY
CITY OF SAUSALITO

Revisions		No.	Date
Scale	SEE PLAN		01/30/2024
Design	TKI		
Drawn	TKI		
Approved	MS		
Job No	20230256		

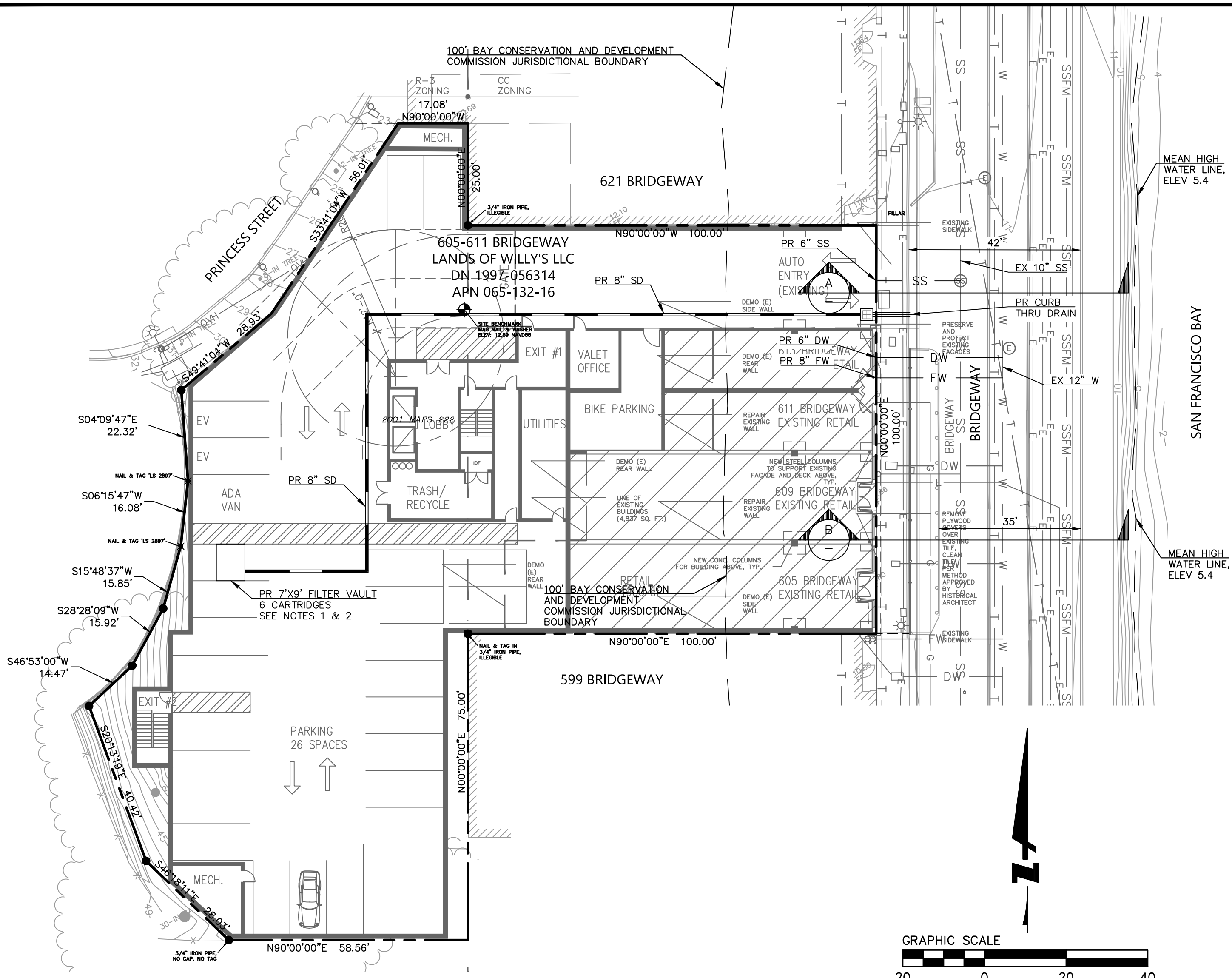


Sheet Number:
TM2



**605-611 BRIDGEWAY
TENTATIVE MAP
PROPOSED PARCELIZATION PLAN**
MARIN COUNTY
CITY OF SAUSALITO
CALIFORNIA

DRAWING NAME: \\bkf-wc\vol14\2023\230256_Sausalito_605-611_Bridgeway\ENG-L\TM3 - PROPOSED PARCELIZATION PLAN.dwg
PLOT DATE: 01-30-24 PLOTTED BY: inou



NOTES:

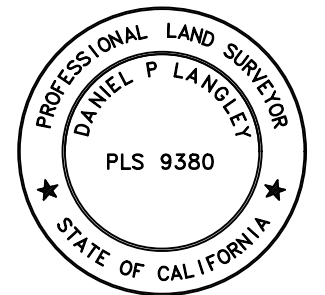
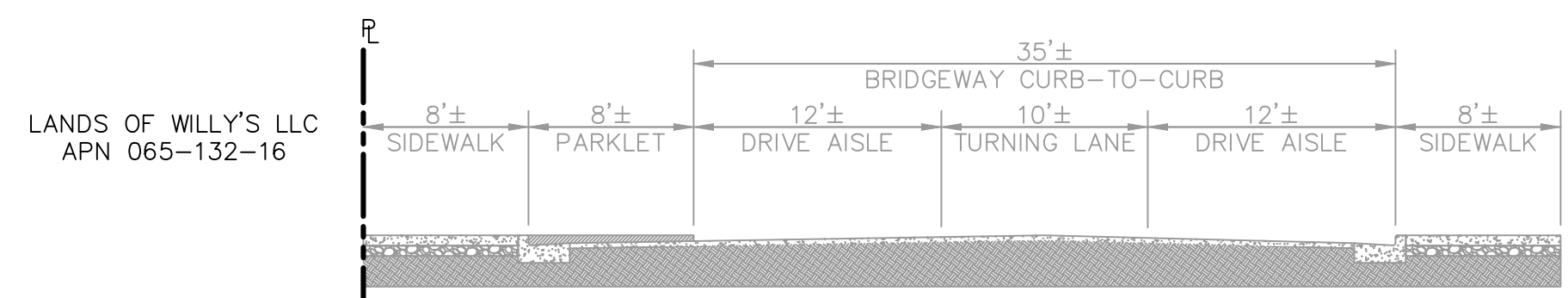
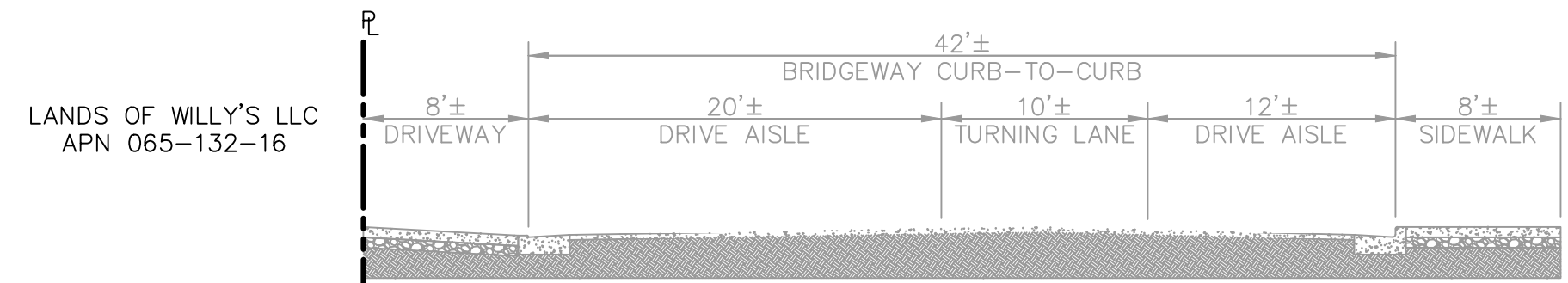
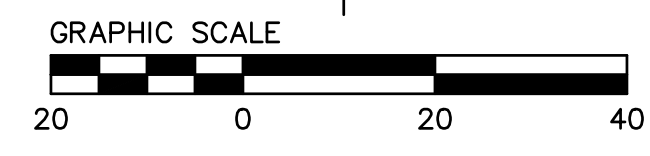
- PROJECT PROPOSES USE OF IN-VAULT MEDIA FILTERS FOR STORMWATER TREATMENT. PER BASMAA POST-CONSTRUCTION MANUAL DATED JANUARY 2019, PROJECT IS ALLOWED TO USE NON-LID TREATMENT BY MEETING ALL OF THE FOLLOWING REQUIREMENTS:
 - PROJECT CREATES OR REPLACES LESS THAN AN ACRE OF IMPERVIOUS AREA
 - PROJECT IS LOCATED IN A LOCALLY DESIGNATED PEDESTRIAN-ORIENTED COMMERCIAL DISTRICT
 - MORE THAN 85% OF THE ENTIRE PROJECT SITE WILL BE COVERED BY PERMANENT STRUCTURES
- STORMWATER TREATMENT SIZING
 - $Q = cA = 0.9 \times 0.2 \text{ IN/HR} \times 0.53 \text{ AC} = 0.10 \text{ CFS} = 43 \text{ GPM}$
 - CARTRIDGE FLOW RATE = 7.5 GPM
 - $43 \text{ GPM} / 7.5 \text{ GPM PER CARTRIDGE} = 6 \text{ CARTRIDGES}$
 - 8 CARTRIDGES MAX PER VAULT

SYMBOLS & LEGEND

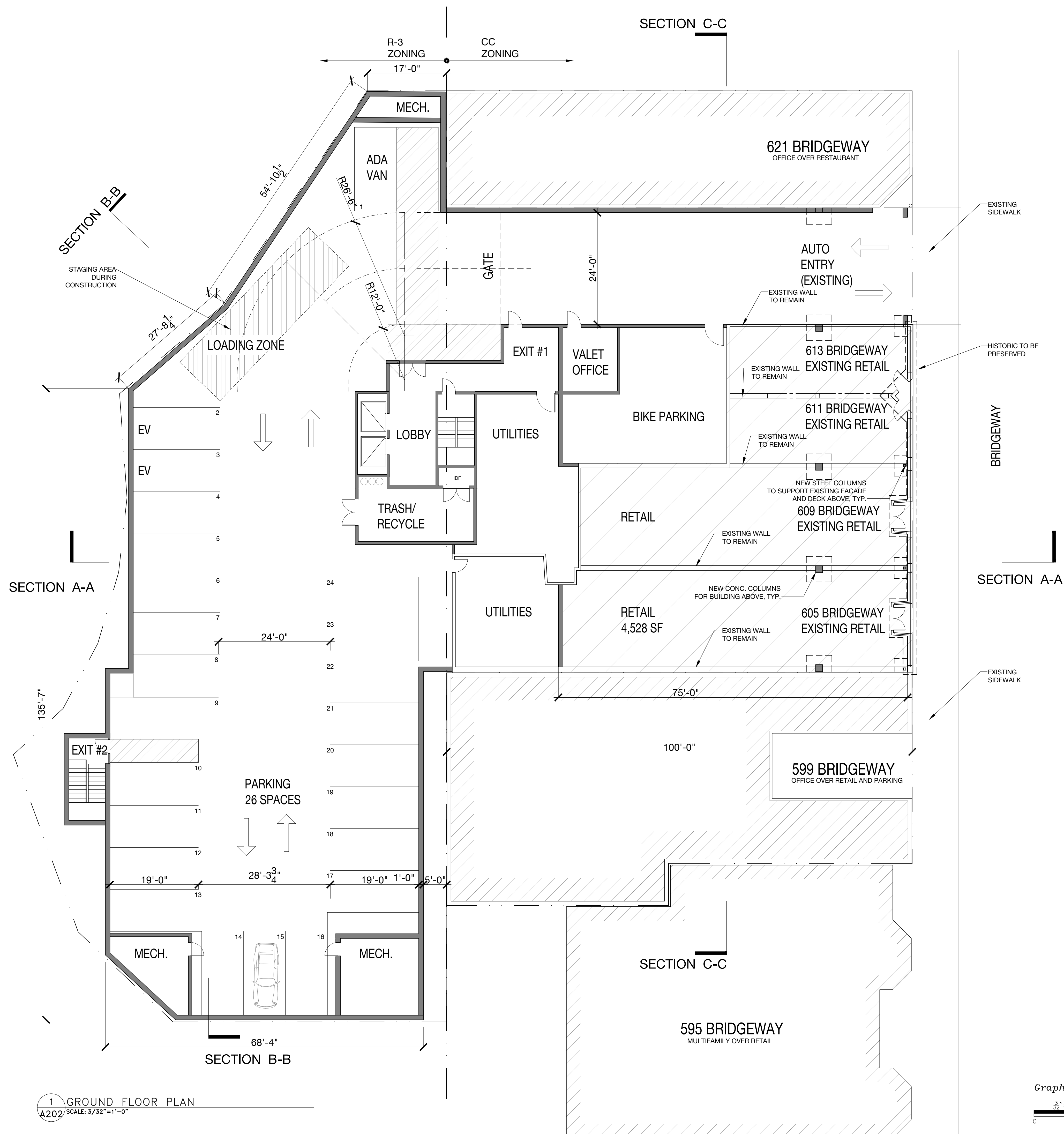
- BENCHMARK
- 3/4" IRON PIPE W/ CAP STAMPED 'LS 2897', UNLESS NOTED OTHERWISE
- PARKING METER
- FIRE DEPARTMENT RISER
- STREET LIGHT
- LIGHT POLE
- GUY ANCHOR
- UTILITY POLE
- TREE
- TREE CLUSTER
- BOUNDARY LINE
- FENCE
- GUARDRAIL
- STORM DRAIN LINE
- OVERHEAD UTILITY LINE
- ELECTRIC LINE
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ABBREVIATIONS

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- TV TELEVISION
- TW TOP OF WALL
- TYP TYPICAL
- UB UTILITY BOX
- VLT VAULT
- W WATER



Revisions		No.	Date
Scale	SEE PLAN		01/30/2024
Design	TKI		
Drawn	TKI		
Approved	MS		
Job No	20230256		



WATER STREET

605 - 613 Bridgeway
 Sausalito, California
 APN: 065-152-16

DATE: 2-20-2024
 JOB #:
 DRAWN:
 APPROVED:

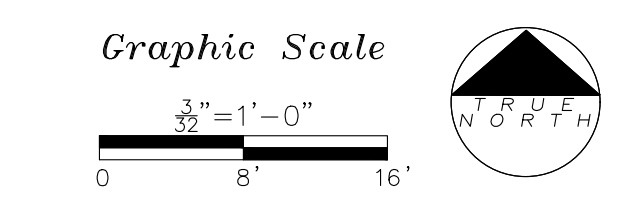
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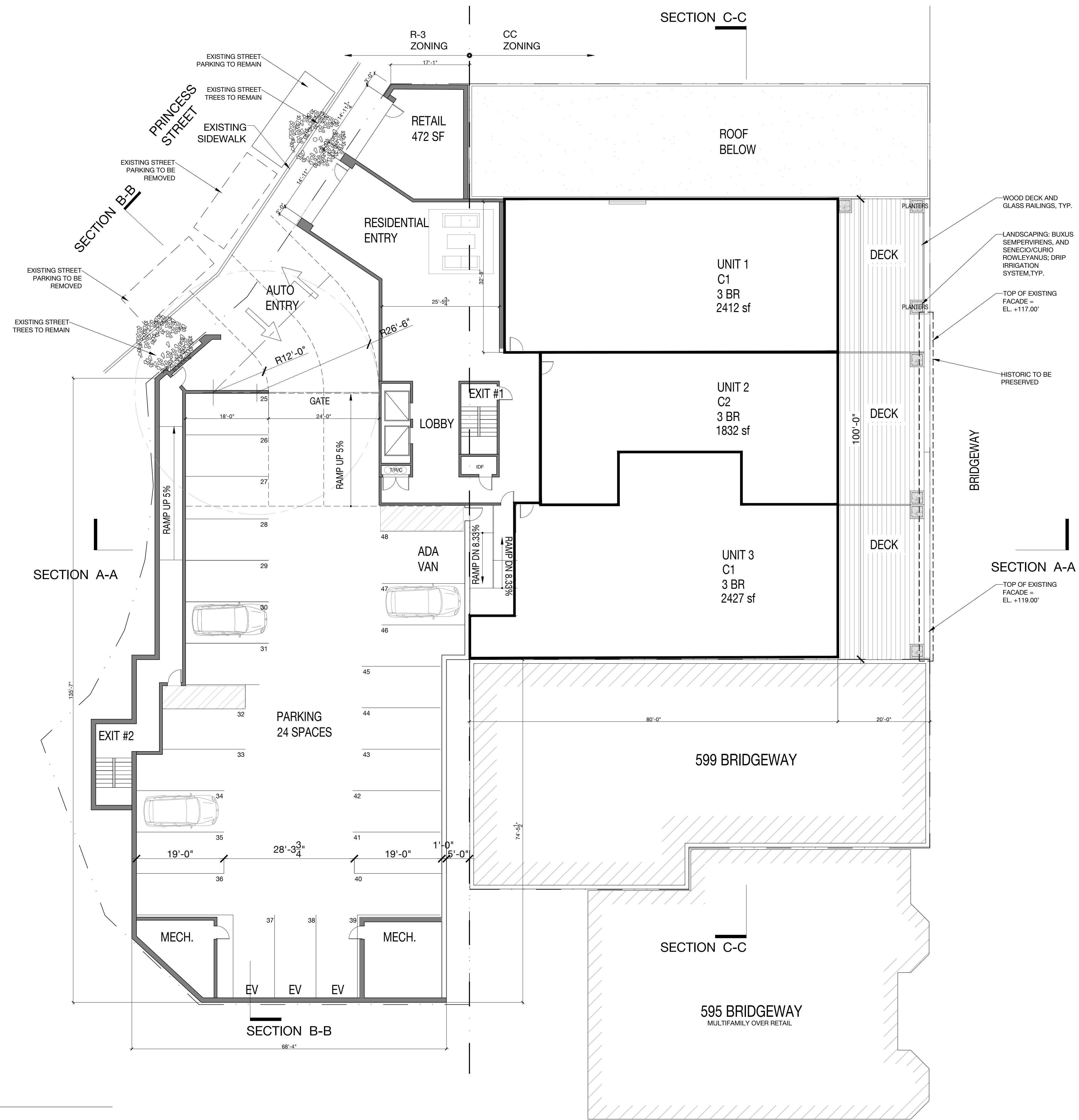
GROUND FLOOR PLAN

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 Sheet Number

A 202
 SB 35 APPLICATION

1 GROUND FLOOR PLAN
 A202 SCALE: 3/32"=1'-0"





WATERSTREET

605 - 613 Bridgeway
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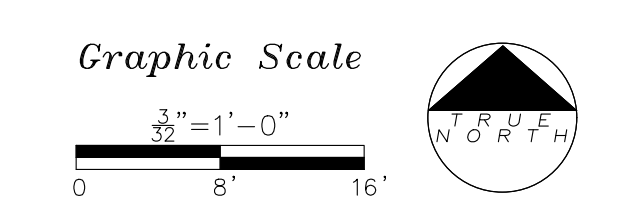
LEVEL 1 FLOOR PLAN

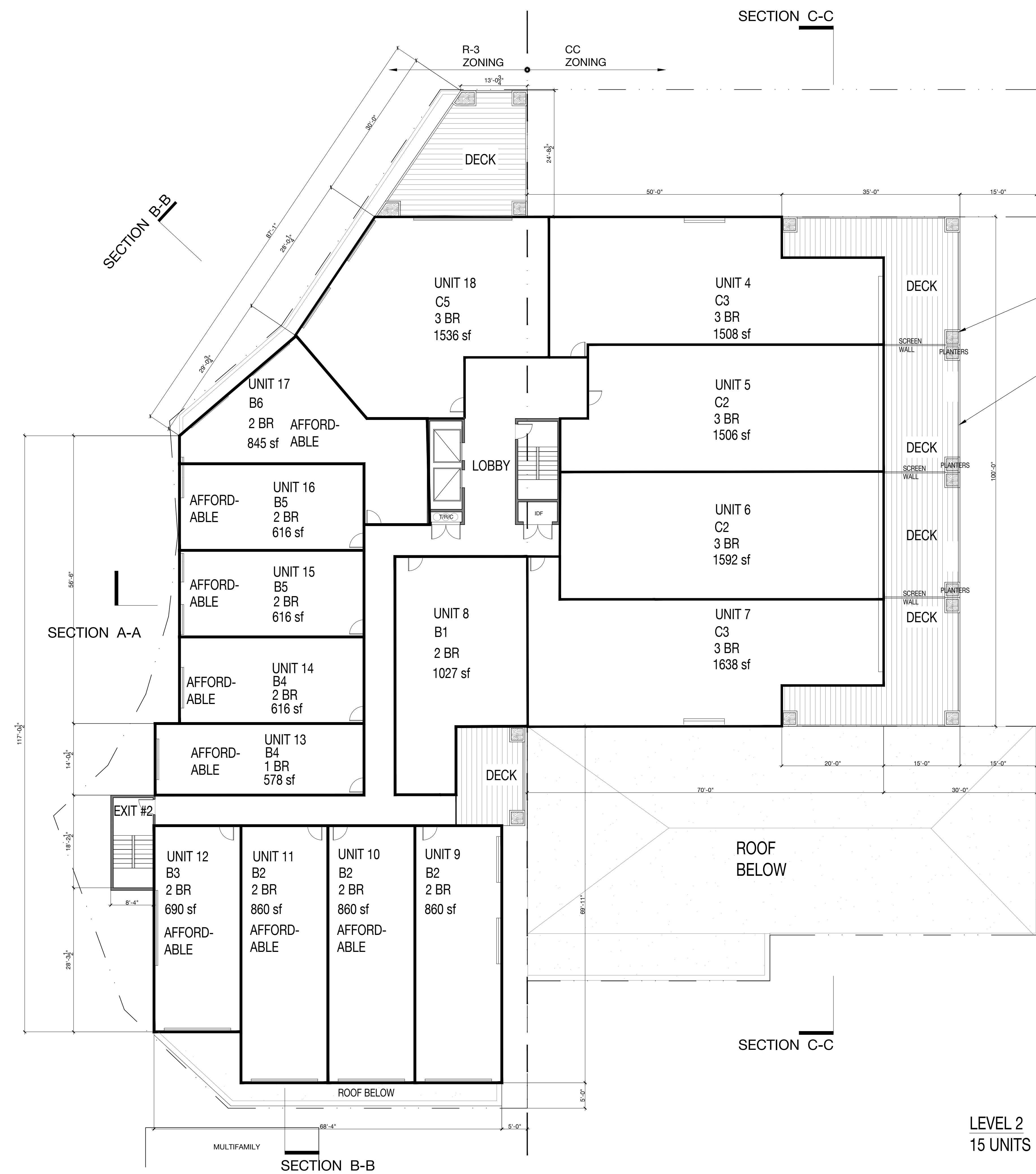
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 Sheet Number

A 203

SB 35 APPLICATION

1 LEVEL 1 FLOOR PLAN
 A203 SCALE: 3/32"=1'-0"

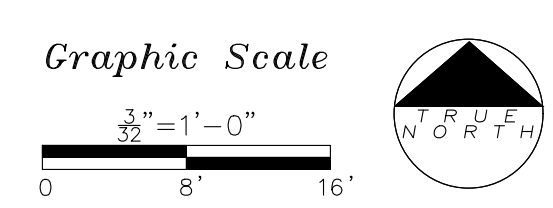




LANDSCAPING: BUXUS SEMPERVIRENS, AND SENECIO/CURIO ROWLEYANUS; DRIP IRRIGATION SYSTEM, TYP.
 WOOD DECK AND GLASS RAILINGS, TYP.

1 LEVEL 2 FLOOR PLAN
 A204 SCALE: 3/32"=1'-0"

LEVEL 2
 15 UNITS



WATERSTREET

605 - 613 Bridgeway
 Sausalito, California
 APN: 065-152-16

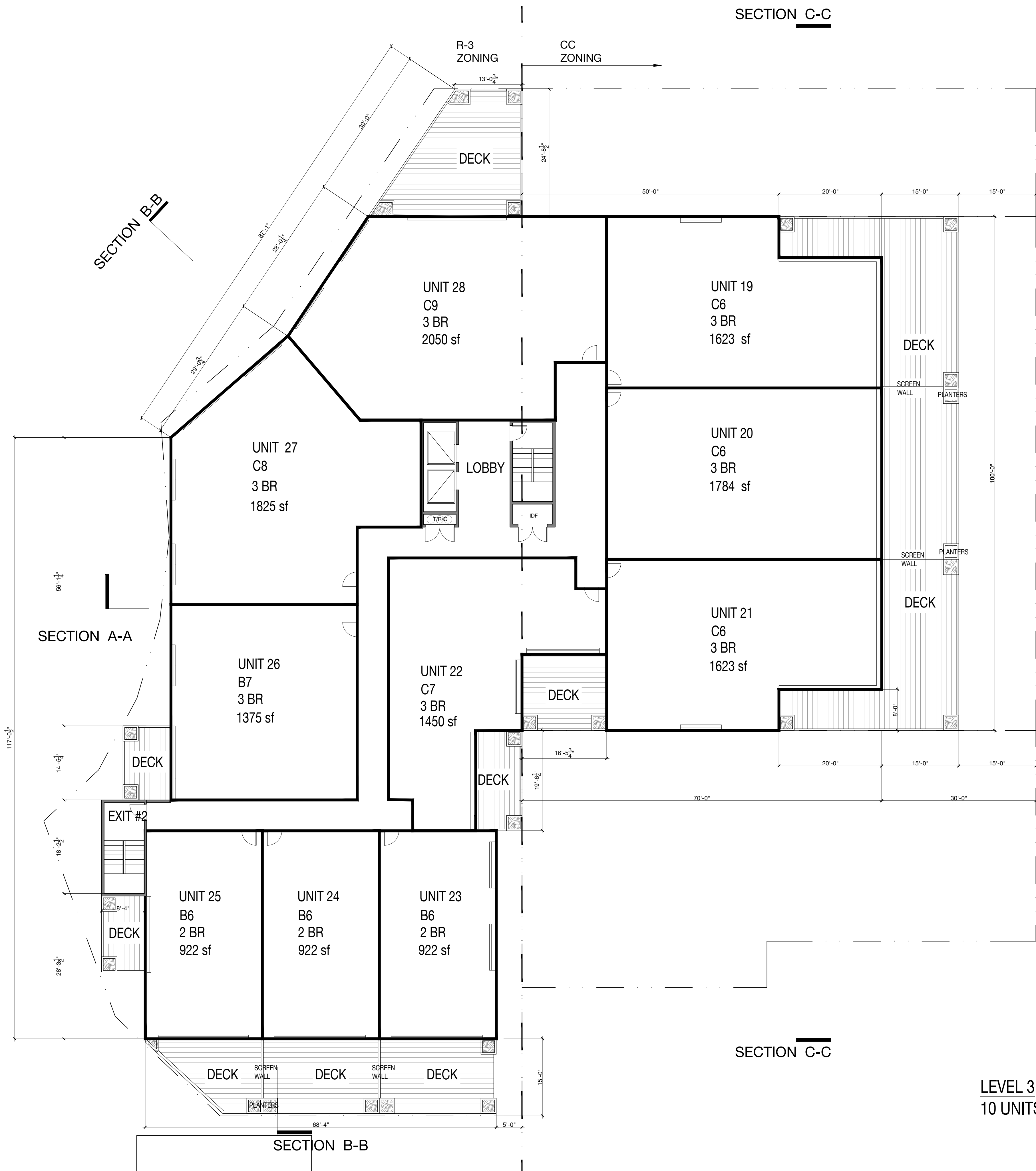
DATE: 2-20-2024
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LEVEL 2 FLOOR PLAN

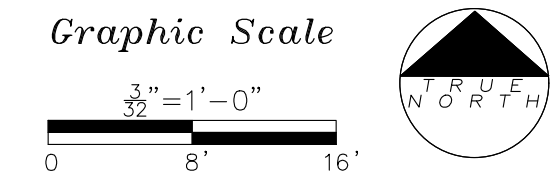
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A 204
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LEVEL 3
 10 UNITS

1 LEVEL 3 FLOOR PLAN
 A205 SCALE: 3/32"=1'-0"



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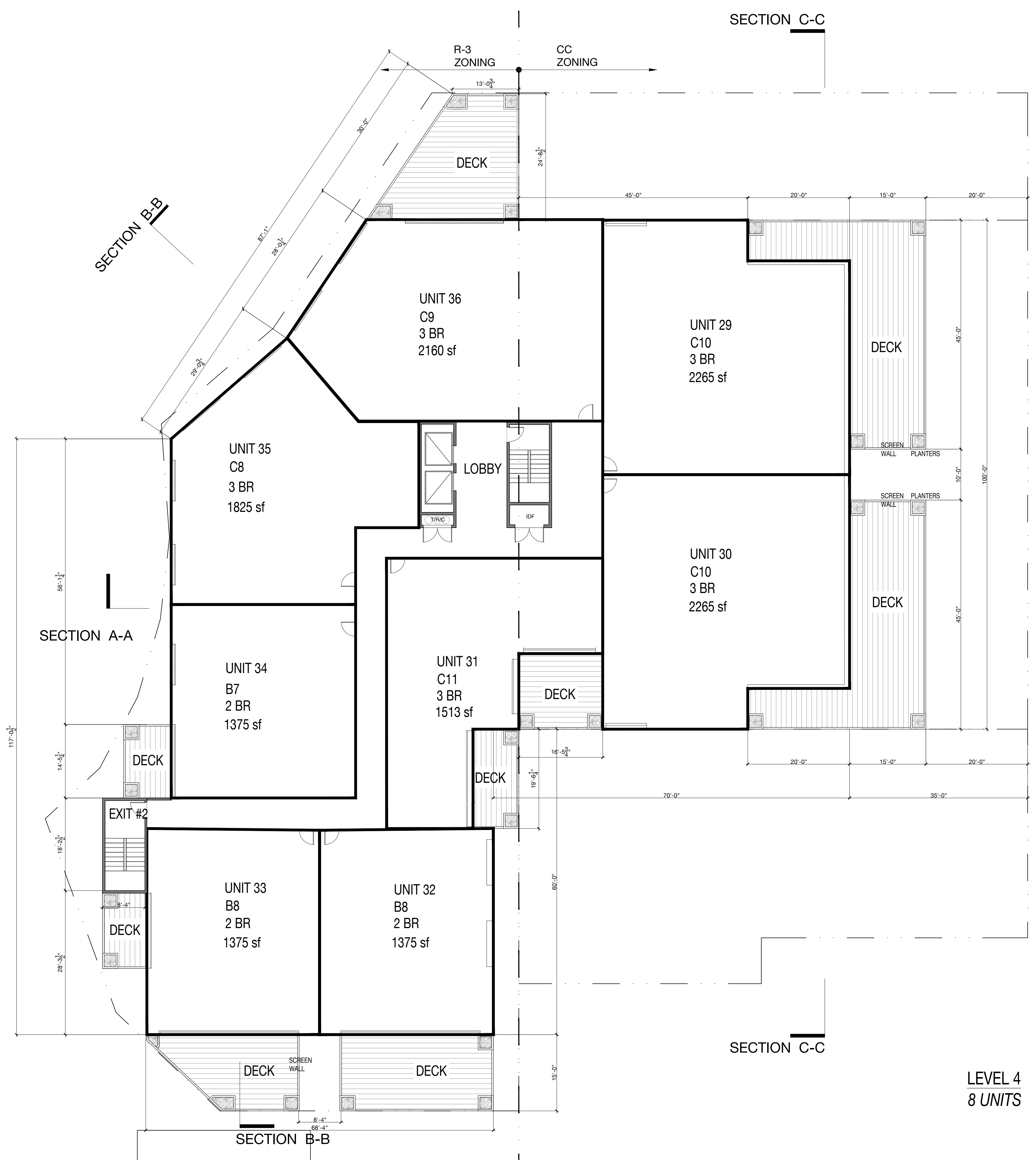
REVISIONS:

LEVEL 3 FLOOR PLAN

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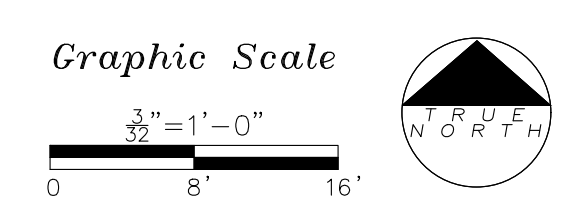
A 205
 SB 35 APPLICATION

Project Applicant
WILLY'S LLC
 611 Bridgeway, Sausalito, CA



1 LEVEL 4 FLOOR PLAN
 A206 SCALE: 3/32"=1'-0"

LEVEL 4
 8 UNITS



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605 - 613 Bridgeway
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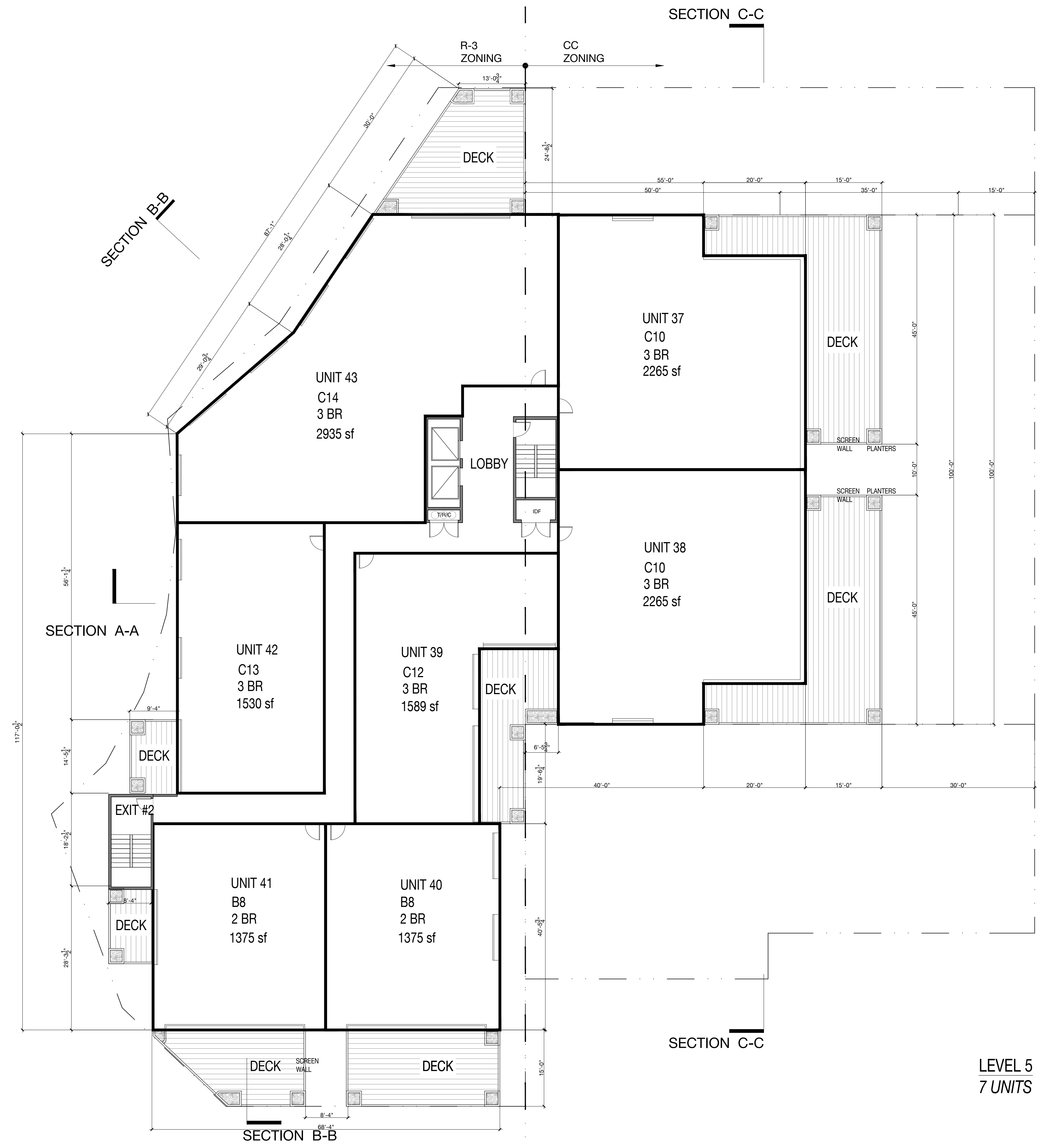
LEVEL 4 FLOOR PLAN

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Sheet Number

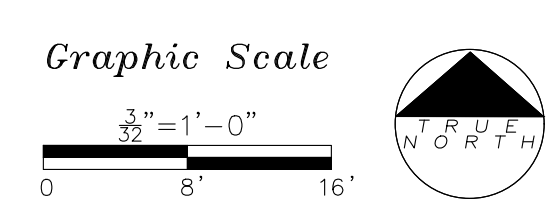
A 206

SB 35 APPLICATION



LEVEL 5
7 UNITS

1 LEVEL 5 FLOOR PLAN
 A207 SCALE: 3/32"=1'-0"



WATERSTREET

605 - 613 Bridgeway
 Sausalito, California
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LEVEL 5 FLOOR PLAN

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A 207

SB 35 APPLICATION



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 APN: 065-152-16

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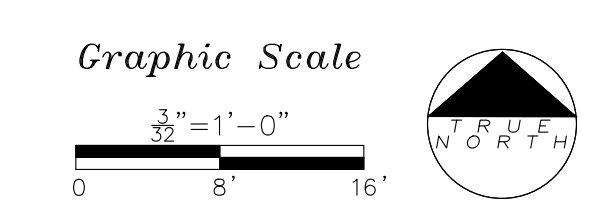
NO.	DATE	DESCRIPTION

LEVEL 6 FLOOR PLAN

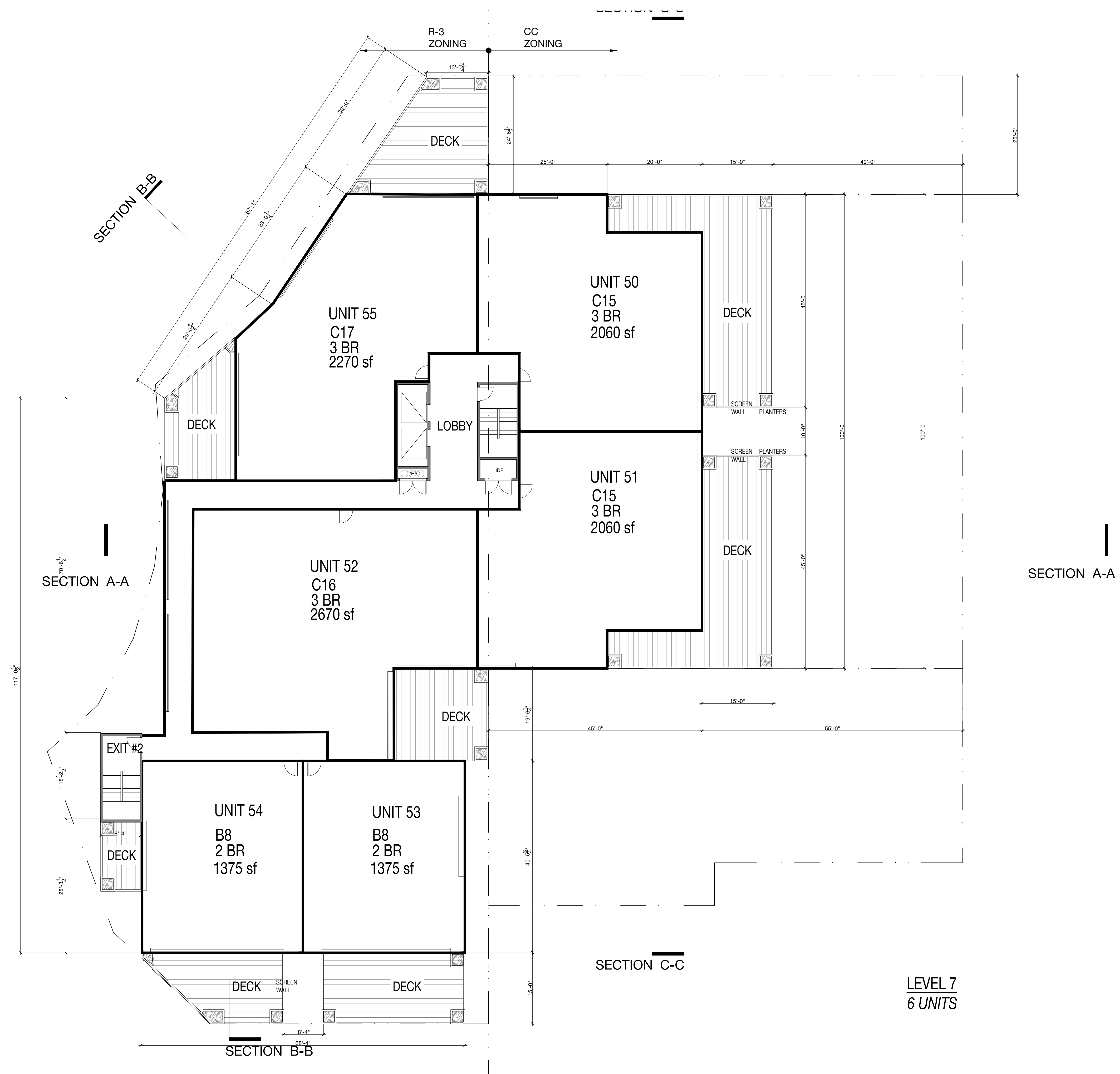
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 Sheet Number

A 208

SB 35 APPLICATION



Project Applicant
WILLY'S LLC
 611 Bridgeway, Sausalito, CA



WATERSTREET

605 - 613 Bridgeway
 Sausalito, California
 APN: 065-152-16

DATE: 2-20-2024
 JOB #:
 DRAWN:
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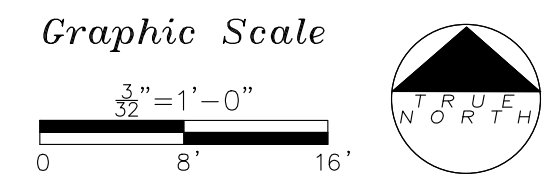
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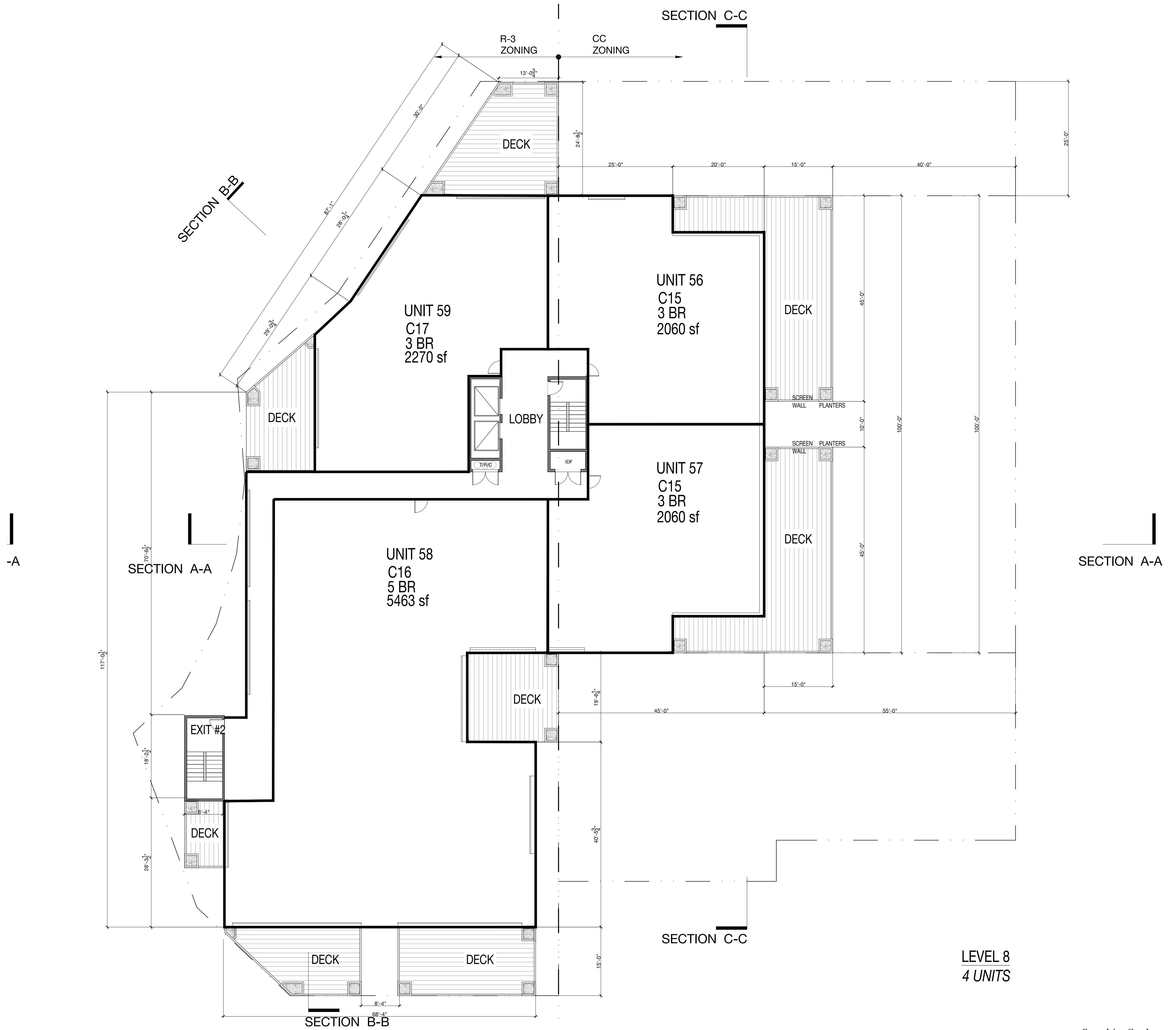
LEVEL 7 FLOOR PLAN

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 Sheet Number

A 209

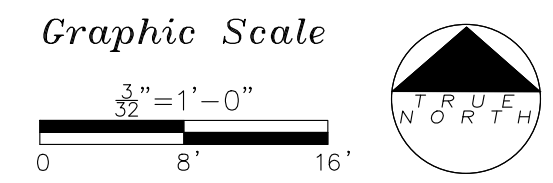
SB 35 APPLICATION





1 LEVEL 8 FLOOR PLAN
 A210 SCALE: 3/32"=1'-0"

LEVEL 8
 4 UNITS



WATERSTREET

605 - 613 Bridgeway
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 APN: 065-152-16

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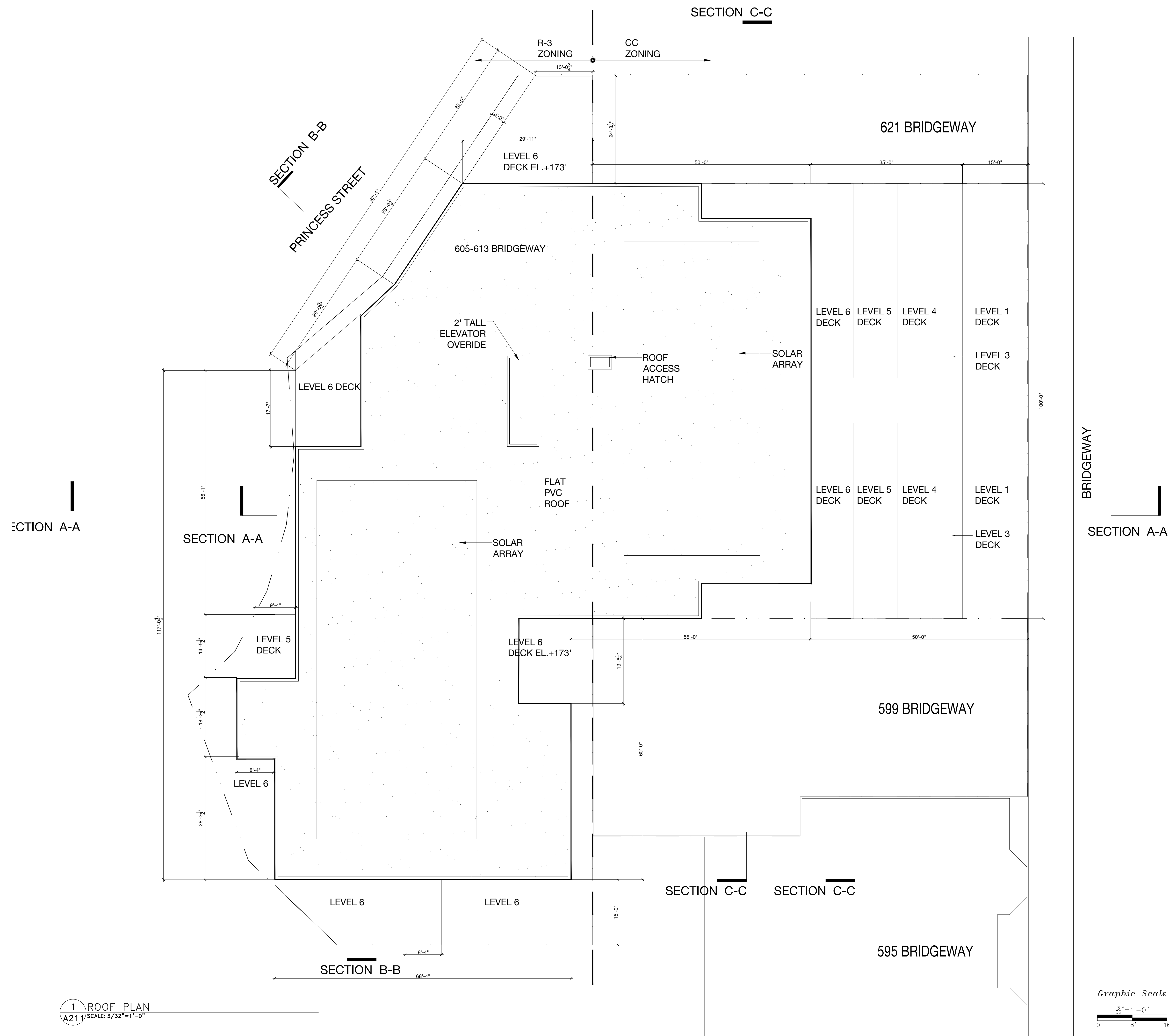
LEVEL 8 FLOOR PLAN

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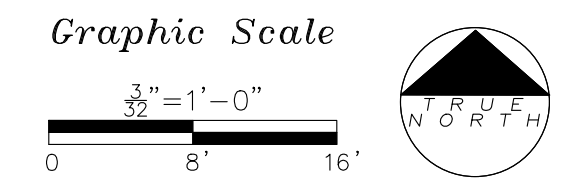
Sheet Number

A 210

SB 35 APPLICATION



1 ROOF PLAN
 A211 SCALE: 3/32"=1'-0"



WATERSTREET

605 - 613 Bridgeway
 Sausalito, California
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DATE: 2-20-2024
 JOB #:
 DRAWN:
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REVISIONS:

ROOF PLAN

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A 211
 SB 35 APPLICATION

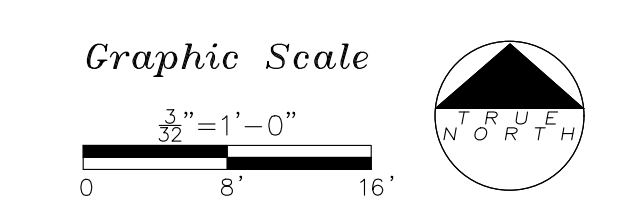


- 1 GLASS RAILINGS
- 2 BLACK METAL WINDOW FRAMES
- 3 WEATHERED WOOD PRIVACY SCREEN / DECK DIVIDERS
- 4 LANDSCAPING: BUXUS SEMPERVIRENS BOXWOOD ON DRIP SYSTEM
- 5 LANDSCAPING: SENECIO/CURIO ROWLEYANUS ON DRIP SYSTEM
- 6 BLACK METAL DOWNLIGHT AT DECKS, TYP. WITH LOW CUT-OFF SHADE
- 7 BLACK METAL SIGNAGE AND LIGHTING FIXTURE METAL, DISTRESSED FINISH
- 8 WEATHERED OAK WOOD PLANTERS
- 9 MEDIUM GREY COLOR TEXTURED STUCCO, TYP. PANTONE COOL GREY 5U
- 10 MEDIUM GREY COLOR HEAVY TEXTURE STUCCO, TYP.

1 EAST ELEVATION (BRIDGEWAY)
 A300 SCALE: 3/32"=1'-0"



2 EAST ELEVATION SIGNAGE
 A300 SCALE: 3/8"=1'-0"



WATERSTREET

605 - 613 Bridgeway
 Sausalito, California
 APN: 065-152-16

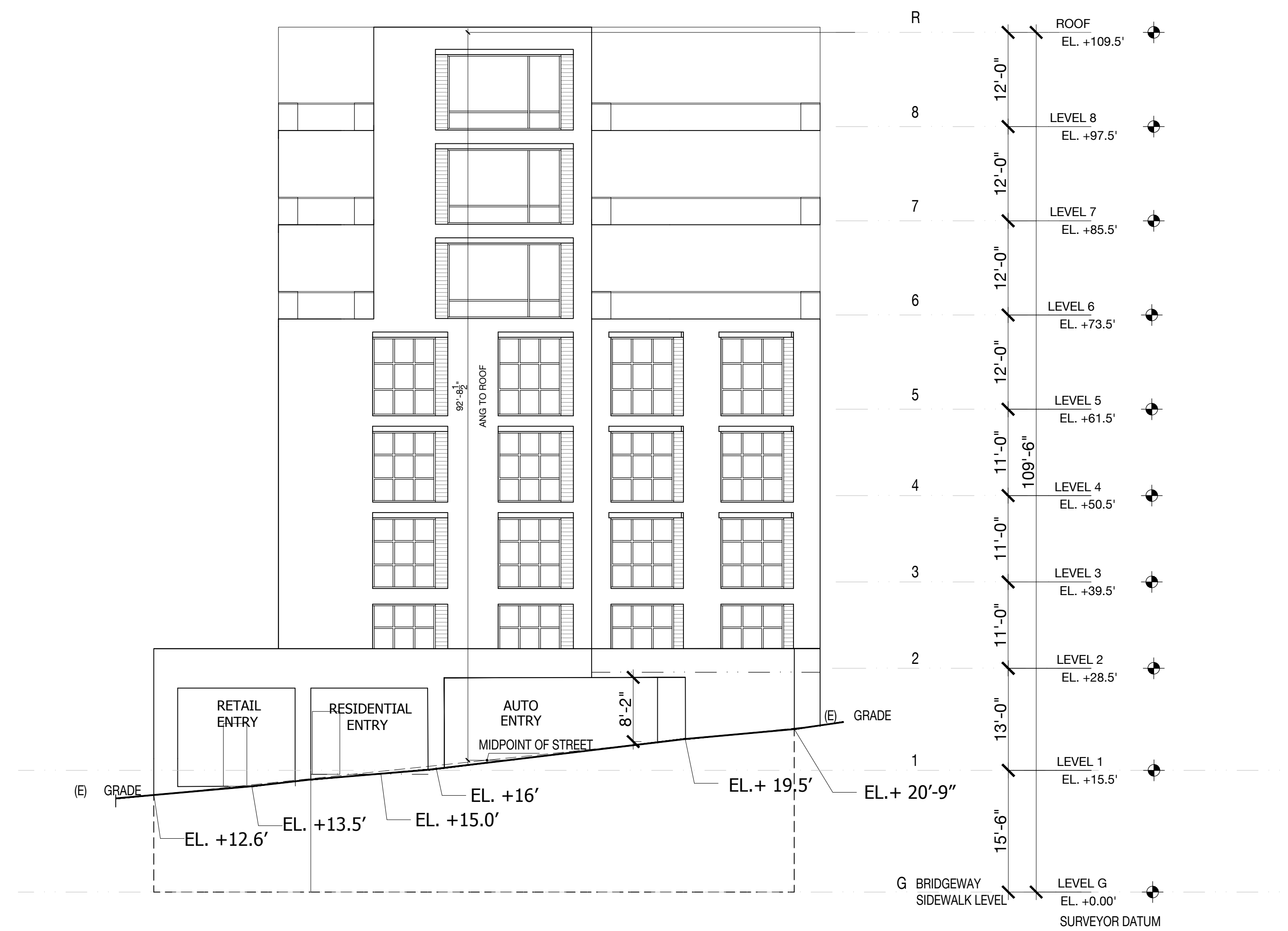
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 JOB #:
 DRAWN:
 APPROVED:

REVISIONS:

**BRIDGEWAY
 ELEVATION
 (EAST)**

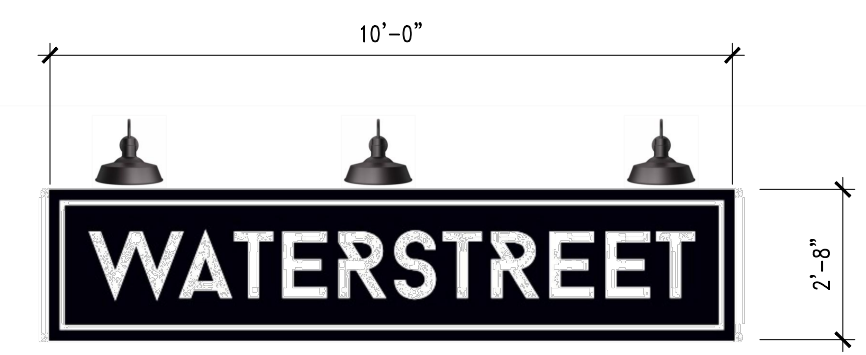
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 Sheet Number

A 300
 SB 35 APPLICATION



PRINCESS ST. ELEVATION

1 PRINCESS STREET ELEVATION
 A302 SCALE: 3/32"=1'-0"



2 PRINCESS STREET ELEVATION
 A302 SCALE: 1/4"=1'-0"

- 1 GLASS RAILINGS
- 2 BLACK METAL WINDOW FRAMES
- 3 WEATHERED WOOD PRIVACY SCREEN / DECK DIVIDERS
- 4 LANDSCAPING: BUXUS SEMPERVIRENS BOXWOOD ON DRIP SYSTEM
- 5 LANDSCAPING: SENECCIO CURIO ROWLEYANUS ON DRIP SYSTEM
- 6 BLACK METAL DOWNLIGHT AT DECKS, TYP. WITH LOW CUT-OFF SHADE
- 7 BLACK METAL SIGNAGE AND LIGHTING FIXTURE METAL, DISTRESSED FINISH
- 8 WEATHERED OAK WOOD PLANTERS
- 9 MEDIUM GREY COLOR TEXTURED STUCCO, TYP. PANTONE COOL GREY 5U
- 10 MEDIUM GREY COLOR HEAVY TEXTURE STUCCO, TYP.

WATERSTREET

605 - 613 Bridgeway
 Sausalito, California
 APN: 065-152-16

DATE: 2-20-2024
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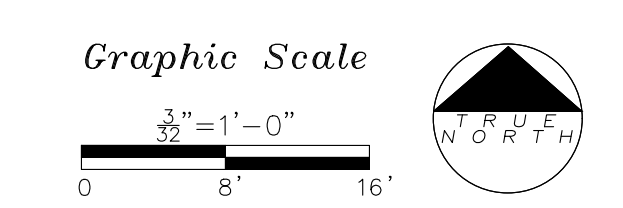
PRINCESS STREET ELEVATION

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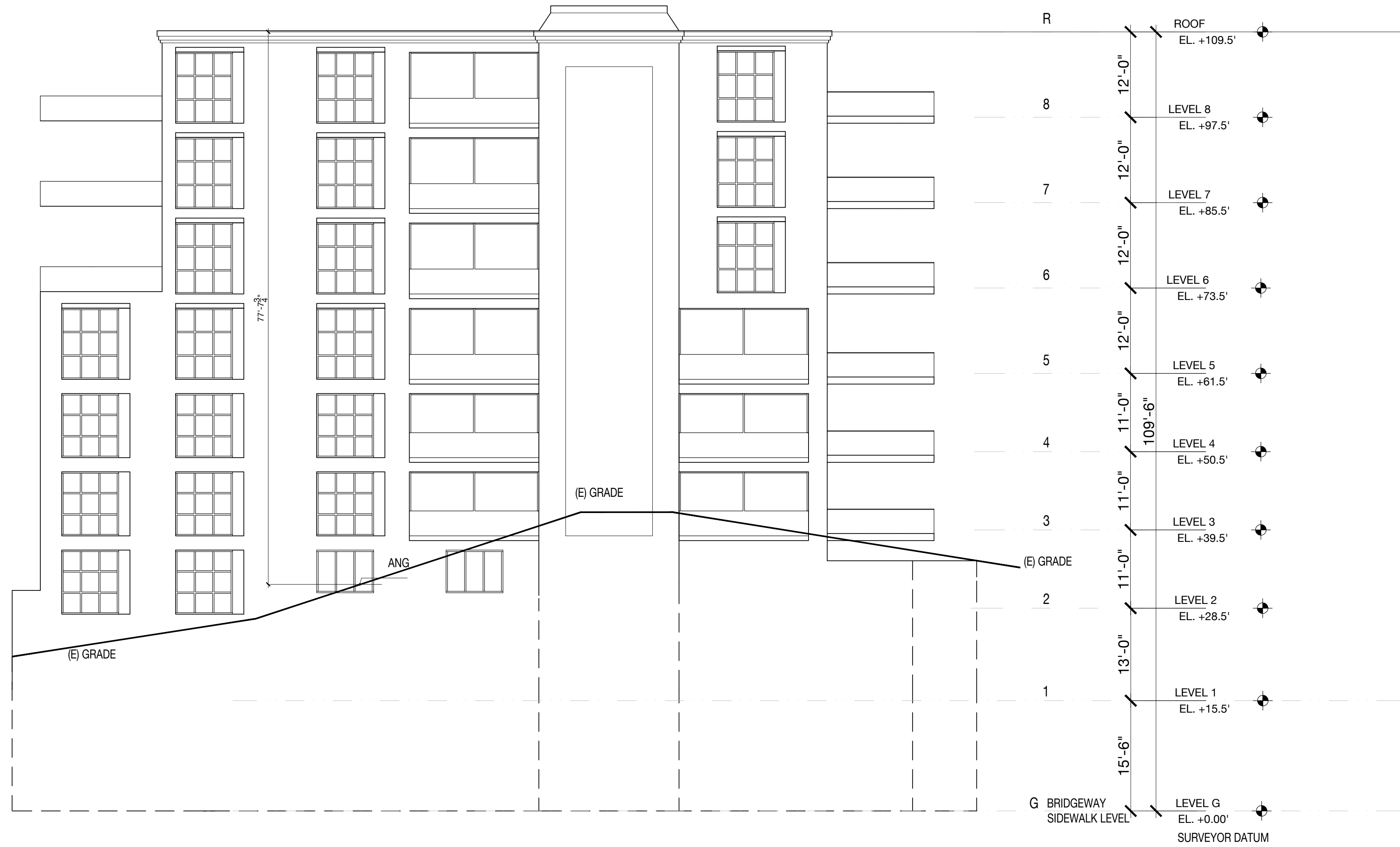
Sheet Number

A 302

SB 35 APPLICATION



Project Applicant
WILLY'S LLC
 611 Bridgeway, Sausalito, CA



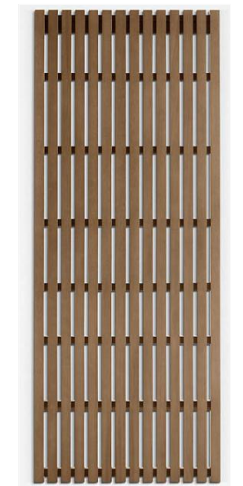
WEST ELEVATION

- 

① GLASS RAILINGS
- 

⑥ BLACK METAL DOWNLIGHT AT DECKS, TYP. WITH LOW CUT-OFF SHADE
- 

② BLACK METAL WINDOW FRAMES
- 

⑦ BLACK METAL SIGNAGE AND LIGHTING FIXTURE METAL, DISTRESSED FINISH
- 

③ WEATHERED WOOD PRIVACY SCREEN / DECK DIVIDERS
- 

⑧ WEATHERED OAK WOOD PLANTERS
- 

④ LANDSCAPING: BUXUS SEMPERVIRENS BOXWOOD ON DRIP SYSTEM
- 

⑨ MEDIUM GREY COLOR TEXTURED STUCCO, TYP. PANTONE COOL GREY 5U
- 

⑤ LANDSCAPING: SENECIO/CURIO ROWLEYANUS ON DRIP SYSTEM
- 

⑩ MEDIUM GREY COLOR HEAVY TEXTURE STUCCO, TYP.

WATERSTREET

605 - 613 Bridgeway
 Sausalito, California
 APN: 065-152-16

DATE: 2-20-2024
 JOB #:
 DRAWN:
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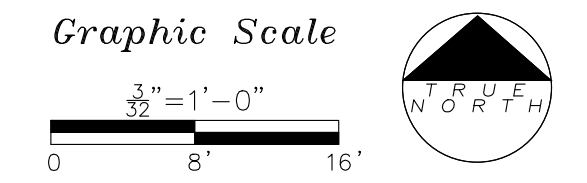
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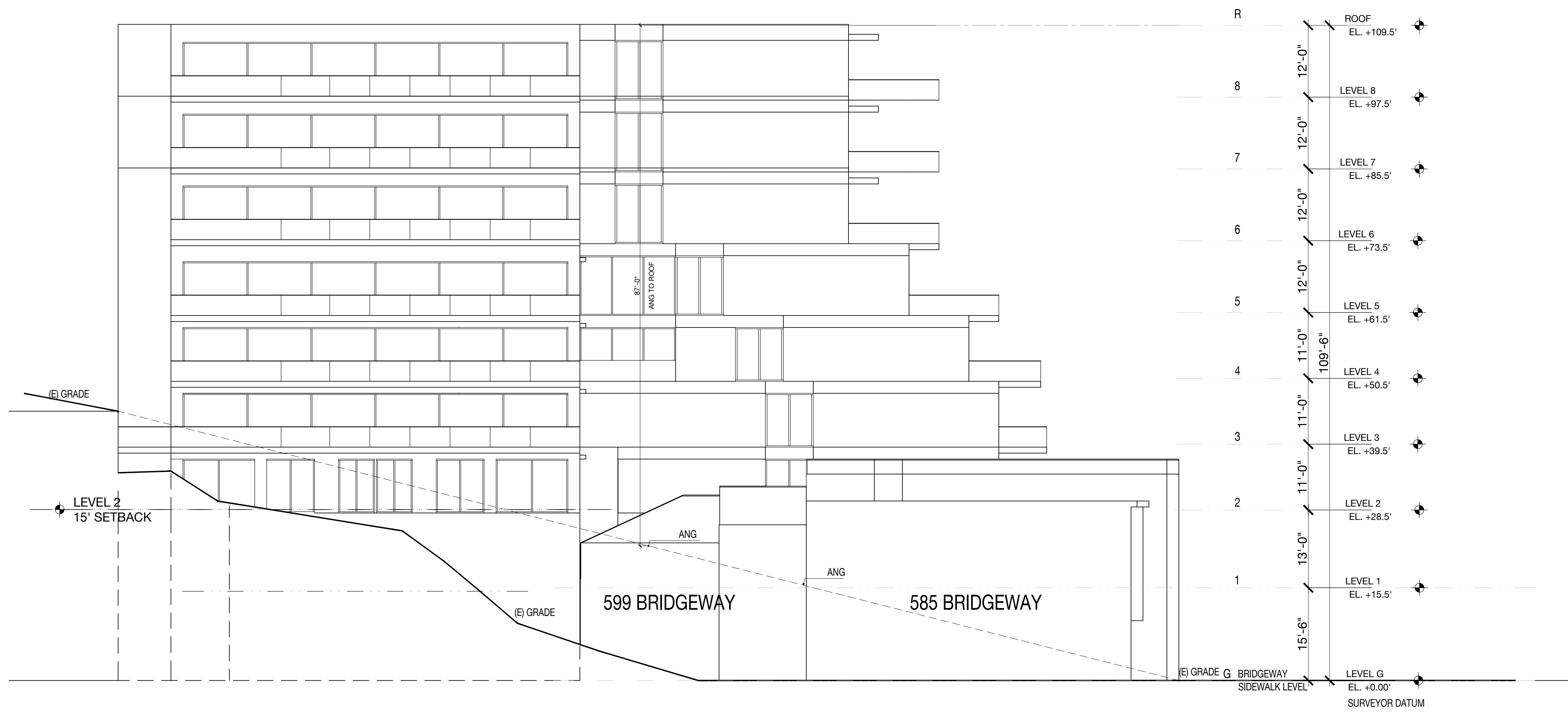
WEST ELEVATION

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 Sheet Number


A 303
 SB 35 APPLICATION


1 WEST ELEVATION
 A303 SCALE: 3/32"=1'-0"

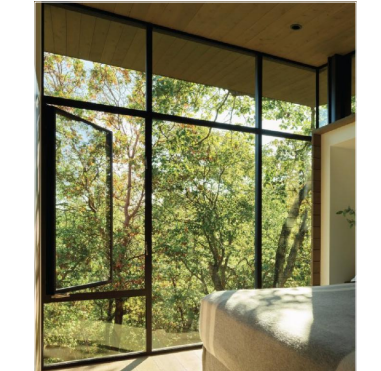





SOUTH ELEVATION

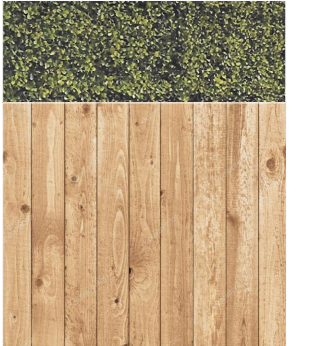
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① GLASS RAILINGS
- 

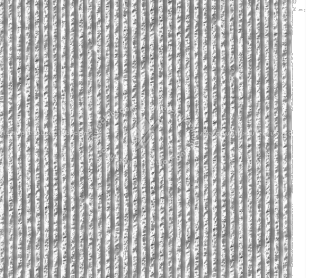
⑥ BLACK METAL DOWNLIGHT AT DECKS, TYP. WITH LOW CUT-OFF SHADE
- 


② BLACK METAL WINDOW FRAMES
- 

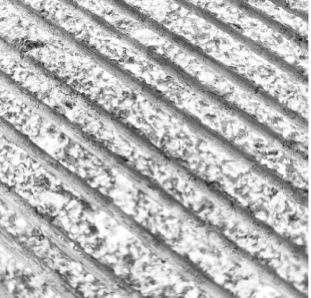
⑦ BLACK METAL SIGNAGE AND LIGHTING FIXTURE METAL, DISTRESSED FINISH
- 

③ WEATHERED WOOD PRIVACY SCREEN / DECK DIVIDERS
- 

⑧ WEATHERED OAK WOOD PLANTERS
- 

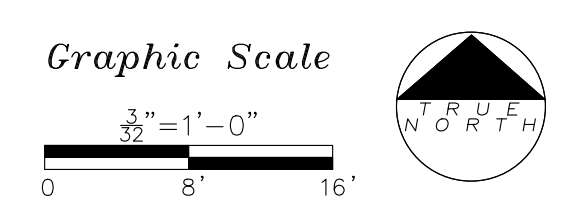
④ LANDSCAPING: BUXUS SEMPERVIRENS BOXWOOD ON DRIP SYSTEM
- 

⑨ MEDIUM GREY COLOR TEXTURED STUCCO, TYP. PANTONE COOL GREY 5U
- 

⑤ LANDSCAPING: SENECIO/CURIO ROWLEYANUS ON DRIP SYSTEM
- 

⑩ MEDIUM GREY COLOR HEAVY TEXTURE STUCCO, TYP.

1 SOUTH ELEVATION
 A304 SCALE: 3/32"=1'-0"



WATERSTREET

605 - 613 Bridgeway
 Sausalito, California
 APN: 065-152-16

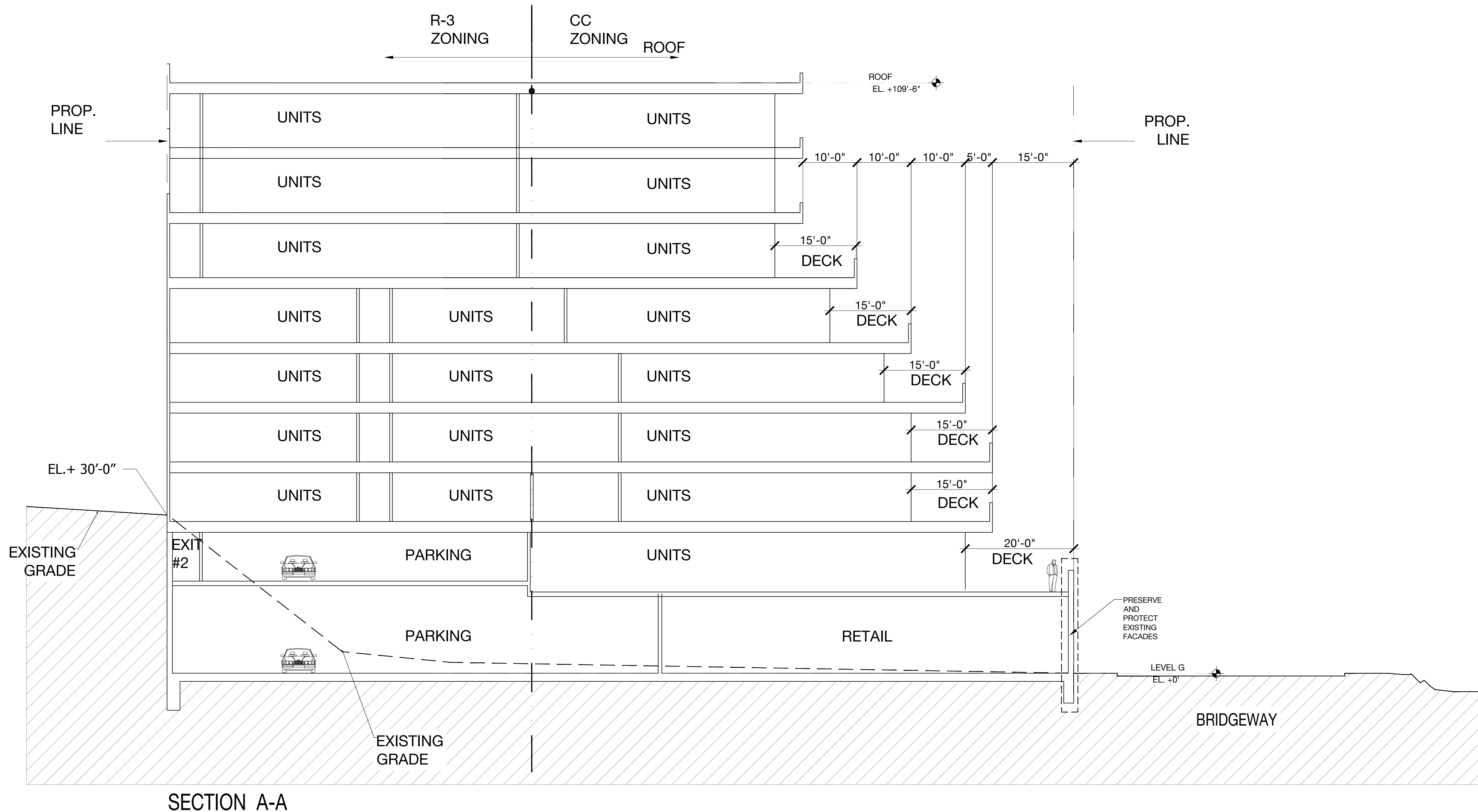
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 JOB #:
 DRAWN:
 APPROVED:

REVISIONS:

SOUTH ELEVATION

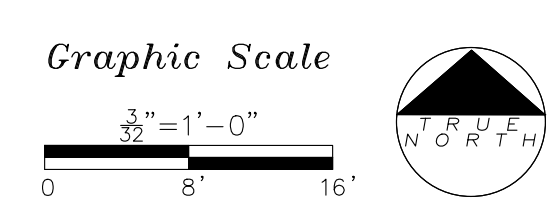
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 Sheet Number

A 304
 SB 35 APPLICATION



SECTION A-A

1 BUILDING CROSS SECTION A-A
 A400 SCALE: 3/32"=1'-0"



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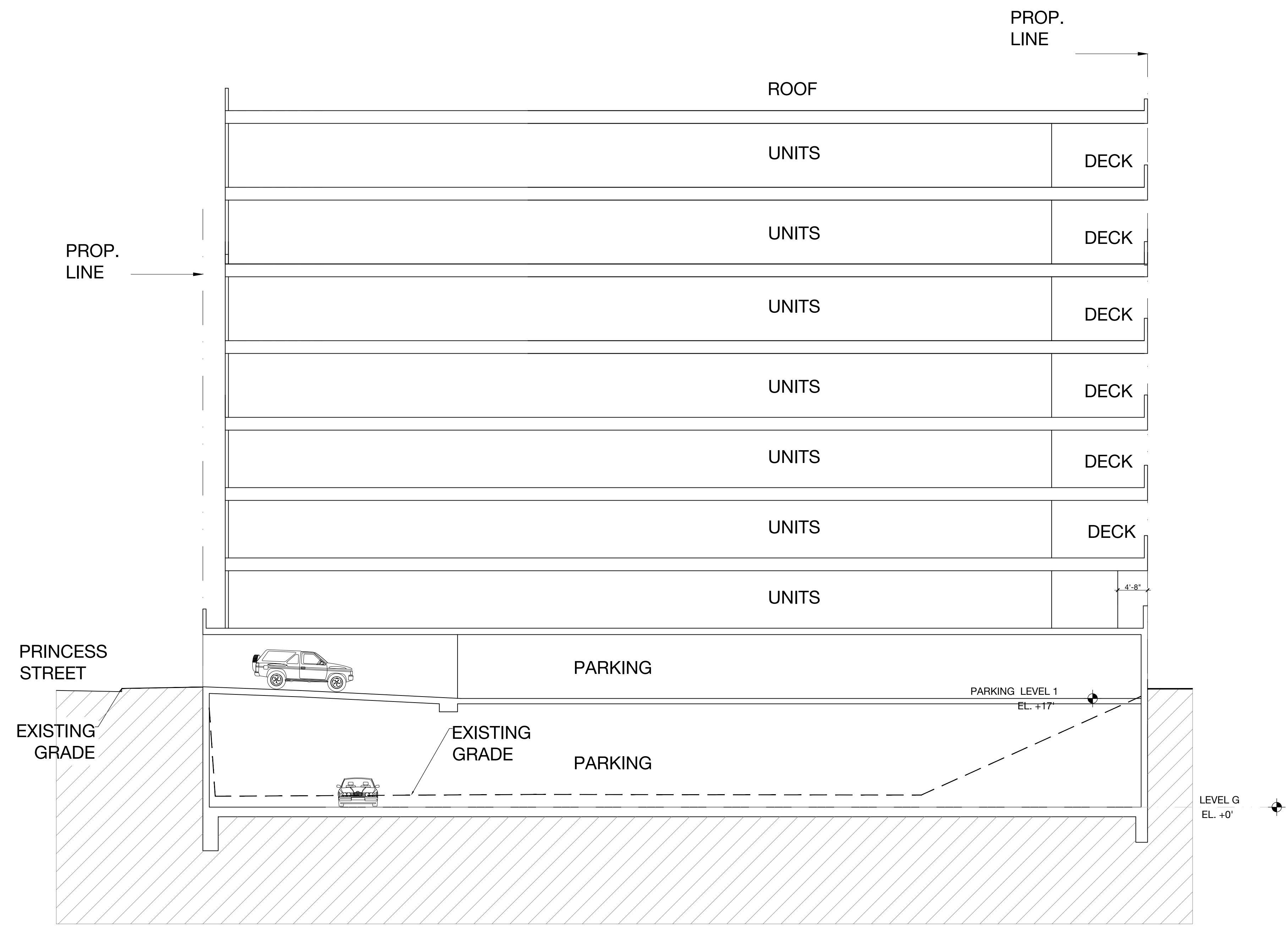
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 DRAWN:
 APPROVED:

REVISIONS:

BUILDING SECTION A-A

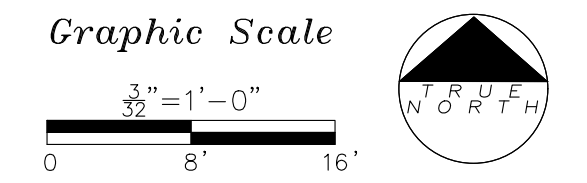
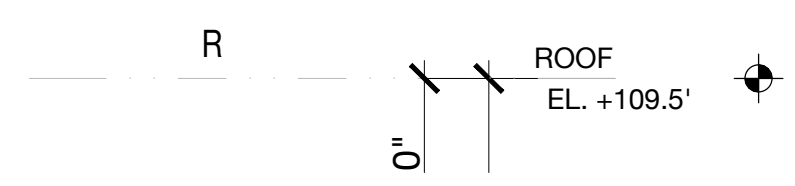
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A 400
 SB 35 APPLICATION



SECTION B-B

1 BUILDING LONG. SECTION B-B
 A401 SCALE: 3/32"=1'-0"



WATERSTREET

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DATE: 2-20-2024
 JOB #:
 DRAWN:
 APPROVED:

REVISIONS:

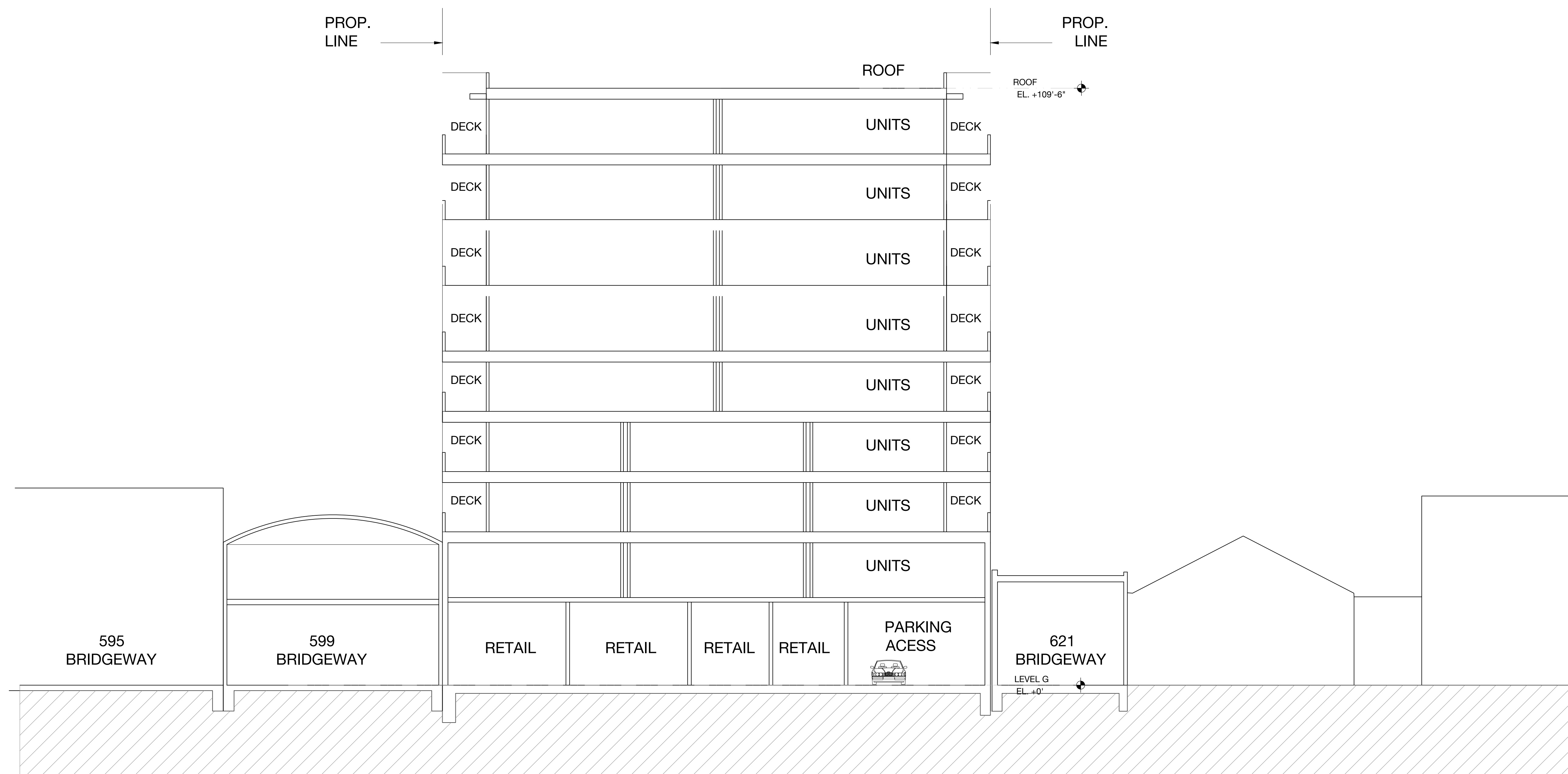
BUILDING SECTION B-B

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Sheet Number

A 401

SB 35 APPLICATION



SECTION C-C

1 BUILDING CROSS SECTION C-C
 A402 SCALE: 3/32"=1'-0"

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 APN: 065-152-16

DATE: 2-20-2024
 JOB #:
 DRAWN:
 APPROVED:

REVISIONS:

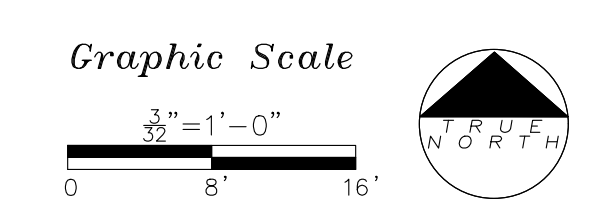
BUILDING SECTION C-C

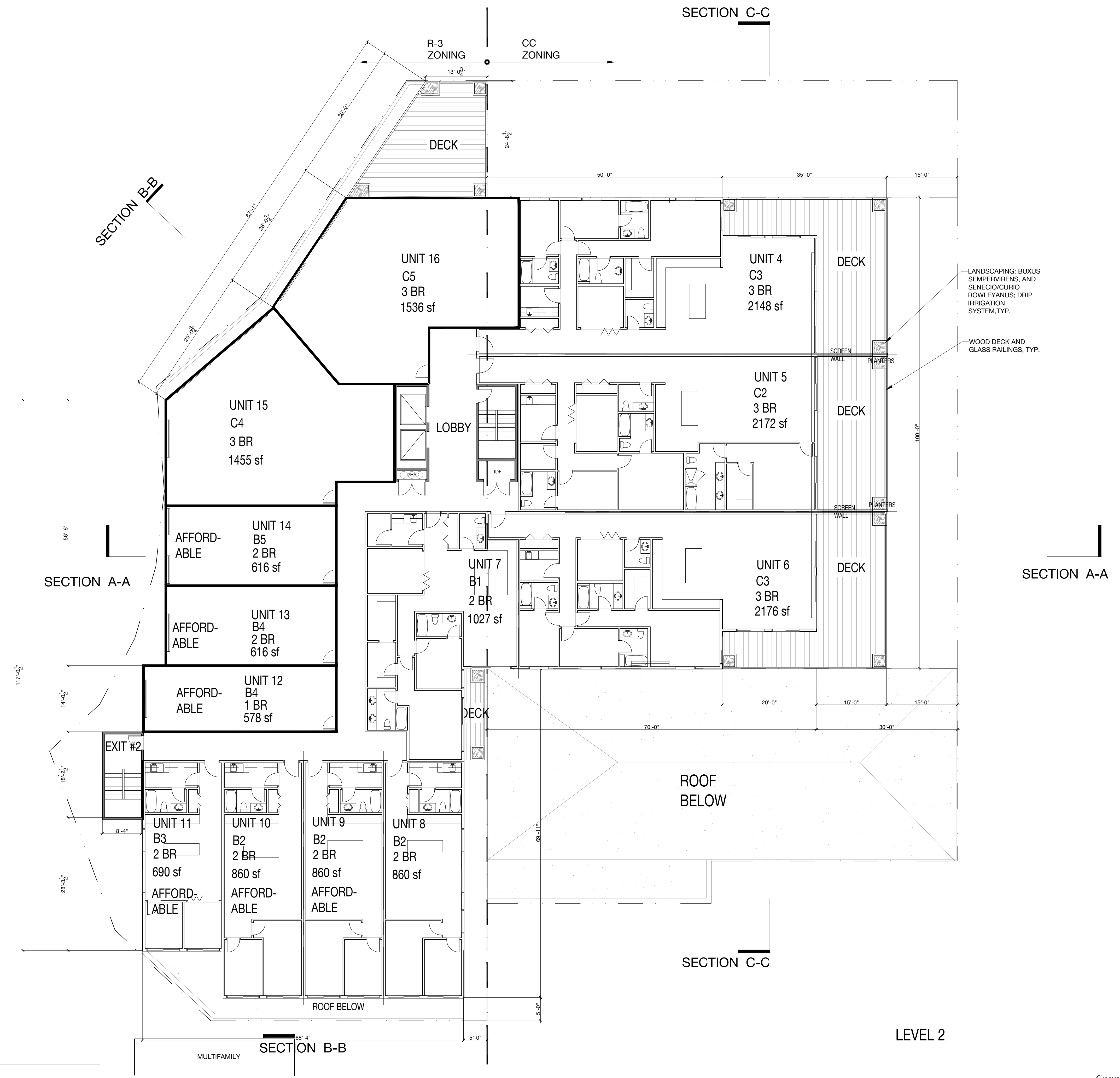
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A 402

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LANDSCAPING: BUXUS SEMPERVIRENS, AND SENECIO/CURIO ROWLEYANUS; DRIP IRRIGATION SYSTEM, TYP.

WOOD DECK AND GLASS RAILINGS, TYP.

WATERSTREET

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DATE: 2-20-2024

JOB #:
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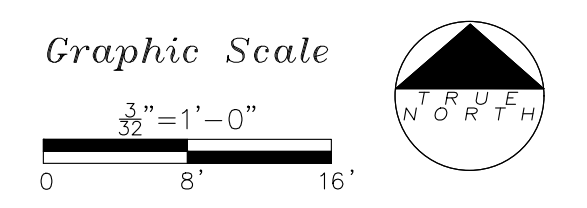
REVISIONS:

TYPICAL
 UNIT PLANS

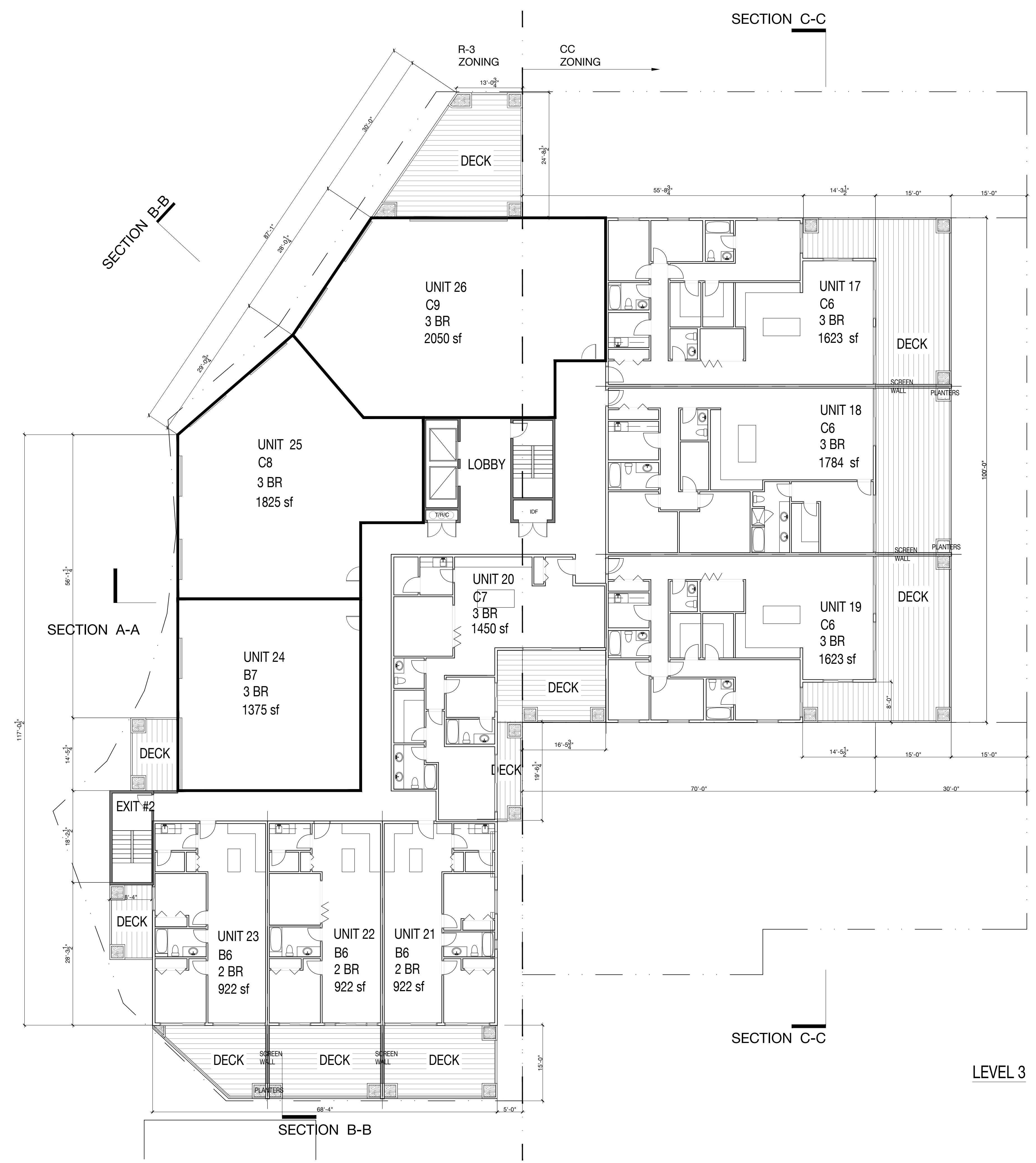
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 Sheet Number

A 500
 SB 35 APPLICATION

1 TYPICAL UNIT PLANS
 SCALE: 3/32"=1'-0"



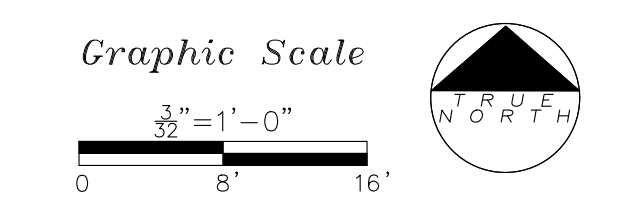
LEVEL 2



SECTION A-A

LEVEL 3

1 TYPICAL UNIT PLANS
 A501 SCALE: 3/32" = 1'-0"



WATERSTREET

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 DRAWN:
 APPROVED:
 REVISIONS:

TYPICAL
 UNIT PLANS

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A 501
 SB 35 APPLICATION