

STAFF REPORT

SAUSALITO PLANNING COMMISSION/HISTORIC LANDMARKS BOARD

Project Wells Fargo/ 715 Bridgeway
Design Review Permit and Sign Permit
DR 12-164

Meeting Date May 15, 2013

Staff Heidi Scoble, Associate Planner 

REQUEST

Approval of a **Design Review Permit** and **Sign Permit** to allow for modifications to previously approved business identification signage and a change of awning color at 715 Bridgeway.

PROJECT INFORMATION

Applicant David Ford

Owner Wells Fargo

Location/Parcel Size 715 Bridgeway; APN: 065-072-13
(see **Exhibit A** for vicinity map)

General Plan Central Commercial

Zoning Central Commercial (CC) Zoning District
Downtown Historic Overlay Zoning District

Authority A Sign Permit is required to allow for signs and awnings per Section 10.42.070 of the Zoning Ordinance.

A Design Review Permit is required to allow for signs and awnings as specified by Chapter 10.42 of the Zoning Ordinance.

CEQA: The project consists of a minor alteration to an existing commercial building, thus the project is determined to be categorically exempt pursuant to Section 15301 (Existing Facilities) of the State CEQA Guidelines. Section 15301 specifically provides an exemption for the repair, maintenance, or minor alteration of existing private structures.

ROLE OF THE HISTORIC LANDMARKS BOARD AND PLANNING COMMISSION

The project consists of a Design Review Permit and Sign Permit to allow for modifications of two previously-approved signs and an awning within the Downtown Historic Overlay Zoning District. Since the project is located in the Downtown Historic Overlay District, the Design Review Permit and Sign Permit are under the authority of both the Planning Commission and the Historic Landmarks Board (HLB), and a joint hearing is required to review and act upon the Design Review Permit and Sign Permit. As stated in Section 10.42.090.A and in Section 10.46.060, both the Planning Commission and the HLB have authority to review the Sign Permit and the Design Review Permit.

PROJECT DESCRIPTION

BACKGROUND

The Wells Fargo Bank building was constructed in 1924 by the Bank of Sausalito and later became the American Trust and Savings. Later it merged with Wells Fargo Bank and has remained as such since that time. The exterior façade of the building has remained unaltered since its construction in 1924, other than a few minor alterations (e.g. the current ATM).

The building is listed in the California State Office of Historic Preservation (OHP)'s *National Register Status Codes* as 2D2, which states, "Contributor to a district determined eligible for NR by consensus" (see **Exhibit C** for DPR Form).

The existing wall, blade sign, and ATM canvas awning have been in place since the late 1980's. The original color of the ATM awning was a light beige. The City records do not show when the awning color changed to black.

PROJECT DESCRIPTION

The project consists of the following:

1. Wall Sign: Remove the existing letterset and repair fascia to match the existing materials and colors. Install new one-inch deep, 15-inch tall letters painted a "Brass" color to match the existing sign letters and dimensions. The new painted letters will read "Wells Fargo", instead of the previously approved letters which read "Wells Fargo Bank." The letters will be non-illuminated.
2. Blade Sign: Remove the existing sign letters on the blade sign. Patch and repair the blade sign and install new one-inch deep plastic dimensional letters colored "Brass" to match the existing blade sign. The new blade sign will read "Wells Fargo", instead of the previously approved letters which read "Wells Fargo Bank." The dimensions of the existing blade sign is four-feet tall by five-feet 3 ½ inches wide. The letters will be non-illuminated.
3. Awning Color: Replace the existing black awning canvas with a new Sunbrella Jockey Red fabric.

PROJECT ANALYSIS

General Plan Consistency

To approve the proposed project the Planning Commission and HLB must determine that the project is consistent with all applicable General Plan policies. The site is located in an area designated as Central Commercial by the General Plan. The following policies and objective relevant to the project are as follows:

- ✓ *Policy LU-2.9. Downtown Historic Character: Protect the historical character of the Downtown area.*

The project consists of replacing the text of previously approved signs. The project also includes changing the color of awning canvas to an existing and previously approved awning frame. Staff suggests the project modifications are minimal and will not negatively impact the aesthetics of the existing structure which is located within the Downtown Historic Overlay Zoning District.

Zoning Consistency

The project does not propose to expand or otherwise alter the existing structure beyond the replacement of sign text and a change of awning canvas color, therefore the project, as proposed, is consistent with the Site Development Standards for the Central Commercial (CC) Zoning District.

Historic Overlay Zoning District Consistency

To approve the proposed project the Planning Commission and HLB must determine that the project is consistent with all applicable Overlay District regulations. The site is located in the Downtown Historic District Overlay Zone. Staff concludes that the project is consistent with the purpose and intent of the Downtown Historic Overlay Zoning District (Section 10.28.040.A) as described in the findings listed in the Resolution (see **Exhibit A**).

Design Review Permit

In order to approve or conditionally approve the Design Review Permit, the Planning Commission and HLB must determine that the project is in conformance with the findings listed in Sections 10.54.050 (Design Review Findings) of the Zoning Ordinance, which includes the Historic Design Guidelines.

The following sections of the Historic Design Guidelines are relevant to the project:

- ✓ Signs, Chapter 3, pg. 54 (Policy 3.14)
- ✓ Awnings and Canopies, Chapter 3, Section G, pg. 55 (Policies 3.15 and 3.17)

The Historic Design Guidelines provide guidance to ensure that the changes to the Downtown Historic Overlay Zoning District's built environment will be sensitive to the community's historical legacy. Upon review of the Historic Design Guidelines as related to the project, the project appears to be consistent with the Signs and Awnings and Canopies policies. Accordingly, staff concludes the project is consistent with the requisite findings for the Design Review Permit can be made to approve the permit, as summarized in the following and in the findings listed in the draft Resolution (see Attachment 1 of **Exhibit A**, Resolution).

Sign Permit

In order to approve or conditionally approve the Design Review Permit, the Planning Commission and HLB must determine that the project is in conformance with the findings listed in Section 10.42.090.E of the Zoning Ordinance, which includes Sign Guidelines in the Downtown Historic Overlay Zoning District.

The existing signage was installed prior to the Sign Guidelines. Accordingly, the existing signage complies with the maximum sign area allowed for the building. Conversely, the wall sign does not meet the guidelines for individual letter size. The Sign Guidelines state that the individual letter size be limited to 12" or 8" if all capital letters are used. The existing and proposed individual wall letters are 15". Additionally, the projecting sign is not consistent with the Guideline which states that the maximum sign area should be 6 square feet, whereas the existing sign area is approximately 9 square feet and the proposed sign area is 8 square feet.

Due to the mass and scale of the building, staff suggests the wall sign individual letter size would be too small and would not maintain a size and character appropriate to the pedestrian scale of the Historic District. Accordingly, the proposed 15" individual letter size would provide a better visual building and signage relationship. The same rationale would apply to the re-use of the existing projecting sign and sign area which exceeds the guidelines. Therefore, staff suggests the proposed wall and projecting signs would be more compatible with the building and sign relationship instead of reducing the sign area to comply with the projecting sign guideline.

In closing, staff supports the proposed wall and projecting sign as proposed. Furthermore, staff supports the change in awning color from black to red.

PUBLIC NOTICE AND CORRESPONDENCE

On May 2, 2013 public hearing notices were mailed to all property owners and occupants within 300 feet of the project site. As of the writing of the staff report, the City has not received any comments.

RECOMMENDATION

Staff recommends the Planning Commission and the Historic Landmarks Board approve the attached draft resolution (**Exhibit A**) which approves a Design Review Permit and Sign Permit to allow for modifications to previously approved business identification signage and a change of awning color at 715 Bridgeway.

Alternatively, the Planning Commission and Historic Landmarks Board may:

- Approve the Design Review Permit with modifications;
- Continue the hearing for additional information and/or project revisions; or
- Deny the project.

EXHIBITS

- A. DRAFT Resolution – Design Review Permit
- B. Vicinity Map
- C. Project Plans date-stamped March 13, 2013

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**SAUSALITO PLANNING COMMISSION AND HISTORIC LANDMARKS BOARD
RESOLUTION NO. 2013-XX**

**APPROVAL OF A DESIGN REVIEW PERMIT AND SIGN PERMIT FOR BUSINESS
IDENTIFICATION SIGNAGE AT 715 BRIDGEWAY
DR-SP 13-097**

WHEREAS, an application has been filed by applicant David Ford, on behalf of Wells Fargo, requesting Planning Commission and Historic Landmarks Board approval of a Design Review Permit and a Sign Permit to allow for modifications to previously approved business identification signage and a change of awning color at 715 Bridgeway (APN 065-071-25); and

WHEREAS, the project site is located within the General Plan Central Commercial General Plan Land Use Designation, Central Commercial Zoning District, and Downtown Historic Overlay Zoning District; and

WHEREAS, the Planning Commission and the Historic Landmarks Board conducted a duly-noticed public hearing on May 15, 2013 at which time all interested persons were given an opportunity to be heard; and

WHEREAS, the Planning Commission and the Historic Landmarks Board has reviewed and considered the information contained in the staff report dated May 15, 2013, as well as any and all oral and written testimony on the proposed project; and

WHEREAS, the Planning Commission and the Historic Landmarks Board have reviewed and considered the project plans titled "Wells Fargo" and date-stamped March 13, 2013; and

WHEREAS, the Planning Commission and the Historic Landmarks Board find that the proposed project, as conditioned herein, is consistent with the General Plan and complies with the requirements of the Zoning Ordinance as described in the staff report; and

WHEREAS, approval of the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Existing Facilities, which allows for minor alterations to an existing building.

**NOW, THEREFORE, THE PLANNING COMMISSION AND HISTORIC LANDMARKS BOARD
HEREBY RESOLVE AS FOLLOWS:**

1. The project is exempt from the requirements of CEQA pursuant to CEQA Guidelines Section 15301, Existing Facilities.
2. A Design Review Permit for modifications to previously approved business identification signage and a change of awning color is approved based upon the findings provided in Attachment 1, and subject to the conditions of approval provided in Attachment 2. The project plans are provided in Attachment 3.

Exhibit B
(11 pages)

3. A Sign Permit is approved for modifications to previously approved business identification signage and a change of awning color is approved based upon the findings provided in Attachment 1, and subject to the conditions of approval provided in Attachment 2. The project plans are provided in Attachment 3.

RESOLUTION PASSED AND ADOPTED, at the regular meeting of the Planning Commission and Historic Landmarks Board on XX day of May, 2013, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Jeremy Graves, AICP
Secretary to the Planning Commission

AYES:
NOES:
ABSENT:
ABSTAIN:

Vicki Nichols
Secretary to the Historic Landmarks Board

Attachments:

- 1- Findings
- 2- Conditions of Approval
- 3- Project plans entitled "Wells Fargo" date stamped March 13, 2013

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PLANNING COMMISSION and HISTORIC LANDMARKS RESOLUTION
MAY 15, 2013
DR-SP 13-097
715 BRIDGEWAY

ATTACHMENT 1: FINDINGS

DESIGN REVIEW FINDINGS

Pursuant to Zoning Ordinance Section 10.54 (Design Review Procedures), the Planning Commission and Historic Landmarks Board find:

1. The proposed project is consistent with the General Plan, any applicable specific plans, any applicable design guidelines, and this chapter.

The project is consistent with General Plan policies, including those related to maintaining the historic character of the downtown, as well as the Historic Design Guidelines.

2. The proposed architecture and site design complements the surrounding neighborhood and/or district by either: a) Maintaining the prevailing design character of the neighborhood and/or district or b) Introducing a distinctive and creative solution which takes advantage of the unique characteristics of the site and contributes to the design diversity of Sausalito.

The wall and projecting signs will be designed to be compatible with the architecture and scale of the Wells Fargo building and the surrounding properties through its materials, shape, and size.

3. The proposed project is consistent with the general scale of structures and buildings in the surrounding neighborhood and/or district.

4. *The wall and projecting signs will be the same scale and size as what is currently existing today and therefore consistent with the general scale of structures and buildings in the surrounding neighborhood and the Downtown Historic Preservation Overlay District.*

5. The proposed project has been located and designed to minimize obstruction of public views and primary views from private property.

The wall and projecting signs will be situated on the building so not to obstruct public and primary views.

6. The proposed project will not result in a prominent building profile (silhouette) above a ridgeline.

The proposed project will not be located on a ridgeline to create such impacts.

7. The proposed landscaping provides appropriate visual relief, complements the buildings and structures on the site, and provides an attractive environment for the enjoyment of the public.

The project will not include the installation of landscaping.

8. The design and location of buildings provide adequate light and air for the project site, adjacent properties, and the general public.

The wall and projecting signs will not adversely affect the design and location of the existing building on the site, and thus will not affect light and air for adjacent properties.

9. Exterior lighting, mechanical equipment, and chimneys are appropriately designed and located to minimize visual, noise and air quality impacts to adjacent properties and the general public.

The wall and projecting signs will not include the installation of new lighting, mechanical equipment, and/or chimneys.

10. The project provides a reasonable level of privacy to the site and adjacent properties, taking into consideration the density of the neighborhood, by appropriate landscaping, fencing, and window, deck and patio configurations.

The wall and projecting signs will not adversely affect privacy.

11. Proposed entrances, exits, internal circulation, and parking spaces are configured to provide an appropriate level of traffic safety and ease of movement.

The wall and projecting signs are located above the sidewalk and will not adversely impact vehicular and/or pedestrian circulation associated with the building.

12. The proposed design preserves protected trees and significant natural features on the site to a reasonable extent and minimizes site degradation from construction activities and other potential impacts.

The wall sign and projecting sign modifications will be in keeping with the previously approved sign. The only modification to the existing signs is the removal of the word "Bank". All materials and colors will remain as previously approved.

13. The project site is consistent with the guidelines for heightened review for projects which exceed 80% of the maximum allowed Floor Area Ratio and/or site coverage, as specified in subsection E (Heightened [Design] Review Findings).

The project is not subject to Heightened [Design] Review Requirements as no addition of building coverage or floor area is proposed.

HISTORIC OVERLAY DISTRICT FINDINGS

Pursuant to Sausalito Zoning Ordinance Section 10.46 (Historic Overlay District), the Planning Commission and Historic Landmarks Board find:

1. The proposed new construction or alteration is compatible with the architectural and historical features of the structure and/or district.

The project is consistent with the previously approved sign application which approved the wall and projecting signs in the late 1980's.

2. The historical context of the original structure or district has been considered during the development and review of the proposal.

The project will be complimentary to the existing contributing historic building and consistent with the previously approved Design Review Permit and Sign Permit approved by the Planning Commission and Historic Landmarks Board for the existing and subject signs.

3. The criteria for listing the structure or site on the local register does not apply, or the Historic overlay district will not be affected by the new construction or alterations.

As previously discussed, the project is consistent with the previously approved wall and projecting signs currently installed on the building.

4. The State Historic Building Code is being applied to minimize alterations to the original historic structure.

The modifications to the wall and projecting sign will not require the use of the State Historic Building Code.

5. The Secretary of Interior Standards for Treatment of Historic Properties have been used to review and consider the new construction and proposed alterations.

The project will not impact any character defining features associated with the contributing building, therefore the Secretary of the Interior Standards for the Treatment of Historic Properties in not applicable.

6. Alternative uses and configurations have been considered as part of the Design Review process.

The project includes the modification of the previously approved wall and projecting signs through the elimination of the term "Bank". All materials and colors will remain as previously approved, therefore no other alternative uses and configurations were considered.

7. Findings specified by Chapter 10.54 (Design Review Procedures) can be made.

The project is consistent with the Signs and Awnings policies in the Historic Design Guidelines.

8. The proposed new construction or alteration will be compatible with and help achieve the purposes of the Historic Overlay District (Chapter 10.28.040.A).

The project would allow for the reuse of a previously approved wall and projecting sign. The only modification would be the removal of the term "Bank" on both of the subject signs.

- To promote the conservation, preservation, and enhancement of the historic or architecturally significant structures and sites that form an important link to Sausalito's past;

The installation of the wall sign will include the patch and repair of the existing wall sign to be compatible with the building. The modifications to the existing project sign will not impact the building as the proposed modifications only relate to the project sign itself and not the building.

- To deter demolition, destruction, alteration, misuse or neglect of historic or architecturally significant buildings;

The project does not include the demolition, destruction, alteration, misuse or neglect of any character defining features associated with the project site and building.

- To stimulate the economic health and quality of the community and stabilize and enhance the value of property;

The project provides an enhancement to the existing wall and projecting sign, which in turn provides a positive aesthetic to the building.

- To encourage development tailored to the character and significance of the historic district through sign and design review standards;

As discussed in the Staff Report dated May 15, 2013, the project is found to comply with the sign guidelines outlined in the Zoning Ordinance.

- To provide review of projects located in the Historic overlay district by the Historic Landmarks Board;

This project was reviewed and approved by the Historic Landmarks Board at a joint meeting with the Planning Commission.

- To encourage the protection and reuse of structures, sites and areas that provide significant examples of the past or that are landmarks in the history of architecture;

As discussed previously, the project will not impact any character defining features associated with the contributing building located within the Downtown Historic Overlay Zoning District. The project also consists of the reuse of an existing commercial tenant space in order to accommodate a new restaurant.

- To preserve structures that are unique and irreplaceable assets to the city and its neighborhoods; and

As discussed previously, the project will not impact any character defining features associated with the contributing building located within the Downtown Historic Overlay Zoning District. Therefore, no negative or detrimental impacts to the historic property are anticipated.

- To provide appropriate settings and environments for historic structures.

The structure is located in the Downtown Historic Overlay Zoning District, which is an appropriate setting for buildings and signs.

SIGN PERMIT FINDINGS

In accordance with Zoning Ordinance Section 10.42.090(E) (Sign Permit Findings), the Sign Permit is approved based on the following findings:

1. The proposed sign complies with all applicable provisions of this Title.

As discussed in the Staff Report dated May 15, 2013, the Planning Commission and the Historic Landmarks Board find the signs generally comply with the sign guidelines of Chapter 10.42.070 of the Zoning Ordinance.

2. The proposed sign is consistent with the applicable sign standards.

As discussed in the Staff Report dated May 15, 2013, the Planning Commission and the Historic Landmarks Board find the sign regulations allow for the signs to be installed at the project site.

3. The proposed sign will not adversely impact the public health, safety, or general welfare.

The Planning Commission and the Historic Landmarks Board find the signs are designed to not adversely impact public health, safety, or general welfare. The signs are also designed to meet minimum clearance height and a building permit will be required prior to installation of the signs to ensure the signs will be installed to code.

4. The proposed color, design, material and location of the proposed sign are compatible with the architectural design of the building.

The Planning Commission and the Historic Landmarks Board finds the reuse of the existing signs, including color, design, materials, and location, will be compatible with the façade modifications associated with a contributing building located in the Downtown Historic Overlay Zoning District.

5. If the property is located within or near a residential area, the sign is harmonious with the character of the residential neighborhood.

The Planning Commission and the Historic Landmarks Board find the signs will not negatively impact the adjacent residential neighborhood located behind the subject site.

6. The proposed sign is restrained in character and is no larger than necessary for adequate identification.

The Planning Commission and the Historic Landmarks Board find the signs will be complimentary to the aesthetic of the building, the site, and the Downtown Historic Overlay Zoning District and is adequate to identify the site.

7. The proposed sign is consistent with the highest graphic standards and composed of durable and appropriate materials.

The Planning Commission and the Historic Landmarks Board find the signs will be constructed out of high quality materials which are durable and compatible with the aesthetic of the project site.

8. If the proposed sign is for an establishment within a commercial or industrial center, the sign is harmonious with the entire center's signage and has been subject to the commercial or industrial center's Design Review.

The Planning Commission and the Historic Landmarks Board find the signs are designed to be compatible and harmonious with not only the aesthetic of the project site and the Downtown Historic Overlay District as a whole.

9. If the proposed sign is oriented toward a residential zoning district and is within 50 feet of said district, the signage is necessary for minimum business identification and will not have an adverse aesthetic effect on the residential character of the adjacent residential neighborhood.

The Planning Commission and the Historic Landmarks Board find the signs are not oriented towards a residential zoning district, in addition to findings that the sign is necessary to serve the project site.

10. Proposed sign serves to primarily identify the business or type of activity being conducted on the same premises, or the product, service or interest being offered for sale or lease on-site.

The Planning Commission and the Historic Landmarks Board find the signs are necessary to serve the business at the project site.

11. If the property is located within a designated historic district, or is listed on the local register, the proposed sign has been reviewed and approved by the Historic Landmarks Board and complies with the Historic District Sign Guidelines and Section 10.42.070 (Sign and Awning Standards in the Historic Overlay District for Properties Listed on the Local Register).

The Planning Commission and the Historic Landmarks Board find the signs will be compatible with the architecture of the project site and the Downtown Historic Overlay District as a whole based on the scale, materials, color, and design of the signage.

**PLANNING COMMISSION and HISTORIC LANDMARKS RESOLUTION
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715 BRIDGEWAY**

ATTACHMENT 2: CONDITIONS OF APPROVAL

These conditions of approval apply to the project plans and materials titled "Wells Fargo" and date stamped March 13, 2013:

General

1. Upon building permit submittal the Conditions of Approval shall be shown on all construction drawings.
2. Upon building permit submittal the applicant shall provide a written response demonstrating compliance with each Condition of Approval.
3. In the event that any condition imposing a fee, exaction, dedication or other mitigation measure is challenged by the project sponsors in an action filed in a court of law or threatened to be filed therein which action is brought within the time period provided by law, this approval shall be suspended pending dismissal or final resolution of such action. If any condition is invalidated by a court of law, the entire project shall be reviewed by the City and substitute conditions may be imposed.
4. The applicant shall indemnify the City for any and all costs, including without limitation attorneys' fees, in defending this project or any portion of this project and shall reimburse the City for any costs incurred by the City's defense of the approval of the project.

Advisory Notes

Advisory notes are provided to inform the applicant of Sausalito Municipal Code requirements, and requirements imposed by other agencies. These requirements include, but are not limited to, the items listed below.

5. This approval will expire in two (2) years from the effective date of this resolution if the property owner has not exercised the entitlements hereby granted, or an extension has not been filed prior to the expiration date.
6. An approval granted by the Planning Commission does not constitute a building permit or authorization for construction. Appropriate construction permit(s) issued by the Building Division must be obtained prior to construction.
7. All applicable City fees as established by City Council resolutions and ordinances shall be paid. Third party review fees (cost plus 10%) shall be paid.
8. Pursuant to Municipal Code Chapter 3.36, Construction Traffic Road Fees shall be paid prior to issuance of a building permit.

9. An encroachment permit shall be obtained from the Department of Public Works prior to use of the public right-of-way for non-public purposes (e.g., materials storage, debris box storage) including any and all construction and demolition activities.
10. Pursuant to Municipal Code Chapter 8.54, applicants shall submit a Recycling Management Plan to the Community Development Department prior to the issuance of any construction permits, unless the requirement is waived pursuant to Section 8.54.050.
11. Pursuant to Municipal Code Chapter 11.17, dumping of residues from washing of painting tools, concrete trucks and pumps, rock, sand, dirt, agricultural waste, or any other materials discharged into the City storm drain system that is not composed entirely of storm water is prohibited. Liability for any such discharge shall be the responsibility of person(s) causing or responsible for the discharge. Violations constitute a misdemeanor in accordance with Section 11.17.060.B.
12. Pursuant to Municipal Code Section 18.12.100, existing sewer service laterals shall be inspected for surface water connections and leakage at the time of remodeling of any building. Deteriorated service laterals shall be repaired prior to approval of the building permit.
13. Pursuant to Municipal Code Section 10.54.100, construction activities undertaken in accordance with a design review permit shall comply with the construction time limit regulations based upon the project's valuation. Construction projects which are not completed within the time limits are subject to daily penalties.

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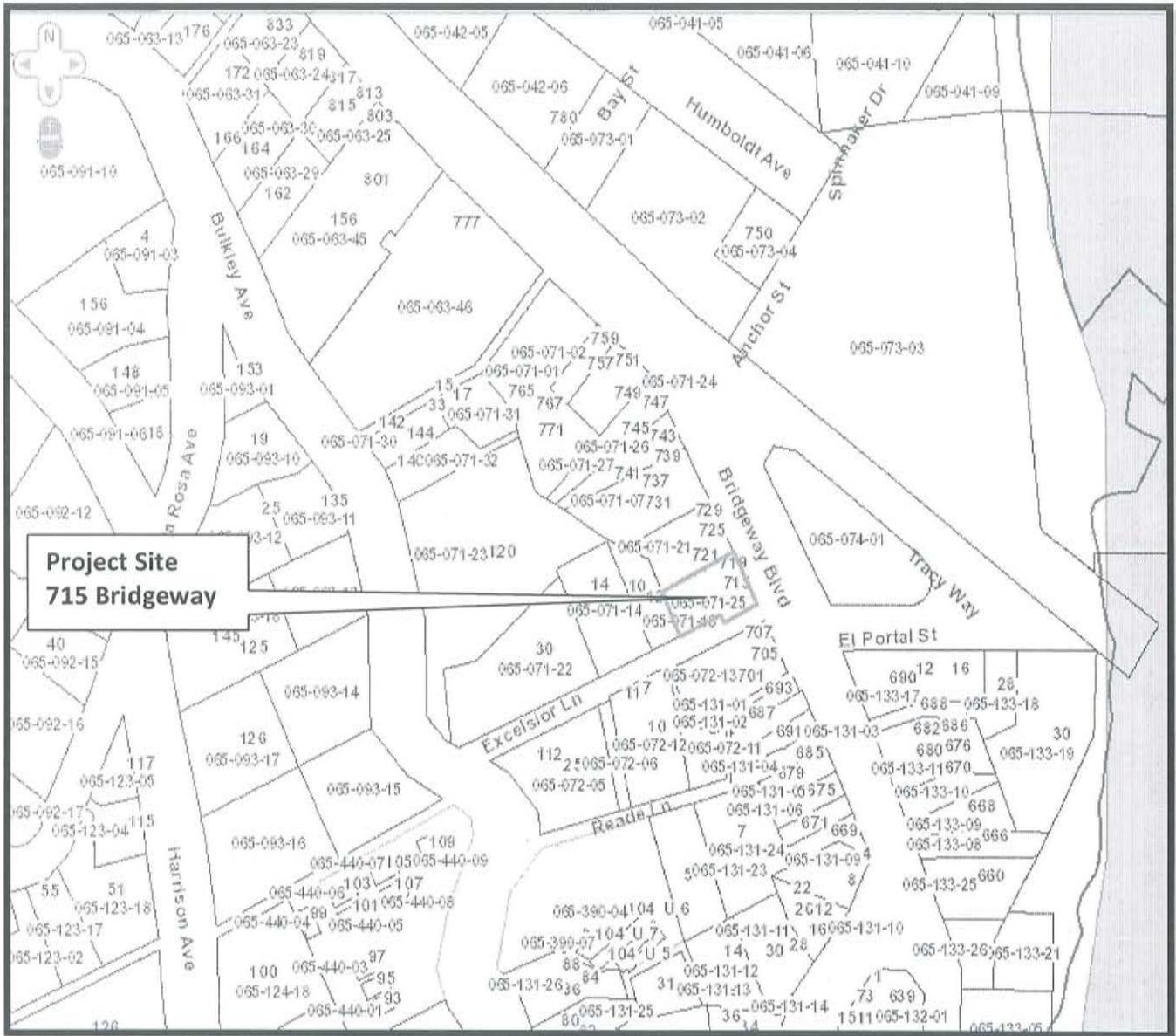
**PLANNING COMMISSION and HISTORIC LANDMARKS RESOLUTION
MAY 15, 2013
DR-SP 13-097
715 BRIDGEWAY**

ATTACHMENT 3: PROJECT PLANS

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Vicinity Map



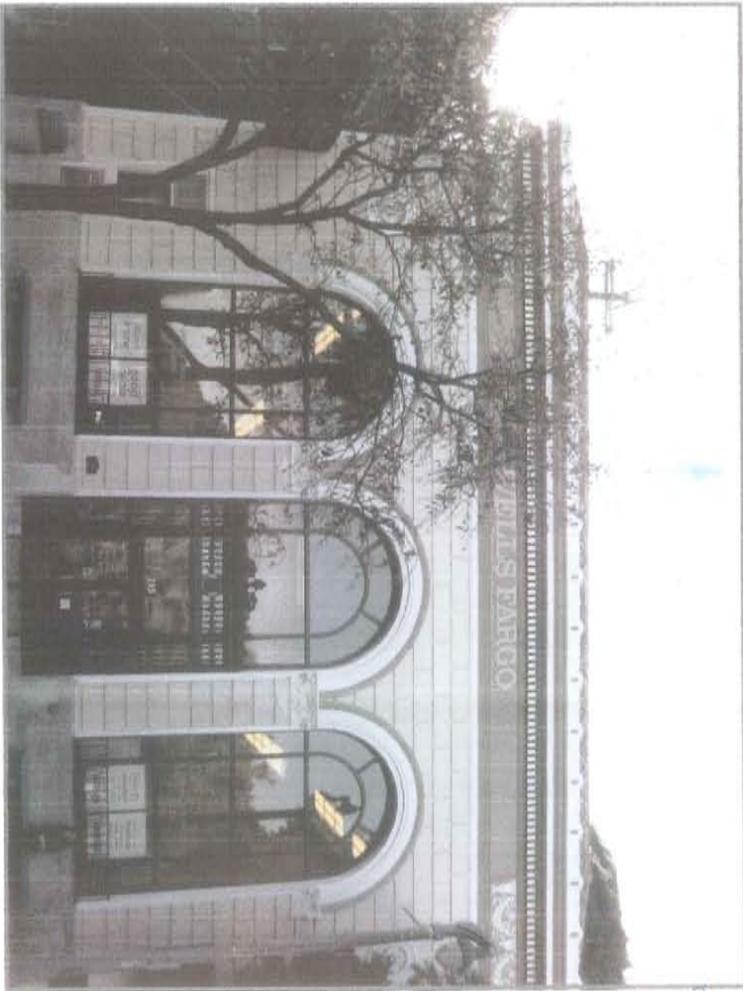
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Exhibit B
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before



after

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MAR 13 2013

CITY OF SAUSALITO
COMMUNITY DEVELOPMENT

Exhibit C
(5 pages)

199540
Sausalito
Sausalito, CA 94965
715 Bridgeway
Owned Site

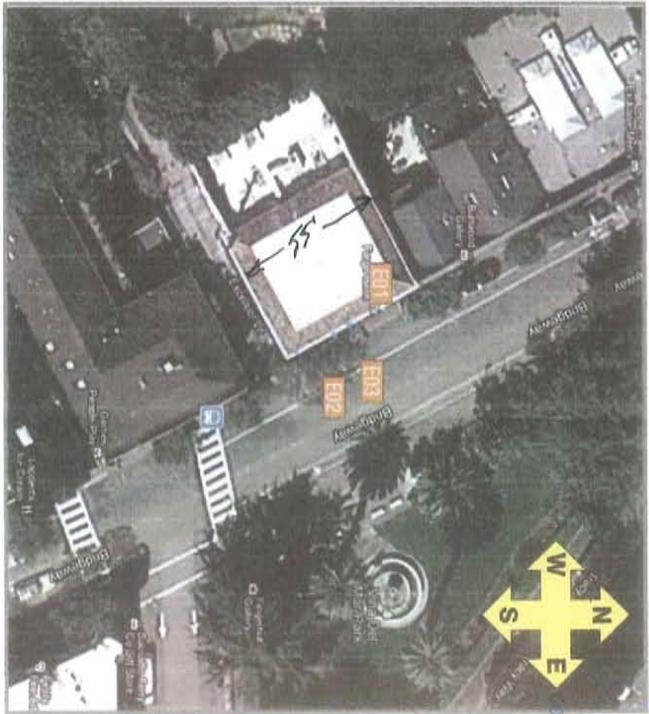
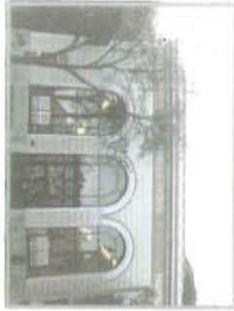
HILTONDISPLAYS

125 HILLSIDE DRIVE • GREENVILLE SC 29607
P 800 353 9132 • F 864 242 2204
www.hiltondisplays.com

Exhibit C
(5 pages)

Exterior Site Plan

Sign	Existing Sign	SF	Recommended Sign	SF	Qty.
E01	Pin Mount Letters	28.75	Custom Letters	17.8	1
E02	Blade Sign	22	Custom Letters	22	2
E03	Awning		Awning Reskin		1
E04	Vinyl		Not In Scope		



HILTONDISPLAYS
 127 PULBINE COURT • GREENVILLE SC 29602
 P: 803.553.9121 • F: 803.553.1204
 www.hiltondisplays.com

Date: 1/24/13
 Designer: DS
 Project: 199540

Client: Sausalito, CA 94965
 Address: 115 Bridgeway

County: Marin
 City: Sausalito
 Project No: 199540

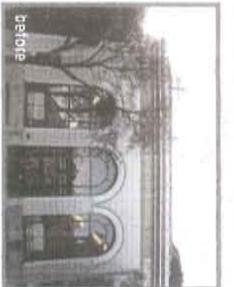
Site Plan

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 COMMUNITY DEVELOPMENT

E01

Dimensional Letters (Horizontal) -15" Custom - QTY (1)

Remove existing letterset, patch and repair fascia to match existing. Install new 1" deep non-illuminated letters finished Brass. Letters to be flush mounted to building fascia



before



ROOF PITCH (NA) FASCIA COLOR (Navy)

after

15'-0"
WELLS FARGO

HILTON DISPLAYS
123 WILSON BLVD. - GARDEN CITY, NY
7500 ROUTE 1 - BELLMEAD, NJ
www.hiltondisplays.com

DATE	1-24-13	PROJECT	WELLS FARGO
QUANTITY	1	ADDRESS	115 BIRKENHEAD
CITY	NEW YORK	STATE	NY
ZIP	10054	PHONE	
ORDER NO.	E01	QUANTITY	1
PRICE	199540	TOTAL	199540

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COMMUNITY DEVELOPMENT

E02

Dimensional Letters on Existing Flag Sign - QTY (2)

Remove existing letters on flag sign. Patch & paint to restore sign surface to like new condition. Install new 1" deep dimensional letters finished Brass color.



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HILTONDISPLAYS
 15101 GREENSBORO - GREENVILLE ROAD
 FARMINGTON, CT 06031
 860-271-1111 • 860-271-2294
 www.hiltondisplays.com

Project Name: _____
 Client: _____
 Site Address: _____
 City/State: _____

For Installation: _____
 For Removal: _____

Date: 1-24-13
 Designer: SS
 Pkg. Of: _____
 City/State: Knoxville, TN 37905
 Address: 735 Brinsgown

Drawing # _____
 SSN: _____
E02
199540

BLANK