

Special Presentation
Blue Ribbon Committee

Sausalito Marin Theater
101 Caledonia Street

- Fall 2015 - Cinemark USA, Inc. announced closing its operation on January 24, 2016
- January 2016 - Mayor Hoffman announced appointment of a Blue Ribbon Committee



Background

- To investigate the theater closure.
- Meet with the property manager; maintain communication
- Look for possible temporary use.
- Look for interest from one or more arts-related nonprofit organizations to provide entertainment (e.g. film, lectures, performing arts, etc.) at the site on a temporary basis.
- Provide updates to the community via the Sausalito Currents, Nextdoor, and Facebook page.

Purpose

- Mayor Jill Hoffman
- Council Member Tom Theodores
- Amy Novesky
- Bethanie Murguia
- Bruce Huff
- DJ Puffert
- Patty Bacon
- Robin Petravic
- Susan Frank
- Sonya Hanson
- Yoshi Tome

- Staff:
Adam Politzer, City Manager
Danny Castro, Community Development Director

Blue Ribbon Committee Members

- January 19, 2016
- February 4, 2016 (Tour of theater building)
- June 6, 2016
- August 15, 2016

Blue Ribbon Committee Meetings

- Historic Landmark Board, 50-year review
September 1, 2016
- Planning Commission Public Hearing
October 5, 2016
 - Design Review Permit
 - Conditional Use Permit
 - Encroachment Agreement
 - Sign Permit

Project Review Process

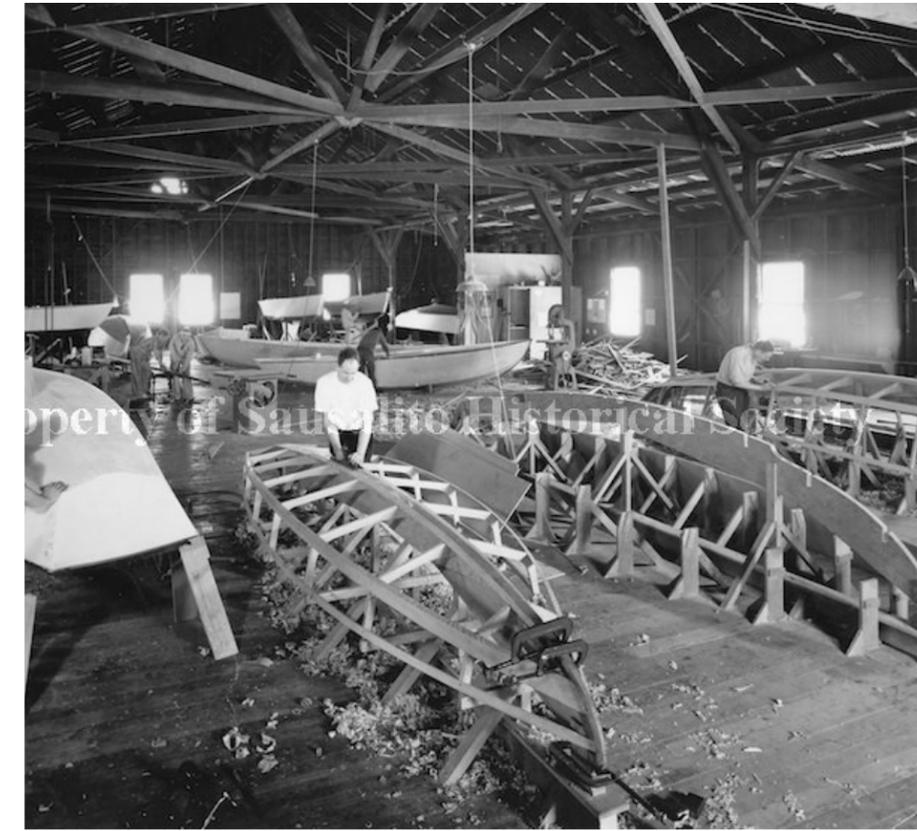
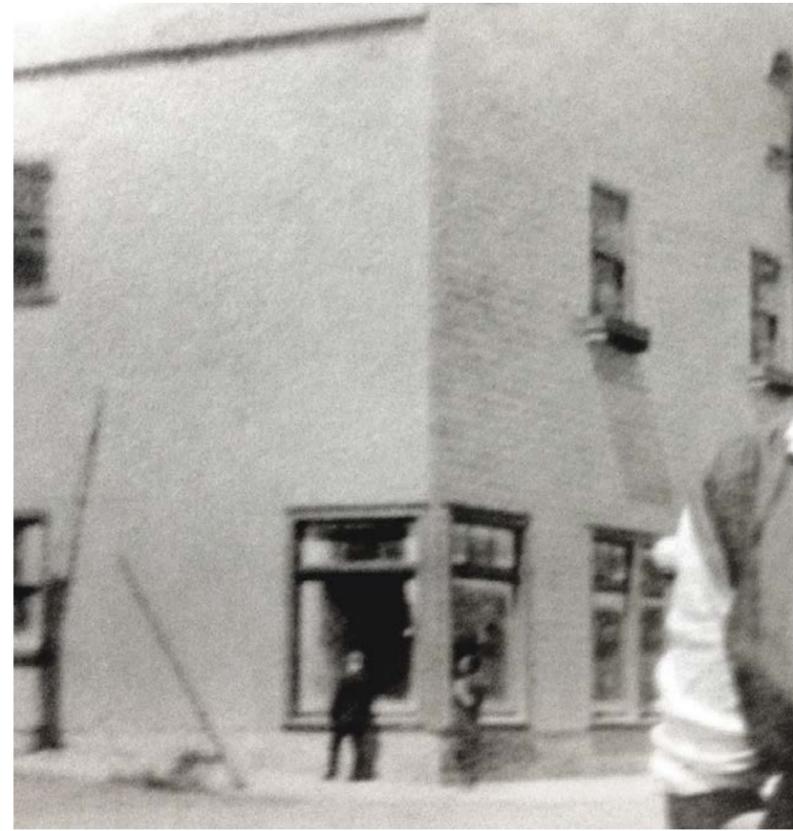
- James To, Property Owner
- Bruce Huff, Property Manager
- Zac Rockett, Ro Rockett Design

Special Presentation



AERIAL VIEW
N.T.S.

101 CALEDONIA ST.
CITY COUNCIL PRESENTATION
SEPTEMBER 13, 2016



1911 BUILT
- 2 STORIES / MIXED USE

1942 CONVERTED TO THEATER
- ORIGINALLY 1 THEATER
- ENTRY MOVED TO PINE STREET

1992 CONVERTED TO 3 SCREENS
- ENTRY RETURNS TO CALEDONIA



HISTORY

101 CALEDONIA ST.
CITY COUNCIL PRESENTATION
SEPTEMBER 13, 2016

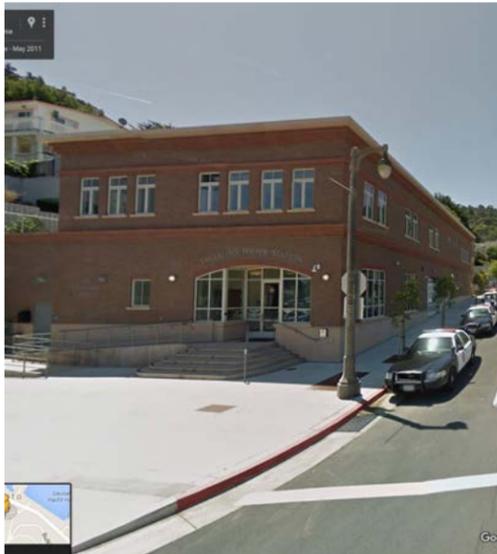
RO | ROCKETT DESIGN

ECLECTIC CALEDONIA

EAST



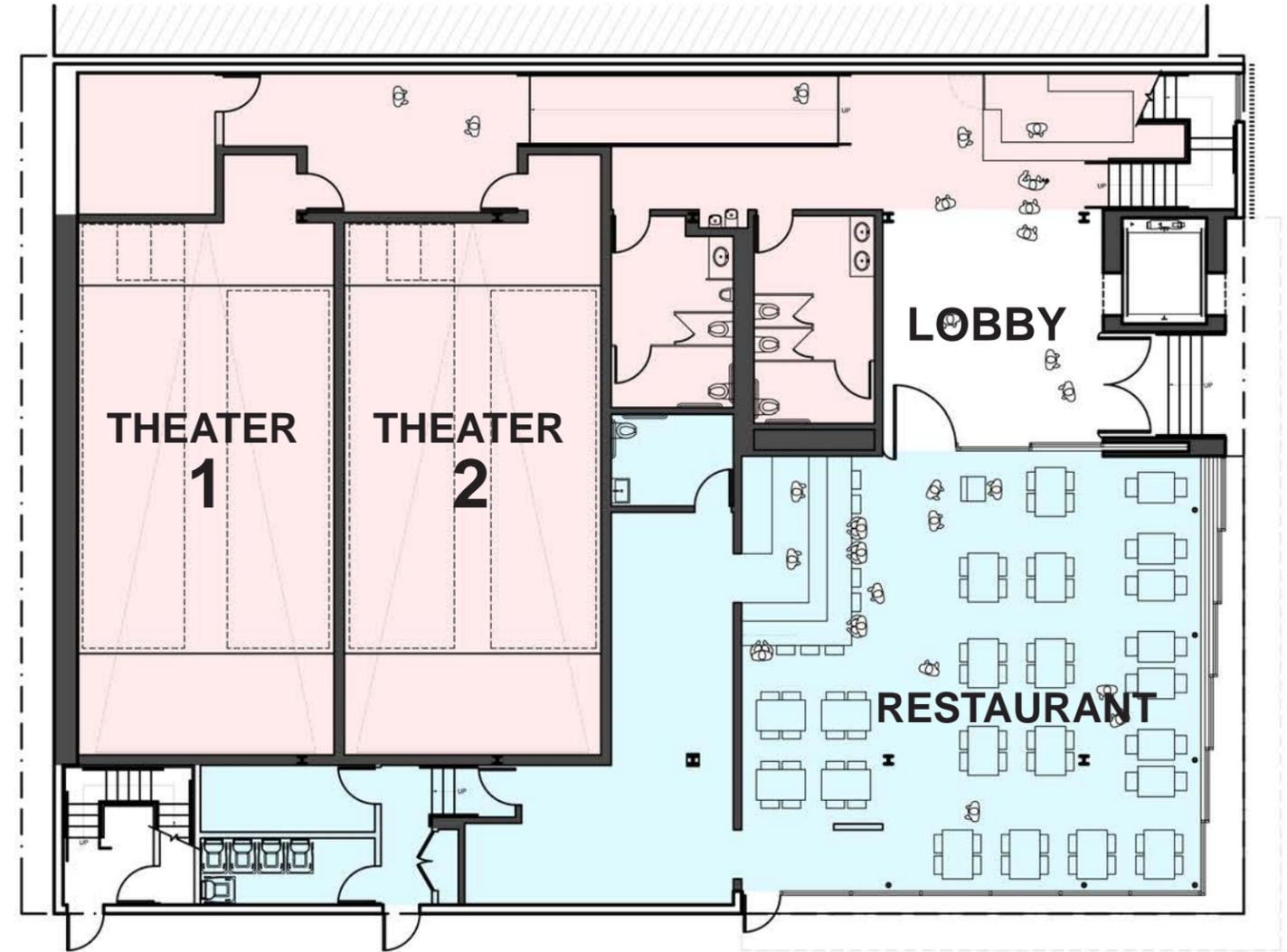
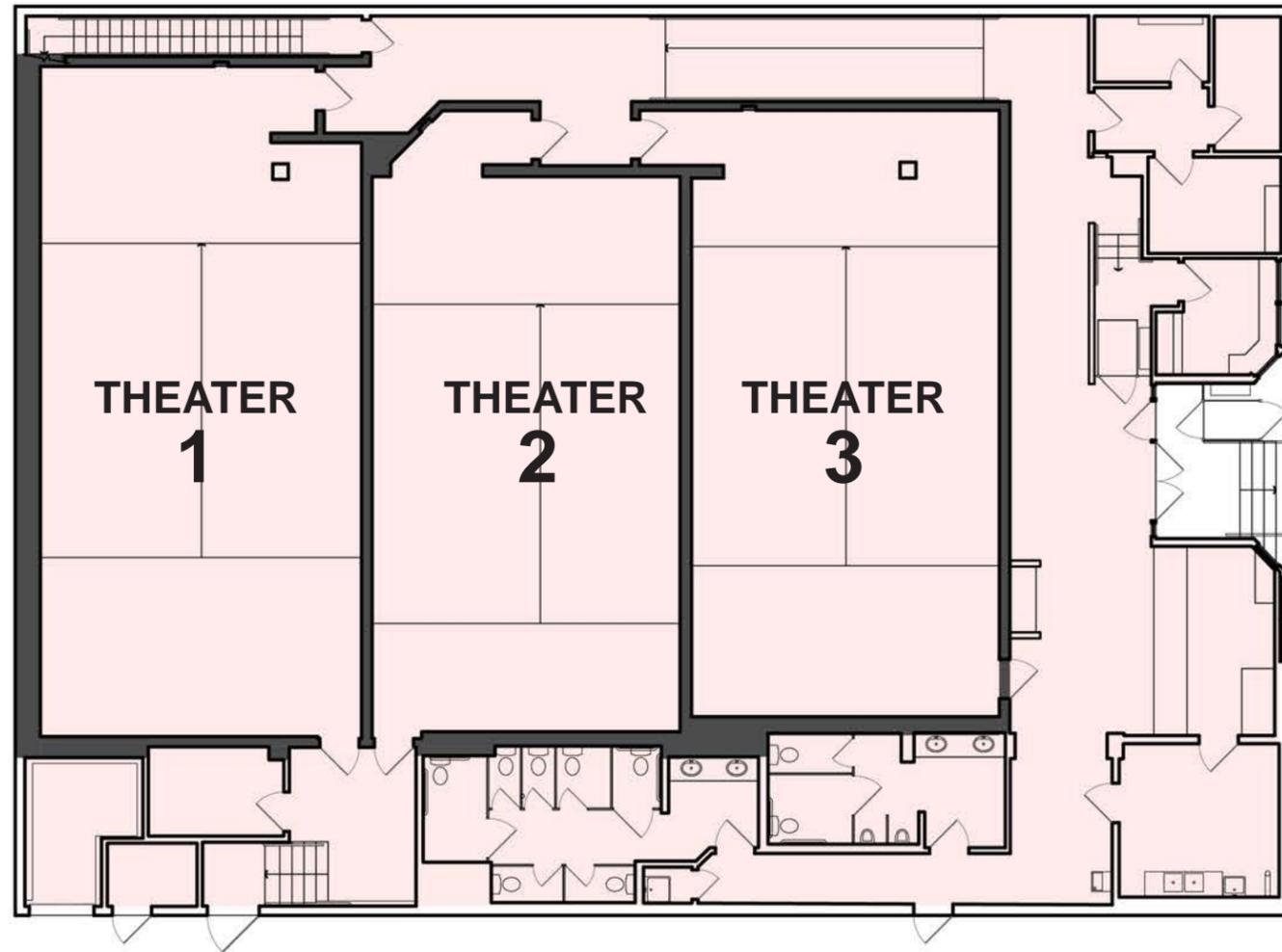
WEST



CALEDONIA STREETScape

101 CALEDONIA ST.
CITY COUNCIL PRESENTATION
SEPTEMBER 13, 2016

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EXISTING GROUND FLOOR PLAN

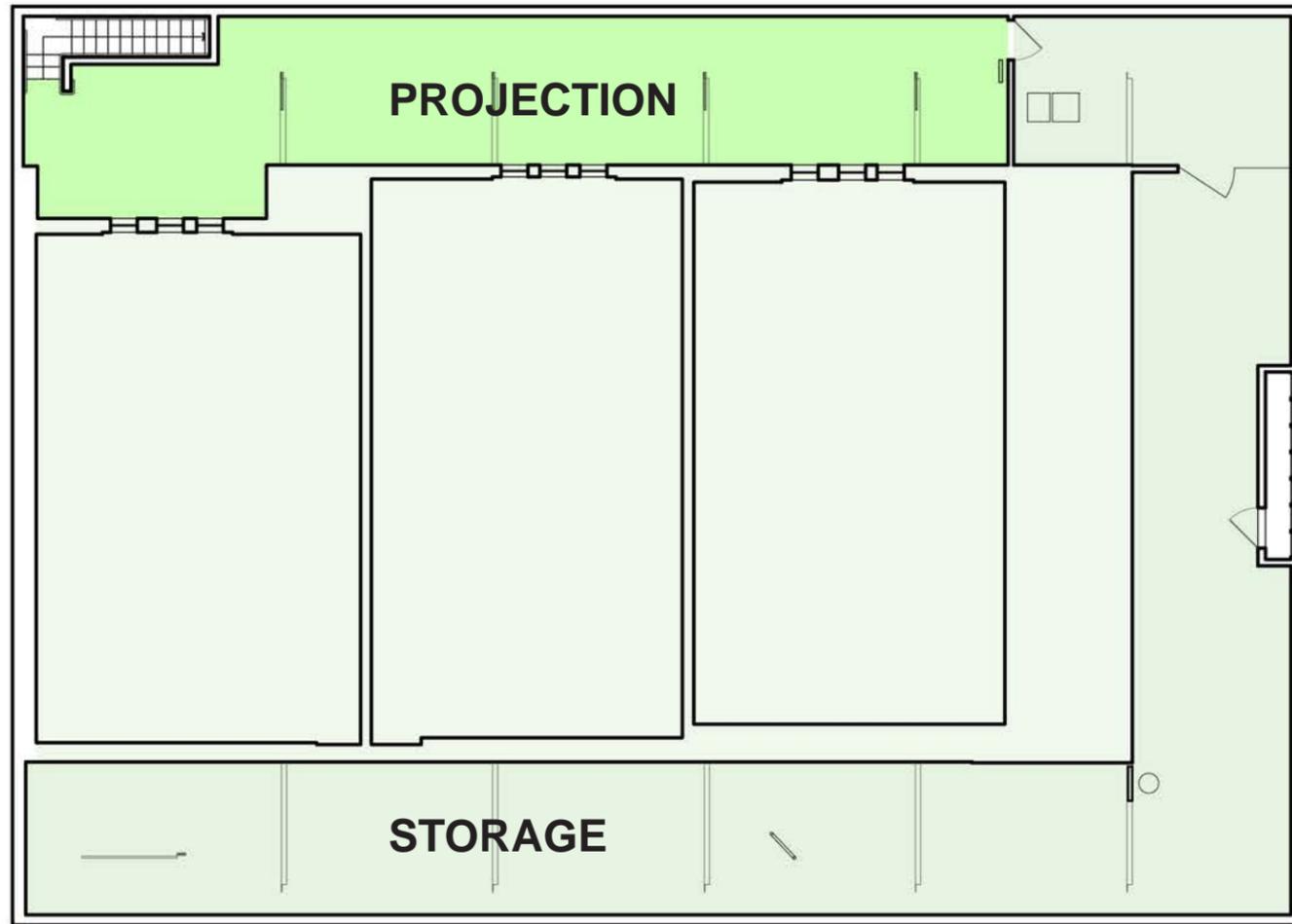
PROPOSED GROUND FLOOR PLAN

- MOVIE THEATER
- RESTAURANT

FIRST FLOOR PLANS

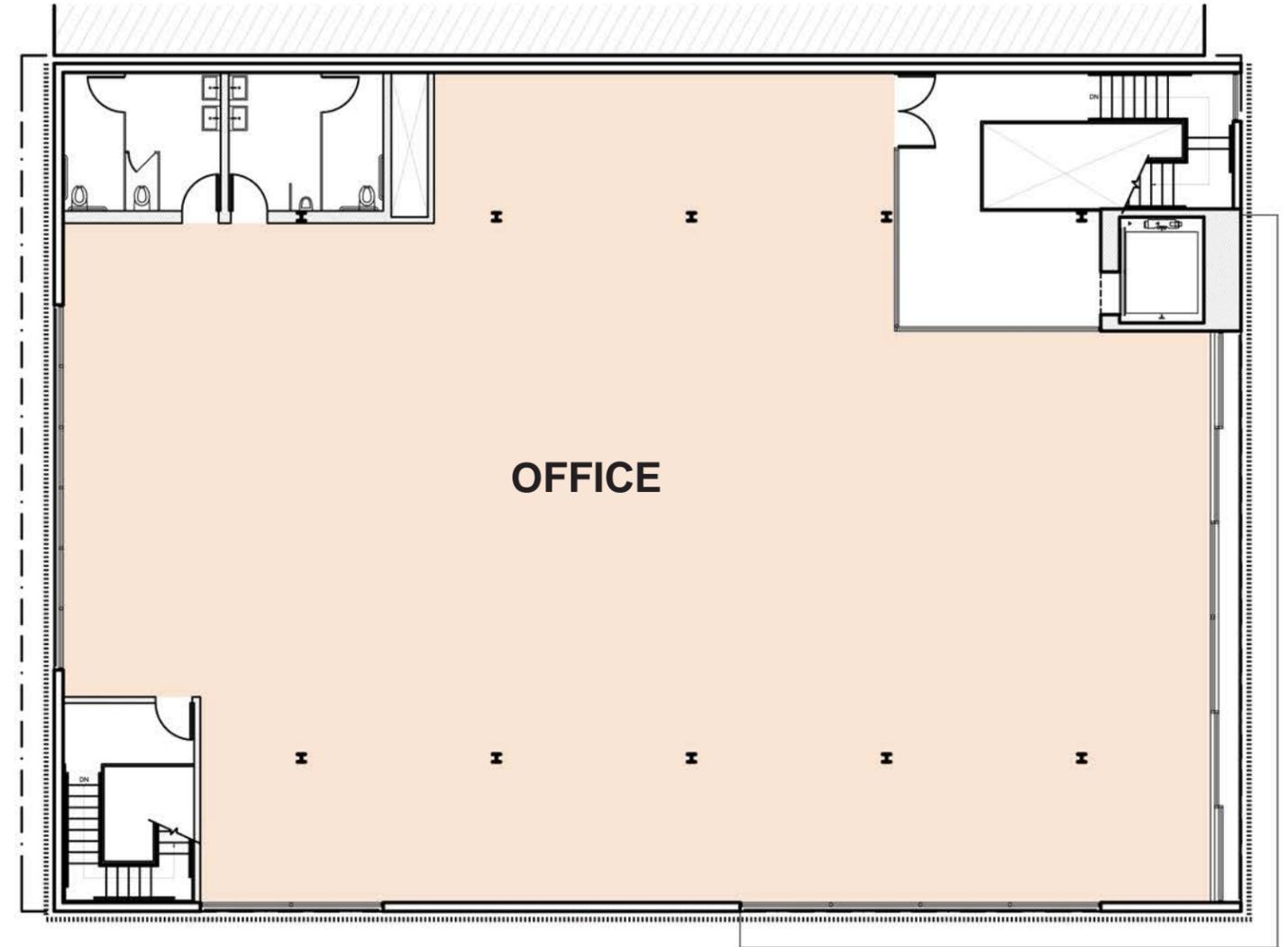
101 CALEDONIA ST.
CITY COUNCIL PRESENTATION
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EXISTING SECOND FLOOR PLAN

- PROJECTION ROOM
- STORAGE
- OFFICE



PROPOSED SECOND FLOOR PLAN

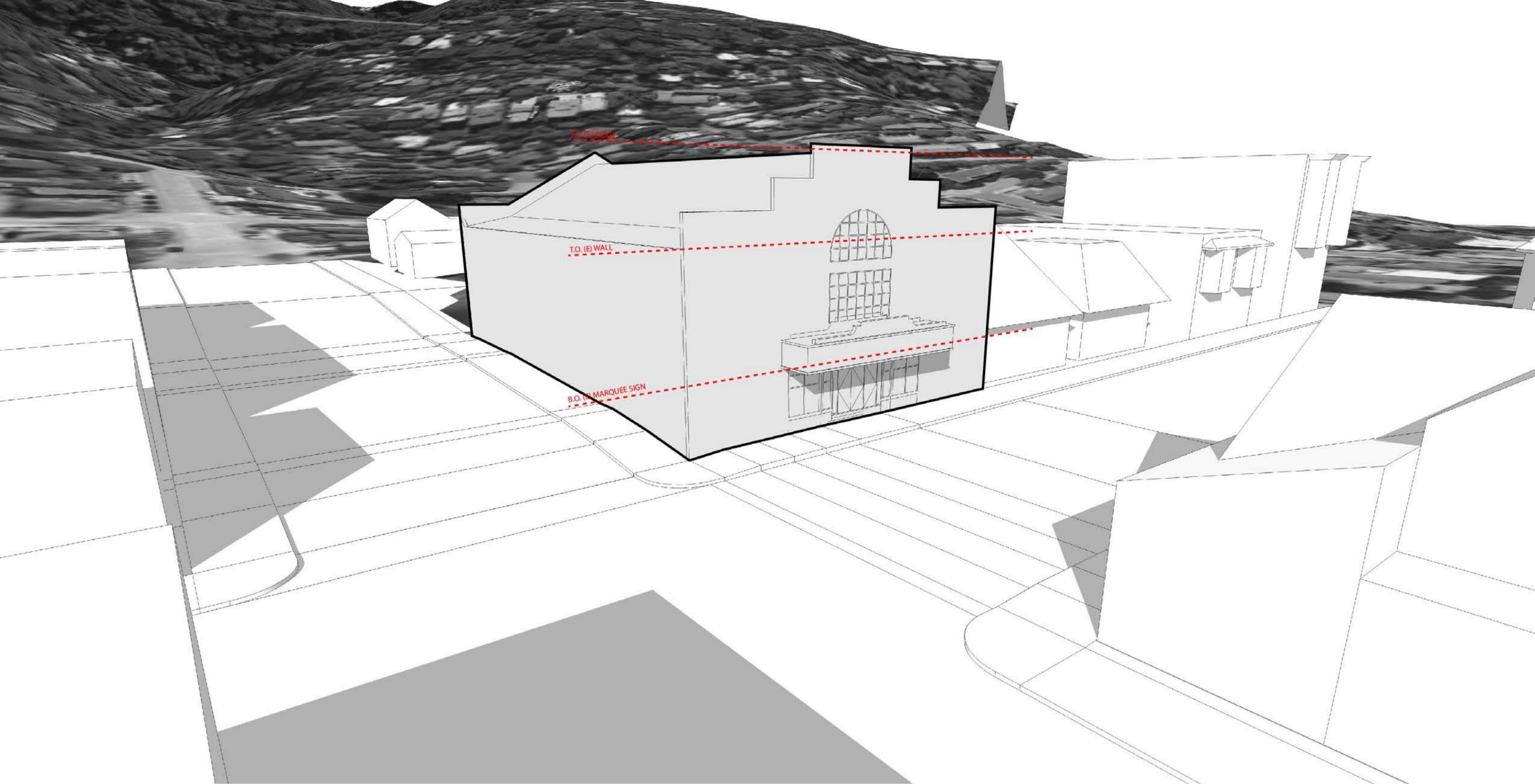
SECOND FLOOR PLANS

101 CALEDONIA ST.
CITY COUNCIL PRESENTATION
SEPTEMBER 13, 2016



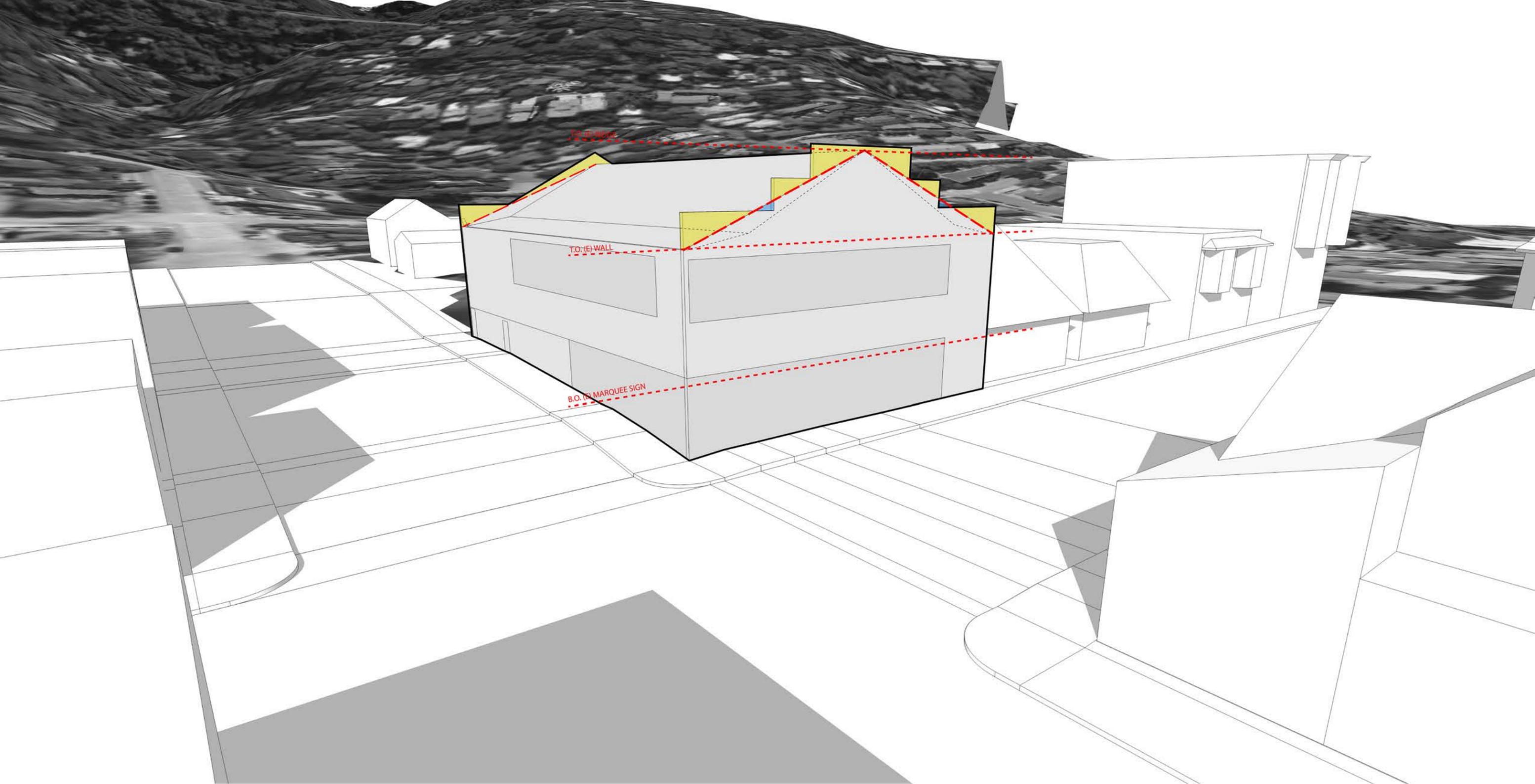
**EXISTING EXTERIOR
VIEW UP PINE & CALEDONIA**

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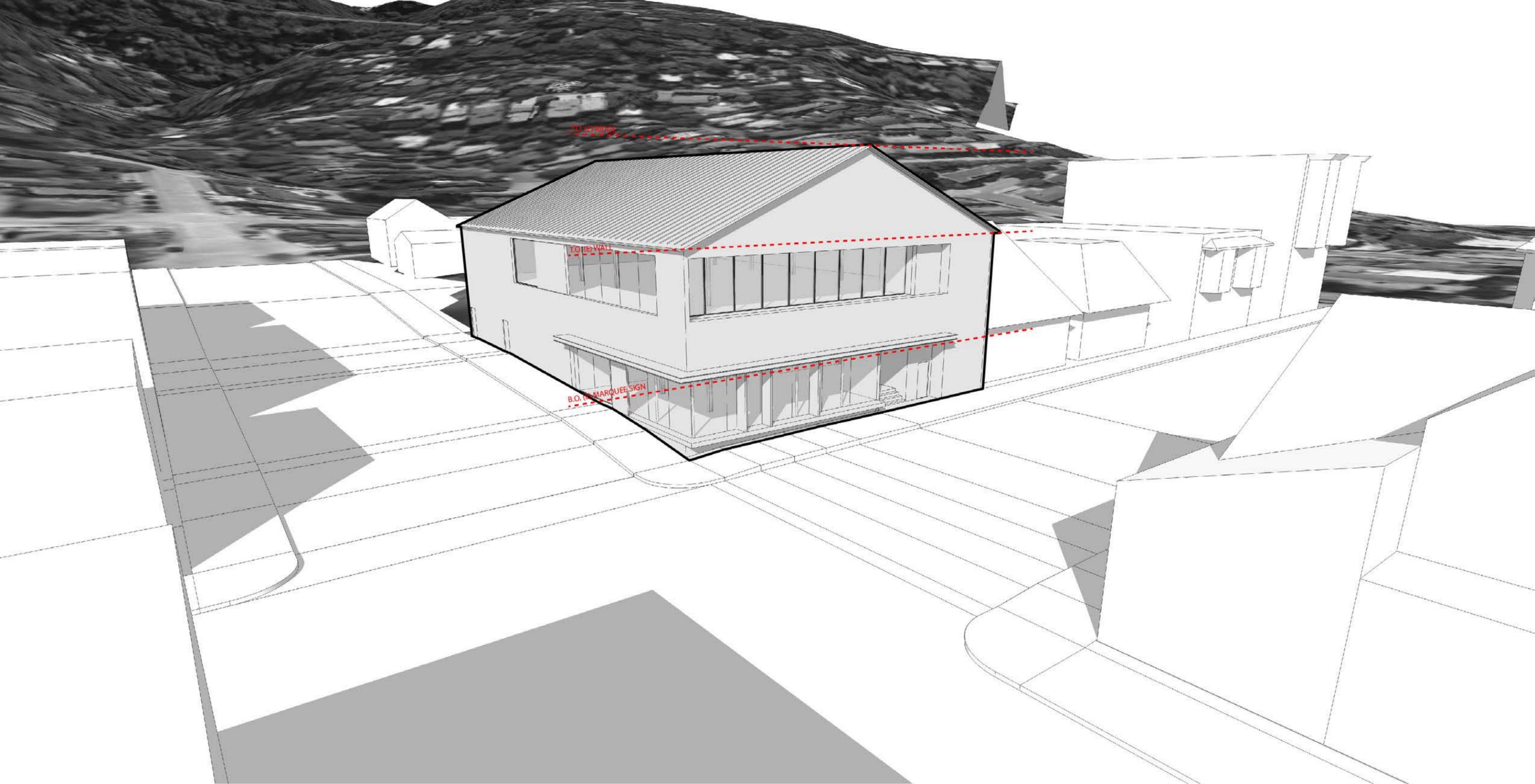
**MASSING DIAGRAM
EXISTING**

101 CALEDONIA ST.
CITY COUNCIL PRESENTATION
SEPTEMBER 13, 2016



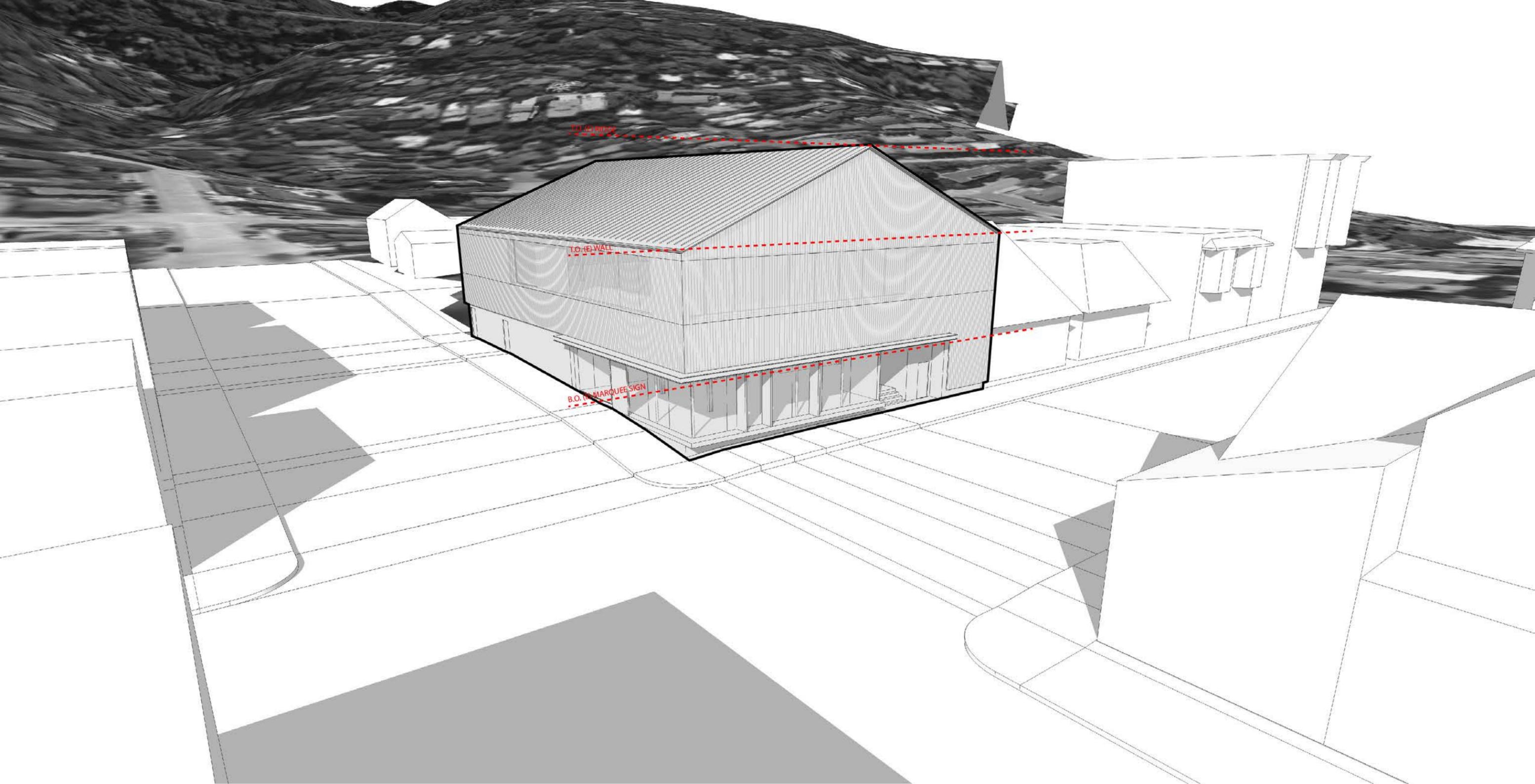
-  BLDG. MASS REDUCTION
-  PROPOSED BLDG. MASS
-  PROPOSED OPENINGS

**MASSING DIAGRAM
ELEMENTS**
101 CALEDONIA ST.
CITY COUNCIL PRESENTATION
SEPTEMBER 13, 2016

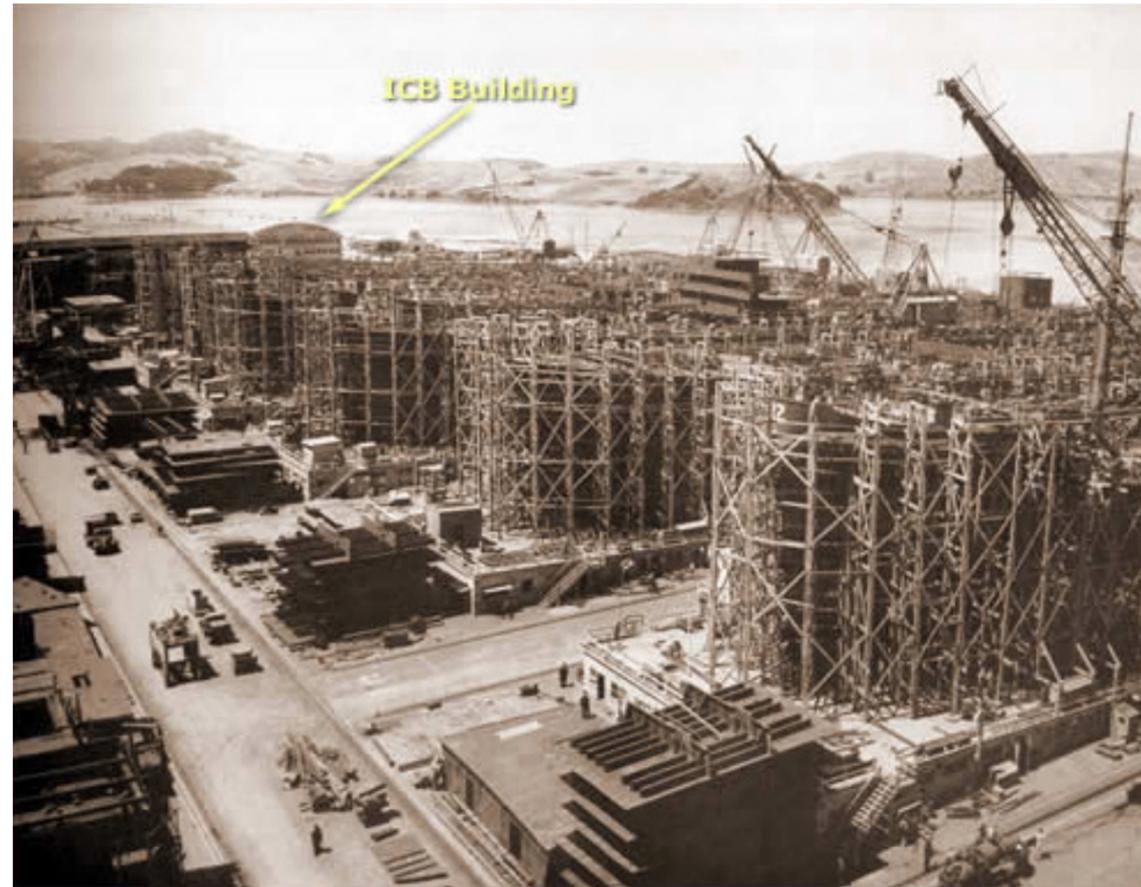
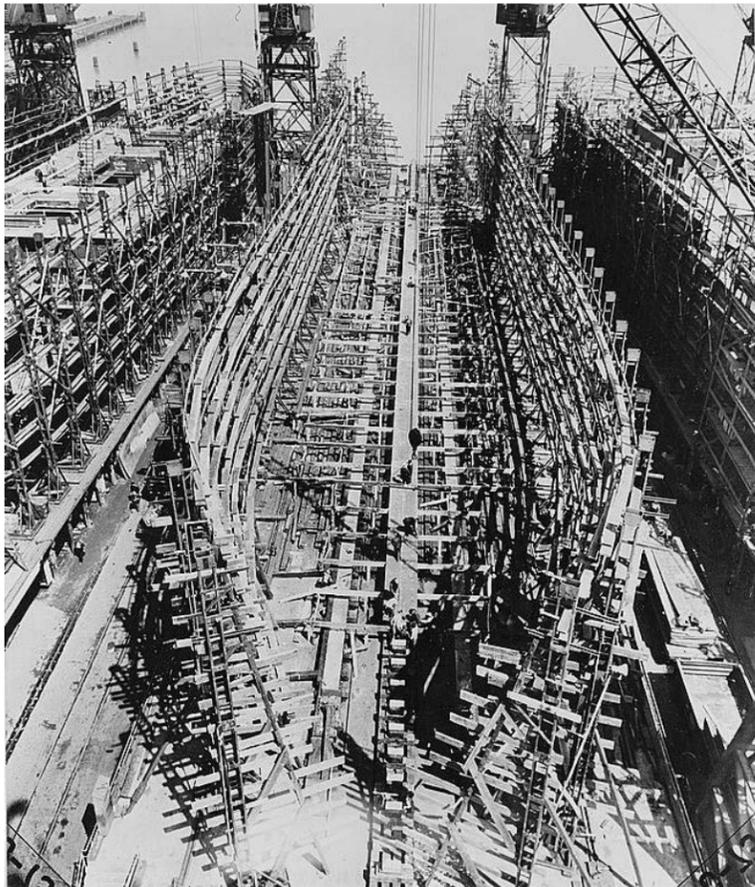


**MASSING DIAGRAM
OPENINGS**

101 CALEDONIA ST.
CITY COUNCIL PRESENTATION
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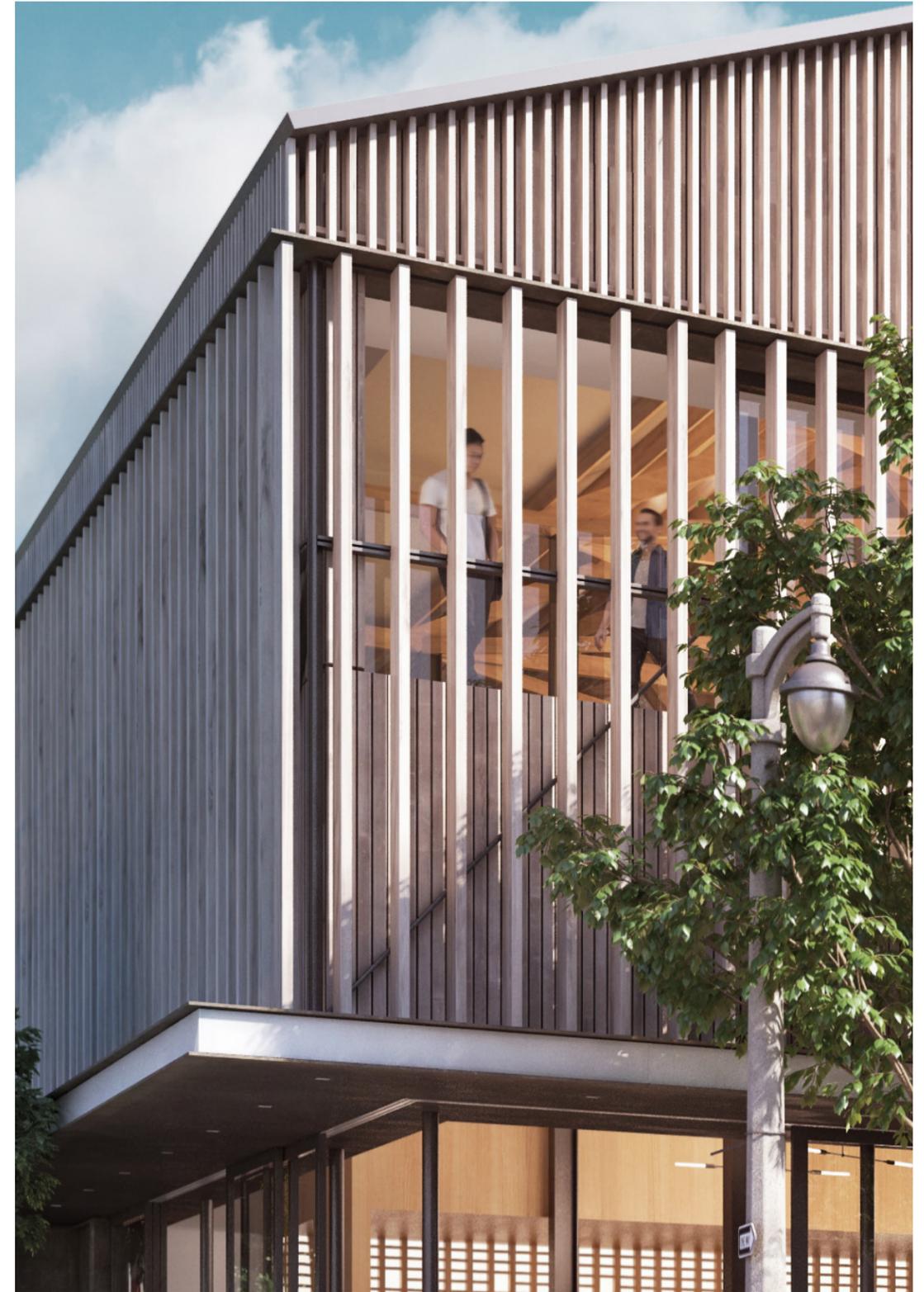
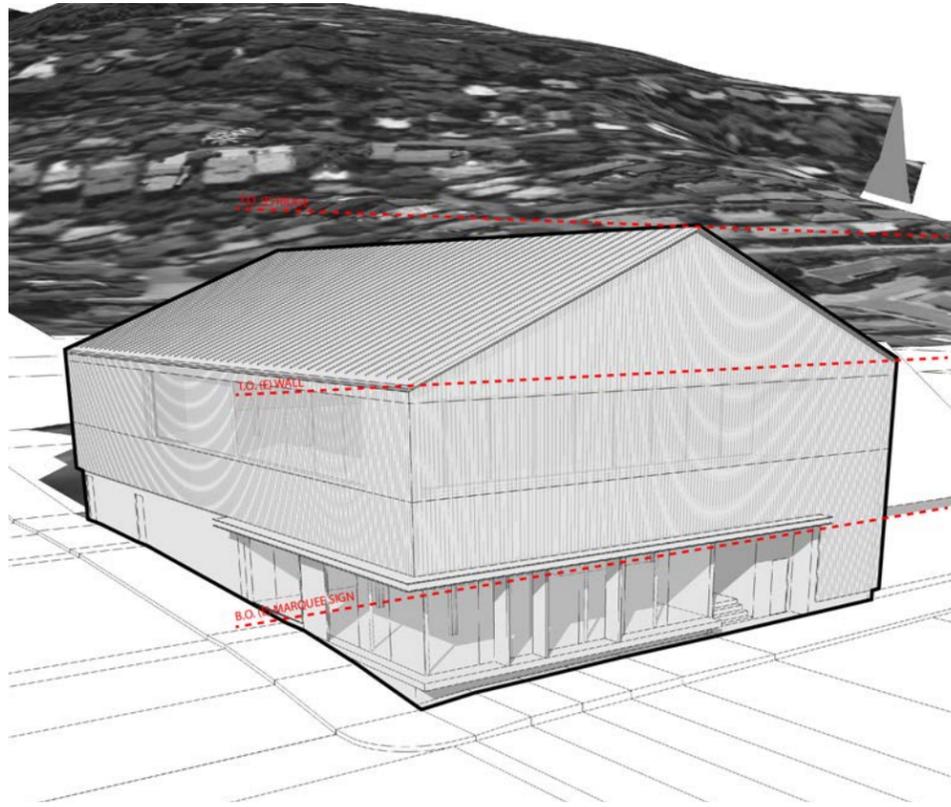
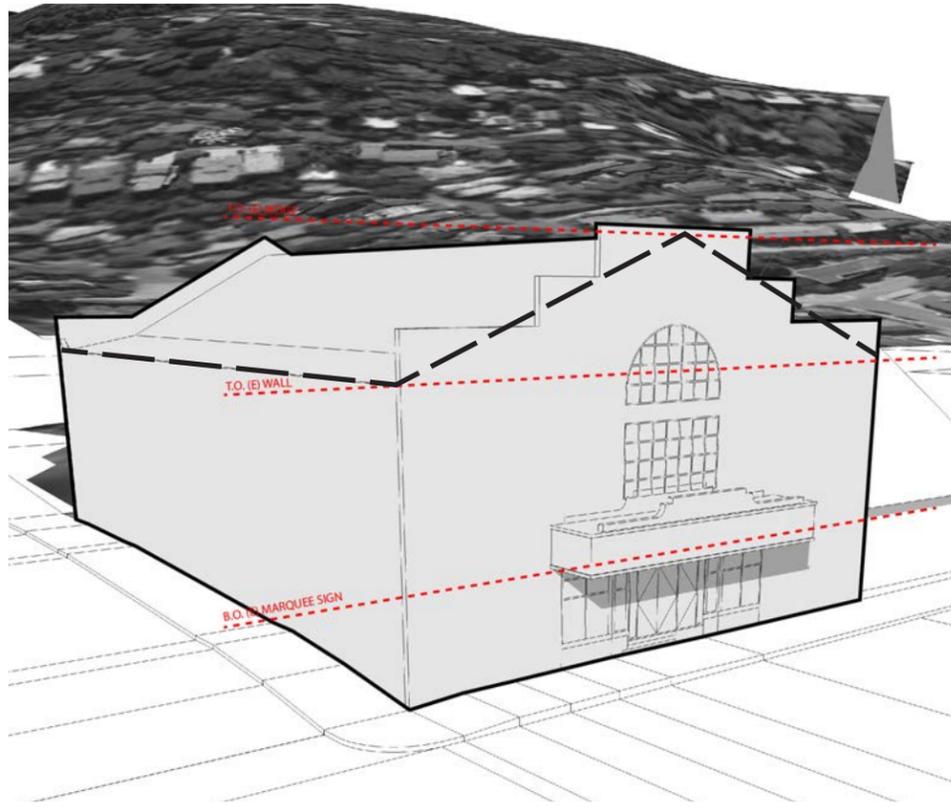


**MASSING DIAGRAM
SCREEN FACADE**
101 CALEDONIA ST.
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LOCAL CONTEXTUAL REFERENCE
N.T.S.

101 CALEDONIA ST.
CITY COUNCIL PRESENTATION
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101 CALEDONIA ST.
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SEPTEMBER 13, 2016



CALEDONIA ST. RENDERING
N.T.S.

101 CALEDONIA ST.
CITY COUNCIL PRESENTATION
SEPTEMBER 13, 2016

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**CALEDONIA ST. RENDERING
N.T.S.**

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CALEDONIA ST. ENTRY RENDERING
N.T.S.

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**PINE ST. RENDERING
N.T.S.**

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**PINE ST. CORNER RENDERING
N.T.S.**

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RESTRICTED AREA
NO PARKING

♿
HANDICAPPED
PARKING ONLY

DO NOT
ENTER

ONE WAY

MAIN T

MARIN THEATER

SPOTLIGHT 4:00 7:00 10:00

THE BIG SHORT 4:00 7:00 10:00





MARIN THEATRE
SPOTLIGHT 4:00 7:00 10:00 THE BIG SHIRT