# CITY OF SAUSALITO
# PLANNING DIVISION
# MEMORANDUM

Date: June 10, 2015
To: Historic Landmarks Board (HLB)
From: Joshua Montemayor, Assistant Planner
Subject: **Study Session for a new exterior staircase at 34-36 Princess Avenue (VA 15-144)**

The applicant, Maria Villegas-Hoppe of Bayside Management, is requesting a Variance to construct a new exterior staircase at the rear of the property at 34-36 Princess Avenue (see **Attachment 1** for Vicinity Map). The Variance would allow the following:

- Relief from the strict application of the Zoning Ordinance due to special circumstances of the property

The Sports and History Gallery Building at 34-36 Princess Avenue contains four residential units on the upper level with accessibility through a staircase located at the rear of the property. The applicant is requesting a Variance to construct a new staircase six (6) inches away from the rear property line to access the upper level units (see **Attachment 2** for a letter and photos from the applicant). Historically, an existing staircase in the same location serviced the upper units, but was recently removed for repair of dry-rot and replaced with a new staircase without a permit. However, the new staircase is within the required fifteen (15) foot setback (see **Attachment 3** for project plans). The project is subject to a Variance review by the Zoning Administrator pursuant to Sausalito Municipal Code (SMC 10.68). The property is located within the Downtown Historic Overlay Zoning District.

Staff requests the HLB conduct a study session on June 10, 2015. The purpose of the study session is to review the proposed project prior to a Zoning Administrator hearing (tentatively scheduled for the week of June 22, 2015) and provide direction, as necessary, to the applicant.

Attachments
1. Vicinity Map
2. Letter from applicant, Maria Villegas-Hoppe, dated May 5, 2015
3. Project Plans date-stamped May 18, 2015

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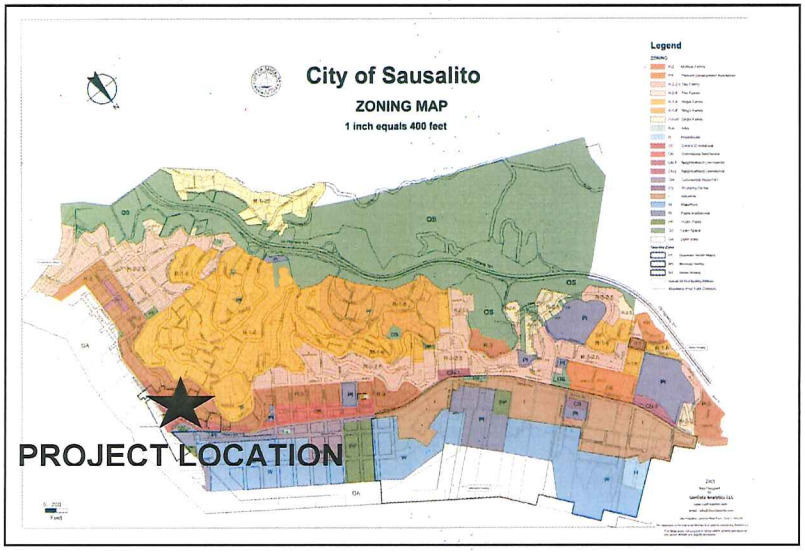
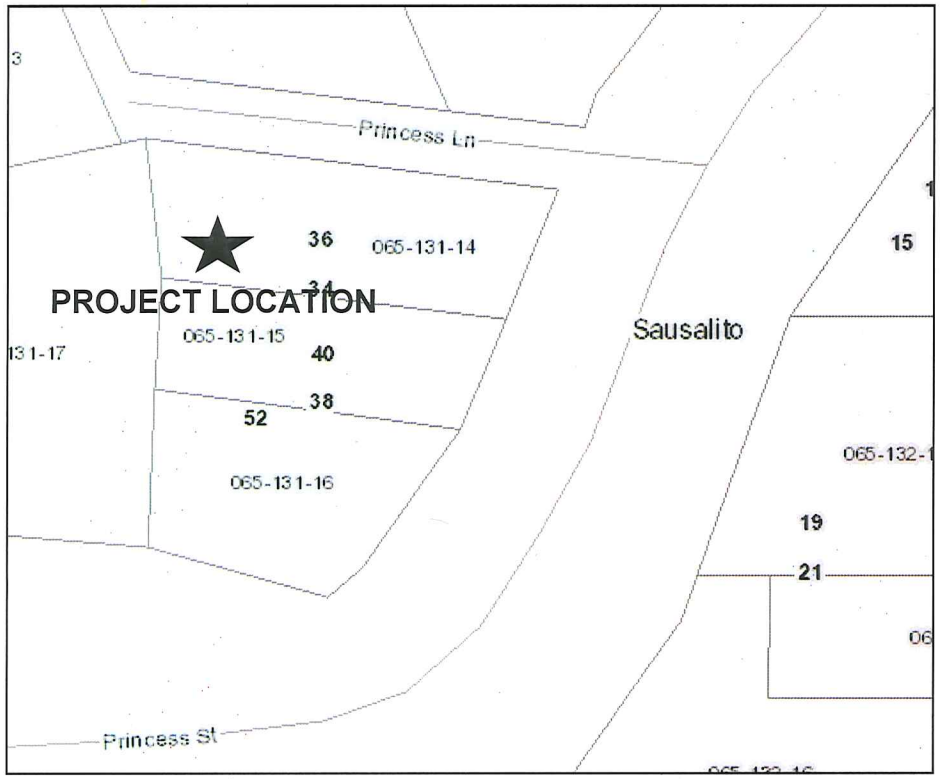
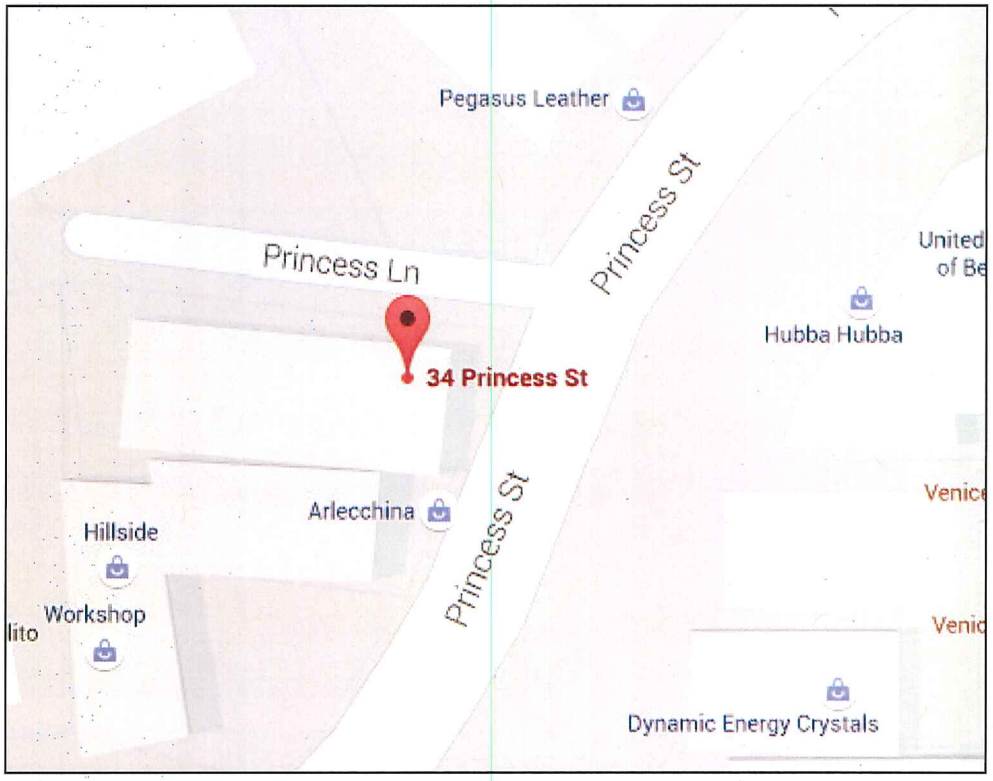
# VICINITY MAP

34 PRINCESS (APN 065-131-14)



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BAYSIDE
MANAGEMENT

**Real Estate Investment
Management, Leasing
& Brokerage Services**

May 5, 2015

Danny Castro
Community Development Director
Community Development Department
City of Sausalito
420 Litho Street
Sausalito, CA 94965

RE: **34-36 PRINCESS STREET
VARIANCE/HEARING**

Dear Mr. Castro:

This letter is to provide you with a little background information on this property in hopes it will help with the review process.

Based on records from the Marin County Abstract Company, the building known as 34-36 Princess Street was built before June 13, 1893.

The building has had many uses since; however, as of September, 1939, the building has had the four upper residential units. The building has had the emergency exit in the rear with the stairs in the same area. At no time prior to date, had the neighbors contested the placement of the stairs.

I am asking on behave of the owners, Raymond & Patricia Libby, that you consider the following before making your decision:

A. The rear stairs is a second egress for emergency escape. The stairs have been there for at least 76 years.

B. There is absolutely no room to meet the set back requirements of 15'. Currently the area is approximately 12' and 13' making it impossible to accommodate the current setback requirement. Creating or adding something different would be a financial hardship on the owners as they are retired individuals with limited income.

**180 Harbor Drive, Suite 100 Sausalito, CA 94965
• 415.383.8400 • Fax 415.331.3727 •www.baysidemgmt.com**

C. The requested Variance is needed. The stairs have been in the same existing place for over 76 years. The only change made with the repairs would be that the stairs would be moved approximately 6" (inches) from the property line at the back end of the lot.
D. Granting the Variance to allow the stairs to stay on the backside of the building would not impede any public right of way (they have been there for over 76 years). They do not impact neighboring property. They do not keep neighbors from fully utilizing their property nor there do any negative financial impact on the neighbor's property.

E. No, the granting of the Variance will not constitute a grant of special privilege inconsistent with the limitations on other properties classified in the same zoning district.

F. Yes, the granting of such Variance will be in harmony with the general purpose and intent of Title 10.68.050 Findings and the General Plan.

The Fire Department has looked at the property in question and back stairs and agree the stairs need to remain there. They also recommend we request an emergency repair permit as that is the only other emergency exit for the residents.

Included with our application are photographs of the original stairs and what has been done so far.

The owners and our office urge you to please expedite this matter as there is the Safety issue. Without the stairs the residents do not have an alternative fire escape. We thank you for taking the time to review this matter.

Sincerely,

Maria Villegas-Hoppe
Bayside Management
c/o Ray & Patricia Libby

-; D E S C R I P T I O N ;-

All that certain lot, piece or parcel of land situate, lying and being in the Town of Sausalito, County of Marin, State of California, described as follows, to-wit;-

Being Lot Number Four (4) as shown and delineated and so designated upon that certain Map entitled "J.W. Sperry's Subdivision of Portion of Block 2 Sausalito", filed in the Office of the County Recorder of the County of Marin, State of California, on June 13, 1893, in Map Book "1", page 71.

IN TESTIMONY WHEREOF the MARIN COUNTY ABSTRACT COMPAN has caused these presents to be duly signed by its Manager, under its Corporate Seal, this Twenty-eighth (28th) day of October, A.D., One Thousand Nine Hundred and Seven (1907) at Nine (9) o'clock A.M.

MARIN COUNTY ABSTRACT COMPANY.

By [signature]

Manager.

M 4267

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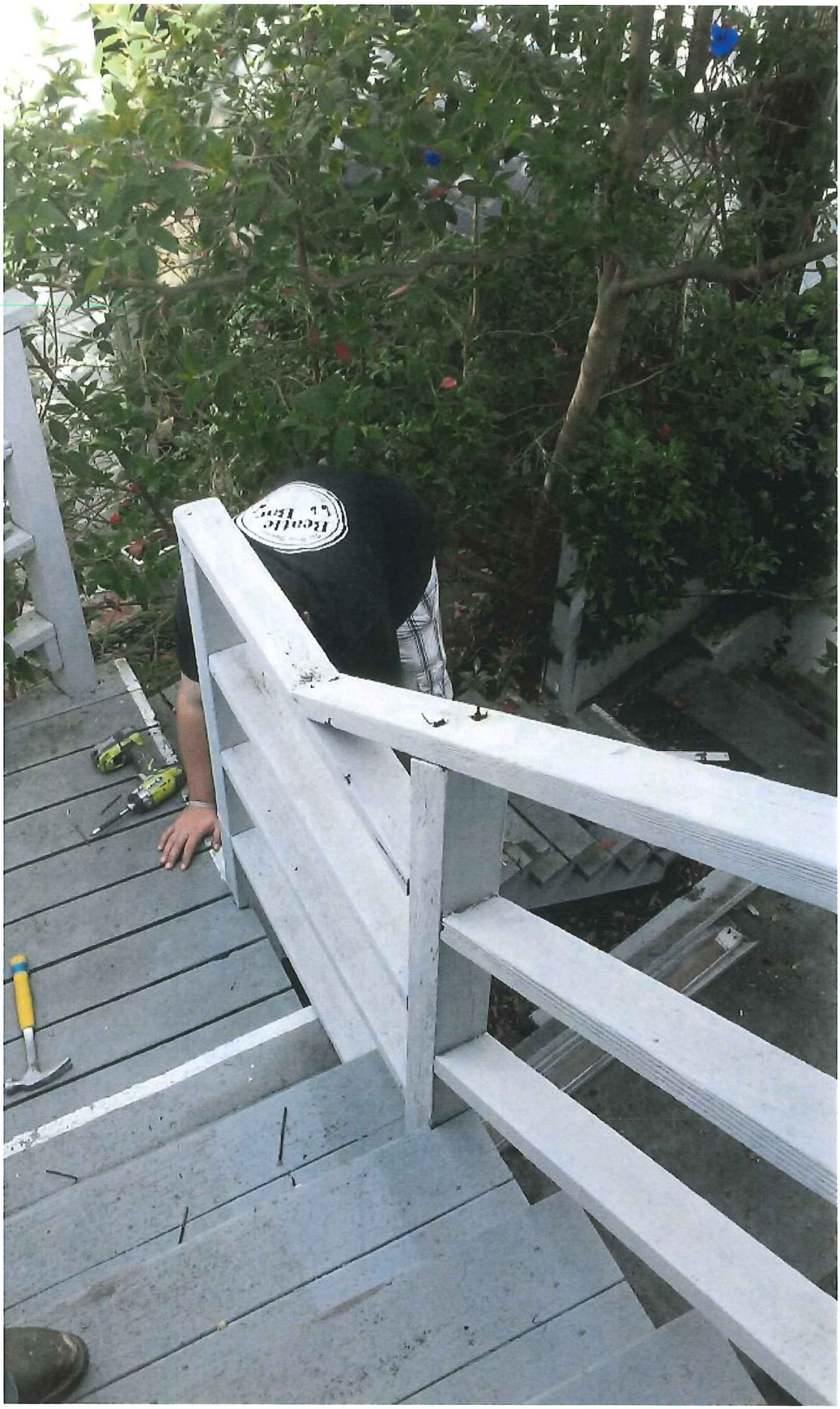
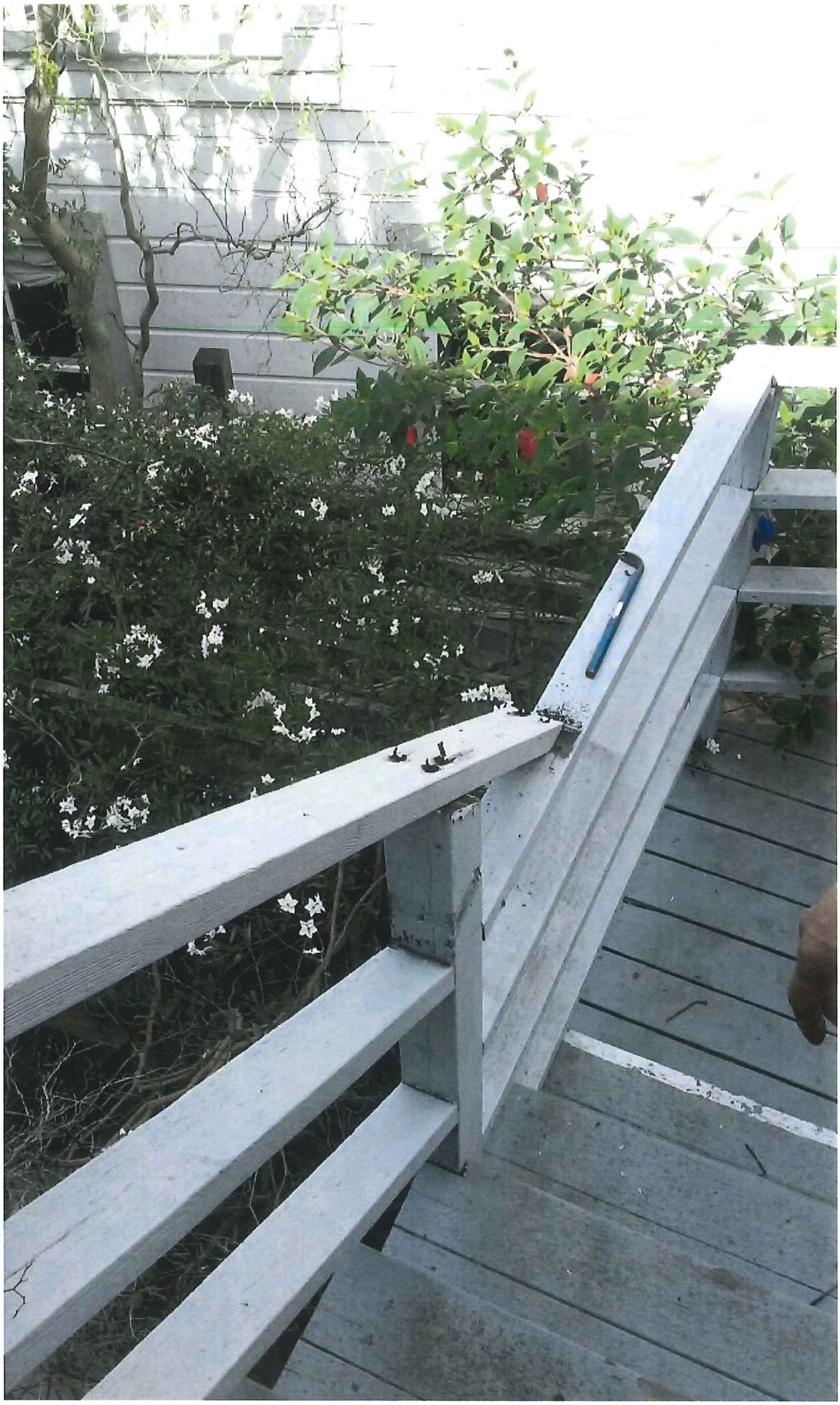
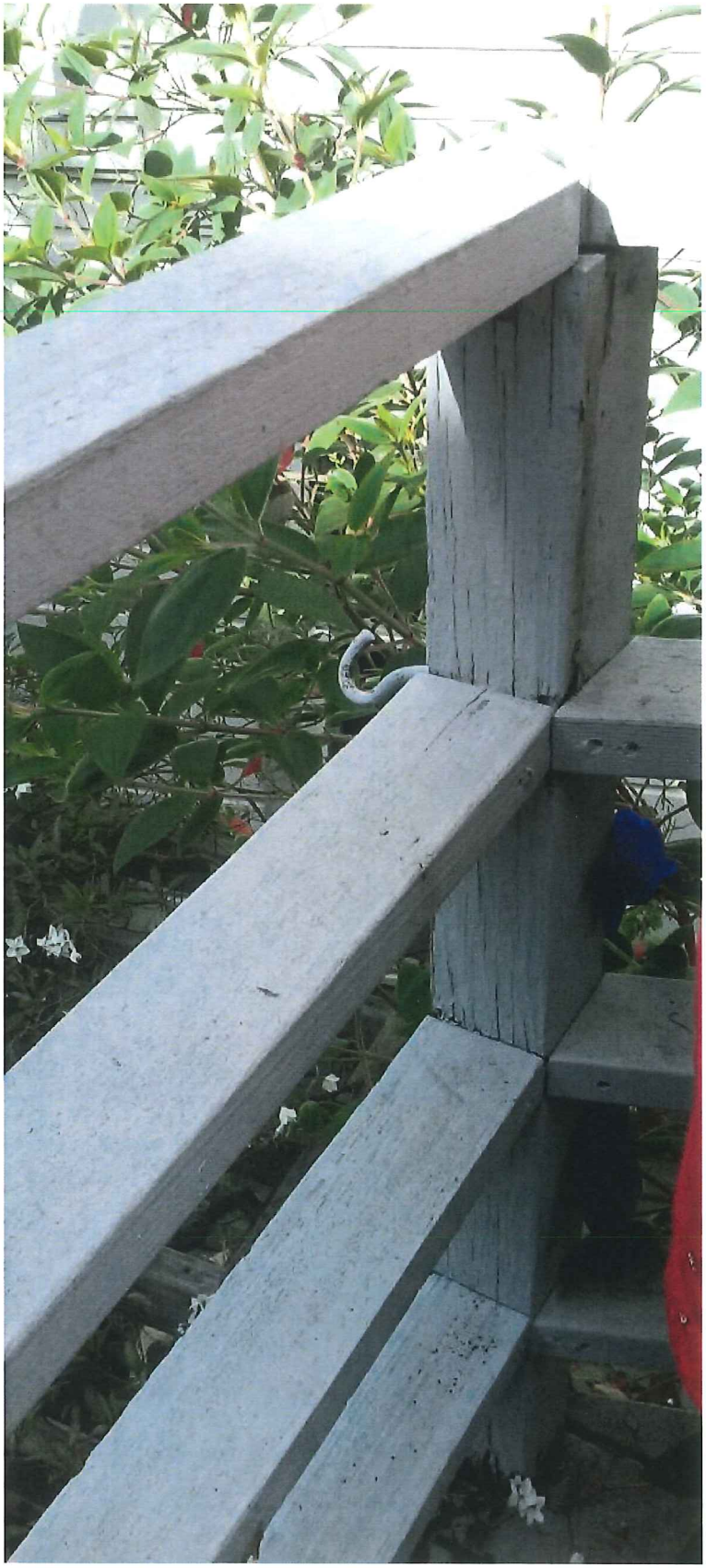
## ORIGINAL STAIRS





**ORIGINAL RAILING**