

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.

Submittal Date Stamp*:

RECEIVED
MAY 28 2025
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: Willy's LLC; Linda Fotsch, Managing Member

Mailing Address (Street, City, State, Zip Code): 615 Bridgeway Sausalito, CA 94965

Phone: (415) 215 - 7052

Email Address: lindafotsch@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.

Linda Fotsch 5/28/2025
Signature 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) Willy's LLC

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

2. APPLICANT NAME AND CONTACT INFORMATION –

Name: Willy's LLC; Linda Fotsch, Managing Member

Mailing Address (Street, City, State, Zip Code): 615 Bridgeway Sausalito, CA 94965

Phone: (415) 215 - 7052

Email Address: lindafotsch@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.)

Four commercial retail suites, one office suite, and surface parking.

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	53	N/A	N/A
Managers Unit(s) - Market Rate		N/A	N/A
Extremely Low Income			
Very Low Income			
Low Income	7		
Moderate Income			
Total No. of Units	53		
Total No. of Affordable Units	7		
Total No. of Density Bonus Units	0		

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	Residential including units, lobby, and circulation	114,719
Commercial	Retail commercial	4,928
Other		

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

Residential Proposed Automobile Parking Spaces	Nonresidential Proposed Automobile Parking Spaces	Total Proposed Automobile Parking Spaces
		48 mixed use

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:

Not Required, but applicant reserves the rights to seek incentives, concession, and waivers at a later date.

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:

Condominium Map

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	0		
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:

Located within the Downtown Historic 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?

YES ☒ NO ☐

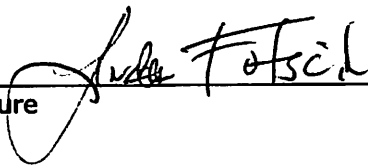
IF "YES," PROVIDE A SITE PLAN SHOWING THE LOCATION OF ANY SUCH EASEMENTS. Check here to indicate that you have read this statement and, if applicable, have attached the required materials → ☒

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.

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



Date

8/28/2025

**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)

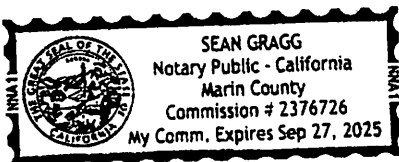
On May 28, 2025, before me, Sean Gragg, Notary Public, personally appeared Linda Fotsch, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized 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.


Name: Sean Gragg

Notary Public



Pantone- Black U
 Window and Door Frames
 Glass Railing Caps
 Signage
 Metal Parking Gates
 Door Hardware

Pantone- 1615 U
 Wood Planter Boxes
 Wood Privacy Walls
 Wood Accent Walls

Pantone- Cool Grey 5 U
 Textured Cement Levels G-2
 Textured Stucco levels 3-6
 Roof-Compound Membrane



Bridgeway Elevation

WATERSTREET

*605 - 613 Bridgeway
 Sausalito, California*

DATE	
SCALE	
DRAWN	
BY	
CHECKED	
DATE	

Exterior Finish

Window and Door Frames

Glass Railing Caps

Signage

Metal Parking Gates

Door Hardware

Pantone-1615 U

Wood Planter Boxes

Wood Privacy Walls

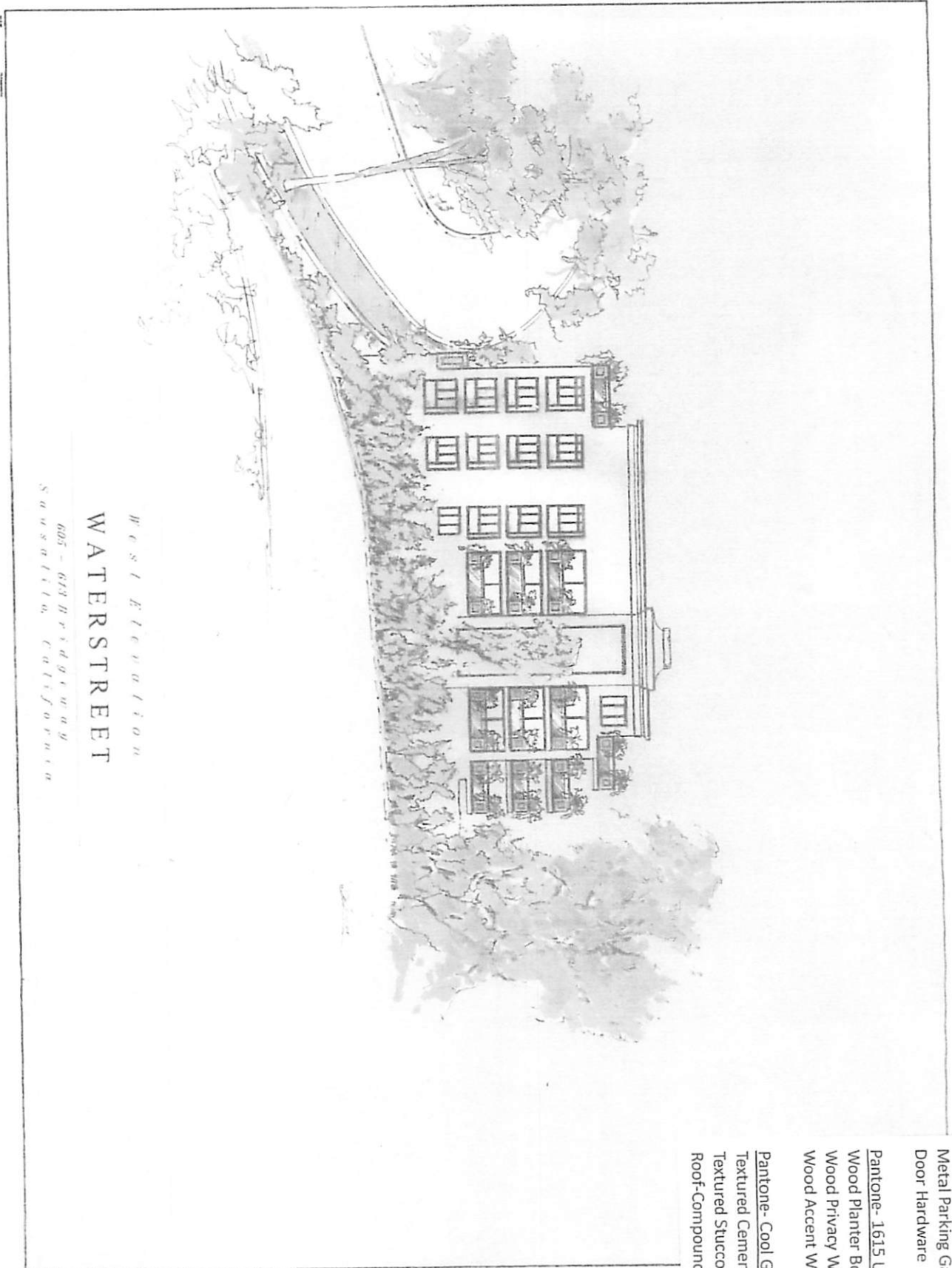
Wood Accent Walls

Pantone- Cool Grey 5 U

Textured Cement levels G-2

Textured Stucco levels 3-6

Roof-Compound Membrane



West Elevation
WATERSTREET

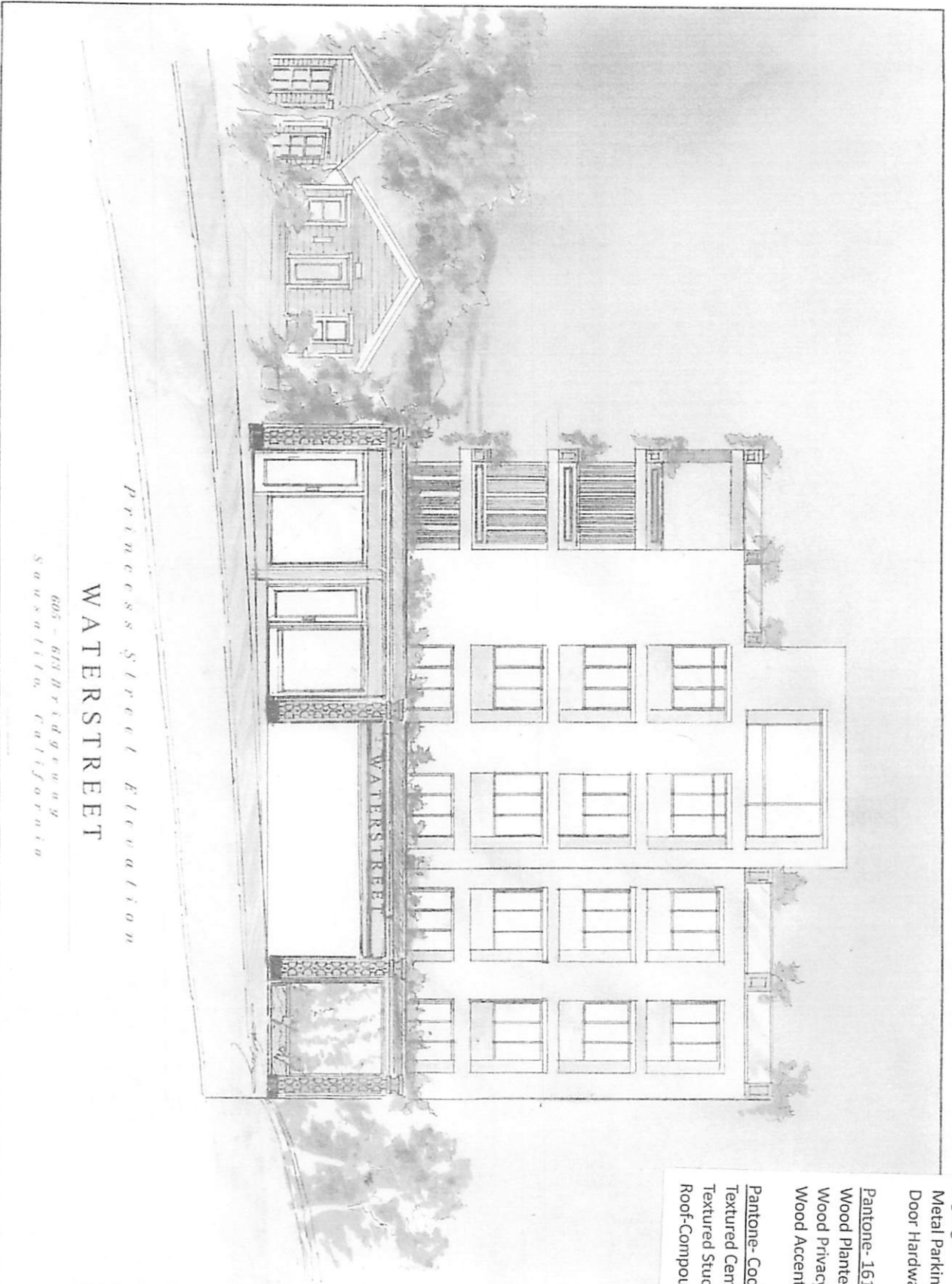
605 - 613 Broadway
San Francisco, California

Scale	
Notes	
Drawn	
Check	
Date	
By	
For	

Pantone-Black U
Window and Door Frames
Glass Railing Caps
Signage
Metal Parking Gates
Door Hardware

Pantone-1615 U
Wood Planter Boxes
Wood Privacy Walls
Wood Accent Walls

Pantone-Cool Grey 5 U
Textured Cement Levels G-2
Textured Stucco Levels 3-6
Roof-Compound Membrane



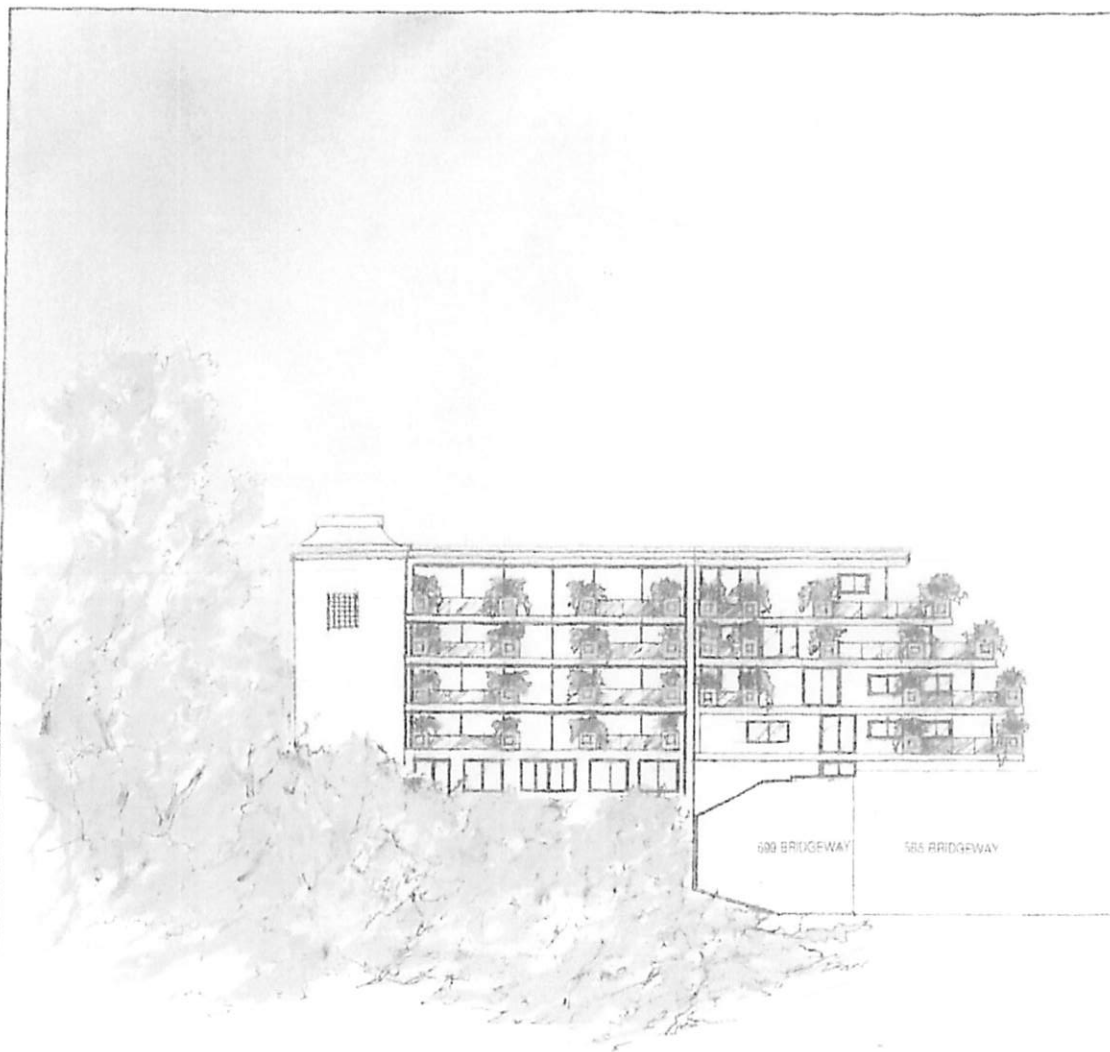
605 - 613 Bridgeway
Sausalito, California

Site	
Scale	
Author	
App	
Notes	

Window and Door Frames
Glass Railing Caps
Signage
Metal Parking Gates
Door Hardware

Wood Planter Boxes
Wood Privacy Walls
Wood Accent Walls

Textured Cement Levels G-2
Textured Stucco levels 3-6
Roof-Compound Membrane



WATERSTREET

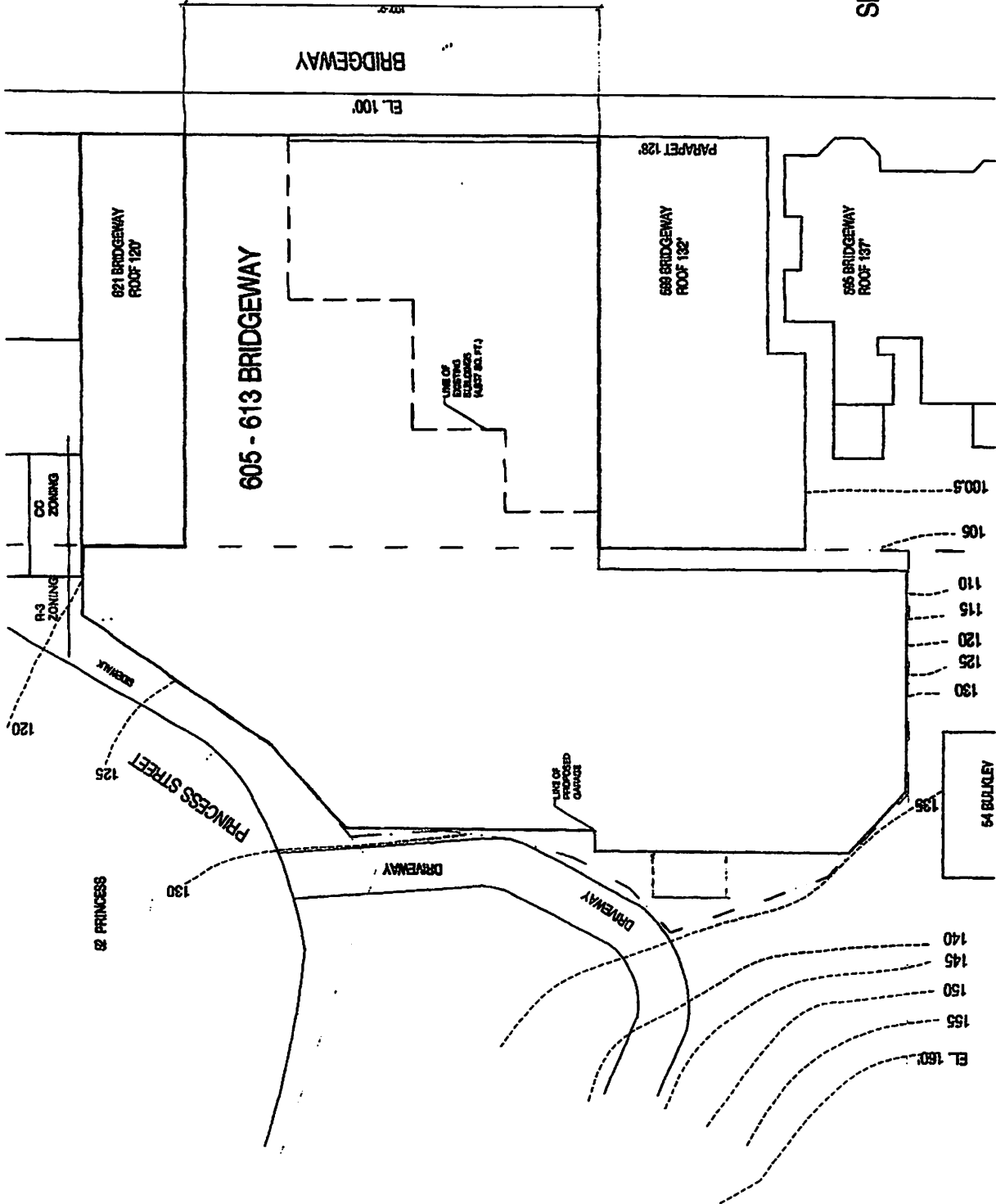
605 - 613 *Bridgeway*
Sausalito, California

WATERS STREET

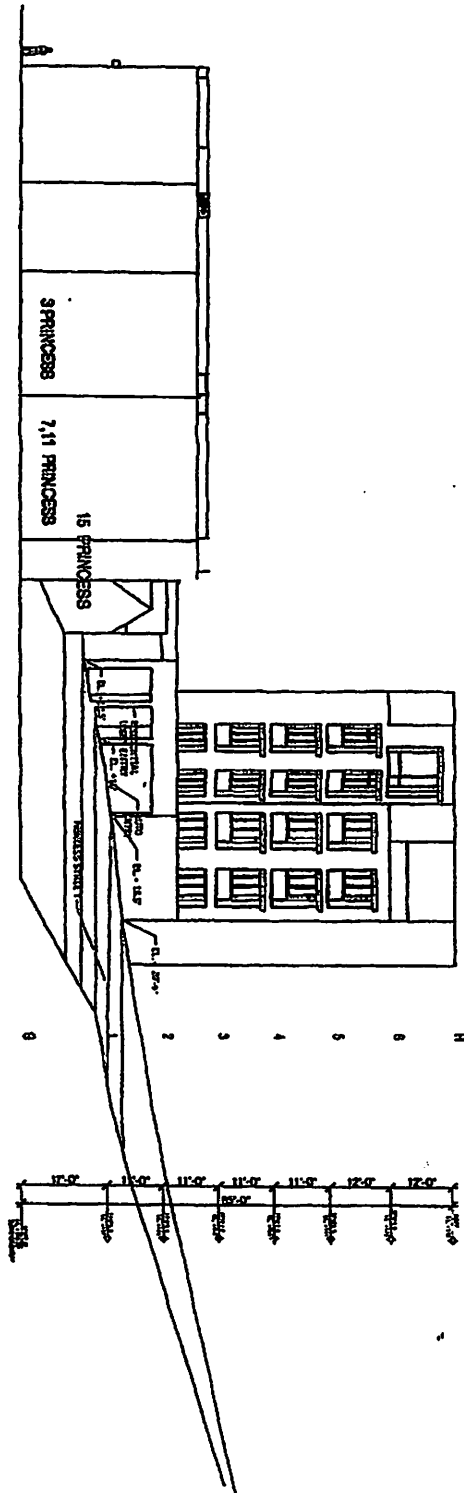


August 2, 1953
Graphic Scale
1" = 100'

SITE PLAN



PRINCESS STREET ELEVATION

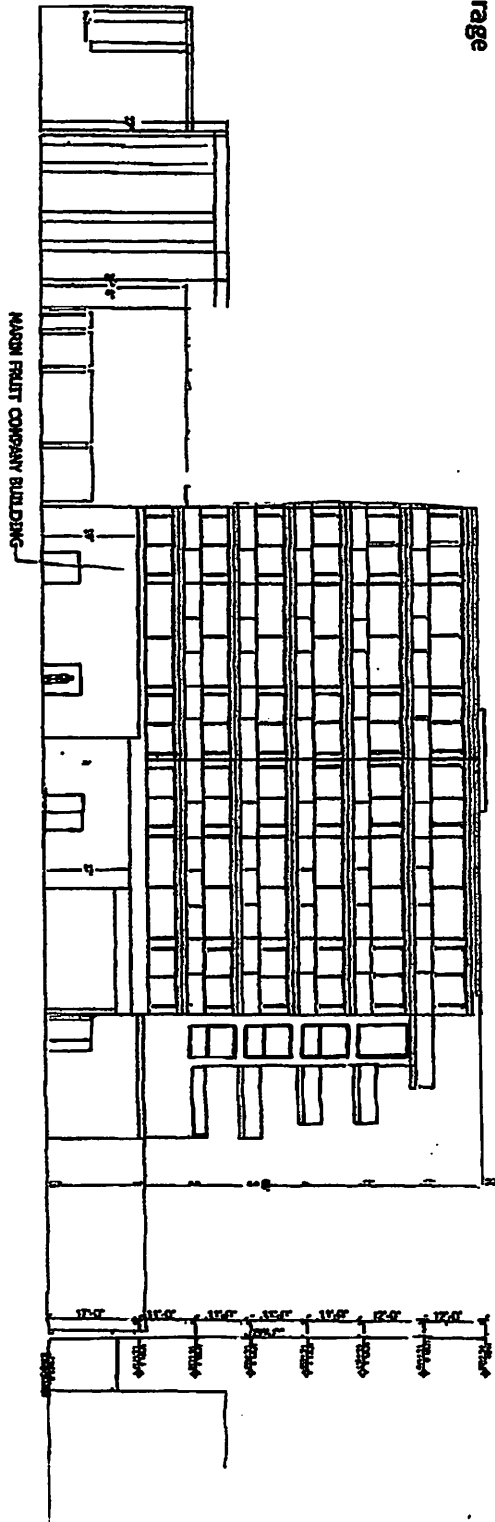


WATERSTREET

605 - 619 Bridgeway
Sausalito, California



Page



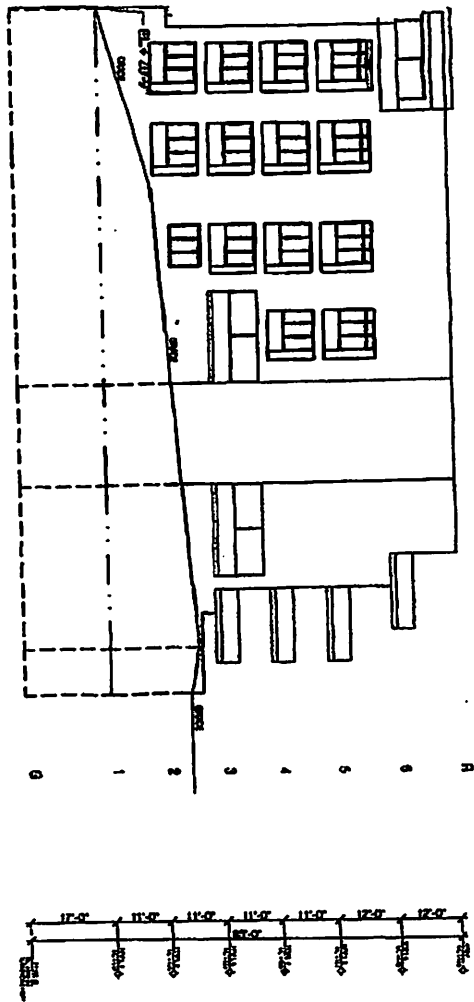
WATER STREET

805 - 813 Bridge Way
Sausalito, California



BRIDGEWAY ELEVATION

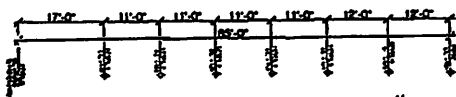
WEST ELEVATION



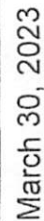
WATER STREET

606 - 613 Bridgeway
Sausalito, California

Graphic Scale



605 - 613 Bridgeway
Sausalita, California



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1.2.257

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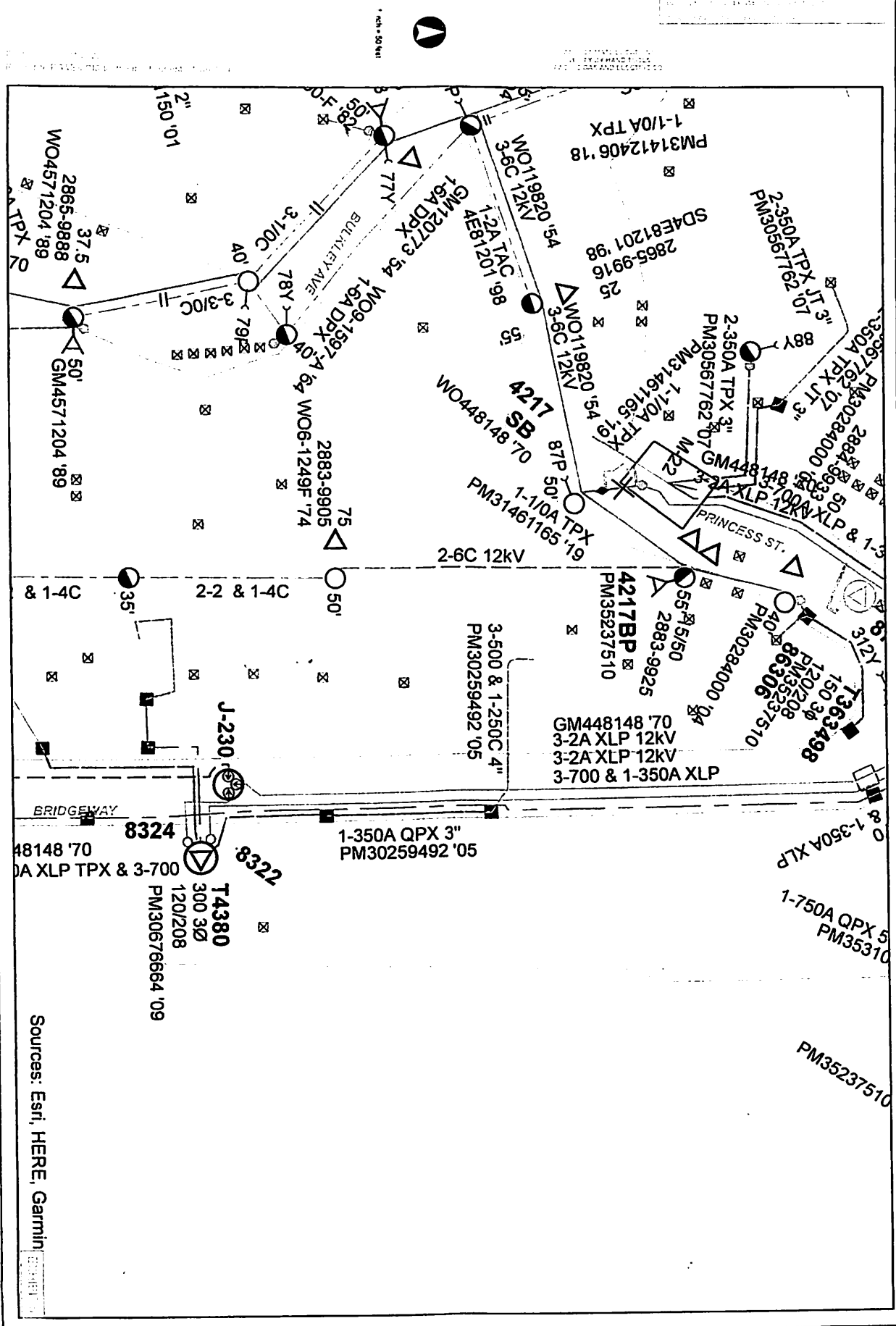


EXHIBIT "ONE"

PARCEL ONE

LOTS 14, 15, 16, 17, Block A, as shown and delineated on that certain map entitled, "Subdivision of Blocks 1, 2, A and B from Section Map 'C' Map of the Land of the Sausalito Land and Ferry Company", filed in the office of the County Recorder of Marin County, on the 14th day of April 1884 and recorded in Rack One of Maps, of the Records of Marin County, at Pull Three.

PARCEL TWO

BEGINNING at a point forming the Southwest corner of Lot 19 in Block A, as shown on the map hereinafter referred to, which point is distant from said monument South 375 feet and at right angles West 120 feet; running thence South and parallel to Water Street 25 feet; thence at right angles West 136 feet, more or less to the Easterly boundary line of the piece of land heretofore conveyed by the Sausalito Land and Ferry Company to Charles Westley Richards Sr., by Deed dated April 20, 1878; thence North $19^{\circ} 12'$ East along said boundary line 78 feet, more or less, to a post forming the Southwest corner of Lot K in Block 1, as shown on said map, heretofore conveyed by said company to Charles M. Hitchcock, by Deed dated December 31, 1884; thence East along the South boundary line of Lot K in Block One, 110 feet, more or less, to a post forming the Southeast corner of said Lot K; thence at right angles South and parallel with Water Street to the place of beginning.

BEING LOT "J" in Block 1, as both are laid out and delineated upon a map entitled, "Subdivision of Blocks 1, 2, A and B from Section Map 'C', Map of the Land of the Sausalito Land and Ferry Company", filed in the office of the County Recorder of Marin County, on the 14th day of April 1884 and recorded in Rack One of Maps, of the Records of Marin County, at Pull three.

PARCEL THREE

BEGINNING at a post forming the Southwest corner of Lot 17, in Block A, as shown on the map hereinafter referred to, which post is distant from a stone monument set opposite the company's wharf to mark the center line of Water Street, South 325 feet and at right angles West 120 feet; running thence West 110 feet to a post in the line of the fence surrounding the property of C.M. Richards; thence North $19^{\circ} 20'$ East and following the line of Richards property 60 feet to an old post on the South line of Princess Street; thence in a Northeasterly direction on the said line of Princess Street and following the meandering thereof, 65 feet, more or less, to a stake at the Northwest corner of Lot K hereinafter referred to; thence East 50 feet to a stake forming the Northwest corner of Lot 15, in said Block A; thence South at right angles and following the West or rear line of Lots 15, 16 and 17 in said Block A, 75 feet to a post and the point of beginning.

BEING Lot K in Block 1, as laid out and delineated on map entitled, "Subdivisions of Blocks 1, 2, A, B from Section Map 'C' of lands of the Sausalito Land and Ferry, filed in the office of the County Recorder of Marin County and designated on the map of Subdivision thereof prepared by Chas. P. Gibbs, C.E. and filed April 14, 1884 in Official Records of Marin County, as Lot L in said Block 1.

PARCEL FOUR

BEGINNING at a stake forming the Southwest corner of Lot 14 in Block A, as shown on the map hereinafter referred to, which point is distant from a monument set opposite the company's wharf to mark the center line of Water Street, South 250 feet and at right angles West 120 feet; running thence West 50 feet to the East line of Princess Street; thence in a Northeasterly direction on said line of Princess Street and following the meandering thereof 62 feet, more or less, to a post at the Northwestern corner of Lot 1, in Block 1, as shown on said map; thence East 16 feet to a post forming the Northwest corner of Lot 13 in said Block "A"; thence at right angles South and on the West line of said Lot 13 and 14, 50 feet to a stake and the place of beginning.

BEING a portion of Block 1, as laid down on the Official Map of the Lands of the Sausalito Land and Ferry Company, filed in the Office of the County Recorder of Marin County and designated on the map of the Subdivision thereof prepared by Chas. P. Gibbs, C.E. and filed April 14, 1884 in Official Records of Marin County, as Lot L in said Block 1.

EXCEPTING from the lands above described in Parcel Two and Parcel Three the parcel of land described as follows:

BEGINNING at a point on the Southerly line of Princess Street, said point being the Northeasterly corner of Lot "A" Block 1, as said lot and block is shown and delineated on that certain map herein after described; thence leaving said point and running along said Southerly line of Princess Street and the Northwesterly line of Lot "K", Block 1, South 77°36' East 11.56 feet to an angle point therein; thence continuing along said line North 49°46' East 12.683 feet to a 3/4" iron pipe with a plastic cap stamped L.S. 2897, said pipe being also a point in the Northwesterly line of Lot "K" Block 1; thence leaving said Southerly line of Princess Street in Southerly direction South 04°11'42" East 22.403 feet to a point marked with a concrete nail and tag marked L.S. 2897; thence South 06°40'42" West 16.107 feet to a concrete nail and tag marked L.S. 2897; thence South 16°31'55" West 15.927 feet to a 3/4" iron pipe with a plastic cap stamped L.S. 2897; thence South 28°06'19" West 15.825 feet; thence South 47°11'48" West 14.390 feet to a 3/4" iron pipe with a plastic cap stamped L.S. 2897; thence South 20°08'16" East 40.515 feet to a 3/4" iron pipe with a plastic cap stamped L.S. 2897; thence South 46°32'02" East 28.124 feet to a point in the Southerly line of Lot "J", Block 1, said point being marked with a 3/4" iron pipe tagged L.S. 2897; thence leaving said point and running Westerly along the Southerly line of Lot "J", West 77.273 feet to a point on the Easterly line of Lot "M", Block 1; thence Northerly along the Easterly line of Lot "M", Block 1, North 19°07' East 136.552 feet to the point of beginning.

BEING a portion of Lots "J" and "K", Block 1, as said Lots and Block are shown on that certain map entitled, "Subdivision of Blocks 1, 2, A and B from Section Map 'C', Map of the Land of the Sausalito Land and Ferry Company", filed in the office of the County Recorder of Marin County, on the 14th day of April 1884 and recorded in Rack One of Maps, of the Records of Marin County, at Pull Three.