

STAFF REPORT

SAUSALITO PLANNING COMMISSION/HISTORIC LANDMARKS BOARD

Project Timothy Adams Chocolate/701-707 Bridgeway
Design Review Permit, Sign Permit, and Conditional Use Permit
DR/SP/CUP 13-004

Meeting Date May 15, 2013 

Staff Heidi Scoble, Associate Planner

REQUESTS

Approval of a **Design Review Permit** and **Sign Permit** to allow for exterior modifications and installation of a sign on a contributing building within the Downtown Historic Overlay Zoning District.

Approval of a **Conditional Use Permit** to allow a candy store categorized as a "Visitor Serving Store" by the Zoning Ordinance) within the Central Commercial (CC) Zoning District.

PROJECT INFORMATION

Applicant Adams Holland

Owner Virginia Murillo

Location/Parcel Size 701-707 Bridgeway; APN 065-072-13
9,269 square feet (see **Exhibit B** for vicinity map)

General Plan Central Commercial

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

Authority Exterior renovation, modification, or remodeling of any structure located within a City designated historic district requires a Design Review Permit per Section 10.54.050.B.11 and Historic Design Review per Section 10.46.060 of the Zoning Ordinance.

A Sign Permit is required to allow a new sign and awning per Section 10.42.070 of the Zoning Ordinance.

A Candy Store (a "Visitor Serving Store") in the CC Zoning District, requires a Conditional Use Permit per Section 10.44.230.C 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 first step of the review involves a Design Review Permit and Sign Permit for the exterior modifications proposed for the building and sign. Since the project is located in the Downtown Historic Overlay District, the Design Review Permit is 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. As stated in Section 10.46.060, both the Planning Commission and the HLB have the authority to review the Design Review Permit, and must favorably make the findings listed in Section 10.54.050.D to approve the Design Review Permit.

The second step of the review involves review and action by the Planning Commission on a Conditional Use Permit to allow a visitor serving use (i.e., the candy store) within the CC Zoning District.

PROJECT DESCRIPTION

PROJECT DESCRIPTION

The applicant is proposing to locate a candy store selling handmade chocolates within an existing and underutilized commercial space within the building. As depicted on Sheet A-01, the applicant is proposing to partition off a 292 square foot retail floor area that is currently being utilized by the Kokopelli Art Gallery. Access to the candy store will be from a new storefront and entrance door along the side of the building as shown on the project plans (see **Exhibit D**, Sheet A-2.0), adjacent to the Excelsior Stairs. The project is described as follows:

Project Materials and Colors

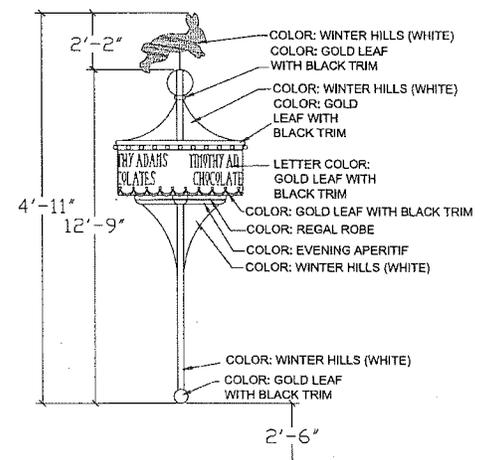
- ✓ Wood corbels painted Winter Hills White
- ✓ Wood molding painted Regal Robe and Evening Aperitif
- ✓ Wood siding (vertical) painted Evening Aperitif
- ✓ Wood wainscoting painted Regal Robe and Evening Aperitif
- ✓ Wood circular ornamentation painted gold leaf with black trim
- ✓ Wood door painted Regal Robe and Evening Aperitif to match the wainscoting
- ✓ Flush mounted globe lights
- ✓ Window glazing

Refer to plan Sheets A-2.0 and A-2.1 of **Exhibit D**.

Signage

One projecting sign is proposed as depicted to the right:

- ✓ The sign will read Timothy Adams Chocolates and will be visible on both sides of the sign
- ✓ The individual letter size is 6 inches tall
- ✓ Illuminated by two flush mounted globe lights as shown on Sheet A-2.1
- ✓ The sign will be painted wood as depicted on the right
- ✓ The sign area is eight square feet



The applicant is also proposing a menu sign to be located on an existing gate as depicted on sheet A-2.0. Note, a menu sign that is no more than four (4) square feet and three (3) feet high is permitted without the requirement to secure a Sign Permit.

Use

The applicant is requesting to locate a candy store within the CC Zoning District. The candy store and is further defined by the Zoning Ordinance as a "Visitor Serving Store" when located within the CC Zoning District. Refer to **Exhibit E** for a description of the use as prepared by the applicant.

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-2.0 Promote and Enhance Commercial Economic Diversity. Promote and enhance economic viability of all commercial areas throughout the City, while continuing to recognize residential needs, by establishing distinct commercial districts that preserve the variety of uses serving residents and visitors.*
- ✓ *Policy LU-2.9. Downtown Historic Character: Protect the historical character of the Downtown area.*
- ✓ *Policy E-3.3 Other Businesses: Encourage diverse business opportunities.*
- ✓ *Policy E-4.1 Downtown Uses: Promote and enhance a diversity of uses in the Downtown area.*

The project consists of design modifications to create a new store front along the south elevation. Due to the location of the design modifications, staff suggests the project will not alter any significant design characteristics or character defining features associated with the contributing building. Therefore, staff suggests the project will neither significantly alter the appearance on the building, nor have an adverse impact on the historical character of the downtown area. Additionally, the project is designed to support a new business in the District. Therefore the enhancement of the building will attract customers and promote the establishment's economic viability as a local business that serves local residents, visitors, and workers in Sausalito.

Zoning Consistency

The project, as proposed, is consistent with the Site Development Standards for the Central Commercial (CC) Zoning District. The project does not propose to expand or otherwise alter the existing structure beyond the proposed design modifications as discussed in the *Project Description* section of the Staff Report. The proposed use does also not generate the need for additional parking pursuant to Section 10.40.110.A.5 of the Zoning Ordinance. The project consists of the conversion of an existing and underutilized retail space into a new retail space.

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 Historic Overlay District regulations. The site is located in the Downtown Historic Overlay Zoning District. 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 draft 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 Historic Design Guidelines are an advisory document which 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 related to the project, the project appears to be consistent with the *Additions to Commercial Properties* policies, which states the following:

- ✓ An addition should be compatible with the main building (Policy 2.11)
- ✓ An addition should not damage or obscure architecturally important features (2.12)

The proposed exterior modifications along the side wall of the building are not seen as invasive or would remove any significant character defining features associated with the building. The proposed materials will also be compatible with the existing building. Furthermore, the proposed exterior modifications to the building could be easily removed and the building restored back to its original design without losing its integrity. Therefore, staff concludes the project is generally 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 proposed sign is considered to be a projecting sign. Pursuant to Section 10.42.060.K, Ground level business, the maximum sign area allowed for ground level businesses is 0.50 square feet of signage per lineal foot the business fronts an outdoor public area. The proposed candy store fronts approximately 16 lineal feet of frontage, which would allow a maximum of 8 square feet of sign area.

Upon review of the sign guidelines, staff supports the proposed sign in terms of its size, location, sign area, and materials and that the Zoning Ordinance encourages projecting signs in the Downtown Historic Overlay Zoning District, staff suggests the findings to approve the sign can be achieved. Furthermore, staff strongly supports the design and location of the sign due to its uniqueness and that it will provide variety and interest along Bridgeway.

Conditional Use Permit

The proposed candy store use is categorized as a miscellaneous personal service "Visitor Serving Store" in the CC District per Chapter 10.88 of the Zoning Ordinance and subject to the supplemental regulations specified in Section 10.44.230 of the Zoning Ordinance. A Conditional Use Permit is required for any new Visitor-Serving Store in the CC Zoning District. In order to approve a Conditional Use Permit, the Planning Commission must determine that the proposed project is in conformance with the findings listed in Section 10.60.050 of the Zoning Ordinance. The purpose of the CC Zoning District is to "provide for a wide-variety of retail and service businesses to serve Sausalito residents and visitors (Section 10.24.020 of the Zoning Ordinance).

Visitor Serving Store

In addition to the findings required by Section 10.60.050 (Findings, Conditional Use Permit), findings must be made prior to issuance of Conditional Use Permits for Visitor-Serving Stores in the CC Zoning District pursuant to Section 10.44.230.D of the Zoning Ordinance. The purpose of the additional regulations is to regulate the location and number of visitor serving uses within the CC Zoning District. The additional purposes of the visitor serving regulations are to:

- Provide economic and commercial diversity in the Downtown area; and
- Encourage a mix of resident-serving and visitor-serving businesses.

Upon review of the proposed Visitor Serving Store, staff suggests the Conditional Use Permit can be supported based on the following rationale:

- The use will add economic and commercial diversity to assure a balanced mix of commercial uses available to serve both resident and visitor populations in the CC Zoning District. Although there are two other candy stores (fine chocolate and general candy store), the handmade candy store will provide diversity and variety within the CC Zoning District.
- The use will create diversity in personal services choices for the residents located in Sausalito and visitors.
- The use will not require more parking than what has been previously approved for the site.
- The use is consistent with the Conditional Use Permit findings per Section 10.60.050 of the Zoning Ordinance.
- The use will occupy an underutilized tenant commercial space.

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 following actions:

1. Planning Commission and Historic Landmarks Board approve the attached draft resolution (**Exhibit A**) approving a Design Review Permit and the Sign Permit to allow for exterior modifications to a contributing building in the Downtown Historic Overlay Zoning District.

Alternatively, the Planning Commission and Historic Landmarks Board may:

- Continue the hearing for additional information and/or project revisions; or
- Direct staff to prepare a resolution for denial of the Design Review Permit and a Sign Permit.

2. Planning Commission approve the attached draft resolution (**Exhibit B**) approving a Conditional Use Permit to allow a candy store (which is categorized as a "Visitor Serving Store" by the Zoning Ordinance) at 701-707 Bridgeway within the Central Commercial (CC) Zoning District

Alternatively, the Planning Commission may:

- Continue the hearing for additional information and/or project revisions; or
- Deny the Conditional Use Permit for the Visitor Serving Store and direct staff to return with a Resolution of Denial accordingly.

EXHIBITS

- A. DRAFT Resolution – Design Review Permit
- B. DRAFT Resolution – Conditional Use Permit
- C. Vicinity Map
- D. Project Plans date stamped May 8, 2013
- E. Project Description prepared by Adams Holland date-stamped January 8, 2013
- F. Miscellaneous Historic Information prepared by Adams Holland date-stamped January 8, 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 EXTERIOR
MODIFICATIONS AT COMMERCIAL BUILDING
LOCATED AT 701-707 BRIDGEWAY
DR-SP 13-004

WHEREAS, an application has been filed by the applicant, Adams Holland, requesting Planning Commission and Historic Landmarks Board approval of a Design Review Permit to allow for exterior modifications to the exterior of the building located within the Downtown Historic Overlay Zoning District, in addition to a Sign Permit to allow for a projecting sign at the existing commercial building at 701-707 Bridgeway (APN 065-072-13); 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 as well as any and all oral and written testimony on the proposed project; and

WHEREAS, the Planning Commission and the Historic Landmarks Board has reviewed and considered the project plans titled "Timothy Adams Chocolates" and date-stamped May 8, 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 exterior modifications 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.
3. A Sign Permit is approved for a projecting sign 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 "Timothy Adams Chocolates" date stamped May 8, 2013

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PLANNING COMMISSION and HISTORIC LANDMARKS RESOLUTION

May 15, 2013

DR-SP 13-004

701-707 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 project will positively contribute to the Downtown Historic Overlay Zoning District by enhancing the existing building by introducing distinctive design elements to the side of the building while maintaining and complementing the prevailing design theme of the neighborhood.

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

The project is designed to enhance the aesthetics of the side of the building and utilize and existing side ally-way. The new storefront is also designed to be in scale with the side building wall.

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

The project, which includes exterior building modifications and a projecting sign, will not obstruct public or private views due to location and site orientation.

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

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

6. 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 does not include landscaping to provide visual relief to the project, therefore this finding is not relevant for the approval of this project.

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

The project does 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.

8. 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 project lighting is the minimum necessary to provide illumination related to the storefront and the projecting sign. The lighting for the project is appropriately designed and will not impact adjacent properties due to the location and mixed-use commercial uses of the building.

9. 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.

Based on the existing location and orientation of the building and design elements, the project will not impact privacy to the site or the adjacent properties.

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

The project is designed to provide adequate access and circulation throughout the site. Furthermore, the project site does not provide any on-site parking, therefore, parking will not be impacted.

11. 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 project consists of the modification to existing design elements associated with the side building wall, therefore, the project will not impact any existing natural features associated with the site.

12. 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 designed to be compatible with the existing mixed-use commercial building with regards to exterior materials and colors. Additionally, the project does not negatively impact the historic contributing status of the building and its relationship to the Downtown Historic Overlay Zoning District in that the building could be reconstructed to its original condition without negatively impacting the historic integrity of the building.

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 based on its design and materials as it relates to the existing building.

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 supported in the aforementioned finding No. 1, the project will not negatively impact the historic integrity of the building.

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

The project is designed to meet current building codes, therefore the proposed exterior modifications to the building 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 has been specifically designed to provide a viable storefront and use of an ally-way, while maintaining the historic character and integrity of the building.

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

The project is consistent with the Historic Design Guidelines section of the May 15, 2013 Staff Report.

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 use of an underutilized commercial area within the building. The modifications to the exterior of the building are considered minor and include opening a side building wall to install a new store front and the installation of a projecting sign.

- 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;

As previously stated, the project will not impact any character defining features associated with the contributing building located within the Downtown Historic Overlay Zoning District.

- 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 side existing wall and the installation of a 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.

- 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 sign complies 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 sign 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 sign is designed to not adversely impact public health, safety, or general welfare. The sign is also designed to meet minimum clearance height and a building permit will be required prior to installation of the sign to ensure the sign 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 find the projecting sign's color, design, materials, and location will be compatible with the exterior building 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 sign 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 sign 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 sign 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 sign is 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 sign is 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 sign is 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 sign 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
May 15, 2013
DR-SP 13-004
701-707 BRIDGEWAY

ATTACHMENT 2: CONDITIONS OF APPROVAL

These conditions of approval apply to the project plans and materials titled " Timothy Adams Chocolate" and date-stamped May 15, 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. Grading/drainage permit(s) shall be obtained from the Department of Public Works for any earthwork in excess of 50 cubic yards.
11. 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.
12. 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.
13. Pursuant to Municipal Code Section 12.16.140, the operation of construction, demolition, excavation, alteration, or repair devices and equipment within all residential zones and areas within a 500 foot radius of residential zones shall only take place during the following hours:
Weekdays – Between 8:00 a.m. and 6:00 p.m.
Saturdays – Between 9:00 a.m. and 5:00 p.m.
Sundays – Prohibited
City holidays (not including Sundays) – Between 9:00 a.m. and 7:00 p.m.
14. Pursuant to Municipal Code Section 18.08.020, overhead electrical and communication service drops shall be placed underground when the main electrical service equipment (including the panel) is relocated, replaced, and/or modified.
15. 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.
16. 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.
17. Projects involving commercial buildings and/or public accommodations must comply with the accessibility requirements of the California Building Code (Chapter 11B), including the following:
 - a. New buildings must be fully accessible.
 - b. Altered buildings must:
 - i. Provide access within the area of renovation, alteration, structural repair or addition;
 - ii. Provide an accessible primary entrance to the building or facility and an accessible primary path of travel to the specific area of renovation, alteration,

- structural repair or addition; and
- iii. Provide accessible restrooms, drinking fountains, signs, and telephones, serving the area of alteration

Provide accessible restrooms, drinking fountains, signs, and telephones, serving the area of alteration

No renovation, structural repair, alteration or addition shall be undertaken which decreases accessibility or usability of a building below the requirements for new construction.

In order to determine the full scope of accessibility work needed to be included in commercial buildings and public accommodation facilities, applicants are strongly recommended to conduct a detailed accessibility survey of the existing facilities, prepared by a California Certified Access Specialist (CASP). The survey should be conducted early in the project's planning and budgeting process and should fully address the items listed above.

In addition, property owners and their registered design professionals should review the provisions of the Americans with Disabilities Act (ADA) to ensure their properties comply with the respective ADA provisions, including provisions applicable to public accommodations and commercial facilities (ADA Title III).

18. Permits required by other agencies having jurisdiction within the construction area must be obtained in accordance with the respective agency's regulations.

Marin Municipal Water District (415-945-1400), including landscaping and irrigation regulations;

Marin County Environmental Health Services (415-499-6907), including spas and septic systems, as well as facilities for preparation or sale of food;

Southern Marin Fire Protection District – (415-388-8182); and

Bay Conservation and Development Commission – (415-352-3600).

Bay Area Air Quality Management District – (415-771-6000)

PLANNING COMMISSION and HISTORIC LANDMARKS RESOLUTION
May 15, 2013
DR-SP 13-004
701-707 BRIDGEWAY

ATTACHMENT 3: PROJECT PLANS

I:\CDD\PROJECTS - ADDRESS\Bridgeway 701\PC resolution 5-15-13.doc

**SAUSALITO PLANNING COMMISSION
RESOLUTION NO. 2013-XX**

**APPROVAL OF A CONDITIONAL USE PERMIT TO ESTABLISH A VISITOR SERVING STORE
AT 701-707 BRIDGEWAY (CUP 13-004)**

WHEREAS, an application has been filed by the applicant, Adams Holland, requesting Planning Commission approval of a Conditional Use to establish a candy store (Visitor Serving Store as defined by the Zoning Ordinance) at 701-707 Bridgeway (APN 065-072-13); and

WHEREAS, the Planning Commission 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 has reviewed and considered the information contained in the May 15, 2013 staff report for the proposed project; and

WHEREAS, the Planning Commission has received and considered all oral and written testimony on the subject application; and

WHEREAS the Planning Commission finds that, as conditioned herein, the proposed project complies with the requirements of the General Plan and Zoning Ordinance as described in the staff reports; and

WHEREAS, the project is categorically exempt from the requirements of California Environmental Quality Act (CEQA) pursuant to Section 15301 of the CEQA guidelines because the project consists of the operation of a new use in an existing structure.

NOW, THEREFORE, THE PLANNING COMMISSION HEREBY RESOLVE AS FOLLOWS:

1. The project is exempt from the requirements of CEQA pursuant to the CEQA Guidelines Section 15301, Existing Facilities.
2. A Conditional Use Permit to allow a candy store (categorized as a Visitor Serving Store) within the Central Commercial Zoning District at 701-707 Bridgeway 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 on the XX day of May 2012, by the following vote:

*Exhibit B
(8 pages)*

AYES: Commissioner:
NOES: Commissioner:
ABSENT: Commissioner:
ABSTAIN: Commissioner:

Jeremy Graves, AICP
Secretary to the Planning Commission

- Attachments:
1. Findings
 2. Conditions of Approval

I:\CDD\PROJECTS - ADDRESS\B\Bridgeway 701\DR-CUP-SP-EA-HLB 13-004\pcreso 5-15-13 CUP Visitor Serving.doc

PLANNING COMMISSION RESOLUTION

May 15, 2013

CUP 13-004

701-707 BRIDGEWAY

ATTACHMENT 1: FINDINGS

CONDITIONAL USE PERMIT FINDINGS

In accordance with Zoning Ordinance Section 10.54.050.D (Design Review Findings), the Design Review Permit is approved based on the following findings:

- A. The proposed use is allowed with issuance of a Conditional Use Permit, pursuant to Chapters 10.20 through 10.28 (Zoning District Regulations), or Section 10.60.050 (Conditional Uses), Chapter 10.44 (Specific Use Requirements) or any other applicable section of this Title 10.

Visitor Serving Store, such as Timothy Adams Chocolates, a candy store, is permitted in the Central Commercial (CC) Zoning District with approval of a Conditional Use Permit by the Planning Commission (Zoning Ordinance Section 10.24.030).

- B. The proposed use is consistent with the General Plan, the purposes of the Zoning Ordinance, and the purposes of the applicable zoning district.

A Visitor Serving Store, such as the Timothy Adams Chocolates is consistent with General Plan policies to emphasize visitor-serving commercial uses in the downtown area, and is working with affected Downtown business interests to enhance the economic diversity of the area (General Plan Policy LU-2.2 and LU-2.4).

- C. The proposed use, together with the applicable conditions, will not be detrimental to the public health, safety, or general welfare of the City

The candy store will operate in a location suitable for this type use that does not adversely impact the public health, safety, and welfare of the City. The use will not create excessive impacts in terms of parking, number of visitors, and is considered to be both a visitor and resident-serving use.

- D. The proposed use complies with all of the applicable provisions of the Zoning Ordinance.

The project would be located in the CC Zoning District, which is intended to provide a wide variety of retail and service businesses, to enhance quality and reduced redundancy of available stores, and maintain an inviting shopping environment for visitors and residents. The candy store will serve the both residents and visitors of Sausalito. With approval of the Conditional Use Permit, the use will comply with all applicable provisions of the Zoning Ordinance for the CC Zoning District.

- E. The proposed use or facility is properly located relative to the community as a whole and to land uses and transportation and service facilities in the vicinity.

The candy store business is an appropriate use for this commercial space in this building that existing commercial space is underutilized and this will allow a new retail oriented business. The use is also considered to be universal in that the candy store will attract both visitor and

residents. Lastly, the location of the business, adjacent to Bridgeway, a main thoroughfare with bike lanes and nearby bus stops, makes this location convenient for public transportation serving both residents and visitors.

- F. The size and shape of the subject property is adequate to provide features needed to ensure reasonable compatibility with land uses normally permitted in the surrounding area. Features may include but not be limited to yards, open spaces, walls and fences, parking, loading, landscaping, and such features as may be required by this Title or the Commission.

The addition of this use will not alter the open spaces, footprint, or parking associated with the site, which is currently adequately designed to provide features necessary to ensure compatibility with normally permitted land uses in the surrounding area.

- G. Public utilities and facilities are or will be adequate to serve the proposed use, including streets and highways paved (and of adequate width) for the quantity and type of traffic it will generate.

All public utilities and facilities are adequate for the use. The use will not generate adverse short or long term traffic impacts to Bridgeway, as the use has similar impacts to others located in the existing area.

- H. The proposed use will not materially adversely affect nearby properties or their permitted uses.

The purpose of the CC Zoning District is to "provide for a wide variety of retail and service businesses to serve Sausalito residents and visitors" and, "provide for enhanced quality and reduced redundancy of Downtown's available merchandise" (Zoning Ordinance Section 10.24.020). The candy store will contribute positively to the CC Zoning District by providing a business that will attract both visitors and residents.

- I. Findings required by Chapter 10.44 (Specific Use Requirements) for the approval of specific uses are made.

Additional Findings are required for Visitor-Serving Uses in the CC Zoning District, as discussed below (10.44.230).

Visitor-Serving Uses

Pursuant to Sausalito Municipal Code Section 10.44.230 (Visitor-Serving Stores in the CC District and Art Galleries in the CR District), the Planning Commission finds:

- A. The proposed use will promote diversity and variety to assure a balanced mix of commercial uses available to serve both resident and visitor populations.

The proposed use is geared towards both Sausalito residents and visitors. The candy store will promote diversity and variety to assure a balance mix of commercial uses available to serve both resident and visitor populations.

- B. The proposed use will not result in an over-concentration of a specific use within the district.

Surrounding the immediate vicinity of the project site, there are other commercial uses such as a wine store, specialty retail store, art galleries, restaurants and hotels. Although there are two other retail establishments considered candy stores, the candy store business will offer a specialty type of chocolate that cannot be found in the other CC Zoning District locations.

- C. The proposed use would be mutually beneficial to, and would enhance the economic health of, surrounding uses in the district.

The candy store will be compatible with and appropriately located within existing commercial uses in the CC Zoning District in this area of Sausalito. The subject parcel is located on Bridgeway is close to mass transit, pedestrian and bicycle corridors. The candy store will create a diversity of candy store choices for both visitors and residents, in turn enhancing the economic health of surrounding uses in the district.

- D. The proposed use will enhance and maintain the efficient use of available public and/or private parking in the applicable district.

The candy store use will be located within an existing and underutilized commercial retail area, therefore, no additional parking is required.

PLANNING COMMISSION RESOLUTION
May 15, 2013
CUP 13-004
701-707 BRIDGEWAY

ATTACHMENT 2: CONDITIONS OF APPROVAL

These conditions apply to the application materials and project information prepared by Adams Holland and entitled "Timothy Adams Chocolates" and date-stamped received on January 8, 2013, and the project plans entitled "Timothy Adams Chocolates date-stamped received on May 8, 2013.

General Conditions

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. No alternative or unrelated construction, site improvements, tree removal and/or alteration, exterior alterations, interior alterations, and/or renovations not specified in the project plans, may be performed on the project site. In such cases, this approval shall be rendered null and void unless approved by the Community Development Department as a modification to this approval.
4. 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.
5. 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.

6. Pursuant to Zoning Ordinance Section 10.60.100, conditional use permits run with the land and shall be recorded at the Marin County Recorder's office at the applicant's expense.
7. 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.

8. 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.
9. Pursuant to Municipal Code Chapter 3.36, Construction Traffic Road Fees shall be paid prior to issuance of a building permit.
10. 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.
11. 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.
12. 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.
13. Pursuant to Municipal Code Section 12.16.140, the operation of construction, demolition, excavation, alteration, or repair devices and equipment within all residential zones and areas within a 500 foot radius of residential zones shall only take place during the following hours:
 - Weekdays – Between 8:00 a.m. and 6:00 p.m.
 - Saturdays – Between 9:00 a.m. and 5:00 p.m.
 - Sundays – Prohibited
 - City holidays (not including Sundays) – Between 9:00 a.m. and 7:00 p.m.
14. Pursuant to Municipal Code Section 18.08.020, overhead electrical and communication service drops shall be placed underground when the main electrical service equipment (including the panel) is relocated, replaced, and/or modified.
15. 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.
16. 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.
17. Projects involving commercial buildings and/or public accommodations must comply with the accessibility requirements of the California Building Code (Chapter 11B), including the following:
 - a. New buildings must be fully accessible.
 - b. Altered buildings must:
 - i. Provide access within the area of renovation, alteration, structural repair or addition;
 - ii. Provide an accessible primary entrance to the building or facility and an accessible primary path of travel to the specific area of renovation, alteration, structural repair or addition; and

- iii. Provide accessible restrooms, drinking fountains, signs, and telephones, serving the area of alteration

No renovation, structural repair, alteration or addition shall be undertaken which decreases accessibility or usability of a building below the requirements for new construction.

In order to determine the full scope of accessibility work needed to be included in commercial buildings and public accommodation facilities, applicants are strongly recommended to conduct a detailed accessibility survey of the existing facilities, prepared by a California Certified Access Specialist (CASP). The survey should be conducted early in the project's planning and budgeting process and should fully address the items listed above.

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Marin Municipal Water District (415-945-1400), including landscaping and irrigation regulations;

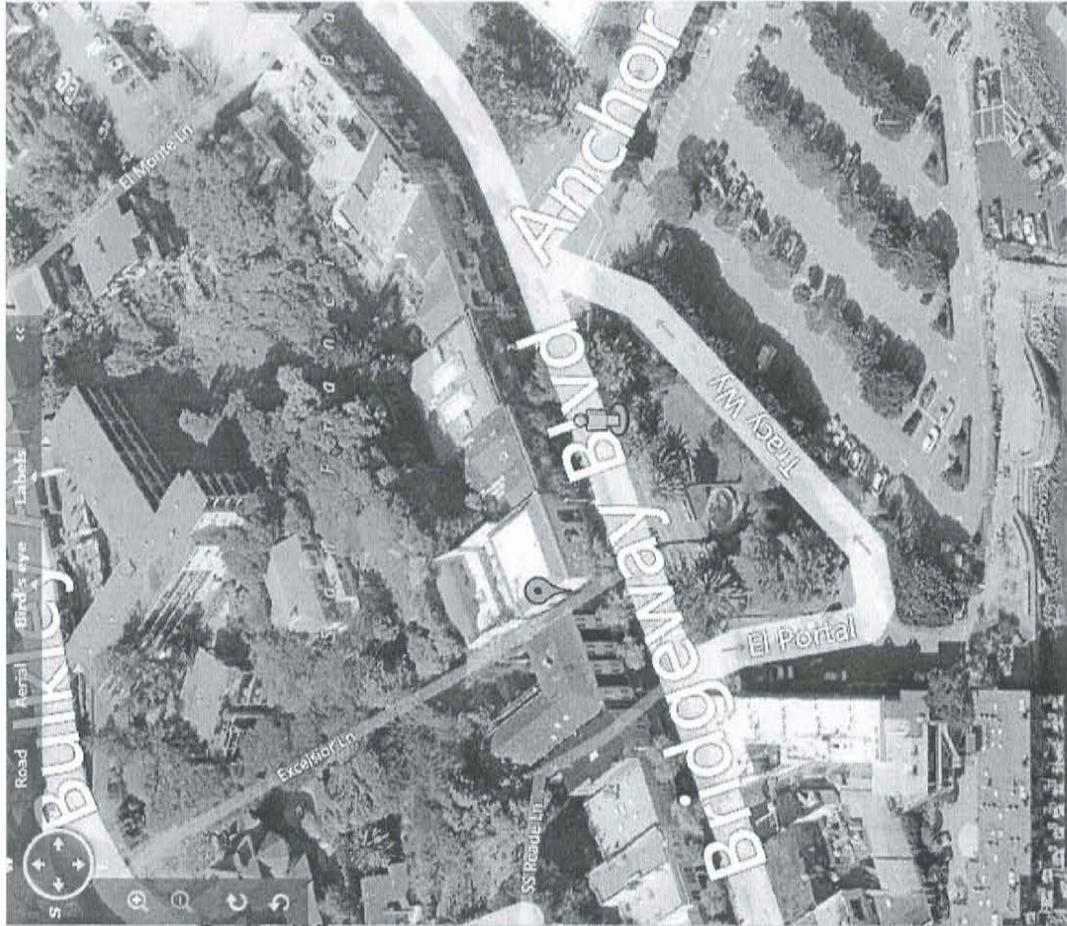
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Bay Conservation and Development Commission – (415-352-3600).

Bay Area Air Quality Management District – (415-771-6000)

VICINITY MAP
 701-707 Bridgeway
 065-072-13



*Exhibit C
 (1 page)*

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TIMOTHY ADAMS CHOCOLATES

SHEET INDEX

- A-0.0 COVER-GENERAL NOTES
- A-0.1 EXISTING AND PROPOSED SITE PLAN
- A-1.0 EXISTING FLOOR PLAN AND PROPOSED FLOOR PLAN
- A-2.0 EXISTING AND PROPOSED EXTERIOR ELEVATION
- A-2.1 SIGN AND BRACKET DETAILS
- A-2.2 EXISTING SITE IMAGES

NOTES

GENERAL CONTRACTOR SHALL VERIFY THE PROJECT SITE AND VERIFY ALL EXISTING CONDITIONS FOR ACCORDANCE WITH CONSTRUCTION DOCUMENTS. THE ARCHITECT SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO SUBMISSION OF BID AND START OF CONSTRUCTION.

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EXISTING BUILDING AREA = 15,033 SQ. FT.	REVISIONS	DATE	BY	REASON FOR CHANGE
1. NEW EXTERIOR PENETRATION IN EXISTING BUILDING TO CREATE A NEW STOREFRONT IN EXISTING RETAIL SHOP	1	07/15/2011	IMELDA	AS SHOWN
2. A NEW INTERIOR PARTITION TO DIVIDE EXISTING RETAIL SPACE INTO TWO SEPARATE AREAS	2	07/15/2011	IMELDA	AS SHOWN
3. NEW INTERIOR PARTITION TO DIVIDE EXISTING RETAIL SPACE INTO TWO SEPARATE AREAS	3	07/15/2011	IMELDA	AS SHOWN
4. CEILING, WALLS, AND FLOORS TO BE RETIRED PER PLANS AND CODES.	4	07/15/2011	IMELDA	AS SHOWN
5. INSTALLATION OF SALES COUNTER, FIXTURES, AND EQUIPMENT PER ARCHITECT'S SCHEDULE.	5	07/15/2011	IMELDA	AS SHOWN
6. HVAC, PLUMBING, AND ELECTRICAL SHALL BE NEW TO CONNECT TO OWNER PROVIDED STUB OUTS.	6	07/15/2011	IMELDA	AS SHOWN

EXISTING SPACE DOCUMENTATION

LEGAL DESCRIPTION

PARCEL ONE: COMMENCING AT A POINT FORMED BY THE INTERSECTION OF THE NORTHERLY CORNER OF A LINE WITH THE WESTERLY LINE OF WATER STREET; THENCE NORTH 28° 30' WEST 28 FT. 1 INCH; THENCE SOUTH 62° 00' WEST 115 FT. 1 1/2 INCHES; THENCE SOUTH 28° 30' EAST 28 FT. 1 INCH; AND THENCE NORTH 52° 00' EAST 115 FT. 1 1/2 INCHES TO THE PLACE OF COMMENCEMENT.

PARCEL TWO: COMMENCING AT A POINT DISTANT ALONG THE WESTERLY LINE OF WATER STREET, NORTH 28° 30' WEST 28 FT. 1 INCH FROM THE INTERSECTION OF THE NORTHERLY LINE OF READE LANE WITH THE WESTERLY LINE OF WATER STREET; THENCE SOUTH 62° 00' WEST 115 FT. 1 1/2 INCHES; THENCE SOUTH 28° 30' EAST 28 FT. 1 INCH; AND THENCE NORTH 52° 00' EAST 115 FT. 1 1/2 INCHES TO THE PLACE OF COMMENCEMENT.

DRAINAGE DIAGRAM



REMODEL T.I.

PROJECT: T.I. FOR TIMOTHY ADAMS CHOCOLATES
 ADDRESS: 707 BRIDGEWAY, SAUSALITO, CALIFORNIA 94965

- SCOPE OF WORK:
1. NEW EXTERIOR PENETRATION IN EXISTING BUILDING TO CREATE A NEW STOREFRONT IN EXISTING RETAIL SHOP
 2. A NEW INTERIOR PARTITION TO DIVIDE EXISTING RETAIL SPACE INTO TWO SEPARATE AREAS
 3. NEW INTERIOR PARTITION TO DIVIDE EXISTING RETAIL SPACE INTO TWO SEPARATE AREAS
 4. CEILING, WALLS, AND FLOORS TO BE RETIRED PER PLANS AND CODES.
 5. INSTALLATION OF SALES COUNTER, FIXTURES, AND EQUIPMENT PER ARCHITECT'S SCHEDULE.
 6. HVAC, PLUMBING, AND ELECTRICAL SHALL BE NEW TO CONNECT TO OWNER PROVIDED STUB OUTS.

CONTRACTOR SHALL VERIFY THE PROJECT SITE AND VERIFY ALL EXISTING CONDITIONS FOR ACCORDANCE WITH CONSTRUCTION DOCUMENTS. THE ARCHITECT SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO SUBMISSION OF BID AND START OF CONSTRUCTION.



VICINITY MAP

REFERENCE ONLY SEE NORTH

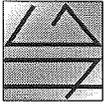
GENERAL NOTES

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Exhibit D
 (10 pages)



MELDA J
GOLIK
INCORPORATED
NO. C 13885
ARCHITECTURE
INTERIOR DESIGN
LAND PLANNING
LANDSCAPE

JULIA GOUGH WOLFE
ARCHITECT
707 BRIDGEWAY, SUITE ONE
SAUSALITO, CA, 94965
PH: 558 930-8218
FAX: 558 276-5167

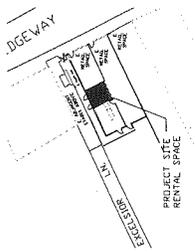
TIMOTHY ADAMS CHOCOLATES
707 BRIDGEWAY, SUITE ONE
SAUSALITO, CA, 94965
APN# 065-072-13

CONSULTANTS:

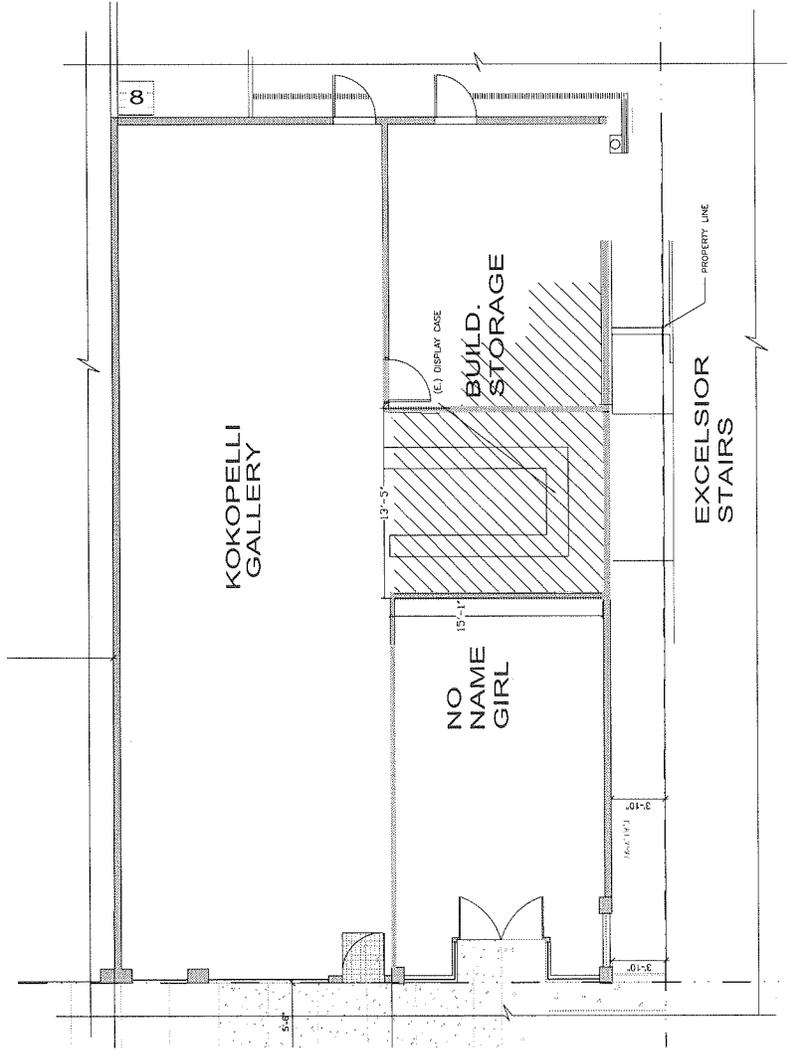


OWNER'S NAME:
TIMOTHY ADAMS CHOCOLATES
707 BRIDGEWAY, SUITE ONE
SAUSALITO, CA 94965
DATE: 01-25-2012
SHEET

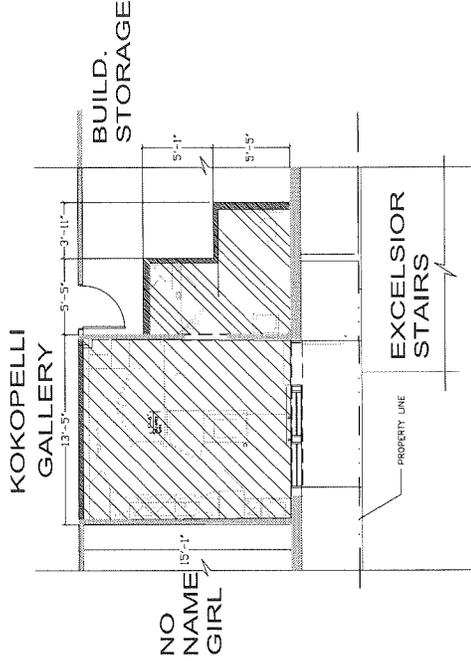
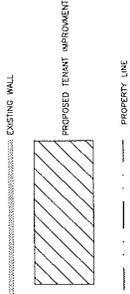
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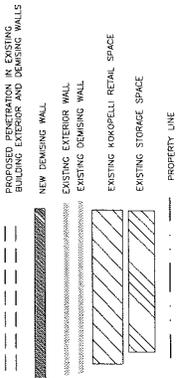
KEY PLAN
NORTH

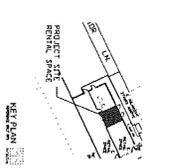
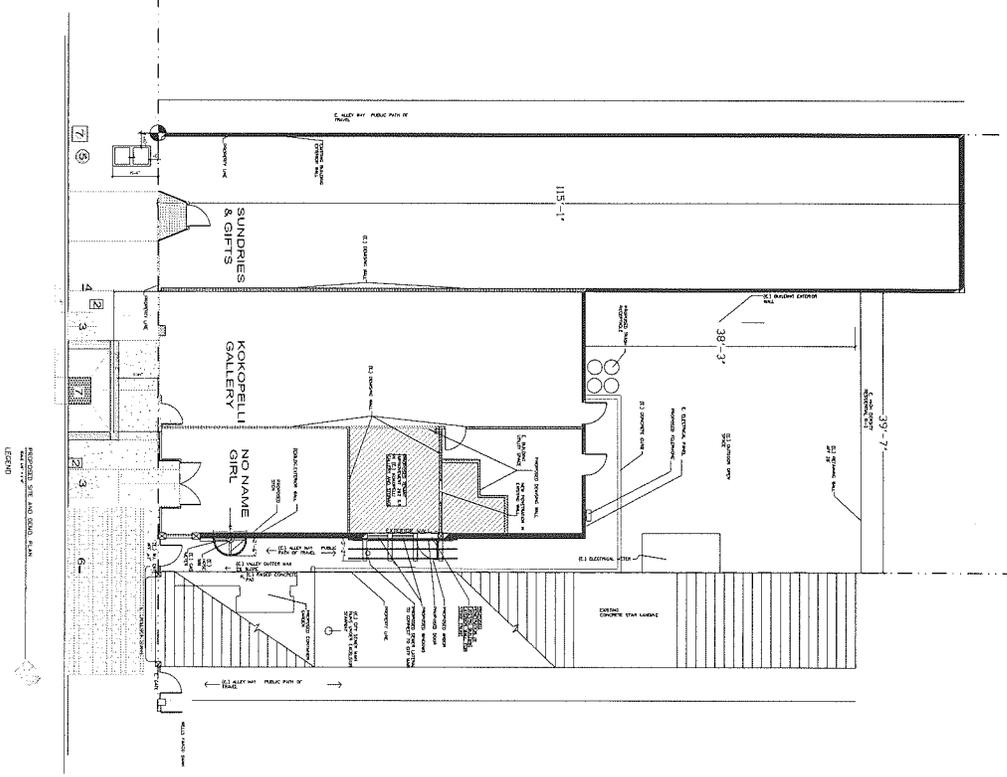
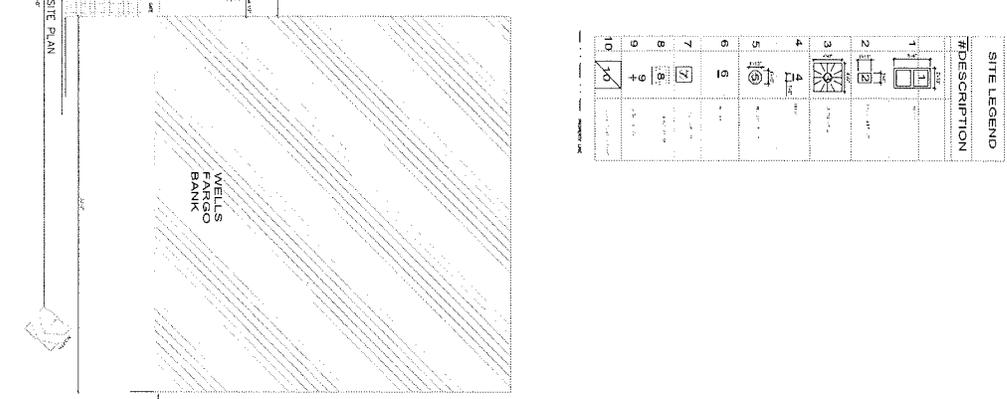
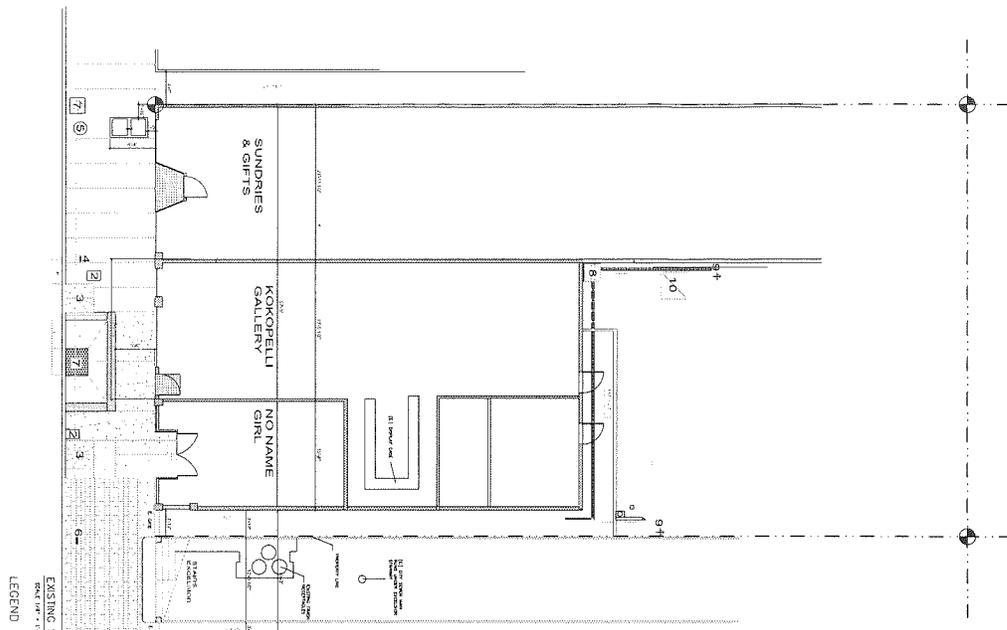


EXISTING FLOOR PLAN
SCALE: 1/8" = 1'-0"



PROPOSED FLOOR PLAN
SCALE: 1/8" = 1'-0"





OWNERS NAME:
TIMOTHY ADAMS AND CHOCOLATE
170 BRIDGEWAY, SUITE ONE, SAUSALITO, CA 94965

DATE: 11/15/17

SHEET: A-01

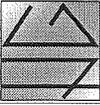
CONSULTANTS:
TIMOTHY ADAMS CHOCOLATES
707 BRIDGEWAY, SUITE ONE
SAUSALITO, CA, 94965
APN# 065-072-13

ITEM NO. 2 PAGE 31

LMELDA J
GOLIK
INCORPORATED
NO. C 13888

ARCHITECTURE
INTERIOR DESIGN
LAND PLANNING
LANDSCAPE

371 N. LOBBE AVENUE
PESQUO, CA 93711
PH: 539 309-6218
FAX: 539 278-5169



J. MELDA J.
GOLIK
INCORPORATED
NO. C 13898
ARCHITECTURE
INTERIOR DESIGN
LAND PLANNING
LANDSCAPE

3711 W. LOOFT AVENUE
SANTA ANA, CA 92705
PH. 949.550.5218
FAX 949.276-5167

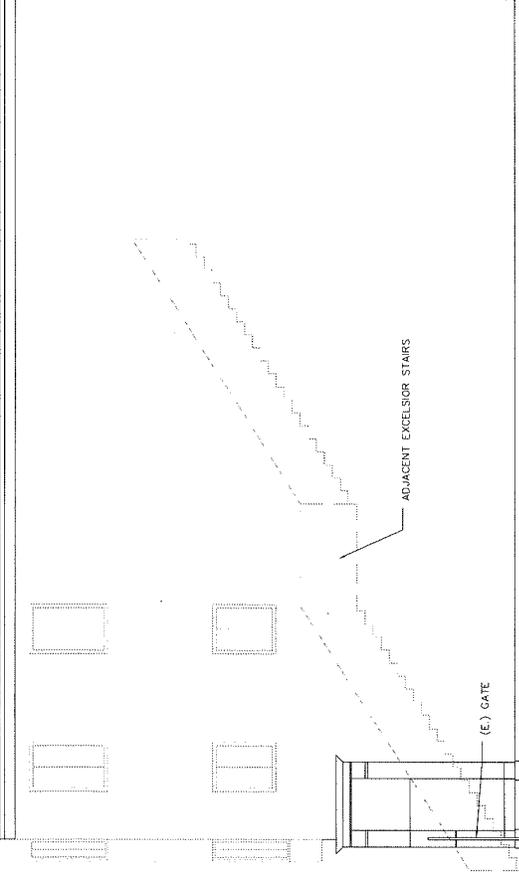
TIMOTHY ADAMS CHOCOLATES
707 BRIDGEWAY, SUITE ONE
SAUSALITO, CA, 94965
APN# 065-072-13

CONSULTANTS:

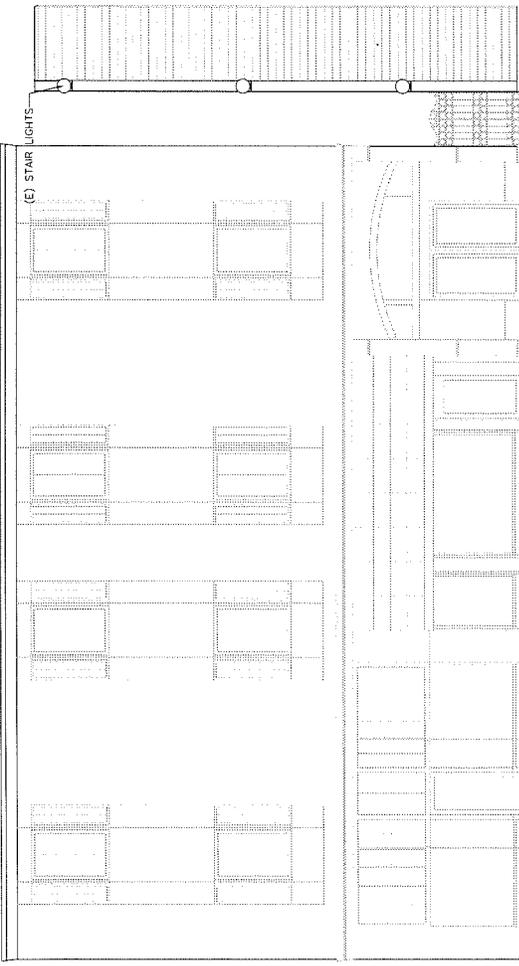


OWNER'S NAME
TIMOTHY ADAMS CHOCOLATES
11 LORRAINE AVENUE, SUITE 100
SANTA ANA, CA 92705
DATE: 10-12-11
SHEET

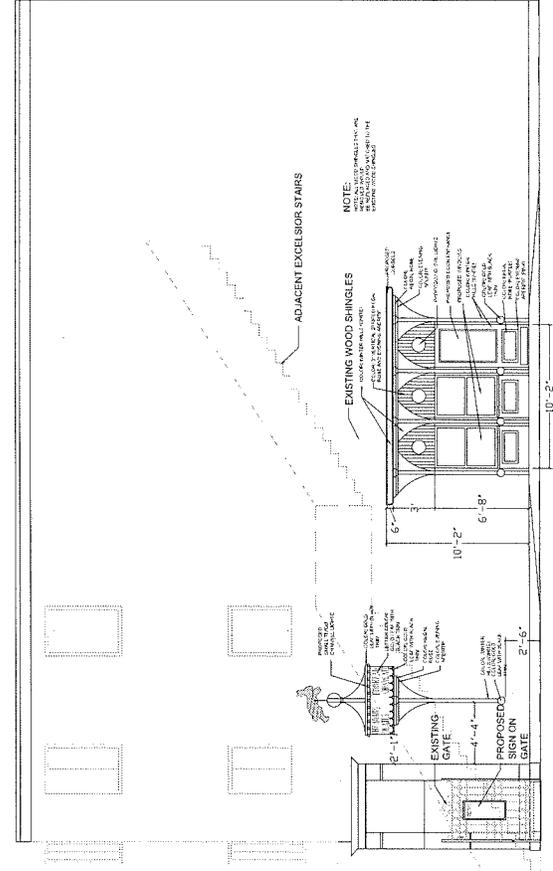
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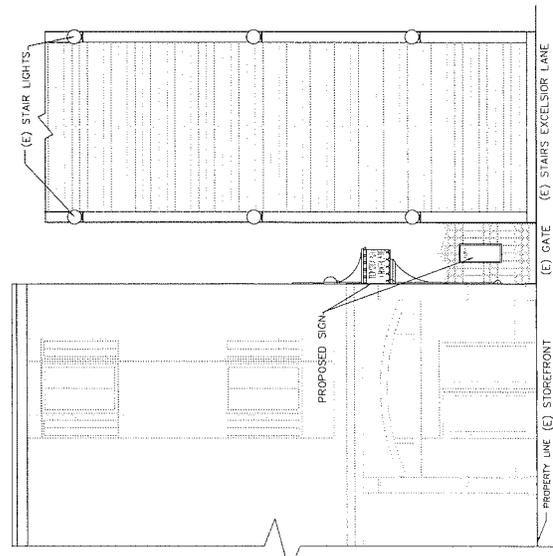
EXISTING SOUTH EXTERIOR ELEVATION
SKY VIEW - 1/4" = 1'-0"



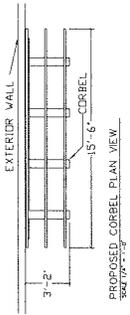
EXISTING WEST EXTERIOR ELEVATION
SKY VIEW - 1/4" = 1'-0"



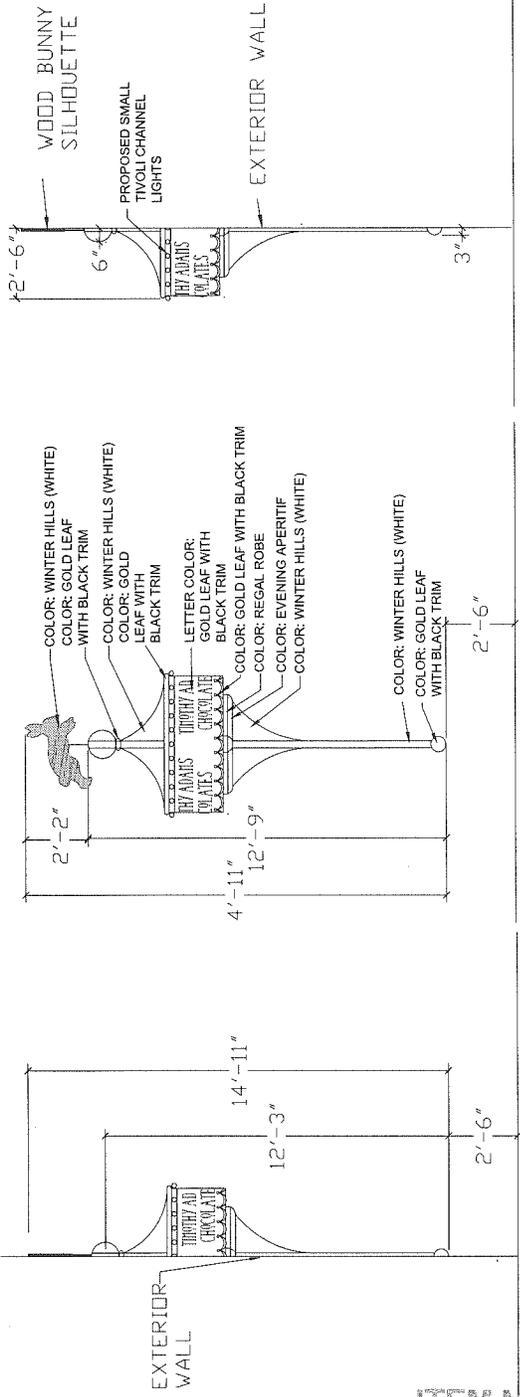
PROPOSED SOUTH EXTERIOR ELEVATION
SKY VIEW - 1/4" = 1'-0"



PROPOSED WEST EXTERIOR ELEVATION
SKY VIEW - 1/4" = 1'-0"



PROPOSED CORBEL PLAN VIEW
SKY VIEW - 1/4" = 1'-0"



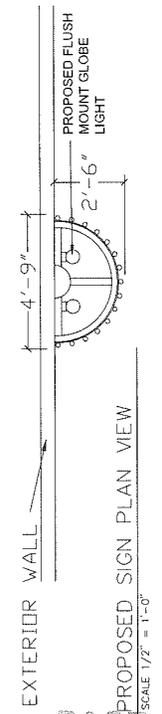
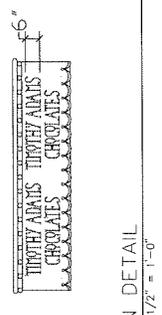
- GENERAL SIGNAGE NOTES**
1. SIGN TO BE WOOD CONSTRUCTION
 2. LETTER SIZE TO BE 6" IN HEIGHT
 3. LETTER TYPE IS HOMSLY
 4. NOTE SIGN IS LOCATED WITHIN THE PARCEL LIMITS AND DOES NOT OBSTRUCT PUBLIC RIGHT-OF-WAYS.
 5. ALL EXTERIOR LIGHTS TO HAVE DIMMERS

A B C

PROPOSED EAST EXTERIOR ELEVATION
SCALE 1/2" = 1'-0"

PROPOSED SOUTH EXTERIOR ELEVATION
SCALE 1/2" = 1'-0"

PROPOSED WEST EXTERIOR ELEVATION
SCALE 1/2" = 1'-0"



LIGHTING SPECIFICATIONS

Lighting
FIXTURES & SPECIFICATIONS

Lighting
ARCHITECTURAL CHANNEL

Globe Mount Flush Mount

INSTALLATION INSTRUCTIONS

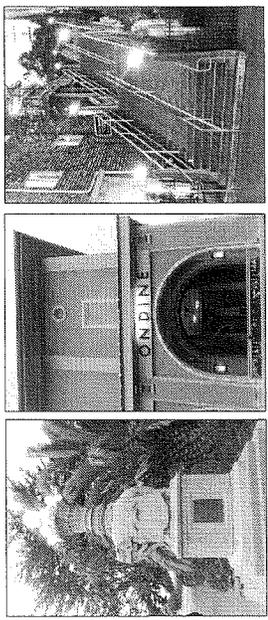
FIXTURES & SPECIFICATIONS

Lighting
DIMMERS

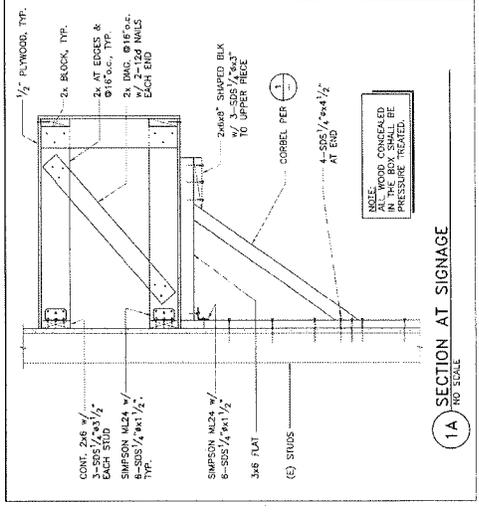
Lighting
DIMMERS

Lighting
DIMMERS

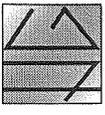
HISTORICAL FINDINGS AND INFLUENCES



STRUCTURAL DETAIL



1A SECTION AT SIGNAGE
NO SCALE



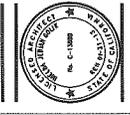
MELDA J.
GOLIK
INCORPORATED
NO. C 13888

ARCHITECTURE
INTERIOR DESIGN
LAND PLANNING
LANDSCAPE

JULIA L. GIBBY, ARCHITECT
1700 S. GARDEN ST.
SUITE 100
PH. 535 930-5218
FAX 535 276-5167

TIMOTHY ADAMS CHOCOLATES
707 BRIDGEWAY, SUITE ONE
SAUSALITO, CA, 94965
APN# 065-072-13

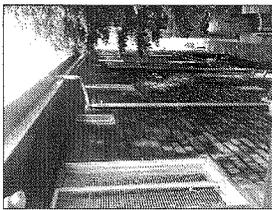
CONSULTANTS:



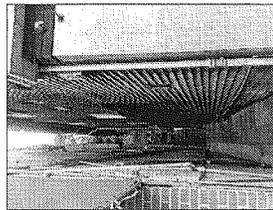
OWNER'S NAME:
TIMOTHY ADAMS CHOCOLATES
1421 JEFFERSON AVENUE, SUITE 100
SANTA MONICA, CA 90401
DATE: 10-15-12
SHEET

A-2.1

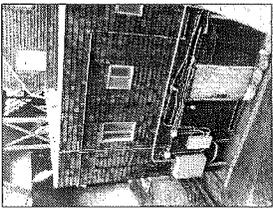
EXISTING ELEVATIONS



LEFT SIDE ELEVATION VIEW TO EAST



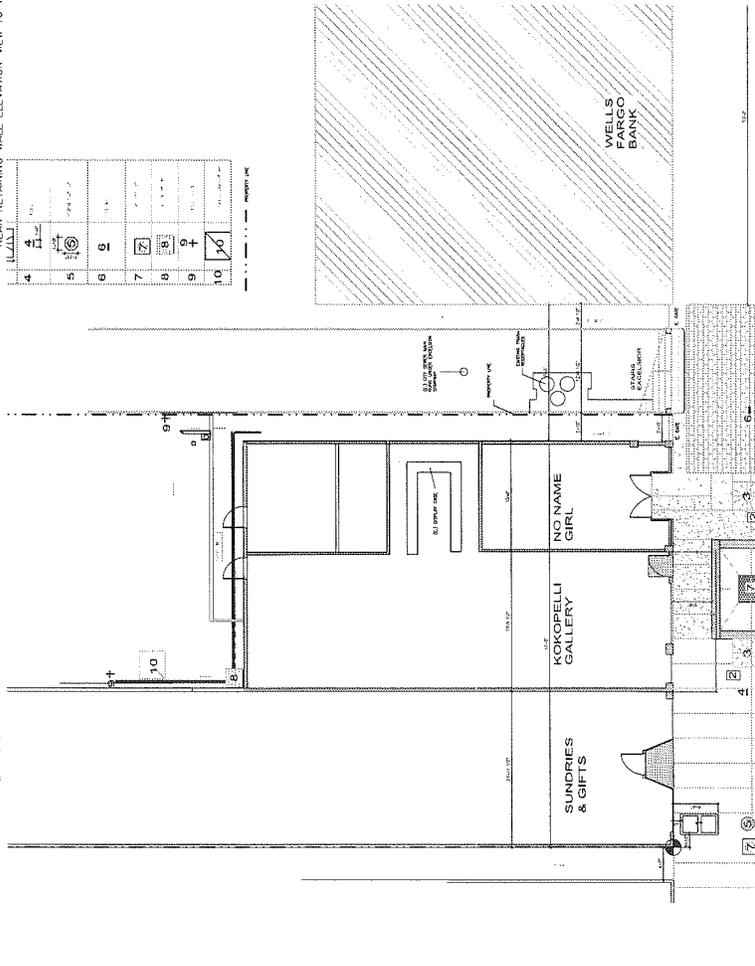
LEFT SIDE ELEVATION VIEW TO THE WEST



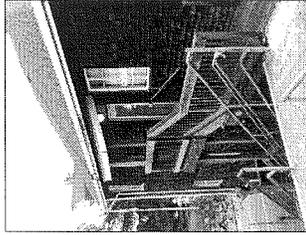
REAR ELEVATION VIEW TO EAST



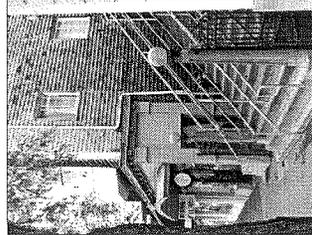
REAR RETAINING WALL ELEVATION VIEW TO WEST



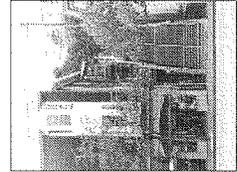
4	5	6	7	8	9	10
4	5	6	7	8	9	10



RIGHT SIDE ELEVATION VIEW TO SOUTH EAST



RIGHT SIDE ELEVATION VIEW TO THE SOUTH WEST



FRONT ELEVATION VIEW TO THE WEST

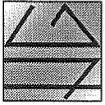


FRONT ELEVATION VIEW TO WEST



EXISTING SITE PLAN
SCALE: 1/8" = 1'-0"

LEGEND



I.M.E.L.D.A. J.
GOLIK
INCORPORATED
NO. C 13888
ARCHITECTURE
INTERIOR DESIGN
LAND PLANNING
LANDSCAPE

3718 S. LOCKYER AVE
PUEBLO, CO 81001
PH: 505 839-6218
FAX: 505 278-5167

TIMOTHY ADAMS CHOCOLATES
707 BRIDGEWAY, SUITE ONE
SAUSALITO, CA, 94965
APN# 065-072-13

CONSULTANTS:



OWNER'S NAME:
TIMOTHY ADAMS CHOCOLATES
177 EDWARDS AVE, Sausalito, CA 94965
PHONE: 415-754-4903
DATE: 08-18-11

SHEET
A-2.2

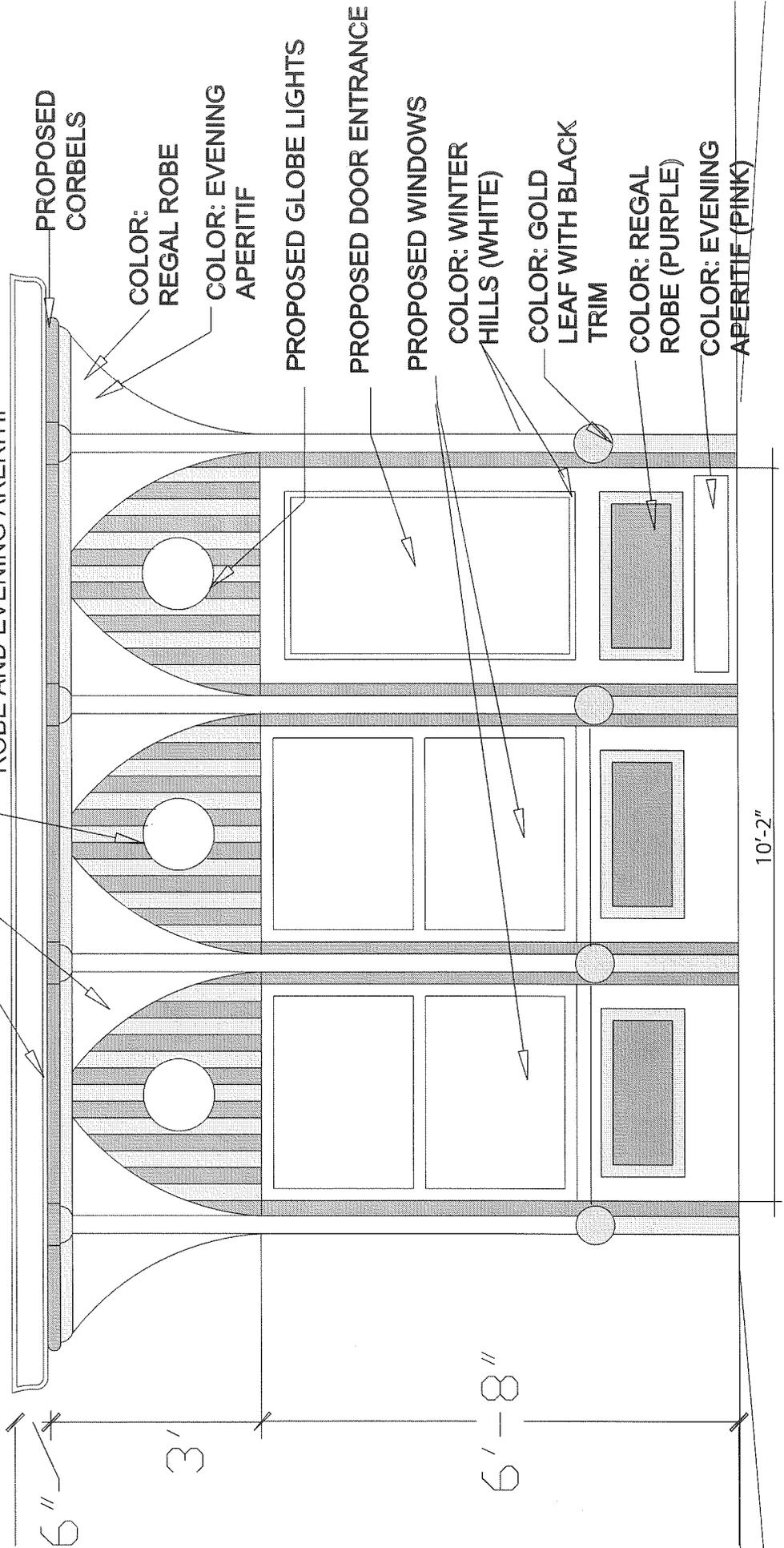
TIMOTHY ADAMS CHOCOLATES

FACADE RENDERING
WOOD CONSTRUCTION
SCALE 1/2" = 1'-0"

EXISTING WOOD SHINGLES

COLOR: WINTER HILLS (WHITE)

COLOR: 3" VERTICAL STRIPED REGAL ROBE AND EVENING APERITIF

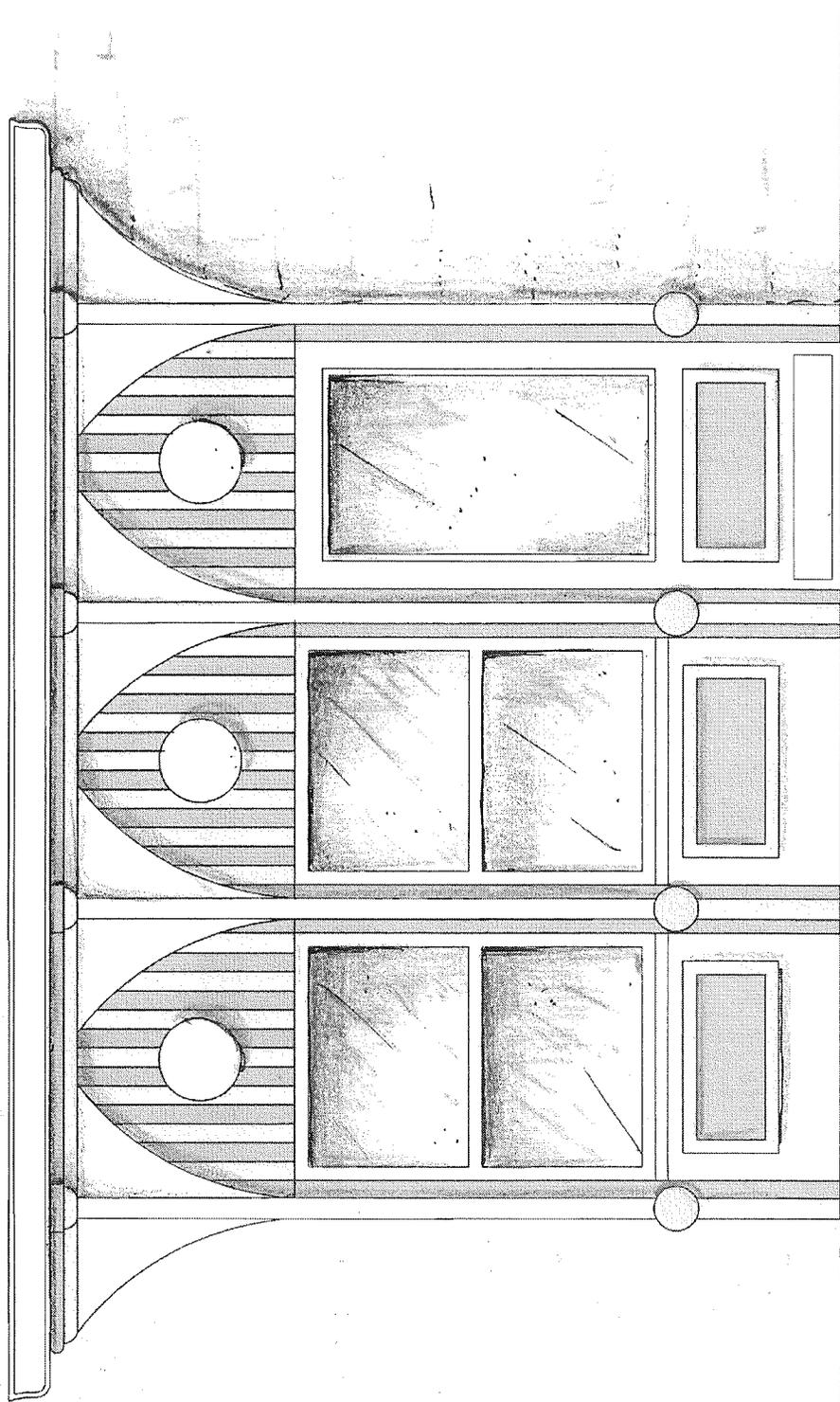


TIMOTHY ADAMS CHOCOLATES

FACADE RENDERING

WOOD CONSTRUCTION

SCALE 1/2" = 1'-0"

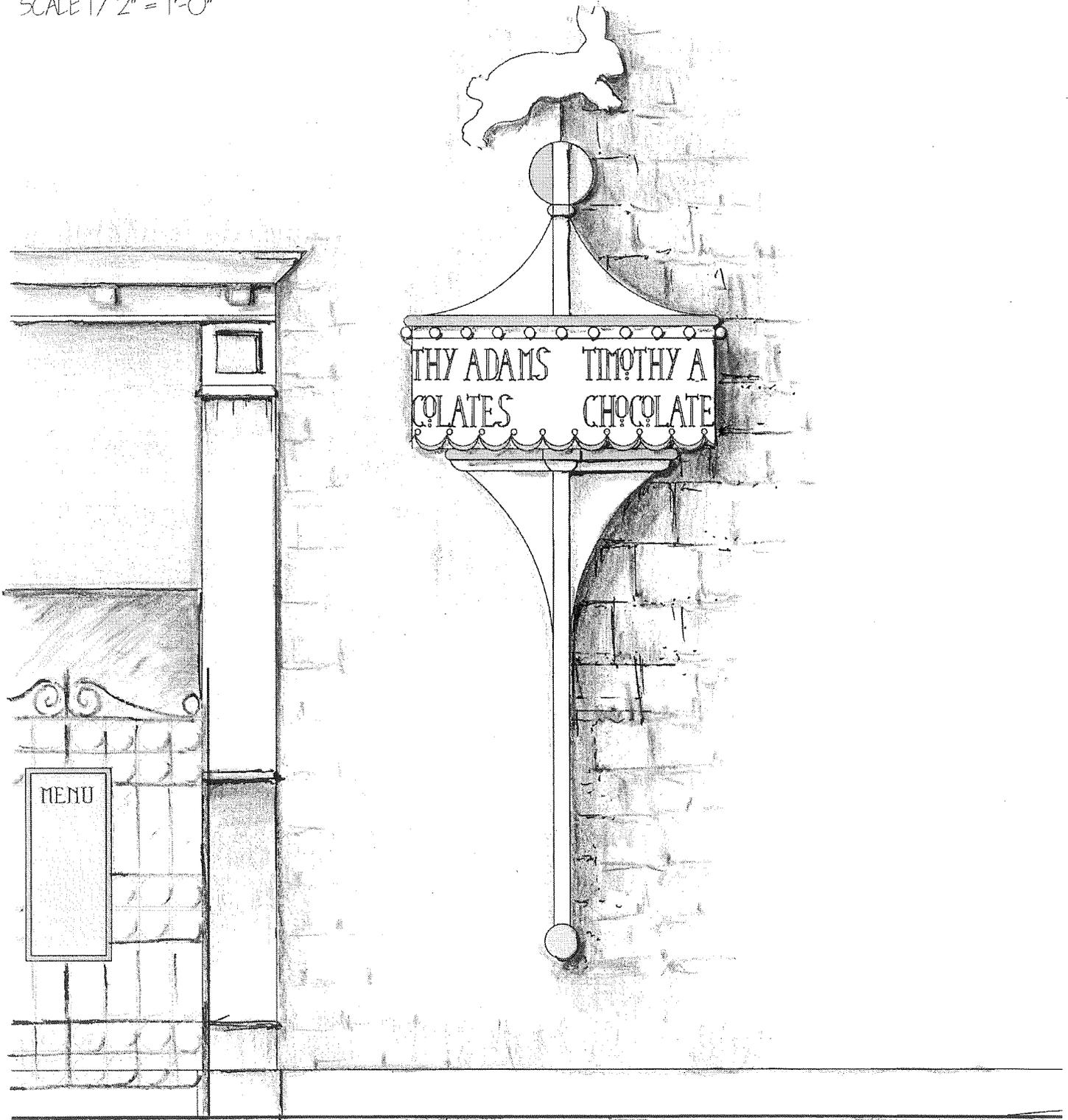


TIMOTHY ADAMS CHOCOLATES

SIGN RENDERING

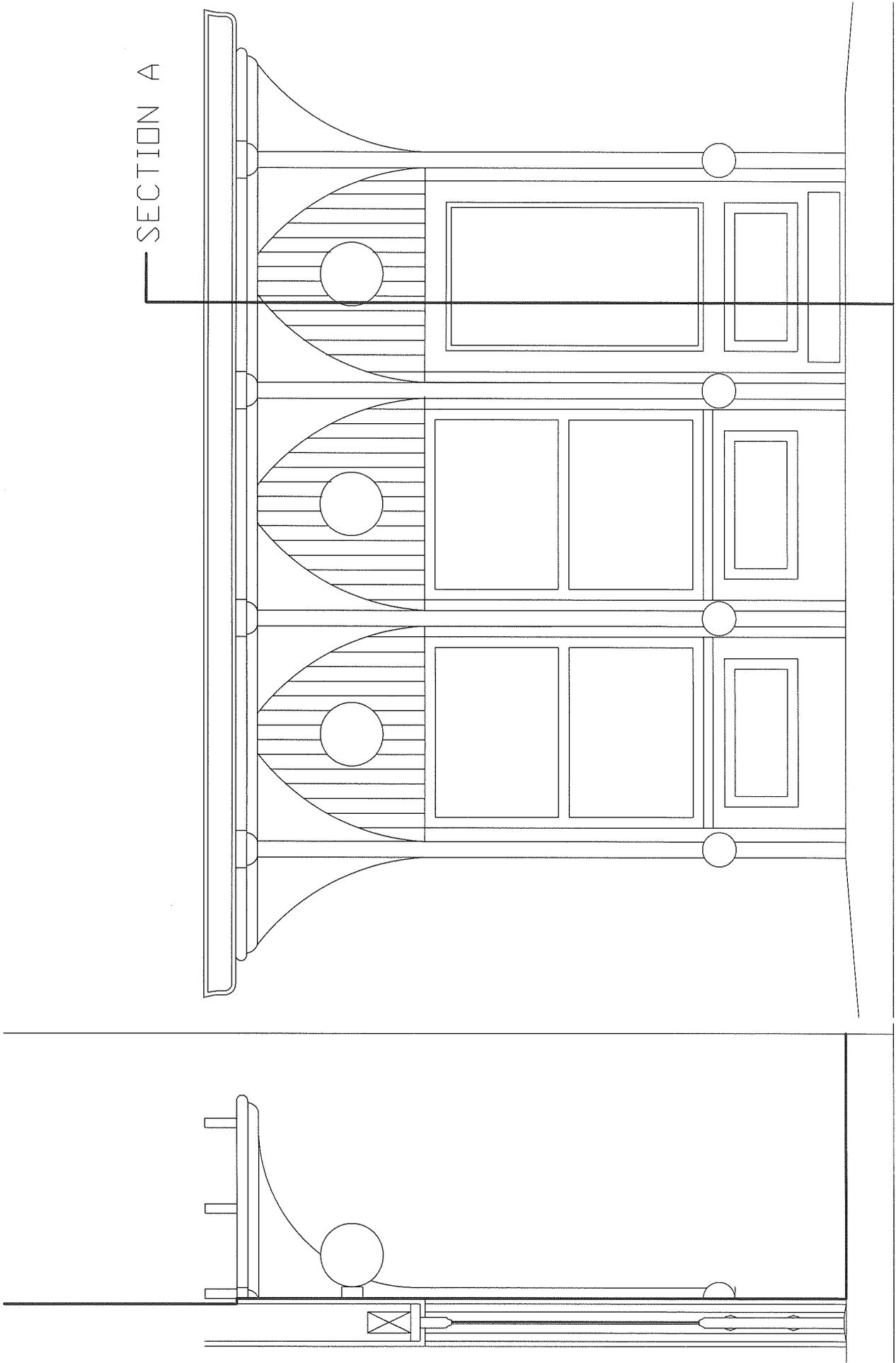
WOOD CONSTRUCTION

SCALE 1/2" = 1'-0"



TIMOTHY ADAMS CHOCOLATES

SCALE $\frac{1}{2}$ " = 1'-0"



SECTION A

SECTION A

APN #065-072-13

RECEIVED

JAN - 8 2013

CITY OF SAUSALITO
COMMUNITY DEVELOPMENT

Timothy Adams Chocolates
 Tim Woods and Adams Holland
 127 Edwards Ave.
 Sausalito, CA 94965
 adamshollandtai@gmail.com
 415-755-8923

To whom it may concern,

Tim Woods and Adams Holland are proposing a handmade chocolate shop in downtown Sausalito. Timothy Adams Chocolates are handmade using the bounty of California. Currently, Sausalito has yet to offer residents and visitors handmade chocolates. We offer chocolates of various flavors and ingredients, such as apricot, coconut, crème fresh, milk chocolate, dark chocolate, almond praline, coffee walnut praline, and vanilla bean caramel. The perfect location for the chocolate shop is in the historic downtown of Sausalito. This location will make available handmade chocolates for the community, as well as, Sausalito's guests from around the world. The chocolate shop's operating hours are from 10:00 AM to 6:00 PM with both owners, Tim Woods and Adams Holland, available to serve customers.

The proposed location is a 292 square foot area at 707 Bridgeway, Suite One in an existing historic building behind the "No Name Girl" adjacent to Excelsior Lane. The location's current conditions allow for established accessibility, appropriate zoning (Central Commercial), existing retail space, and with grandfathered parking plus ample city parking. The Historic building was built in 1897, originally 959 Water Street, and known as the Sausalito Hotel and the El Monte Hotel. Historic survey states that the property is, "a much remodeled building..." The previous uses were post office, hotel, restaurant, drug store, trinket shop, and apartments located in above levels.

Existing areas will require some improvements to accommodate proposed use. The general scope of the new chocolate shop includes: (1) a new exterior storefront entrance in the North side of the existing building retail space adjacent to Excelsior Lane staircase. (2) New interior partitions to divide the existing retail space including a new employee toilet facility. (3) New partition to be 2X4 at 16" on center wood construction, with 5/8" type X sheet rock. (4) Ceilings, walls, and floors refinished per plans and codes. (5) Installation of sales counter, fixtures, and equipment per plans. (6) HVAC, plumbing, and electrical shall be new to connect to owner provided stub outs.

Per required procedures for modifications to this structure that is considered as part of the Historic overlay District; the proposed alteration to the historic structure is of no consequence. Modifications are being made on the side of the building and the alteration

is compatible with the architectural and historical features of the structure and the district. Use proposed is contiguous with the existing uses of the area. The alteration is minimal and will not affect the original historic structure. The existing structure has not been compromised in any way, the elevation altered is on the side and the main architectural elements have been left intact.

Location of the modification to this building takes place at the Side wall. It is not highly visible, and a compatible modification meets chapter one of the historic design guidelines. And the solution is compatible with the building's overall design style. See. Page 8 ".....when some degree of flexibility in making alteration may be considered, especially when it will help sustain the property....." The character of the defining feature this building such as the cornices, parapets and columns are not being altered nor eliminated, the only modification is access to the building that conforms to the California building Code 2010 chapter 11B – public accessibility in existing building, and is said modification is in conformance with the design guideline of the district. The scale and material used in this modification are very much compatible with the exiting store fronts of this building. And the detailing of the entry is much similar in character to the existing structure.

The design of the proposed signage is in accordance with chapter 3 – page 54 section F Signs. The sign will be mounted on the exterior of the building as recommended in this section. See Building elevation and section in exhibit "A"

Site lighting exists; added lighting for the safety of the public is in the compatible in design and mounting height of the existing light fixtures. Appropriately scale for the pedestrian users.

The proposed modification is in complete conformance to the design goals and vision of the Historic District, The historic character is preserved, human scale, and its preservation of the intimate scale are very well considered in this minor modification and use proposed.

Sincerely,

Timothy Adams Chocolates



RECEIVED

JAN - 8 2013

DEVELOPMENT PROJECT APPLICATION
SUPPLEMENTARY HISTORIC INFORMATION

CITY OF SAUSALITO
COMMUNITY DEVELOPMENT

STAFF USE ONLY	
APPLICATION NO. _____	
DATE RECEIVED _____	

ADDRESS 701-707 BRIDGEWAY
APPLICANT NAME MELDA J. GOLIK ARCH.

All applicants for Design Review projects must provide the following information:

AGE OF STRUCTURE

- 1) Date of Original Construction: 1879
- 2) Dates of Significant Exterior Modifications:
 - 1901 (date) 2 BLDGS. JOINED BY PORCH (description)
 - 1910 (date) PORCH REMOVED (description)
 - 1924 (date) BAY WINDOWS ADD. (description)
 - 1967 (date) VAREGATED BROWN SH. (description)
 - _____ (date) TILES. RECALL 1950 (description)
 - _____ (date) STOREFRONT. (description)

IF THE ORIGINAL CONSTRUCTION WAS FIFTY YEARS AGO OR MORE, PROVIDE THE FOLLOWING ADDITIONAL INFORMATION:

HISTORIC SIGNIFICANCE *

- 1) Is this structure associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage?
- 2) Is this structure associated with the lives of persons important in our past?
- 3) Does this structure embody the distinctive characteristics of a type, period, region, or method of construction, or represent the work of an important creative individual, or possess high artistic values?
- 4) Has this structure yielded, or may it be likely to yield, information important in prehistory or history?

YES	NO
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>

If you answered yes to any of the above please attach a letter describing your findings.

* The Historical Society is located at 420 Litho Street, Third Floor. Their files are open to the public Wednesday and Saturday from 10:00 am to 2:00 pm. For more information call 415-289-4117.

SOURCE OF INFORMATION: DEPT OF PARKS & RECREATION.

CERTIFICATION:

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct.

MELDA J. GOLIK ARCH. [Signature] 1/7/2013
Name (please print) Signature Date

Exhibit F
(12 pages)

HISTORIC RESOURCES INVENTORY
HISTORIC DISTRICT FORM NO. 25

IDENTIFICATION

1. Common name: Del Monte Hotel
2. Historic name: Sausalito Hotel (El Monte Hotel)
3. Street or rural address: 701 - 707 Bridgeway
City Sausalito Zip 94965 County Marin
4. Parcel number: 65-072-13
5. Present Owner: Samuel Young Address: P.O. Box 359
City San Rafael Zip 94902 Ownership is: Public _____ Private X
6. Present Use: Hotel - Shops Original use: Hotel

DESCRIPTION

7a. Architectural style: Waterfront Hotel, much remodeled

7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

A three story building with four slanted bays on upper floors. Upper portion of building is shingled. The bays are like four columns of stucco. A heavy boxed cornice with dentils is a false front. Lower portion houses three shops, an inharmonious clutter of entrances and windows unrelated to one another. Rexall 1950's storefront is variegated brown small tiles ... possible a prefabricated company logo type storefront. A photo 1894-1901 (P75-109) shows two buildings of dissimilar heights joined by a second floor open porch with El Monte Hotel on the front. A Wild West type hotel. Photo, dated 1889, shows the north building alone. 1910 photo shows porch removed; 1924 photo shows bay windows added. In 1910, the portion that is now Rexall was the elegant entrance to the Ferry Cafe, with transoms and doors of stained and beveled glass with fanlight above main entrance. Flat, fluted, pilasters further adorned the street level. Upper portion of building was plain shiplap ... no bays.

Attach Photo(s) Here

- ✓ P78-161, 1885-87, View of town from the water;
- ✓ P76-97, 1889, dated photo "Post Office" sign over doorway.
- ✓ P75-109, 1894-1901, photo of facade "El Monte Hotel" (two buildings)
- ✓ P76-394, 1910, photo Ferry Cafe and Hotel El Monte entrance, pool rooms above.
- ✓ P76-132, 1916-1924, photo Orndorff's Billiard Parlor; Park in foreground.
- ✓ Sausalito News, 4-1-1892, 3:2 George Hayt, referred to as builder of Sausalito Hotel.

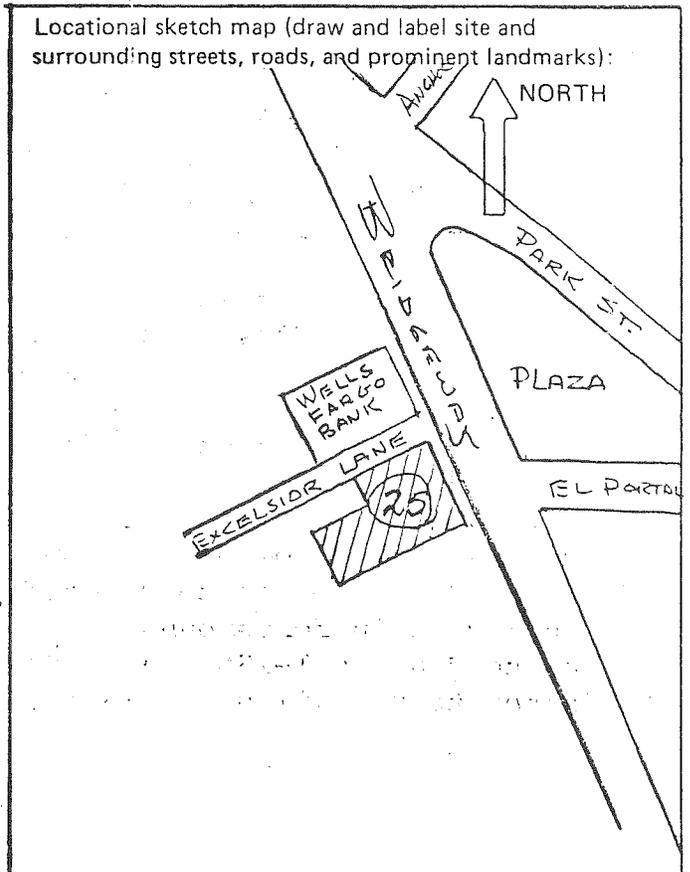
8. Construction date: 1879
Estimated X Factual _____
9. Architect _____
- Contractor: George Hayt
10. Builder _____
Owner: Slinkey
11. Approx. property size (in feet)
Frontage _____ Depth _____
or approx. acreage _____
12. Date(s) of enclosed photograph(s)

13. Condition: Excellent ___ Good X Fair ___ Deteriorated ___ No longer in existence ___
14. Alterations: Substantial alteration
15. Surroundings: (Check more than one if necessary) Open land ___ Scattered buildings ___ Densely built-up ___
Residential ___ Industrial ___ Commercial X Other: ___
16. Threats to site: None known X Private development ___ Zoning ___ Vandalism ___
Public Works project ___ Other: ___
17. Is the structure: On its original site? X Moved? ___ Unknown? ___
18. Related features: ___

SIGNIFICANCE Significant

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)
 1887 Sanborn Map: Square building labeled "Post Office".
 1891 Sanborn Map: Now an "L" shaped building with porch across front.
 1891 Directory: "Sausalito Hotel"; John Dern, proprietor.
 1894 Sanborn Map: "L" shape. 1901 Sanborn Map: El Monte Hotel.
 1924 Real Estate Appraisal estimates age of building about 45 years.
 1925 Directory: El Monte Hotel; J. L. Bragga, Manager.
 1946-47 Directory: Del Monte Hotel.
 Colonel John E. Slinkey, proprietor of the large and grand El Monte Hotel on Bulkley operated this smaller hotel as his "ace in the hole". From time to time the larger hotel would be under different proprietorships with changes in name, while this one would alternately be called the Sausalito Hotel or El Monte Hotel depending on Slinkey's fortunes at the time. Slinkey was also owner of the Sausalito News.
 Across from the Part, occupies prominent and highly visible site at end of El Portal Street

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
 Architecture 1 Arts & Leisure ___
 Economic/Industrial 2 Exploration/Settlement ___
 Government ___ Military ___
 Religion ___ Social/Education ___
21. Sources (List books, documents, surveys, personal interviews and their dates).
Sausalito News, 1890.
Sanborn Maps 1887.
Photo 76-97; 1889.
22. Date form prepared January 1980
 By (name) R.J. Tracy Dir. E.M. Robinson
 Organization Saus. Hist. Soc. Landmark Bd.
 Address: City Hall - 420 Litho St.
 City Sausalito Zip 94965
 Phone: 332-1005



EL MONTE HOTEL

also known as Del Monte Hotel; Sausalito Hotel

701-707 Bridgeway, Sausalito California 94965

Present use: drugstore, restaurant, trinket shop:below
apartments above

Original use: Post office

Other past uses: hotel, restaurant, billiard parlor

Built prior 1885

Earliest photo bet 1885-87 view of Town from the water (78-161)

1887 Sanborn map: square building labeled "post office"

1889; dated photo; "post office" sign over doorway (76-97)

1891; Sanborn map; now an "L" shaped building w/ porch across front

1891; Directory; Sausalito Hotel; John Dern, prop.

1894; Sanborn Map; "L" shaped, labeled "Sausalito Hotel"

1894-1901; photo of facade "El Monte Hotel". Original 2 story
building added to on south side. Addition is 3 story. (75-109)

1901 Sanborn map: "El Monte"

1910 photo "Ferry Cafe" and hotel El Monte entrance. Pool rooms (76-394)
above

1924 Real Estate appraisal book (estimates age of building @45 years)

1916-1924 photo "Orndorff's Billiard parlor" Park in foreground (76-132)

1925 Directory; El Monte Hotel; J.L. Bragga, mgr

1946-47 Directory Del Monte Hotel

"Colonel" John E Slinkey proprietor of the large and grand El Monte hotel on
Bulkley operated this smaller hotel as his "ace in the hole". From time to
time the large hotel would change names and would be under the proprietorship
of other people. The small hotel on Water Street (Bridgeway) would then be
called "El Monte"; J.E. Slinkey, prop." When his fortunes improved he would
return to the hill and rename this building the "Sausalito Hotel". Slinkey
was also the owner of the SAUSALITO NEWS.

- ✓ P76-97, 1889; dated photo. Post office sign over doorway. This is original, north portion of building.
- ✓ P78-161, 1885-87; view of town from water.
- ✓ P75-109, 1894-1901; photo of facade. "El Monte Hotel" is now two buildings of dissimilar heights joined by a second floor veranda.
- ✓ P76-394, 1910; photo Ferry Cafe and Hotel El Monte entrance with pool rooms above.
- P76-132, 1916-24; Orndorff's Billiard Parlor. Park in foreground. (note bay windows added)
- PM77-1320; 1891 Directory: John Dern & Co, proprietors SAUS NEWS 4/1/1892, 3:2 George Gayt referred to as builder of the "Sausalito Hotel"
- PM75-233, 1925 Directory; "El Monte"; J.L. Bragga, mgr.

DATE
REMOVED

SAUS NEWS 1/12/1907, 1:6 Sausalito Restaurant and Lodging House; J Fernandez Silva, prop., El Monte Building opposite the plaza

PM75-233, 1925 Directory Star Restaurant: 963 Water Street (?)

81-128 b&c, c. 1953; signs on lower front of bldg indicate menswear store, liquor store, Del Monte Hotel(neon)

P82-335, 1967, signs: SAUSALITO DRUGS, DEL MONTE LIQUORS, and a deli/coffee shop

PS96.80.1 sepis photo, ^{©1892} ~~1897 (or 1921?)~~, Exterior of El Monte billiard parlor jacked up.

HOTELS--SAUSALITO--DEL MONTE (1) built @1897

701-707 Bridgeway (959 Water Street)

D80-25, 2/1980; Historic District survey; a much remodeled building previously known as the SAUSALITO HOTEL and the EL MONTE HOTEL **not to be confused with the other hotels of the same name. Early owner, Col Slinkey also owned the large El Monte Hotel on the hillside above. He often leased the larger hotel under a changed name (e.g. "Terrace", "Geneva" et al) and would then call this smaller hotel on Water Street the "El Monte".

HOTELS--SAUSALITO--DEL MONTE

(2)
b 1897@

701-707 Bridgeway (959 Water Street)
a.k.a. "Sausalito Hotel" and "El Monte"

D76-132A, 1978; biographical sketch of buildings incl list of relevant photos

P79-59; 1914 flag decorated buildings; throngs of people, arch over El Portal Street.

SAUS NEWS 4/4/1980, 3:1; New hotel lately built by Col J.E. Slinkey--opened last Sunday

SAUS NEWS 8/1/1890 3:1 office of Sausalito News moved from Schnell's building to Hotel Sausalito

HOTELS -- SAUSALITO--DEL MONTE

-3-

OD 94.15; Short description/history of bldg. on p.9 of "Saus. Historic District", survey by Landmarks Bd for Ckty Council Aug 1, 1980

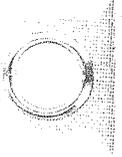


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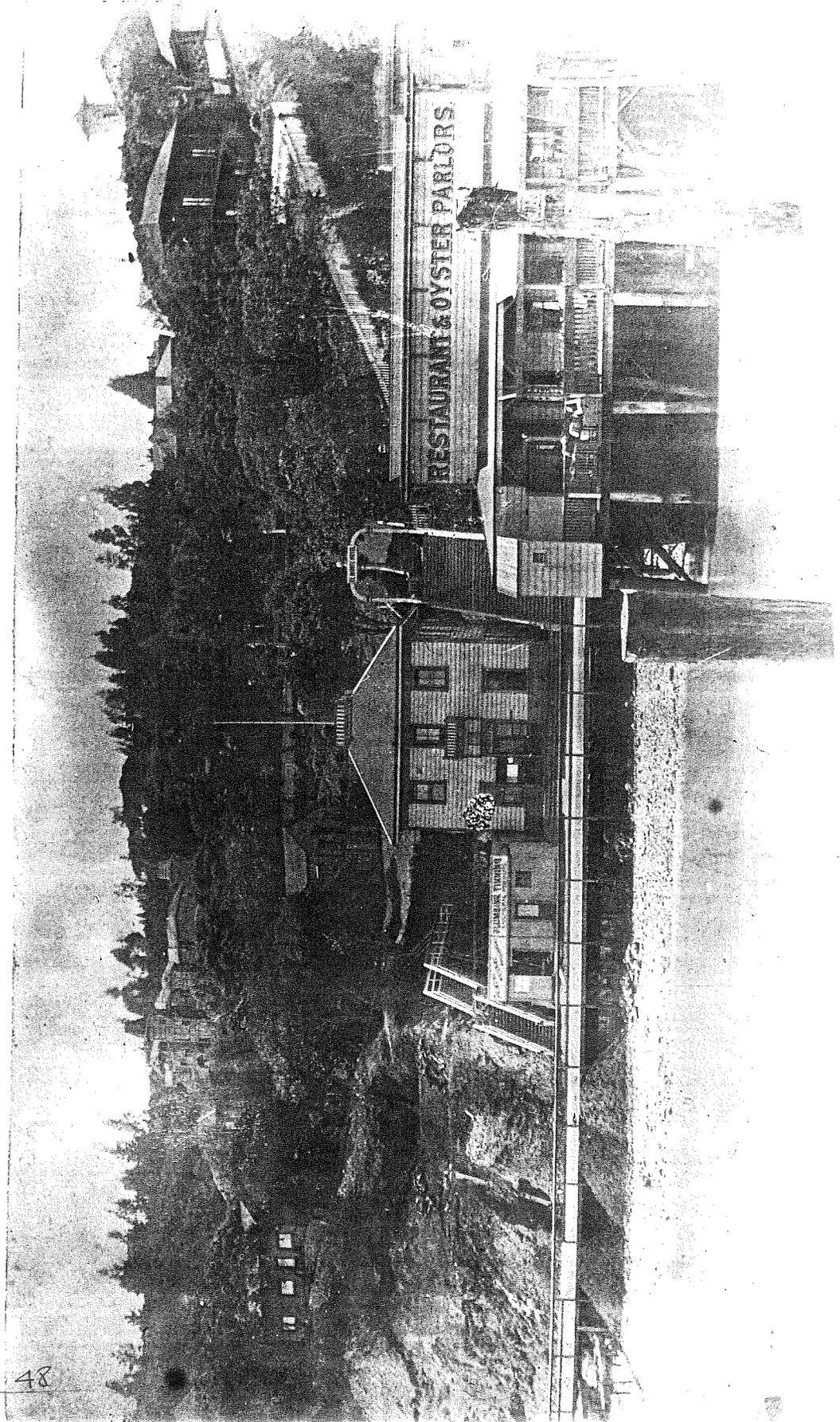
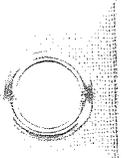
LR-50881 191-82 P 81

#1

8 76-97



Summit, Ab. 7. 889

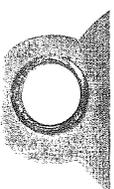


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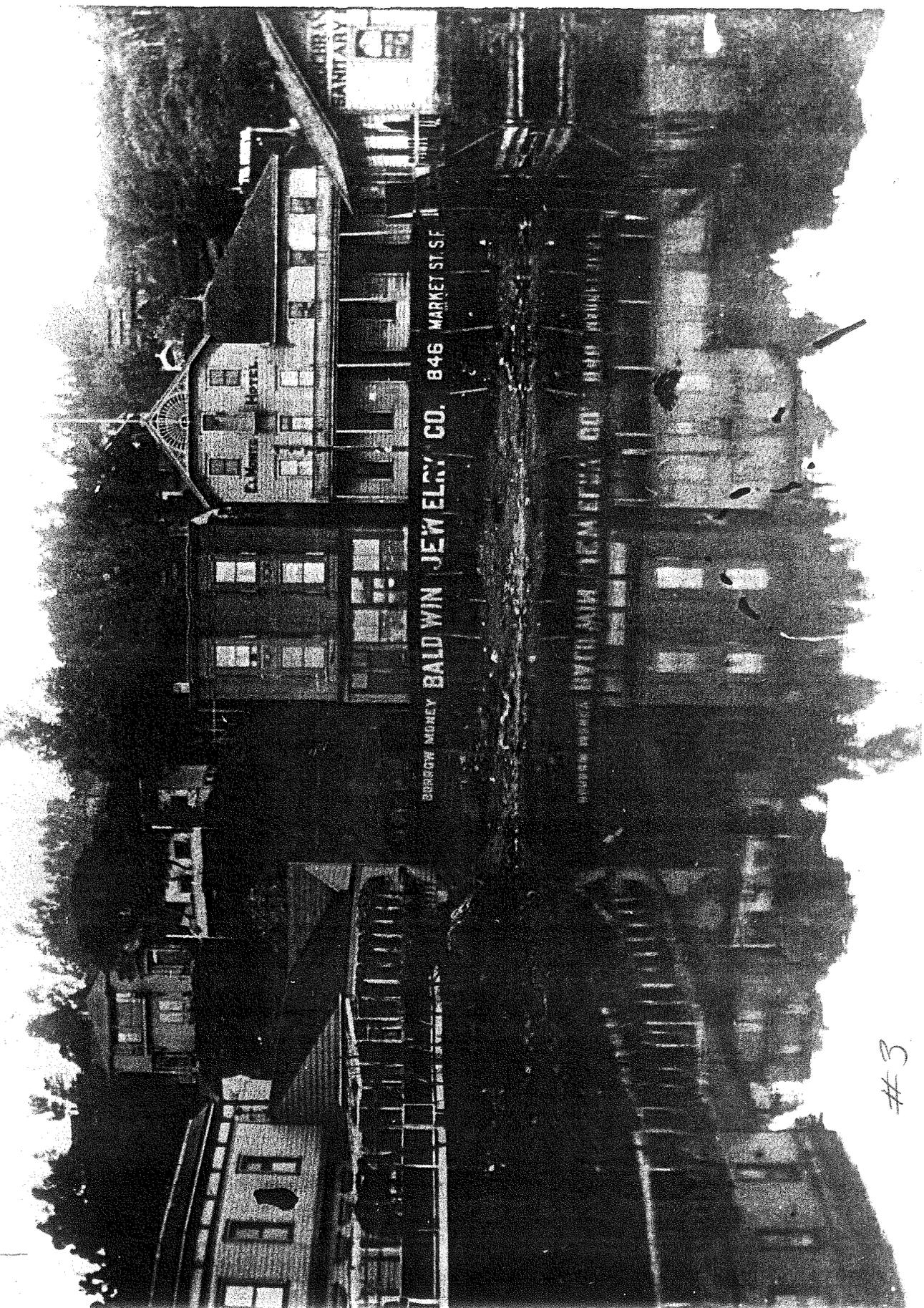


P 76-09



ITEM NO. 2

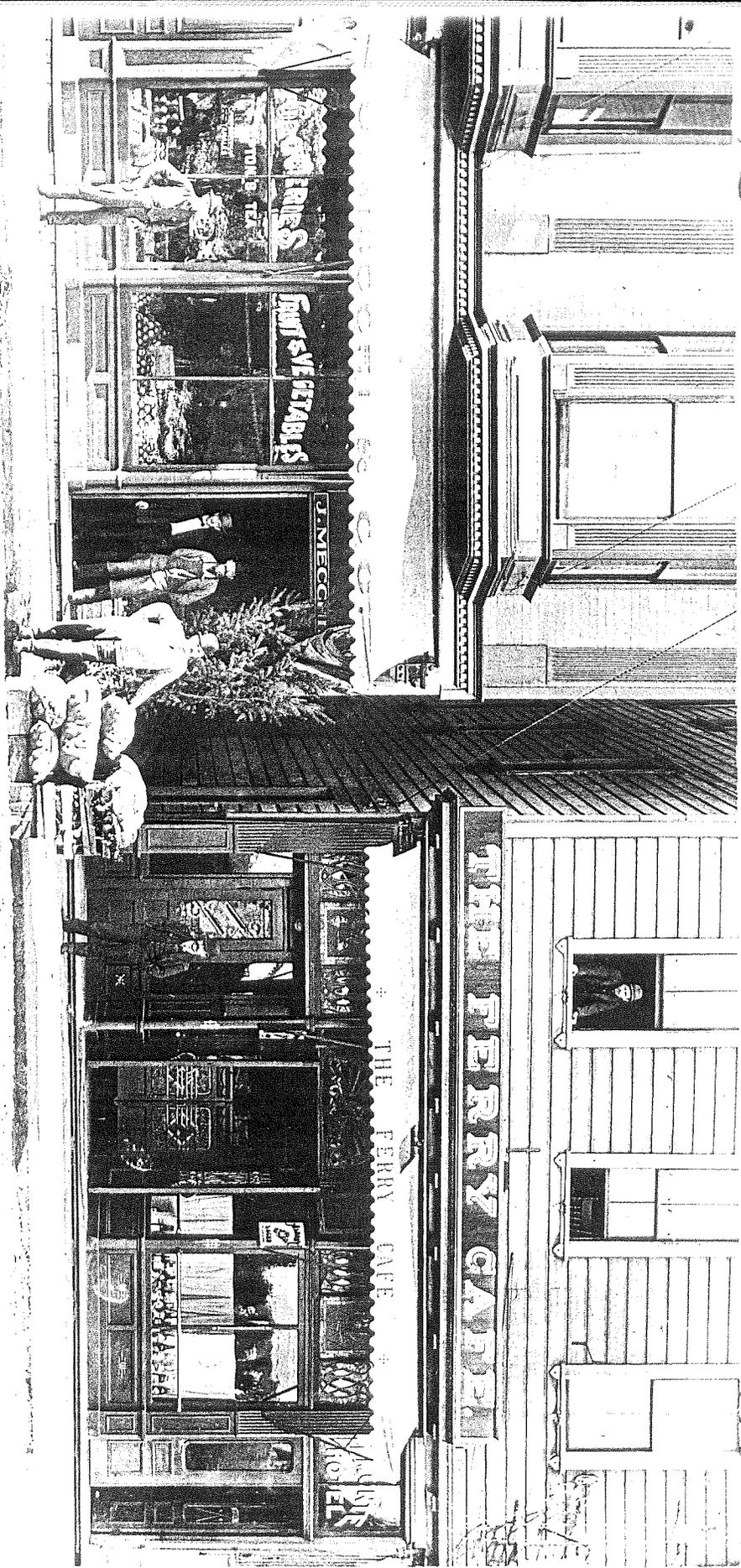
PAGE 49



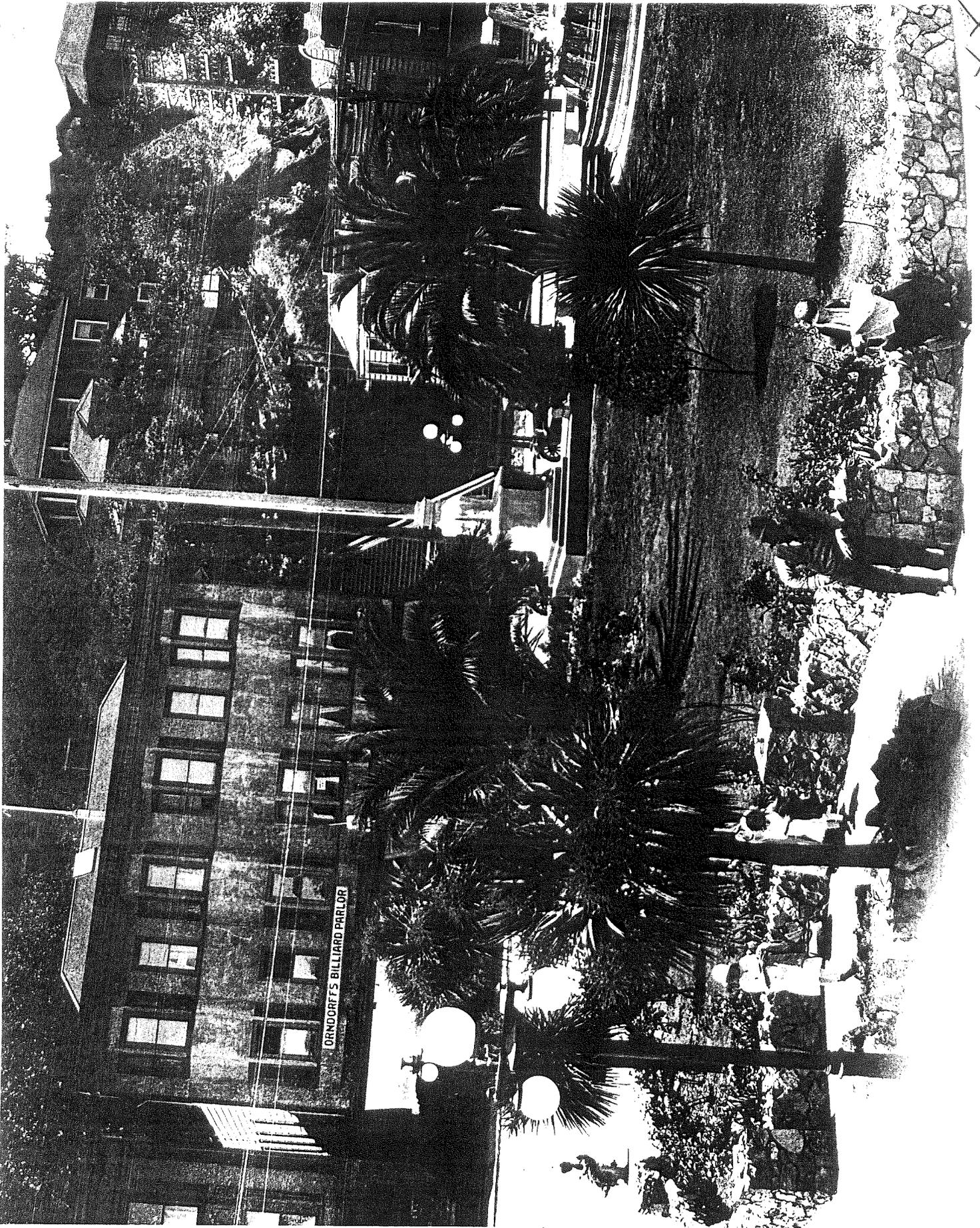
#1

#3

#4 p 78-394



X
XX
X



X
X
X

175
P 78-132

1924

BUILDING APPRAISAL FORM

REVALUATION OF REAL ESTATE FOR THE 1924 ASSESSMENT
SAUSALITO, CALIFORNIA

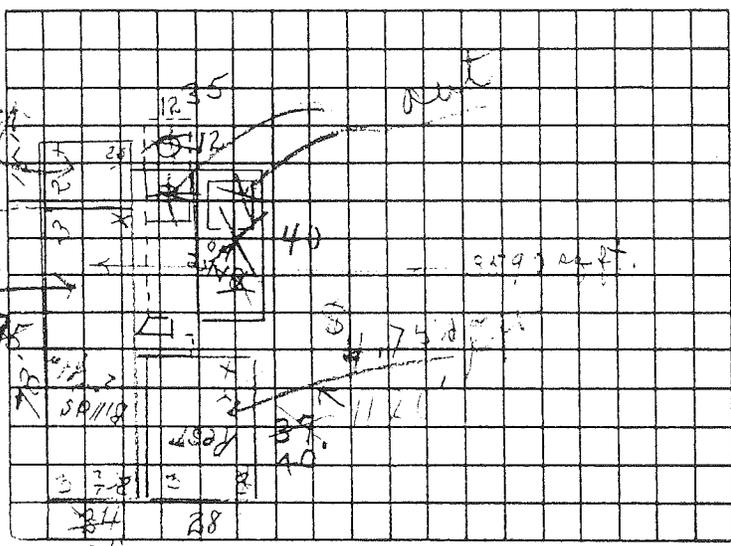
NO. 959-963 Water ST. EXAMINED BY

OWNER L.V.S. J.F. Silva DATE:

LOT No. 1 Blk. No. 2 As per SANBORNS MAP, Page 8 Blk. 175

SUBDIVISION OR TRACT Official Map of Lands of the Sausalito Land & Ferry Co.

EACH SQUARE REPRESENTS 10 FEET

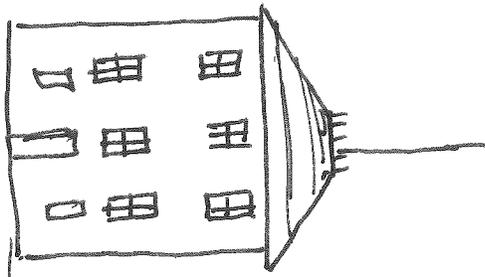


ESTIMATORS FIELD NOTES

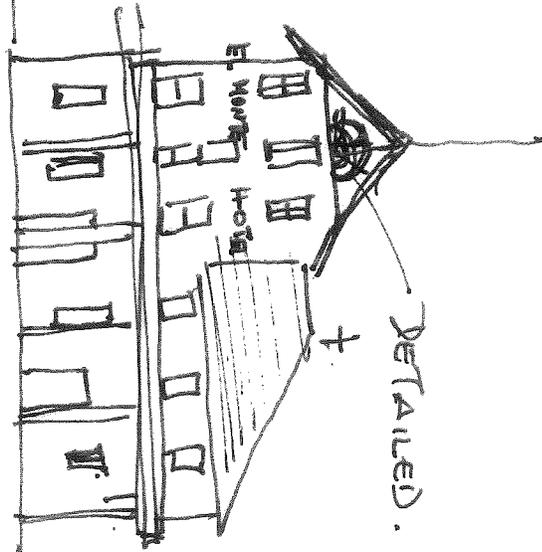
BUILDING VALUES	
Class	<u>2</u>
Total sq. ft.	<u>7860</u>
Total cub. ft.	
Price per sq. ft.	
Price per cub. ft.	
Building, \$	<u>17,527</u>
Basement, \$	
Heat, \$	
Out Buildings.	
Total Cost, \$	<u>17,527</u>
Dep. Val. Out Bldg. \$	
Age-Years	<u>45</u>
Per cent. Dep.	
Dep. Value, \$	<u>87</u>
Per cent. Utility Dep.	
Present Value, \$	<u>7,890</u>

CLASS	Construction	ROOF	LIGHTING	OCCUPANCY—Owner, Rented, Vacant
Hotels	Class A—	Flat, Hip	Gas, Electric	BASEMENT, — ft. x ft. x ft. Deep
Loft Bldgs.	Structural Steel	Gables, Dormers	Good, Medium	WALLS, Lot Grade
Warehouses	Terra cotta floors	Cut up, Ordinary	Cheap	CONDITION, Good, Medium, Poor. BUILT
Stores & Offices	Rein concrete " "	Tile, Shingle	ELEVATOR	Living Room <u>35</u>
" & Apts.	" " Frame	Tin, Gravel	Sidewalk Elev	Bed " <u>7</u>
" & Theaters	Heavy	Composition	Freight	Bath " <u>3</u>
Offices & Theaters	Light	PARTITIONS	Passenger	Kitchen
Hospitals	Class B—	Brick, Tile	Electric	Hardwood Floor
Library	Class C—	Concrete	Hydraulic	Hardwood Fin.
California	Class D—	Plaster Wood	TRIMMINGS	Storage
Residence	Good. Med.	Inside Finish	Cobblestone	Store
Flat	Cheap	Plain Ornamental	Brick, Plaster	Cement Floor
Apartment	EXTERIOR	Stock	Stone, Wood	Unfinished
Garage	Bay Windows	Special	Plain	Lobby
Shed	Balconies, No.	Built-In Features	Ornamental	Offices.
Barn	Enameled Br.	Buffet, Pat. Beds	Miscellaneous	REMARKS—Enumerate Special Features.
Church	Pressed Brick	Refrigerator	Fire Escapes	
School	Blue Brick	Bookcases	Metal Windows	
Bank	Terra Cotta	Plain, Ornament.	Cornice	
Shop	Art Stone	HEATING	Sprinkler	
Garage	Plaster, Met. Lath	Fire places, Stoves	Marquise	
FOUNDATION	" Wood Lath	Wood, Coal, Oil, & Gas Furnace	Ventilating	
Stone	Shakes, Rustic	Steam, hot water	Ceilings	
Concrete	Siding, Board and Batten	PLUMBING	Stairways	
Brick	Corr. Iron	No. of Fixtures	DECORATING	
Wood	Store Front	Good, Medium	Ornamental	
Deep, Shallow	Plate in Copper	Cheap	Medium	
	" " Wood	Cesspool Sewer	Cheap	
	Sheet Glass			

*1 Pool Room
22 x 60
2nd floor
8 Bay Windows*



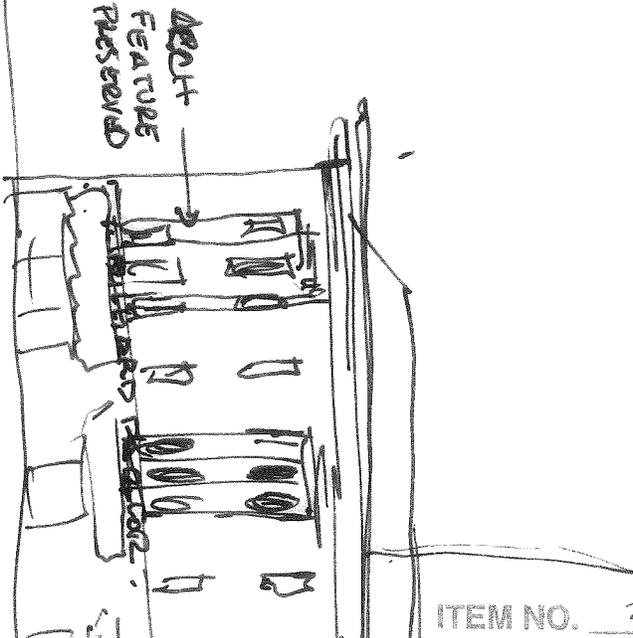
1879



DETAILED. WOOD.

EARLY SAUSALITO
STYLE

1901



BLANK