



CITY OF SAUSALITO
COMMUNITY DEVELOPMENT DEPARTMENT
420 LITHO STREET, SAUSALITO, CA 94965
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NOTICE OF INTENT TO ADOPT A INITIAL STUDY - MITIGATED NEGATIVE DECLARATION BRIDGEWAY COMMONS RESIDENTIAL CONDOMINIUM PROJECT

NOTICE IS HEREBY GIVEN that the City of Sausalito (City) has prepared an Initial Study to evaluate the environmental impacts of the proposed Bridgeway Commons Residential Condominium Project (project), described below, and intends to adopt a Mitigated Negative Declaration in accordance with the California Environmental Quality Act. The Initial Study concludes that the project would not have a significant adverse effect on the environment if the mitigation measures identified in the Initial Study are adopted and made conditions of approval of the project.

FROM: City of Sausalito, Community Development Department
420 Litho Street
Sausalito, CA 94965
Brandon Phipps, Community and Economic Development Director
c/o Kristin Teiche, Principal Planner
kteiche@sausalito.gov or (415) 289-4134

PUBLIC REVIEW PERIOD: The Initial Study and Proposed Mitigated Negative Declaration are available for public review at City Hall, main floor, 420 Litho Street, Sausalito, CA 94965 and on the City’s website at: <https://www.sausalito.gov/city-government/hot-topics/housing-element-update-2023-2031>.

The Initial Study and Proposed Mitigated Negative Declaration are available for a 30-day review period beginning March 15, 2025 and ending April 14, 2025. Comments on the Mitigated Negative Declaration must be submitted in writing within the 30-day review period and sent by mail or email to:

Mail: City of Sausalito
Community Development Department
Attn: Kristin Teiche, Principal Planner
420 Litho Street
Sausalito, CA 94965
Email: kteiche@sausalito.gov

PUBLIC MEETING: The Sausalito Planning Commission is the decision-making body responsible for adopting the Proposed Mitigated Negative Declaration. The Sausalito Planning Commission will take public comments on the Initial Study and Proposed Mitigated Negative Declaration during the Planning Commission meeting on May 14, 2025. The meeting will start at 6:30 p.m. and will be held in the City of Sausalito Council Chambers, 420 Litho Street, Sausalito.

LOCATION OF PROJECT: 1755 Bridgeway (APNs 064-151-02 & -03), Sausalito, CA (included property/buildings with addresses: 1745 Bridgeway, 1751 Bridgeway, 1757 Bridgeway, and 160 Filbert Avenue)

SUMMARY OF PROJECT DESCRIPTION: The project site is approximately 0.58-acre (25,264 square feet). The project site is designated as High Density Residential in the 2021 City of Sausalito General Plan Land Use Element. The High Density Residential designation envisions a mix of single-family residences, condominiums, or apartments. The maximum building density allowed under this designation is 29 dwelling units per acre (1 dwelling unit per 1,500 square feet). Based on the square footage of the lot, the maximum density allowed on the project site would be 16 units. The project would request 3 additional units for a total of 19 units through the California Density Bonus Law by providing 21 percent of the units for moderate-income affordable households. Because the project would provide

more than 20 percent of the units for affordable households, the project is eligible for two incentives or concessions. The project site consists of four existing residential structures. All of the existing buildings on the project site have been vacant for several years and are in a deteriorating condition.

The project would include removal of all trees on-site, demolition of the existing residential structures, and construction of two separate four-level buildings. Each building would have three residential levels over a partially underground level for parking. Building 1 would front Bridgeway Boulevard with 13 residential units, and Building 2 would front Filbert Avenue with six residential units for a total of 19 units—three units more than the maximum number of units (16 units) allowed under existing General Plan land use designation. The project would set aside 21 percent of the units for moderate-income households (i.e., 4 affordable housing units), which under California Density Bonus Law (Government Code Section 65915) allows for 3 bonus units in addition to the 16 base units allowed by current General Plan land use designation. This equates to four affordable housing units and 15 market rate units.

Vehicular access to the property would be provided via a 24-foot-wide driveway on Bridgeway Boulevard that would provide right-turn ingress and right-turn egress to and from the ground floor parking area. Driveway and landscaping improvements are proposed within the public right-of-way along Bridgeway Boulevard. Although the project site also has frontage along Filbert Avenue, vehicle access is provided from Bridgeway Boulevard only. Two pedestrian stairways would be provided from Filbert Avenue. The project would provide 35 parking spaces through a mix of common parking garages, private garages, and at-grade parking spaces.

The project would require relocation of a sewer line and connection to electricity infrastructure. The project would feature all electric design. Mechanical equipment would be located on the roofs of each building, setback from the building edge, and include a physical barrier. The project would also include landscape and street improvements in the areas facing Bridgeway and Filbert Avenue.

Please contact Kristin Teiche, on behalf of Brandon Phipps, Community and Economic Development Director, at kteiche@sausalito.gov or (415) 289-4134 if you have questions regarding this notice.