

Marinship Business and Land Use Inventory Report

March 2011

City of Sausalito

Community Development Department | Planning Division

Acknowledgements

All Marinship Property Owners and Managers

Sausalito Community Development Department, Planning Division

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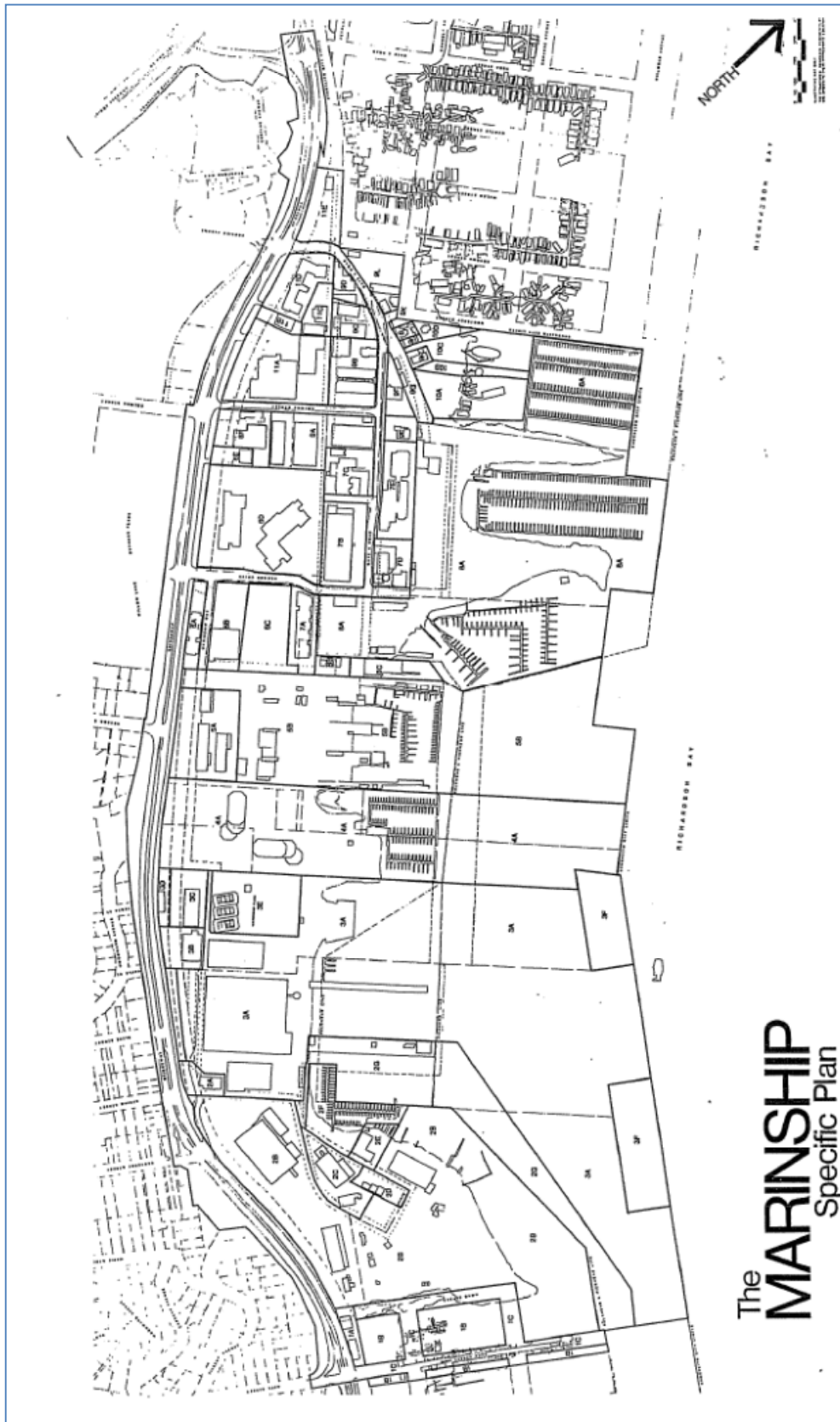
Introduction

The City Council's 2010-2011 priority calendar identified the Marinship Business and Land Use Inventory as a high priority task. To complete this task the Planning Division conducted an on-the-ground business and land use inventory of the Sausalito Marinship Specific Plan (MSP) Area between October 2010 and January 2011. See **Figure 1** for a map of the MSP Area. The fieldwork was conducted by Planning Intern Albert Corners. Efforts were made to verify the collected information with the respective property owners.

The MSP Area is located along Sausalito's Richardson's Bay waterfront, between Bridgeway (street addresses 1750 – 4000), 300 Napa Street (Galilee Marina) to the south and Gate 5 Road on the northern boundary (city limits). The Marinship has a rich history – a Liberty Ships were built in the Marinship during World War II, and an artistic enclave of painters such as George Sumner, writers like Allan Watts, and musicians of the fame of Otis Redding have historically popularized the area.

The MSP was adopted in 1988. The general intent for development in the MSP is to "... retain, [a] focus on the 1970 Sausalito, General Plan;" i.e., (1) To promote the waterfront area and promote diversified water-dependent uses, and (2) To promote the development of other lands in the Marinship compatible with an industrial area. This includes the preservation of the maritime history, enhancement of the industrial character, limiting new, non-maritime, commercial development [such as office buildings], low traffic generation, mixed-use development on large parcels, and [to] preserve the area , ... oriented to the use and service of the Sausalito residents, not tourists." The MSP indicates the commercial, industrial and marine-oriented uses which are permitted to function in the Marinship, and indicates specific uses, such as retail and office, which were existing at the time of adoption of the MSP, are allowed to remain as "legal permitted".

Figure 1: Map of Marinship Specific Plan Area



Methodology

The business and land use inventory required an on-the-ground approach so as to verify and compile a listing of all addresses in the MSP Area. An Excel spreadsheet was created using the Marin County Assessor's address information for each parcel in the MSP Area. The initial, on-site collection of data was surveyed on-foot. During the field work all addresses were confirmed and the associated businesses (name and type) located at the address were noted. Usually this information was collected by noting the tenant's business name (usually on signage at the building) and having a brief conversation with the tenant regarding the nature of the business (if it was not evident). The inventory did not include a survey of boats in marinas.

For larger buildings with multiple tenant spaces, efforts were made to make an initial contact with a property manager to gain access to the site to survey the businesses. In some instances when a property manager was not available or site access was not granted, alternative methods of data collection were employed, such as a one-on-one interview, or communication via fax or email regarding the current business make-up of each tenant space. It was not always achievable to connect with management to conduct the survey. Some managers were not available, did not want to participate with the project, or did not respond to setting-up an appointment in order to verify data pertinent to the land use and business inventory survey of the respective parcels. In such cases, when access was not granted, the name and type of business(es) could not be verified or ascertained.

Data submitted and collected from various individuals and property management groups was not always clearly defined and representative of the tenants signage. Further verification of a tenant's purpose and description was accomplished by cross-referencing this data with the tenant's web site.

In order to determine the type of land use associated with each business, a cross check of the Planning Division's records of Occupational Use Permits was initiated. Occupational Use Permits are required to be obtained prior to submitting and receiving a business license to start a new business or move a business in Sausalito. An approved Occupational Use Permit would indicate the approved land use for the business. In some cases the City's files are missing or misfiled. Additionally, some of the businesses in the Marinship were established prior to the requirements for Occupational Use Permits. For the businesses which Staff was unsure if Occupational Use Permits have been issued or not, Staff used the Marinship Specific Plan Use Definitions (see **Appendix B**) as to the land use associated with the business (using the business name, type and internet research).

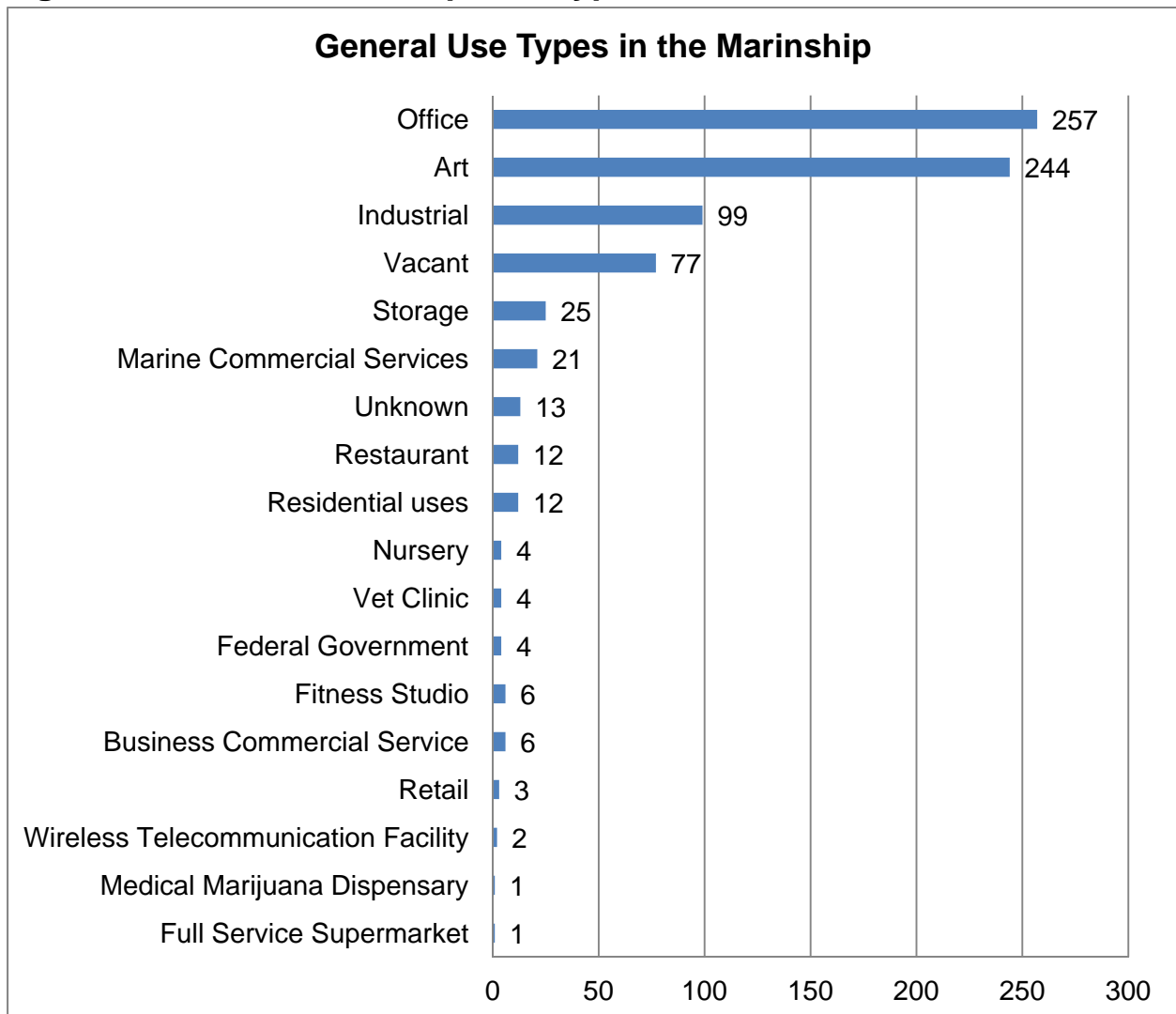
After entering the current permits held by the respective tenants, a copy of the data collected for each parcel was sent to the owners or managers of a particular parcel. It detailed the business name and type collected during the field work, and the type of Occupational Use Permit for the business in the City's records (if the Occupational Use Permit was found). The cover letter to the property owners/managers invited a review of the data to verify accuracy. Property owners/managers representing approximately 25 buildings or parcels contacted Planning Division staff to make revisions to the data.

Results

Summary

The on-ground survey identified 96 buildings and 835 addresses with a broad-range of land uses and business types. Due to the occurrence of some tenants in multiple spaces, there were total 797 tenant spaces identified. These tenant spaces are made up of a variety of offices, business uses, art studios and government uses. See **Figure 2** for an overview of the general use types in the Marinship. Vacancies were found in 77 tenant spaces. There were 13 tenant spaces where it is currently unknown as to what type of business occupies the space. A complete listing of the inventory's findings, including business name, type and associated land use is provided in **Appendix A**.

Figure 2: General Marinship Use Types



Detailed Land Use Results

The following provides a discussion of the different types of land uses found in the Marinship.

Office. The largest category of land use identified in the MSP Area were office uses. The MSP specifies that office uses that existed at the time of the adoption of the Specific Plan are allowed to remain as a “grandfathered” use. Furthermore, the MSP specifies that new offices uses are limited to accessory office uses, which are the small amount of office activity needed to administer the operation of an approved use. Of the 797 total individual business/tenants indentified, 32%, or 258 spaces, were offices uses. “Office” use is not defined in the MSP, however, it is defined in the *Zoning Ordinance* as:

Professional or government offices including:

Accounting, auditing and bookkeeping services.

Advertising agencies.

Architectural, engineering, and surveying services.

Attorneys.

Banks and Financial institutions that are not retail

Counseling services.

Computer software designers.

Data processing and computer services.

Detective agencies and similar services.

Educational, scientific and research organizations.

Interior decorators.

Employment, stenographic, secretarial and word processing services.

Government offices including agency and administrative office facilities.

Management, public relations & consulting services.

Photography and commercial art studios.

Post offices (not including bulk mailing distribution centers).

Real estate agencies.

Writers and artists offices outside the home.

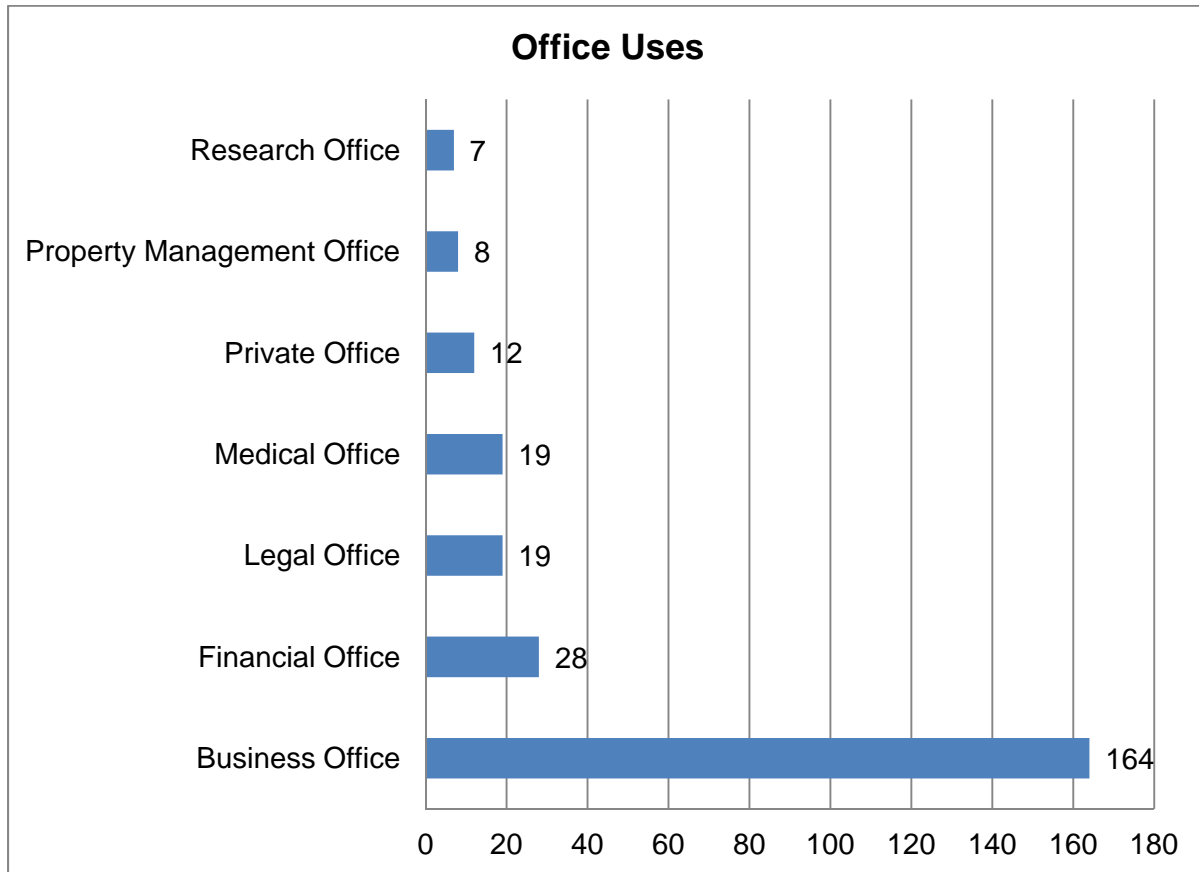
This definition could not be used for the inventory project as some of the office uses, as defined in the *Zoning Ordinance*, are classified as other uses in the MSP. For example, Architectural services are classified as “Applied Arts” and Secretarial services are classified as “Business Commercial Services” in the MSP, however, both of these uses are defined in the Zoning Ordinance as “office” uses. Therefore, architectural firms and secretarial service offices are not included in “office” uses for the purposes of this report.

In order to give a better understanding of the different types of office uses in the MSP Area, the collected data was analyzed and the following office categories were identified as typical conditions in the Marinship area: Private Office, Research Office (such as biology research), Legal Office, Financial Office (including banks), Business Office (a catch-all), Property Management office, and Medical Offices. Note that these categories are not defined in either the

MSP or the Zoning Ordinance, merely used in this report to gain a better understanding of the office uses in the MSP Area.

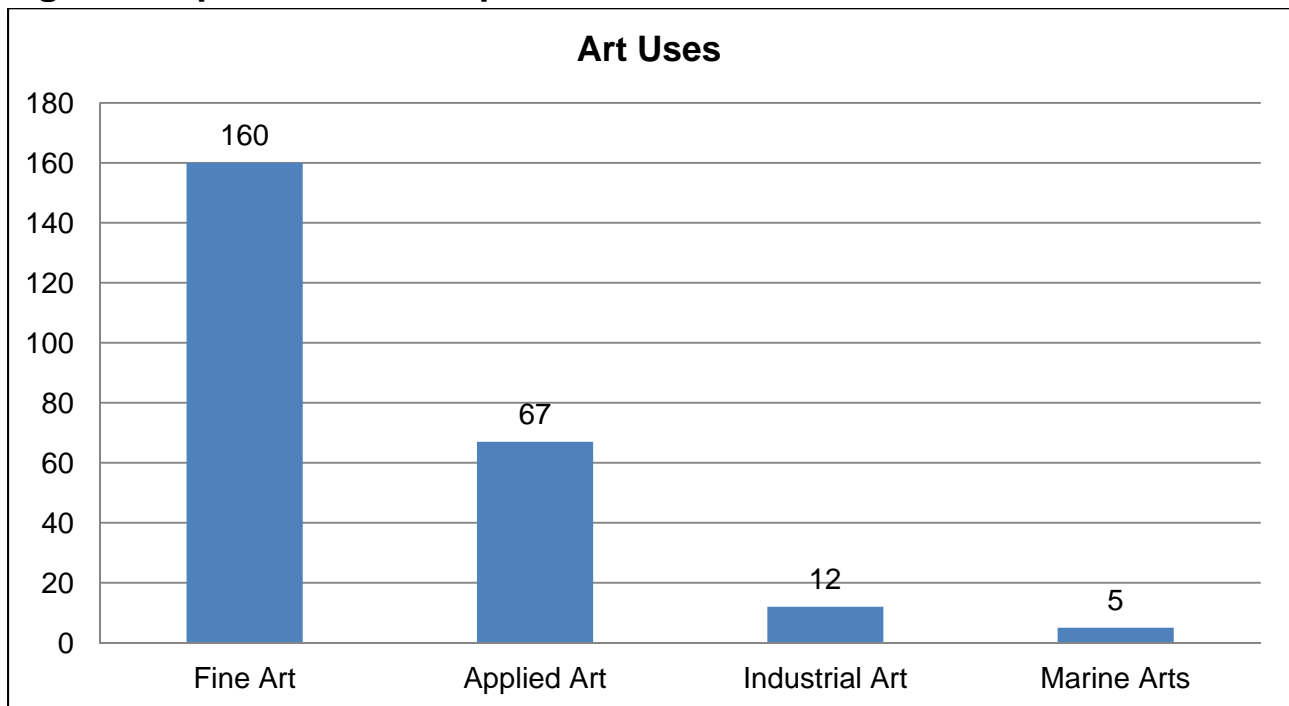
Of the 258 office spaces identified, the largest category were business offices (164 spaces), and next were financial offices (28 spaces), legal offices (19 spaces), medical offices (19 spaces), private offices (12 spaces) and property management offices (8 spaces) and research offices (7 spaces). See **Figure 3** for a breakdown of the office uses.

Figure 3: Specific Marinship Office Uses



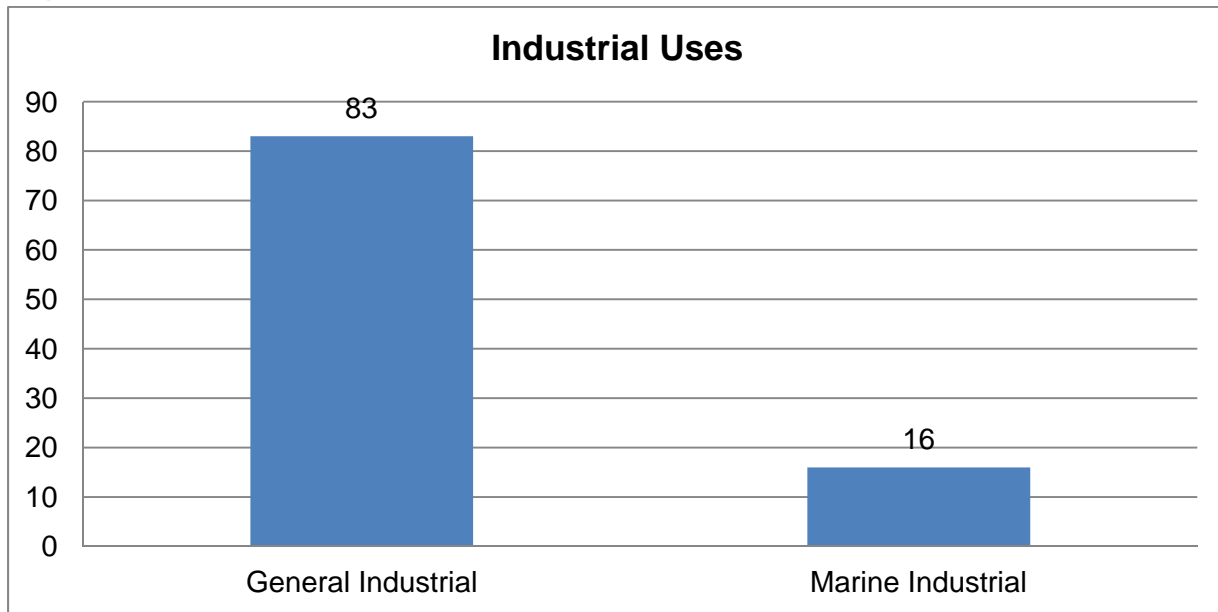
Arts. The second largest category of land uses identified in the MSP Area were art uses. Art uses include applied, fine, industrial and marine arts. Of the 797 total individual business/tenants identified, 30%, or 244 spaces, were art uses. The MSP differentiates between various art use types. **Fine arts** include “the design, crafting and construction of unique, fine art products,” such as painters, potters, sculptors, photographers, poets and authors and art/craft studios. Out of the 244 art uses identified, the majority, 160, were fine arts. **Applied arts** include “the design, crafting and construction of unique or custom made applied arts products,” like architects, graphic designers, and interior designers. Out of the 244 art uses identified, 67 were applied arts. **Industrial arts** include “the design, crafting and construction of unique or custom made industrial products,” like cabinet makers, woodworkers or metal fabricators. Out of the 244 art uses identified, 12 were industrial arts. **Marine arts** include “the design, crafting and construction of unique or custom made marine products,” like boat building, and marine carpentry. Out of the 244 art uses identified, 5 were marine arts. See **Figure 4** for a breakdown of the art uses.

Figure 4: Specific Marinship Art Uses



Industrial. The next most frequent land use type was industrial, comprising 12% of the use types in the Marinship (a total of 99 businesses). The industrial use category includes both **General Industrial** (e.g., light manufacturing, assembly, repair and warehousing uses) and **Marine Industrial** (e.g., as light marine industrial manufacturing, boat building and maintenance, marine welding and fabrication). General Industrial uses comprised the majority of the Industrial uses, at about 84% of the total. See **Figure 4** for a breakdown of the industrial uses.

Figure 5: Specific Marinship Industrial Uses



Vacancies. The survey found that about 10% of the tenant suites or storefronts were vacant, for a total of 77 spaces.

Storage. About 3% of the uses identified were storage uses (storage other than warehousing, like personal storage or accessory storage were counted in this category).

Marine Commercial Services. Almost 3% of the uses (21 businesses) were marine commercial service uses, which are those convenience goods and consumer service establishments to service the maritime needs of the community (e.g., bait and tackle shops, boat charters, marine electronics sales service and repair).

Business Commercial Services. Approximately 1% of the uses (6 businesses) were business commercial service uses, which are those goods and consumer service establishments to service the needs of local businesses (e.g., art and business supply businesses and blueprint and photostat facilities).

Other Uses. There were 12 restaurants, 6 fitness studios, 4 veterinary clinics and 4 nurseries identified in the MSP Area. Additionally, there are a number of Federal Government uses in the Marinship, such as the Postal Service, the Bay Model and Army Corps of Engineers facilities.

There are a number of residential uses identified as well. This report accounts for residential houseboat use only, not liveaboard uses.

Unknown. There were 13 spaces which were unable to be identified in terms of what business currently occupies the space.

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Appendix A

Marinship Business and Land Use Inventory Spreadsheet

Marinship Land Use/Business Inventory- March 2011					
Address			Business Name	Business Type	Use Type
Number	Street	Suite			
1750	Bridgeway	A100	Image Span, Inc.	Technology Software	Applied Arts
1750	Bridgeway	A101	Image Span, Inc.	Technology Software	
1750	Bridgeway	A200	Perfect Push Up, LLC	Office	Business Office
1750	Bridgeway	A201	The Cazneau Group	Sustainability Consultant	Business Office
1750	Bridgeway	A202	The Cazneau Group	Sustainability Consultant	
1750	Bridgeway	B103	Peggy Knight Solutions	Wig Designer	Applied Art
1750	Bridgeway	B104	Arnowitz Hurn, LLC	Media	Business Office
1750	Bridgeway	B105	Michael Chiarottino, MD	Medical Clinic	Medical Office
1750	Bridgeway	B106	Darren Lipshitz, MD	Medical Clinic	Medical Office
1750	Bridgeway	B106	Marin Healthcare District Community Clinic	Medical Clinic	Medical Office
1750	Bridgeway	B207	Flying A	Advertising	Legal Office
1750	Bridgeway	B211	Michael Rex Associates	Architecture	Applied Arts
2000	Bridgeway		Burkell Plumbing	Plumber	Business Office
2000	Bridgeway	D	Joanne's Printing	Printer	Business Commercial Service
2100	Bridgeway		Bay Model	U.S. Government	Federal Government
2100	Bridgeway		US Army Corp of Engineers - Construction Branch	Us Government	Federal Government

Marinship Land Use/Business Inventory- March 2011					
Address			Business Name	Business Type	Use Type
Number	Street	Suite			
2100	Bridgeway		US Army Corp of Engineers - Operations Branch	Us Government	
2100	Bridgeway		US Army Corp of Engineers - Ship Dock	Us Government	
2100	Bridgeway		US Army Corp of Engineers - Debris Yard	Us Government	
2100	Bridgeway		US Army Corp of Engineers	Us Government	Federal Government
2200	Bridgeway	10	SWA	Landscape Architectural Services	Applied Art
2200	Bridgeway	10	SWA	Landscape Architectural Services	
2300	Bridgeway		Charter Properties	Property Management	Property Management Office
2302	Bridgeway	A	1-4 Design	Graphic Designer	Applied Art
2302	Bridgeway	B	L Studios	Graphic Designer	Applied Art
2400	Bridgeway	100	Fed Ex/Kinko's Copies	Parcel Delivery / Office Supplies And Services - Retail	Business Commercial Service
2400	Bridgeway	200	Marin Management, Inc.	Management And Support Services For Hotels	Business Office
2400	Bridgeway	220	Sausalito Arts Festival	Office: Event Planning	Business Office
2400	Bridgeway	230	North Sails - San Francisco	Fabrication /Design Of Sails For Sailboats	Industrial Art
2400	Bridgeway	280	Shaw Management Group of Companies	Event Planning	Business Office
2400	Bridgeway	300	Talkot Capital, LLC	Financial Office: Short Term Credit Institution	Financial Office
2650	Bridgeway		Feng Nian	Restaurant	Restaurant

Marinship Land Use/Business Inventory- March 2011					
Address			Business Name	Business Type	Use Type
Number	Street	Suite			
2656	Bridgeway	A	Avatar Restaurant	Restaurant	Restaurant
2656	Bridgeway	B	Dynamic Energy Crystals	Crystal Gallery And Warehouse Showroom	General Industrial
2656	Bridgeway	C	Louie's Deli Café	Delicatessen	Restaurant
2656	Bridgeway	D	MUD Worldwide, LLC	Branding And Advertising Company	Business Office
2656	Bridgeway	Suite 200	Vacant	Vacant	Vacant
2656	Bridgeway	Suite 201	NCM Management	Financial Firm	Financial Office
2656	Bridgeway	Suite 202	OPEN EYE PICTURES INC	Photographer	Fine Art
2658	Bridgeway	100	WESTCORE MANAGEMENT, 22C	Property Management	Property Management Office
2658	Bridgeway	101	David Litwin Productions	Sound Studio	General Industrial
2658	Bridgeway	102	MUD Worldwide, LLC	Branding And Advertising Company	General Industrial
2658	Bridgeway	103	Mark Keller	Sound Studio	Storage
2658	Bridgeway	104	Feng Nian	Restaurant	Storage
2658	Bridgeway	107	Caffe Forte	Coffee/Tea Sales	Storage
2658	Bridgeway	201	Far West Films	Film Maker	General Industrial
2658	Bridgeway	202	North American Journeys	Travel Agency	Business Office
2658	Bridgeway	203	Skadaddle Media	Marketing Firm	Business Office

Marinship Land Use/Business Inventory- March 2011					
Address			Business Name	Business Type	Use Type
Number	Street	Suite			
2658	Bridgeway	204	Vacant	Vacant	Vacant
2658	Bridgeway	205	Amy Nordstrom	Jewelery Designer	Fine Art
2658	Bridgeway	206	Studio Snaidero Bay Area	Office For Kitchen Design/Cabinet Sales	Business Office
2658	Bridgeway	207	Sonar 6	Human Resource Firm	Business Office
2660	Bridgeway	A,B, C	Art Brokers, Inc.	Wholesale Art Distribution Framing	General Industrial
2678	Bridgeway		Unknown	Unknown	Unknown
2680	Bridgeway		Unknown	Unknown	Unknown
2700	Bridgeway		CARtelligent	Internet Auto Sales, Broker	Business Office
2750	Bridgeway		Unknown	Unknown	Unknown
2850	Bridgeway		Classic Car Storage	Storage	General Industrial
2900	Bridgeway		Sausalito Moving and Storage	Storage - Ministorage Facility	General Industrial
3000	Bridgeway	102	Consultax	Tax Return/Filing Business	Business Office
3000	Bridgeway	103	Vacant	Vacant	Vacant
3000	Bridgeway	105	Vacant	Vacant	Vacant
3000	Bridgeway	107	The Elder Law Group	Law Office	Legal Office
3000	Bridgeway	108	State Farm Insurance - Jon D. Lam	Insurance And Financial Services	Financial Office

Marinship Land Use/Business Inventory- March 2011					
Address			Business Name	Business Type	Use Type
Number	Street	Suite			
3000	Bridgeway	200	Vacant	Vacant	Vacant
3000	Bridgeway	201	Pryor Communications	Marketing And Communications Services	Business Office
3000	Bridgeway	202	Marin Megatrends	Business Services: Housing Liquidators	Business Office
3000	Bridgeway	203	Movement is Creation	Training - Yoga	Fitness Studio
3000	Bridgeway	205	Family Services Association - Southern Marin Services	Social Services Office	Business Office
3000	Bridgeway	206	(Vacant)	Vacant	Vacant
3000	Bridgeway	207	Yale Smith	Office	Business Office
3020	Bridgeway	101	The Traveler's Mailbag	Private Postal Box Service	Business Commercial Service
3020	Bridgeway	102	Vacant	Vacant	Vacant
3020	Bridgeway	103	City of Life	Chiropractic Office	Vacant
3020	Bridgeway	104A	Seamstress by the Bay	Seamstress	Fine Art
3020	Bridgeway	105	Onxy Worldwide, Inc	Appearl Aand Promotional Products	Vacant
3020	Bridgeway	106	Tony Agpoon Design	Commercial Art And Graphic Design	Applied Art
3020	Bridgeway	107	Holly A. Kopman Interior Design	Interior Designer	Applied Art
3020	Bridgeway	108	Massage Therapy	Physical Therapy	Medical Office
3020	Bridgeway	109	Robert Yuri - Pilates	Physical Therapy	Fitness Studio

Marinship Land Use/Business Inventory- March 2011					
Address			Business Name	Business Type	Use Type
Number	Street	Suite			
3020	Bridgeway	111	Bridgeway Gym	Personal Fitness/Health	Fitness Studio
3030	Bridgeway	103	L. A. Knings	Office: Resource For Land Use	Business Office
3030	Bridgeway	103	LAK ASSOCIATES LLC		Business Office
3030	Bridgeway	106	Madeleine Langeveld	Private Office	Business Office
3030	Bridgeway	107	Vacant	Vacant	Vacant
3030	Bridgeway	108	Golden Gate Opera	Office Golden Gate Opera	Business Office
3030	Bridgeway	112	Marin Executive Suites	Rental Office	Business Office
3030	Bridgeway	113	Marin Executive Suites	Rental Office	Business Office
3030	Bridgeway	114	Barbara Bachelder	Financial Office: Planning, Service, Consulting	Financial Office
3030	Bridgeway	115	My Online Bookkeeper	Bookkeeping Service	Business Office
3030	Bridgeway	116	Vacant	Vacant	Vacant
3030	Bridgeway	117	Merv Regan	Advertising Office	Business Office
3030	Bridgeway	118	Riedinger Consulting	Business Management Consultant	Business Office
3030	Bridgeway	120	Chestnut	Consultant: Store Development	Business Office
3030	Bridgeway	122	Martha Lyddon	Personal Storage	Storage
3030	Bridgeway	123	Nepalese Youth Organization	Fundraising Office - Non-Profit	Business Office

Marinship Land Use/Business Inventory- March 2011					
Address			Business Name	Business Type	Use Type
Number	Street	Suite			
3030	Bridgeway	124	Eden Roc Co	Construction Company - Home Builder	Business Office
3030	Bridgeway	126	3030 Building Storage	Storage For Property	Storage
3030	Bridgeway	127	USA Wine West	Wine Brokers	Business Office
3030	Bridgeway	129	USA Wine West	Wine Brokers	Business Office
3030	Bridgeway	130	LAW OFFICE OF PAULA M WEAVER	Law Office	Business Office
3030	Bridgeway	131	Consulting Soils Engineer	Consulting Office	Business Office
3030	Bridgeway	132	Bridgeway Cellars	Office: Wine Broker	Business Office
3030	Bridgeway	133	Steve Musser	Storage	Storage
3030	Bridgeway	134	Reidinger Consulting	Business Management Consultant	Business Office
3030	Bridgeway	135	3030 Bridgeway Mail Room	3030 Bridgeway Mail Room	Mail Room
3030	Bridgeway	200	Vacant	Vacant	Vacant
3030	Bridgeway	202	Vacant	Vacant	Vacant
3030	Bridgeway	203	William McIntire	Accountant	Business Office
3030	Bridgeway	204	Ernest Lundy	Private Office	Storage
3030	Bridgeway	205	Ernest Lundy	Private Office	Private Office
3030	Bridgeway	206	Jacqueline Shapiro	Therapist	Business Office

Marinship Land Use/Business Inventory- March 2011					
Address			Business Name	Business Type	Use Type
Number	Street	Suite			
3030	Bridgeway	209	King's Ransom	Jewelry Wholesale	Wholesale
3030	Bridgeway	210	Rust Muirhead	Private Office	Business Office
3030	Bridgeway	211	Beata Lavis	Therapist	Business Office
3030	Bridgeway	214	Doug Rosenberg	Private Office	Private Office
3030	Bridgeway	215	Chris Moscone	Private Office	Private Office
3030	Bridgeway	216	Vacant	Vacant	Vacant
3030	Bridgeway	218	MICHAEL ROTHBERG ANTIQUÉ TRIBAL RUGS	Office Storage	Storage
3030	Bridgeway	219	Kathy Wood	Design Consultant	Applied Art
3030	Bridgeway	220	Kathy Wood	Design Consultant	Applied Art
3030	Bridgeway	221	Vacant	Vacant	Vacant
3030	Bridgeway	222	Belardi / Ostroy	Direct Mail Advertising Consultants	Business Office
3030	Bridgeway	223	Mc Evoy	Study Office	Private Office
3030	Bridgeway	225	Chase and Ass	Employment Agency	Business Office
3030	Bridgeway	226	Maurice Taylor	Study Office	Private Office
3030	Bridgeway	229	Louis Sascell	Private Office	Private Office
3030	Bridgeway	230	Dan Dominquez	Equipment Leasing	General Industrial

Marinship Land Use/Business Inventory- March 2011					
Address			Business Name	Business Type	Use Type
Number	Street	Suite			
3030	Bridgeway	231	Dan Dominquez	Equipment Leasing	General Industrial
3030	Bridgeway	232	Dan Dominquez	Equipment Leasing	
3030	Bridgeway	233	James Humes	Study Office	Private Office
3030	Bridgeway	234	Mike	Storage	Storage
3030	Bridgeway	235	Jane Clinton	Financial Advisory Services	Financial Office
3030	Bridgeway	236	Vacant	Vacant	Vacant
3030	Bridgeway	241	McEvoy Ranch	Office / Storage	Storage
3030	Bridgeway	242	Vacant	Vacant	Vacant
3030	Bridgeway	243	Vacant	Vacant	Vacant
3030	Bridgeway	244	David Bickart	Private Office	Private Office
3030	Bridgeway	245	Leisha Heydt	Consultant	Business Office
3030	Bridgeway	307	David Diamond	Office / Storage	Private Office
3030	Bridgeway	325	Reserve Analysis	Financial Analysis	Financial Office
3030	Bridgeway	330	Reserve Analysis	Financial Analysis	
3030	Bridgeway	340	Tamalpais Advisors / Jean Buckley	Financial Advisory Services	Financial Office
3030	Bridgeway	405	Kelly Turbin	Engineering Consulting Services	Business Office

Marinship Land Use/Business Inventory- March 2011					
Address			Business Name	Business Type	Use Type
Number	Street	Suite			
3030	Bridgeway	410	Clark and Harris	Therapists	Medical Office
3030	Bridgeway	415	David Levinson	Financial Advisory Services	Financial Office
3030	Bridgeway	420	Raymond James	Financial Advisory Services	Financial Office
3030	Bridgeway	425	Tom Cook Law Office	Law Office	Legal Office
3030	Bridgeway	430	Tom Cook Law Office	Law Office	
4000	Bridgeway	100	HFA International	Architectural Firm	Applied Art
4000	Bridgeway	101	Small Business Majority	Small Business Advocacy Firm	Business Office
4000	Bridgeway	103	Skydo Financial / A1 Capital	Insurance Brokerage	Financial Office
4000	Bridgeway	104	Navterra, Inc.	Overseas Vehicle Sales	Business Office
4000	Bridgeway	105	Eranthe Law Firm	Law Firm	Legal Office
4000	Bridgeway	201	Bialla Executive Search Consultants	Executive Search Firm	Business Office
4000	Bridgeway	205	Management Office (TREK)	Partner In Building Ownership	Business Office
4000	Bridgeway	301	TREK Equipment Corp	Technology Lease - Finance	General Industrial
4000	Bridgeway	302	TREK Equipment Corp	Rental Firm	
4000	Bridgeway	303	(Vacant)	Vacant	Vacant
4000	Bridgeway	303B	(Vacant)	Vacant	Vacant

Marinship Land Use/Business Inventory- March 2011					
Address			Business Name	Business Type	Use Type
Number	Street	Suite			
4000	Bridgeway	304	(Vacant)	Vacant	Vacant
4000	Bridgeway	305	Sequoia Land Investments	Investments	Business Office
4000	Bridgeway	307	Martin Kobus, Inc.	Window/Wall - Design Consultant	Applied Art
4000	Bridgeway	309A	MIT OUT SOUND (M.O.S.) Ren Klyce	Sound Design/Music Production	Applied Art
4000	Bridgeway	310	Tyrell, LLC Malcom Fife, David Gleeson	Electronics - Home Entertainment	Applied Art
4000	Bridgeway	311	Lease Zero	Auto Lease	Business Office
4000	Bridgeway	313	RedTricycle	Sound Studio	Applied Art
4000	Bridgeway	315	Storage	Storage	Storage
4000	Bridgeway	316	Angeles Arrien	Cross-Cultural Education And Research	General Industrial
4000	Bridgeway	317	Angeles Arrien	Cross-Cultural Education And Research	
4000	Bridgeway	318	Storage	Storage	Storage
4000	Bridgeway	401	Law Offices of Justine Durrell/Elder Mediation Group/Dana Mediation	Law Office	Legal Office
4000	Bridgeway	402	(Vacant)	Vacant	Vacant
4000	Bridgeway	403	Trush Construction Company	Building Construction	Business Office
4000	Bridgeway	404	FishTech - Abalone Consultants	Biology Consultants	Research Office

Marinship Land Use/Business Inventory- March 2011					
Number	Address		Business Name	Business Type	Use Type
	Street	Suite			
4000	Bridgeway	405	Andelin	Personal Office	Private Office
401	Coloma Street	401	CP Shades, Inc.	Garment Manufacture	General Industrial
403	Coloma Street		CP Shades, Inc.	Garment Manufacture	
405	Coloma Street		CP Shades, Inc.	Garment Manufacture	
407	Coloma Street	A	Pacific West Athletics	Athletic Training Office	Business Office
407	Coloma Street	B	Pacific West Athletics	Athletic Training Office	
409	Coloma Street		Mark Keller, Inc (aka Loudville/Boomtown)	Recording Sound Studio	Applied Art
410	Coloma Street		Glass House	Designer Clothing	Fine Art
411	Coloma Street	A	CP Shades	Garment Manufacture	Applied Art
411	Coloma Street	B	CP Shades	Garment Manufacture	
412	Coloma Street		Vacant	Vacant	Vacant
413	Coloma Street		Vacant	Vacant	Vacant
414	Coloma Street		Vacant	Vacant	Vacant
415	Coloma Street		Sausalito Mini Storage	Storage	Storage
417	Coloma Street		Vacant	Vacant	Vacant
419	Coloma Street		Vacant	Vacant	Vacant

Marinship Land Use/Business Inventory- March 2011					
Number	Address		Business Name	Business Type	Use Type
	Street	Suite			
420	Coloma Street		Sloat Garden Center	Nurseries And Gardening	Nursery
421	Coloma Street		Vacant	Vacant	Vacant
423	Coloma Street		Vacant	Vacant	Vacant
425	Coloma Street		Studio D Recording , Inc	Recording Sound Studio	Applied Art
427	Coloma Street		Sausalito Mini Storage	Storage	Storage
429	Coloma Street		Vacant	Vacant	Vacant
431	Coloma Street		Bay Area Water & Smoke Restoration (John Sophinos)	Water/Smoke Restoration - Warehouse/Office	General Industrial
433	Coloma Street		Sausalito Mini Storage	Storage	Storage
435	Coloma Street		Sausalito Mini Storage	Storage	
437	Coloma Street		Vacant	Vacant	Vacant
439	Coloma Street		Vacant	Vacant	Vacant
440	Coloma Street		Vacant	Vacant	Vacant
440A	Coloma Street		Vacant	Vacant	Vacant
441	Coloma Street		Pro Power, Inc.	Battery Service/Sales - Office	Business Office
442	Coloma Street		Vacant	Vacant	Vacant
443	Coloma Street		Sprint PCS	Data Storage - Server Room	Wireless Telecommunicati on Facility

Marinship Land Use/Business Inventory- March 2011					
Address			Business Name	Business Type	Use Type
Number	Street	Suite			
445	Coloma Street		GE Transportation	Office/Warehouse	General Industrial
447	Coloma Street		Sausalito Mini Storage	Storage	Storage
449	Coloma Street		Lakehouse Dry Goods	Warehouse/Office	General Industrial
449	Coloma Street	A	Mike Magruder and S. Mason Foote	Boat Restoration Warehouse	General Industrial
451	Coloma Street		(Vacant)	Vacant	Vacant
453	Coloma Street		(Vacant)	Vacant	Vacant
457	Coloma Street		Vacant	Vacant	Vacant
459	Coloma Street		William and Ann Durall	Storage	Storage
461	Coloma Street	A	Creative Express Advertising	Office: Advertising	Applied Art
461	Coloma Street	B	Energi Design	Product Development / Marketing: Industrial And Commercial, Graphic Design	Applied Art
461	Coloma Street	C	Travis Lester	Artist/Painting Studio	Fine Art
463	Coloma Street		Knobs By Susan Goldstick	Custom Knob Designer	Fine Art
465	Coloma Street	A	Knobs By Susan Goldstick	Custom Knob Designer	
465	Coloma Street	B	Justin Lewis Photography	Photographer	Fine Art
465	Coloma Street	C	(Vacant)	Vacant	Vacant
469	Coloma Street	A	Mike Sugrue	Photography/Office	Fine Art

Marinship Land Use/Business Inventory- March 2011					
Number	Address		Business Name	Business Type	Use Type
	Street	Suite			
469	Coloma Street	B	Edward Carey	Photography/Office	Fine Art
469	Coloma Street	C	(Vacant)	Vacant	Vacant
471	Coloma Street		Hood Sailmakers	Sail Fabrication For Sailboats	Industrial Art
472	Coloma Street		Vacant	Vacant	Vacant
473	Coloma Street	A	Arrowood Photography	Photographer	Fine Art
473	Coloma Street	B	Jan Bass / Jen Ryan	Office	Business Office
473	Coloma Street	C	NCM Management	Storage	Storage
475A	Coloma Street		Lauren A. Payne	Jewelry Design And Fabrication	Applied Art
475B	Coloma Street		The Absolute Center	Office	Business Office
1	Gate 5 Road	1A	The Wilkerson Group	Planning Services: Consumer, Personal, Party	Business Office
0	Foot of Gate 5 Road		Spaulding Wood Boat Center	Marine Industrial	Marine Industrial
3	Road 3	A	Unknown	Unknown	Unknown
3	Road 3	B	Unknown	Unknown	Unknown
3	Road 3	C	Unknown	Unknown	Unknown
3	Road 3	D	private residence?	Private Residence?	Residential
3	Gate 5 Road	3A	Hollis Chiropractic	Chiropractor	Medical Office

Marinship Land Use/Business Inventory- March 2011					
Address			Business Name	Business Type	Use Type
Number	Street	Suite			
3	Gate 5 Road	3B	PH	Office	Business Office
3	Gate 5 Road	3C	Pax Fan, LLC Pax It, LLC	Business Consultant, Coach, Engineer	Business Office
3	Gate 5 Road	3D	Wisearth.org	Internet: Social Network For Environmental Sustainability	Business Office
3	Gate 5 Road	3E	Long Now Foundation	Stewart Brand (Writer) Internet Social Organization	Business Office
5	Gate 5 Road		Vacant	Vacant	Vacant
27	Gate 5 Road		Vacant	Vacant	Vacant
55	Gate 5 Road	55A	Kailuna Enterprises	Tv Production Co.	General Industrial
55	Gate 5 Road	55B	CA Architecture	Architecture Firm	Applied Art
55	Gate 5 Road	55C	Dr. Igor Weisz	Psychiatrist	Medical Office
55	Gate 5 Road	55D	Revel Systems, Inc.	Computer System / Design	Applied Art
60	Gate 5 Road		VALTELLINA AUTOMOBILI	Auto Service/Body Shop/Fabrication	General Industrial
65	Gate 5 Road	65B	(Vacant)	Vacant	Vacant
65	Gate 5 Road	65C	Peter Szasz	Architectural Illustrator	Applied Art
65	Gate 5 Road	65G	Unknown	Unknown	Unknown
65	Gate 5 Road	65H	Unknown	Unknown	Unknown
65	Gate 5 Road	65J	Unknown	Unknown	Unknown

Marinship Land Use/Business Inventory- March 2011					
Address			Business Name	Business Type	Use Type
Number	Street	Suite			
65	Gate 5 Road	65K	Unknown	Unknown	Unknown
69	Gate 5 Road		Unknown	Unknown	Unknown
70	Gate 5 Road	70	A & A Automotive	Auto Service	General Industrial
75	Gate 5 Road		Mathematica Capital Management, LLC	Financial Investments Broker	Financial Office
80	Gate 5 Road		Vacant		Vacant
90	Gate 5 Road		Vacant	Vacant	Vacant
90	Gate 5 Road		Sun Auto - Jaguar	Auto Service/Repair	General Industrial
90	Gate 5 Road		Sausalito Imports	Auto Service/Repair	General Industrial
90	Gate 5 Road	C	Vacant	Vacant	Vacant
90	Gate 5 Road		Marin Metal Works	Metal Fabrication	Industrial Art
150	Gate 5 Road	101	Marilyn Burns Education Association	Educational Service	Business Office
150	Gate 5 Road	106	Marilyn Burns Education Association	Educational Service	
150	Gate 5 Road	203	(Vacant)	Vacant	Vacant
150	Gate 5 Road	204	(Vacant)	Vacant	Vacant
160A	Gate 5 Road		Math Solutions	Educational Service	Business Office
160B	Gate 5 Road		Vacant	Vacant	Vacant

Marinship Land Use/Business Inventory- March 2011					
Address			Business Name	Business Type	Use Type
Number	Street	Suite			
170	Gate 5 Road		Vacant	Vacant	Vacant
200	Gate 5 Road	102	Vacant	Vacant	Vacant
200	Gate 5 Road	101	Junbesi Group, Inc.	Apparel - Wholesale	Wholesale
200	Gate 5 Road	103	Workshop XI	Upholsterer	General Industrial
200	Gate 5 Road	104	Southern Marin Lacrosse Club	Sports Club	Fitness Studio
200	Gate 5 Road	107	Dragonfly Cakes/Coco-lux Confections	Baker/Confectioner	General Industrial
200	Gate 5 Road	107	Coco-lux Confections	Candy Maker	General Industrial
200	Gate 5 Road	109	Robert Bengtson Photography	Photographic Artist	Fine Art
200	Gate 5 Road	110	Ludus Magnus	Art Collection	Storage
200	Gate 5 Road	112	Atlantis Interior, Inc.	Acoustical/Insulation Contractor	General Industrial
200	Gate 5 Road	114	Project Xanadu	It Software Program	Applied Art
200	Gate 5 Road	201	Clarus Transphase Scientific, Inc.	Medical Services	Medical Office
200	Gate 5 Road	203	(Vacant)	Vacant	Vacant
200	Gate 5 Road	204	Kimbrell and Company	Marketing And Public Relations	Business Office
200	Gate 5 Road	205	InCA Productions	Motion Picture And Video Tape Production	General Industrial
200	Gate 5 Road	206	Larsen Engineering	Engineering Consulting Services	Business Office

Marinship Land Use/Business Inventory- March 2011					
Address			Business Name	Business Type	Use Type
Number	Street	Suite			
200	Gate 5 Road	212	Somersault Snack Company	Production/Marketing Of Baked Snacks	Business Office
200	Gate 5 Road	215	Roost	On Home Furnishing Sales	General Industrial
245	Gate 5 Road		INERTIA LABS (machine shop)	Lite Fabrication& Manufacturing	General Industrial
245	Gate 5 Road	B	Odyssey Studios	Manufacturing / Distribution	General Industrial
247	Gate 5 Road		Heacox Associates	Landscape Architect	Applied Art
265	Gate 5 Road	265	Gianola's Canvas	Canvas Product Fabrication	Industrial Art
265A	Gate 5 Road	265A	Bay Distribution	Building Materials	General Industrial
305	Gate 5 Road		D. J. Healy Auto Body	Auto Service/Repair	General Industrial
310	Gate 5 Road		CP Shades	Office - Garment Manufacture	General Industrial
350	Gate 5 Road		Ready Set Go Therapy, Inc.	Educational Training	Business Office
360	Gate 5 Road		LegalCloud/NSCALE D	Internet It Office	Business Commercial Service
400	Gate 5 Road		Heath Ceramics	Light Fabrication& Manufacturing	General Industrial
475	Gate 5 Road	100	Pam Morris Designs	Lighting Design	Applied Arts
475	Gate 5 Road	101	PHEBE ROSENTHAL	Sales Representative	Business Office
475	Gate 5 Road	102	Alter ECO	Designer Bamboo Cabinetry	Industrial Art
475	Gate 5 Road	103	Verizon	Cell Site	Wireless Telecommunicati on Facility

Marinship Land Use/Business Inventory- March 2011					
Address			Business Name	Business Type	Use Type
Number	Street	Suite			
475	Gate 5 Road	105	Anchorage Restaurant	Food Service	Restaurant
475	Gate 5 Road	107	Six Degrees Media	On-Line Technology Services/Consultant	Business Office
475	Gate 5 Road	109	Otto Pacific Builders Group	General Building Contractor	Business Office
475	Gate 5 Road	112	TeKnowlogica, LLC	Technology Consultant	General Industrial
475	Gate 5 Road	114	Arcus Stone	Distribution And Clerical Support	Business Office
475	Gate 5 Road	116	Arcus Stone	Distribution And Clerical Support	Business Office
475	Gate 5 Road	115	Still Life Gifts	Wholesale Gift, Souvenir, Novelty Shops	Fine Art
475	Gate 5 Road	116	(Vacant)	Vacant	Vacant
475	Gate 5 Road	117	American Solar	Wholesale Solar Energy Equipment	General Industrial
475	Gate 5 Road	118	American Solar	Wholesale Solar Energy Equipment	
475	Gate 5 Road	119	American Solar	Wholesale Solar Energy Equipment	General Industrial
475	Gate 5 Road	121	Dr. Eva Dahl Chiropractor (Chiropractic Wellness Center)	Health Services	Medical Office
475	Gate 5 Road	200	GG INC.	General Contractor (Builder)	Business Office
475	Gate 5 Road	202	Vacant	Vacant	Vacant
475	Gate 5 Road	204	Websight Design	Internet Web Business	Business Office
475	Gate 5 Road	206	Websight Design	Internet Web Business	

Marinship Land Use/Business Inventory- March 2011					
Address			Business Name	Business Type	Use Type
Number	Street	Suite			
475	Gate 5 Road	208	BusinessOL.com, Inc.	Internet Business	Business Office
475	Gate 5 Road	210A	Carl Pabo	Medical Research	Research Office
475	Gate 5 Road	210B	Van Jarvis Productions	Motion Picture And Video Tape Distribution	Business Office
475	Gate 5 Road	211	Math Solutions	Educational Services, Tutoring, Consultant	Business Office
475	Gate 5 Road	212	Law Offices of Bonner and Bonner	Law Office	Legal Office
475	Gate 5 Road	213	Abratech Corp	Commercial Research Service	Business Office
475	Gate 5 Road	214	David M. Simpson, CPA	Accountant	Business Office
475	Gate 5 Road	215	Array Science,LLC	Laboratory Supplies - Wholesale	Business Office
475	Gate 5 Road	216	Seamates Wine Logistics	Retail Alcoholic Beverages	Business Office
475	Gate 5 Road	217	Walter and Wager, Architects	Architectural Design	Applied Art
475	Gate 5 Road	218	Marine Hotel Association/International Wine Initiative	Business Organization Consultant Wholesale Foods	Business Office
475	Gate 5 Road	219	Fitzpatrick/UC Construction Co.	Construction Office	Business Office
475	Gate 5 Road	220	People's Publishing	Office	Business Office
475	Gate 5 Road	221	Holly Badgley - Textile Artist	Artist - Textiles	Industrial Art
475	Gate 5 Road	222	Jerry Kler Architects	Architectural Interior Design	Applied Art
475	Gate 5 Road	224	Jerry Cler Arch	Architectureal Interior Design	Applied Art

Marinship Land Use/Business Inventory- March 2011					
Address			Business Name	Business Type	Use Type
Number	Street	Suite			
475	Gate 5 Road	225	Fitzpatrick Homes	New Home Builder	Business Office
	Gate 5 Road	225	U.S. Construction Company	Builder/Construction Company	Business Office
475	Gate 5 Road	230	Bright Business Media	Newspaper, Magazine Marketing	General Industrial
475	Gate 5 Road	235	Bright Business Media	Newspaper, Magazine Marketing	
475	Gate 5 Road	300	Bright Business Media	Media Business	Business Office
475	Gate 5 Road	302	Bright Business Media	Media Business	
475	Gate 5 Road	304	Bright Business Media	Media Business	
475	Gate 5 Road	306	Bright Business Media	Media Business	
475	Gate 5 Road	308	SmartBim, LLC	Office	Business Office
475	Gate 5 Road	310	GME Systems	Tax Return/Filing Business	Business Office
475	Gate 5 Road	312	GME Systems	Tax Return/Filing Business	
475	Gate 5 Road	314	Traxler and Tong, Inc.	Business Consultant	Business Office
475	Gate 5 Road	316	Traxler and Tong, Inc.	Business Consultant	
475	Gate 5 Road	318	Traxler and Tong, Inc.	Business Consultant	
475	Gate 5 Road	320	Conсор Partners, LLC	Financial Investment	Financial Office
475	Gate 5 Road	322	Websight Design	Internet Web Business	Business Office

Marinship Land Use/Business Inventory- March 2011					
Address			Business Name	Business Type	Use Type
Number	Street	Suite			
475	Gate 5 Road	324	Websight Design	Internet Web Business	
480	Gate 5 Road	109A	AKD Planning and Design	Urban Planning Design (Sub)	Applied Art
480	Gate 5 Road	109A	Gabriella Cross	Interior Designer	Applied Art
480	Gate 5 Road	111	Vacant	Vacant	Vacant
480	Gate 5 Road	126	Taj Works (d.b.a. TK Living)	Wholesale	Fine Art
480	Gate 5 Road	118	Cavan Clark	Photographer	Fine Art
480	Gate 5 Road	107	Command Productions	Recording Studio (CD Reproduction, Voice-Over, Etc.)	General Industrial
480	Gate 5 Road	113	Creating Your Space	Website Design	Business Office
480	Gate 5 Road	113	DCS Partnership Group	Website Design	Business Office
480	Gate 5 Road	115	Dvorson's Food Service Equipment	Restaurant Equipment	General Industrial
480	Gate 5 Road	130	EarthLust, LLC	Water Bottle Wholesale And Design	General Industrial
480	Gate 5 Road	128	Ethnographic Arts Publications/ Arnold and Janet Rogoff	Ancient Books Distribution	General Industrial
480	Gate 5 Road	124	Forward Thought	Software (Sub Of 113)	Applied Art
480	Gate 5 Road	106	Jay Graham	Photographer (Sub)	Fine Art
480	Gate 5 Road	106	Gail (Smelick) Sterling	Artist	Fine Art
480	Gate 5 Road	106A	XGENE Corp.	Professor - Ph.D Teaches Biotech At Dominican	Business Office

Marinship Land Use/Business Inventory- March 2011					
Address			Business Name	Business Type	Use Type
Number	Street	Suite			
480	Gate 5 Road	122	Ludwig Design	Architect (Set Design)	Applied Art
480	Gate 5 Road	120	Sleuth Antiques	Stores Antiques	General Industrial
480	Gate 5 Road	113	Training Space	See DCS Suite 113 (Website Training)	General Industrial
480	Gate 5 Road	278A	Chris Adessa	Artist	Fine Art
480	Gate 5 Road	235	Sue Averell	Art Manufacturing And Art Studio Tours	Fine Art
480	Gate 5 Road	255	Raquel Baldocchi	Artist	Fine Art
480	Gate 5 Road	252	Jack Beck	Artist	Fine Art
480	Gate 5 Road	272	Deborah Bertola	Artist	Fine Art
480	Gate 5 Road	271	Rick Begneaud	Artist	Fine Art
480	Gate 5 Road	268	Suzie Buchholz	Artist	Fine Art
480	Gate 5 Road	250	CEM Productions	Film Maker	General Industrial
480	Gate 5 Road	205	Judy Calder	Artist	Fine Art
480	Gate 5 Road	238	Carolyn Cappai	Artist	Fine Art
480	Gate 5 Road	237	Vacant	Vacant	Vacant
480	Gate 5 Road	259C	Vacant	Vacant	Vacant
480	Gate 5 Road	261C	Claudia Cohen	Artist	Fine Art

Marinship Land Use/Business Inventory- March 2011					
Address			Business Name	Business Type	Use Type
Number	Street	Suite			
480	Gate 5 Road	232	Diane Del Monte	Corporate Travel Business (Sub)	Business Office
480	Gate 5 Road	282	Cynthia Duncan	Artist (Sub)	Fine Art
480	Gate 5 Road	205	Emily Dvorin	Artist	Fine Art
480	Gate 5 Road	278D	Miriam Ellingson	Artist	Fine Art
480	Gate 5 Road	232	Jacque Elstrom	Corporate Travel Business (Sub)	Business Office
480	Gate 5 Road	275	Fine Art Services	Art And Mirror Framing	Fine Art
480	Gate 5 Road	205	Alexandra Friedman	Artist (Sub)	Fine Art
480	Gate 5 Road	232	Frosch International Travel	Corporate Travel Business (Sub)	Business Office
480	Gate 5 Road	278E	Frances Galli	Artist	Fine Art
480	Gate 5 Road	201	Mort Golub	Artist (Sub)	Fine Art
480	Gate 5 Road	237	The Artist Hines	Artist	Fine Art
480	Gate 5 Road	235	Brian Huber	Artist (Sub)	Fine Art
480	Gate 5 Road	201	Anita Isen	Artist	Fine Art
480	Gate 5 Road	242	Susan Jansen	Artist	Fine Art
480	Gate 5 Road	238	Gloria Johnson	Artist (Sub)	Fine Art
480	Gate 5 Road	278	Leslie Johnson	Artist	Fine Art

Marinship Land Use/Business Inventory- March 2011					
Address			Business Name	Business Type	Use Type
Number	Street	Suite			
480	Gate 5 Road	201	Kathryn Keller	Artist	Fine Art
480	Gate 5 Road	255	Christine Kelly	Artist	Fine Art
480	Gate 5 Road	260A	Kim Ford Kitz	Artist	Fine Art
480	Gate 5 Road	207	Paul Norwood / April Dawn Parker	Artist	Fine Art
480	Gate 5 Road	259D	John Kunsweiler	Photographer	Fine Art
480	Gate 5 Road	259D	Linda Larsen	Artist	Fine Art
480	Gate 5 Road	260	Ellen Levine-Dodd	Artist	Fine Art
480	Gate 5 Road	200	LUNASPORT	Women's Bicycle Clothing	Fine Art
480	Gate 5 Road	230	Makens	Jewelry Design (Tool And Materials)	Fine Art
480	Gate 5 Road	246	Cal Real Estate Management Company, Inc.	Management	Business Commercial Service
480	Gate 5 Road	201	Elizabeth Marshall	Artist (Sub)	Fine Art
480	Gate 5 Road	280	Clem Mc Carthy	Artist	Fine Art
480	Gate 5 Road	200	David Mc Laughlin	Luna Sport (Women's Clothing)	Fine Art
480	Gate 5 Road	237	Kathleen Mc Mahon	Artist	Fine Art
480	Gate 5 Road	261A	Bibi Reber	Artist	Fine Art
480	Gate 5 Road	259D	Sherry Miller	Artist	Fine Art

Marinship Land Use/Business Inventory- March 2011					
Address			Business Name	Business Type	Use Type
Number	Street	Suite			
480	Gate 5 Road	232	Aiko Morioka	Artist (Sub)	Fine Art
480	Gate 5 Road	201	Asiatica - Ethnographia/Thomas Murray	Asian Ethnographer (Scientist)	Research Office
480	Gate 5 Road	250	Stephen Olssen	Film Maker	General Industrial
480	Gate 5 Road	237	April Dawn Parker	Artist	Fine Art
480	Gate 5 Road	201	Katie Parquet	Photographer	Fine Art
480	Gate 5 Road	230	Peter James Gallery	Jewelry Design (Artist)	Fine Art
480	Gate 5 Road	282	Cheryl Rabin	Artist	Fine Art
480	Gate 5 Road	232	Judy Ranzer (see Frosch, Elstrom, Del Monte)	Corporate Travel Business (Sub)	Business Office
480	Gate 5 Road	261A	Bibi Reber	Artist	Fine Art
480	Gate 5 Road	238	Susan Reeve	Artist (Sub)	Fine Art
480	Gate 5 Road	273	Dani Roach	Artist	Fine Art
480	Gate 5 Road	261B	Peter Rowan	Artist	Fine Art
480	Gate 5 Road	201	Joanne Salz	Artist	Fine Art
480	Gate 5 Road	201	Darcy Sears	Artist	Fine Art
480	Gate 5 Road	259D	Gloria Sparrow	Artist	Fine Art
480	Gate 5 Road	260C	Liz Steketee	Artist	Fine Art

Marinship Land Use/Business Inventory- March 2011					
Address			Business Name	Business Type	Use Type
Number	Street	Suite			
480	Gate 5 Road	237	Mary Margaret Stewart	Artist	Fine Art
480	Gate 5 Road	210	Sausalito Design/John Stiggelbout	Engineer/Designer	Applied Art
480	Gate 5 Road	259D	Vista Clara Films	Film Maker	General Industrial
480	Gate 5 Road	255	Carolyn Wheeler	Photographer (Sub)	Fine Art
480	Gate 5 Road	257	Vacant	Vacant	Vacant
480	Gate 5 Road	259A	J. D. Wilson	Artist	Fine Art
480	Gate 5 Road	278	Marya Wintroub	Artist	Fine Art
480	Gate 5 Road	338	Mari Aaronsouth	Artist (Sub)	Fine Art
480	Gate 5 Road	300A	Leslie Allen	Artist	Fine Art
480	Gate 5 Road	347	Susan Aulik	Artist	Fine Art
480	Gate 5 Road	301	Kate Solari Baker	Artist	Fine Art
480	Gate 5 Road	309	Judith Bang-Kolb	Artist	Fine Art
480	Gate 5 Road	320	Darlene Berg	Artist	Fine Art
480	Gate 5 Road	300C	Julie Braly	Educational Films	General Industrial
480	Gate 5 Road	310	Brukoff Design Associates	Designer/Photographer	Fine Art
480	Gate 5 Road	345B	Ingrid Butler	Artist	Fine Art

Marinship Land Use/Business Inventory- March 2011					
Address			Business Name	Business Type	Use Type
Number	Street	Suite			
480	Gate 5 Road	360	California Video	Video Production	General Industrial
480	Gate 5 Road	331	Kay Carlson	Artist	Fine Art
480	Gate 5 Road	300D	Patricia de Luca	Designer (Retired)	Applied Art
480	Gate 5 Road	309	Stephen Ehret	Artist	Fine Art
480	Gate 5 Road	355	Epstien-Norris	Artist	Fine Art
480	Gate 5 Road	338	Jennifer Fearon	Artist	Fine Art
480	Gate 5 Road	325	Kristen Garneau	Artist	Fine Art
480	Gate 5 Road	330A	Elaine Gentile	Artist	Fine Art
480	Gate 5 Road	350A	Holly Gibson	Artist	Fine Art
480	Gate 5 Road	330	Eileen Hansen	Writer (Sub)	Fine Art
480	Gate 5 Road	305	Bonnie Himberg	Artist (Sub)	Fine Art
480	Gate 5 Road	342	Mardi Horowitz	Artist (Sub)	Fine Art
480	Gate 5 Road	330	Julia Howard	Landscape Architect	Applied Art
480	Gate 5 Road	301	Kimberly Iaconetti	Artist (Sub)	Fine Art
480	Gate 5 Road	300	Kress Jack	Interior Designer	Applied Art
480	Gate 5 Road	330B	Carol Jacobsen	Artist	Fine Art

Marinship Land Use/Business Inventory- March 2011					
Address			Business Name	Business Type	Use Type
Number	Street	Suite			
480	Gate 5 Road	300E	Daren Joy	Water Bottle Wholesale And Design	General Industrial
480	Gate 5 Road	309	Craig Kolb	Photographer	Fine Art
480	Gate 5 Road	335	Walter Kuhlman Studios-Center	Artwork	Fine Art
480	Gate 5 Road	335A	Katy Kuhn	Artist	Fine Art
480	Gate 5 Road	350B	Colleen Molloy Leof	Artist	Fine Art
480	Gate 5 Road	306B	Laura Lienhard	Fabric Designer	Applied Art
480	Gate 5 Road	300E	Lifefactory, Inc.	Water Bottle Wholesale And Design	Applied Art
480	Gate 5 Road	306C	Anyi Lu	Shoe Designer	Applied Art
480	Gate 5 Road	300E	Pam Marcus	Water Bottle Wholesale And Design	Applied Art
480	Gate 5 Road	315	Beverly Mayeri	Artist	Fine Art
480	Gate 5 Road	340	Gary Mc Natton	Fragrance Designer (See Through Smoke Creative)	Applied Art
480	Gate 5 Road	335A	Cindy Miracle	Artist	Fine Art
480	Gate 5 Road	355A	Margaret Moench	Artist	Fine Art
480	Gate 5 Road	355B	Gail Morris	Artist (Sub)	Fine Art
480	Gate 5 Road	345B	Moth Design	Artist (See Draper)	Fine Art
480	Gate 5 Road	320	Philip Moyer	Artist (Sub)	Fine Art

Marinship Land Use/Business Inventory- March 2011					
Address			Business Name	Business Type	Use Type
Number	Street	Suite			
480	Gate 5 Road	305	Morganne Newson	Artist	Fine Art
480	Gate 5 Road	345A	James Nichols	Artist (Sub)	Fine Art
480	Gate 5 Road	325A	David Pasewark	Graphic Designer	Applied Art
480	Gate 5 Road	300A	Barry Peterson	Architect/Artist	Applied Art
480	Gate 5 Road	301	Margaret Pettus	Artist (Sub)	Fine Art
480	Gate 5 Road	300B	Richardson Bay Regional Agency - Bill Price	Richardson Bay Harbor Master	Business Office
480	Gate 5 Road	300	Kimberly Rider	Interior Designer	Applied Art
480	Gate 5 Road	330	John Salz	Artist (Sub) - Retired)	Fine Art
480	Gate 5 Road	315	Marianne Schell	Artist (Sub)	Fine Art
480	Gate 5 Road	302	Loren Soderberg	Artist (Sub)	Fine Art
480	Gate 5 Road	304	Robert South Design Group	Architect	Applied Art
480	Gate 5 Road	342	Alice Sturges Steinman	Artist	Fine Art
480	Gate 5 Road	346	Sandra Stevens-Schoenberg	Artist	Fine Art
480	Gate 5 Road	305	Jerry Stitt	Artist (Sub)	Fine Art
480	Gate 5 Road	346	Georgianna Stout	Artist (Sub)	Fine Art
480	Gate 5 Road	300A	Studio 300A Art and Architecture	Art Design (See Barry Peterson)	Applied Art

Marinship Land Use/Business Inventory- March 2011					
Number	Address		Business Name	Business Type	Use Type
	Street	Suite			
480	Gate 5 Road	301	Sherri Sugarman	Artist	Fine Art
480	Gate 5 Road	355B	Yuriko Takata	Artist	Fine Art
480	Gate 5 Road	340	Through Smoke Creative	Designer (Fragrance)	Applied Art
480	Gate 5 Road	315	Mimi Chen Ting	Artist	Fine Art
480	Gate 5 Road	308	Alexandra Treadwell	Artist	Fine Art
480	Gate 5 Road	302	Ann Curran Turner	Artist	Fine Art
480	Gate 5 Road	350C	Debroah Wilton	Artist	Fine Art
480	Gate 5 Road	335	Amy ZW. Hallwicker	Artist	Fine Art
480	Gate 5 Road	Anne x	Michael Butlor	General Contractor	Industrial Art
490	Gate 5 Road		ORION MARINE LLC	Marine R & D	Marine Industrial
491A	Gate 5 Road		Bayside Organics	Paraphernalia Sales	Retail
491B	Gate 5 Road		Cultivating Wisdom	Lighting And Garden Supplies	Retail
495	Gate 5 Road	A	Caregiver Compassion Center - Prop 15 Dispensary	Medical Marijuana Dispensary	Medical Marijuana Dispensary
495	Gate 5 Road	B	Vacant	Vacant	Vacant
495	Gate 5 Road	C	Vacant	Vacant	Vacant
495	Gate 5 Road	D	Vacant	Vacant	Vacant

Marinship Land Use/Business Inventory- March 2011					
Number	Address		Business Name	Business Type	Use Type
	Street	Suite			
495	Gate 5 Road	E	Vacant	Vacant	Vacant
1	Harbor Drive	105	Adams and Graves	Law Office	Legal Office
1	Harbor Drive	106	EDA J COLE ATTORNEY AT LAW	Law Office	Legal Office
1	Harbor Drive	110	Anna Roberts	Business Services At A Non-Commercial Site	Business Office
1	Harbor Drive	110	Coldwell Banker	Real Estate Office	Business Office
1	Harbor Drive	104	Farmers Insurance - Jo Bryson, Agent	Insurance Brokerage	Business Office
1	Harbor Drive	102	Fleischmann and Wada, Inc.	Accountant	Business Office
1	Harbor Drive	205	Haven Properties, Inc.	Operators Of Non- Residential Buildings	Business Office
1	Harbor Drive	110	Internet Business Network	It Business	Business Office
1	Harbor Drive	101	Kelleher International	Matchmaking Service	Business Office
1	Harbor Drive	106	Law Office of Eda J. Cole	Law Office	Legal Office
1	Harbor Drive	106	Law Offices of Jeanette Boudreau	Law Office	Legal Office
1	Harbor Drive	106	Law Offices of Robert E. Gordon	Law Office	Legal Office
1	Harbor Drive	105	Lexington Associates, Inc.	Apartment Building Operations	Business Office
1	Harbor Drive	208	<u>Marin Magazine</u>	Print Media	Business Office
1	Harbor Drive	301	MegTV	Tv Production Company	General Industrial

Marinship Land Use/Business Inventory- March 2011					
Number	Address		Business Name	Business Type	Use Type
	Street	Suite			
1	Harbor Drive	211	PE Financial Group	Financial Office: Planning, Service, Consulting	Financial Office
1	Harbor Drive	200	Remedy Interactive	Commercial Physical And Biological Research	Research Office
1	Harbor Drive	108	Sperry Capital, Inc.	Financial Planning Consultants	Financial Office
1	Harbor Drive	112	Vine Connections,LLC	Wholesale Wine; Wine And Distilled Alcoholic Beverages	Business Office
1	Harbor Drive	100	West America Bank	Banking	Financial Office
1	Harbor Drive	209	Vacant	Vacant	Vacant
1	Harbor Drive	300	Vacant	Vacant	Vacant
3	Harbor Drive	101	AlphaHut.net	"A Knowledge Blog"	Business Office
3	Harbor Drive	315	Aperio Group, LLC	Financial Advisory Services	Financial Office
3	Harbor Drive	103	Bank of Marin, Dan J. Rheiner, VP	Banking	Financial Office
3	Harbor Drive	303	Bay Area Pain Medical Associates	Medical Office	Medical Office
3	Harbor Drive	111	Chaithra Nagar, MD Prima Medical Group	Medical Office	Medical Office
3	Harbor Drive	101	Corinthian Cove Consulting, LLC	Investment Advisory Services	Business Office
3	Harbor Drive	306	Creighton Capital Management, LLC	Financial, Business (NEC) Services	Financial Office
3	Harbor Drive	300	Elsener and Elsener CPA	Accountant, CPA	Business Office
3	Harbor Drive	100	Equilibrium	Miscellaneous Publisher (Automated Media Process)	General Industrial

Marinship Land Use/Business Inventory- March 2011					
Address			Business Name	Business Type	Use Type
Number	Street	Suite			
3	Harbor Drive	101	Focus Health	Health Services	Business Office
3	Harbor Drive	211	glassdoor.com	Website: Detailed Company/Job Review Service	Business Office
3	Harbor Drive	200	Human Concepts	Computer Software Services, Equipment Sales	Business Office
3	Harbor Drive	111	Lawrence Posner, MD Prima Medical Group	Medical Office	Medical Office
3	Harbor Drive	111	Robert Bartz, MD Prima Medical Group	Medical Office	Medical Office
3	Harbor Drive	204	Thrivepoint, LLC	Financial Investment Office	Financial Office
3	Harbor Drive	101	The Marin Plan, LLC	Health Plan Services	Business Office
3	Harbor Drive	106	The Transcendental Meditation Program	Meditation Instruction	Business Office
3	Harbor Drive	213	Tradewinds Investment Management	Investment Management	Business Office
3	Harbor Drive	110	Prysmian Construction Service, Inc.	Construction Service	Business Office
3	Harbor Drive	110	Siemens Energy, Inc.	Energy Consultant	Business Office
3	Harbor Drive	111	Danielle Walker, MD	Medical Office	Medical Office
3	Harbor Drive	105	Vacant	Vacant	Vacant
3	Harbor Drive	208	Vacant	Vacant	Vacant
3	Harbor Drive	301	Vacant	Vacant	Vacant
3	Harbor Drive	316	Vacant	Vacant	Vacant

Marinship Land Use/Business Inventory- March 2011					
Address			Business Name	Business Type	Use Type
Number	Street	Suite			
3	Harbor Drive	123	VeriTrainer Corp.	Security Services (HIs)	Business Office
100	Harbor Drive		Molly Stone's	Full Service Super Market	Full Service Supermarket
150	Harbor Drive		United States Postal Services	Mail Service	Federal Government
180	Harbor Drive	100	Fog City Asgults	Cad Drawings	Business Office
180	Harbor Drive	101	Jacqueline Amrikhas, CPA	Accountant	Business Office
180	Harbor Drive	102	Sausalito Networking, Inc.	Network Security	Business Office
180	Harbor Drive	104	Brier and Dunn	Event/Destination Management	Business Office
180	Harbor Drive	112	WestEd	Office: Learning And Improvement For Children, Youth, Adults Research And Development	Research Office
180	Harbor Drive	200	Arcusstone Products, LLC	Interior Designer, Architects	Applied Art
180	Harbor Drive	202	Sausalito Craftworks, Inc. Omnirax	Jewelers - Wholesale	General Industrial
180	Harbor Drive	205	Mackowski and Associates	Financial Planning	Financial Office
180	Harbor Drive	206	Select Group, Inc.	Office	Business Office
180	Harbor Drive	208	Mary Moore and Associates, Inc.	Property Management	Property Management Office
180	Harbor Drive	210	Pat Franklin Associates, Inc.	Resume Service	Business Office
180	Harbor Drive	212	Orah T. Krug, PhD	Consultant - Psychotherapist	Medical Office

Marinship Land Use/Business Inventory- March 2011					
Address			Business Name	Business Type	Use Type
Number	Street	Suite			
180	Harbor Drive	214	Rick Wahlstrom	Print Media/Graphic Design	Business Office
180	Harbor Drive	216	John Ricks and Company	Commercial Art And Graphic Design	Applied Art
180	Harbor Drive	218	Raymond Palmarini, CPA	Accountant	Business Office
180	Harbor Drive	219	Cannon Design Group	Architectural Design	Applied Art
180	Harbor Drive	220	Kailuna Enterprises, LLC	TV Production Co. Specializing In International Documentaries	Business Office
180	Harbor Drive	222	Kailuna Enterprises, LLC	TV Production Co. Specializing In International Documentaries	
180	Harbor Drive	221	Bob Goldman Financial Planning	Financial Office	Financial Office
180	Harbor Drive	222	Kailuna Enterprises, LLC	TV Production Co. Specializing In International Documentaries	Business Office
180	Harbor Drive	230	Chief People	Executive Search Consultant/Business Management	Business Office
180	Harbor Drive	231	Architectural House Plans	Architectural Designer	Applied Art
180	Harbor Drive	204A	The Dzivi Law Firm, P.C.	Law Office	Legal Office
180	Harbor Drive	204B	At Your Service, LP	University Of California Human Resources And Benefits	Business Office
200	Harbor Drive		Harbor Drive Dive and Kayak Center	Water Sports Equipment, Dive Service (Air For Tanks), Retail	Marine Commercial Services
295	Harbor Drive		West Marine	Boat Chandlery	Marine Commercial Services
298	Harbor Drive		Johnson Hicks Marine Electronics	Marine Electrical Supplies And Equipment. Retail	Marine Commercial Services

Marinship Land Use/Business Inventory- March 2011					
Address			Business Name	Business Type	Use Type
Number	Street	Suite			
300	Harbor Drive		Vacant	Vacant	Vacant
301	Harbor Drive		Bay West Realty LLC	Real Estate Business	Business Office
303	Harbor Drive		Sausalito Pet Hotel and Spa	Small Animal Services	Vet Clinic
303	Harbor Drive		Harbor Veterinary	Veterinarian	Vet Clinic
305	Harbor Drive		Seahorse Restaurant	Restaurant	Restaurant
308	Harbor Drive		Oceanic Yacht Sales	Yacht Sales	Marine Commercial Services
310	Harbor Drive		Clipper Yacht Co. LLC	Harbor Office	Property Management Office
310	Harbor Drive		Bearmark Yachts	Yacht Sales	Marine Commercial Services
310	Harbor Drive		Atlantis Memorials - Memorials at Sea	Charter Boat Service - Any Type Charter	Marine Commercial Services
310	Harbor Drive		Chevron Fuel Dock	Retail Fuel - Gasoline/Diesel	Retail
310	Harbor Drive	B3 - S413	Community Spice Co.	Spice Company	Home Occupation
320	Harbor Drive		Parker Diving Service	Sausalito Boat Towing, Marine Salvage And Diving, Underwater Inspections, Tooling	Marine Commercial Services
350	Harbor Drive	A	Fish	Seafood Restaurant	Restaurant
350	Harbor Drive	B	Vacant	Vacant	Vacant
399	Harbor Drive	A	South Beach Riggers	Water Craft Mechanical Service And Repair	Marine Commercial Services
400	Harbor Drive	400C	Call of The Sea	Charter Sailing - Educational, Non-Profit	Marine Industrial

Marinship Land Use/Business Inventory- March 2011					
Address			Business Name	Business Type	Use Type
Number	Street	Suite			
400	Harbor Drive	400D	Vacant	Vacant	Vacant
400	Harbor Drive	400C	Call of the Sea	Non-Profit Educational Sail Charters	Marine Commercial Services
400	Harbor Drive	A	Blue Rush Board Sports	Retail Sports Shop	Marine Commercial Services
400	Harbor Drive	E	Capton, Inc	Supplier To Cruise Lines	Marine Commercial Services
400	Harbor Drive	400B	Cruising Yachts, Inc	Yacht Broker	Marine Commercial Services
400	Harbor Drive		Vacant	Vacant	Vacant
500	Harbor Drive		KKMI	Maritime Sales And Services	Marine Industrial
2310	Marinship Way		Integrative Spirituality	Boat Charter Service	Marine Commercial Services
2310	Marinship Way		Modern Sailing Academy	Sailing Instruction	Marine Commercial Services
2330	Marinship Way	120	Advice Group	Law Office	Legal Office
2330	Marinship Way	121	Advocate Law Group	Law Office	Legal Office
2330	Marinship Way	130	Sienna Associates, LLC	Investment Firm	Business Office
2330	Marinship Way	140	Clapper, Patti, Schweizer, Mason Attorneys at Law	Law Office	Legal Office
2330	Marinship Way	211	Real Estate Law Group	Law Office	Legal Office
2330	Marinship Way	230	Law Offices of Johnson and Miskel. Ingrid L. Caarbone	Law Office	Legal Office
2330	Marinship Way	250	Camp Counselors USA	International Event Planner	Business Office

Marinship Land Use/Business Inventory- March 2011					
Address			Business Name	Business Type	Use Type
Number	Street	Suite			
2330	Marinship Way	250	Work Experience USA	International Event Planner	Business Office
2330	Marinship Way	280	Strawberry Limousine	Limo Service (Private Taxi Service ?)	Business Office
2330	Marinship Way	300	Public Media Works	Retail Media - Marketing Product (Vending Machines)	Business Office
2330	Marinship Way	300	Entertainmentxpress	Retail Media - Product Outsource (Vending Machines)	Business Office
2330	Marinship Way	300	Public Film Works	Retail Media - Product Maintenance (Vending Machines)	Business Office
2330	Marinship Way	301	Berg Holdings	Holding Company	Business Office
2330	Marinship Way	301	Marina Plaza Harbor Master	Management Office	Property Management Office
2330	Marinship Way	302	Bonapart and Associates	Law Office	Legal Office
2330	Marinship Way	370	Search for the Cause	Non-Profit - Cancer Focus	Business Office
2330	Marinship Way	370	Teen Turning Green	Non-Profit	Business Office
2320	Marinship Way	100	First California Realty, inc.	Real Estate Business	Business Office
2320	Marinship Way	100	FCR	Real Estate Business	Business Office
2320	Marinship Way	110	Ocean Voyages, Inc.	Yacht Charter Broker	Marine Commercial Services
2320	Marinship Way	120	Vacant	Vacant	Vacant
2320	Marinship Way	140	Laurent - Perrier US	Wine Distribution/Marketing	Business Office
2320	Marinship Way	150	Adminitrust ,LLC	General Office (Non-Profit)	Business Office

Marinship Land Use/Business Inventory- March 2011					
Address			Business Name	Business Type	Use Type
Number	Street	Suite			
2320	Marinship Way	160	Donohoe and Company, Inc.	Property Management	Property Management Office
2320	Marinship Way	202	I Reuse Sustainability Consulting	Environmental Sustainability	Business Office
2320	Marinship Way	205	Benefits by Design	Design (Insurance Portfolio)	Business Office
2320	Marinship Way	240	New Dawn	Health Care - Eating Disorders	Medical Office
2320	Marinship Way	250	Romark Laboratories, L.C.	Medical Laboratory	Research Office
2320	Marinship Way	300	Altarock Energy, Inc.	Geothermal Energy	Research Office
2320	Marinship Way	301	King Brown Partners, Inc.	Marketing Company	Business Office
2340	Marinship Way		MARINSHIP SELF STORAGE	Warehousing	General Industrial
2344	Marinship Way		E.S.P	Cabinet Maker	Industrial Art
2346	Marinship Way		FARALLON ELECTRONICS	Electronics	Business Office
2346	Marinship Way	101	Dawn Catherine, MPA	Accountant	Industrial Art
2346	Marinship Way		J. SPIX FINE CABINETS	Cabinet Contractor	Industrial Art
2346	Marinship Way		L. Backkemo	Private Craft Space	Private Office
2346	Marinship Way		L. Backkemo	Private Craft Space	Private Office
2350	Marinship Way		Arques Shipyard	Space Rental	Business Office
2350	Marinship Way	On Road 3	Argo Yacht Rigging	Boat Repair Service	Marine Industrial

Marinship Land Use/Business Inventory- March 2011					
Address			Business Name	Business Type	Use Type
Number	Street	Suite			
2350	Marinship Way	On Road 3	Ralston Design	Sign Painting	General Industrial
2350	Marinship Way		Vahalla Signs	Sign Painting	General Industrial
2350	Marinship Way	E11	Butterflute Studios	Sign Works	Marine Commercial Services
2350	Marinship Way		Richardson Bay Boat Works	Boat Repair Service	Marine Industrial
2350	Marinship Way		Aquamason	Houseboat Builder	Marine Industrial
2350	Marinship Way	SW1 2	Argues Maritime Preservation Foundation	Boat Building School	Marine Arts
2350	Marinship Way	SE4E	Joseph Boyle Woodworks	Maritime Woodshop	Marine Arts
2350	Marinship Way	SE4E	Anton Holtner	Maritime Woodshop	Marine Arts
2350	Marinship Way	berth 56	Gardening Angels	Landscape Maintenance	Home Occupation
2350	Marinship Way	berth 56	RMI Associates, Inc.	Real Estate Investment, Mgmnt	Home Occupation
2350	Marinship Way	SE4E	North Bay Boatworks	Small Boat Service	Marine Industrial
2350	Marinship Way	NE4	B & D's Motorsports	Motorcycle Service	General Industrial
2350	Marinship Way	SW3	Bay Area Boat Works	Marine Repair Services	Marine Industrial
2352	Marinship Way	SW1	Backen, Gillam, Kroeger	Architect	Applied Art
3	Varda Landing Road		Unknown	Unknown	Unknown
18	Varda Landing Road		Myron Kaplan	Veterinarian Services	Vet Clinic

Marinship Land Use/Business Inventory- March 2011					
Address			Business Name	Business Type	Use Type
Number	Street	Suite			
19	Varda Landing Road		Myron Kaplan	Veterinarian Services	
20	Varda Landing Road		Myron Kaplan	Veterinarian Services	
21	Varda Landing Road		Myron Kaplan	Veterinarian Services	
22	Varda Landing Road		Myron Kaplan	Veterinarian Services	
39	Varda Landing Road		Fenari Restoration Studio	Restoration	General Industrial
40	Varda Landing Road		Property Manager Office	Property Manager Office	Property Management Office
42	Varda Landing Road		Residential	Residential	Residential
46	Varda Landing Road		Puran Health	Medical Use	Medical Office
52	Varda Landing Road		Residential Houseboat and Residential Cottage	Residential Houseboat And Residential Cottage	Residential
56	Varda Landing Road		Residential Houseboat	Residential Houseboat	Residential
58	Varda Landing Road		Residential Houseboat	Residential Houseboat	Residential
60	Varda Landing Road		Residential Houseboat	Residential Houseboat	Residential
62	Varda Landing Road		Residential Houseboat	Residential Houseboat	Residential
64	Varda Landing Road		Residential Houseboat	Residential Houseboat	Residential
66	Varda Landing Road		Residential Houseboat	Residential Houseboat	Residential
68	Varda Landing Road		Residential Houseboat	Residential Houseboat	Residential

Marinship Land Use/Business Inventory- March 2011					
Address			Business Name	Business Type	Use Type
Number	Street	Suite			
70	Varda Landing Road		Residential Houseboat	Residential Houseboat	Residential
72	Varda Landing Road		Residential Houseboat	Residential Houseboat	Residential
74	Varda Landing Road		Residential Houseboat	Residential Houseboat	Residential
298	Varda Landing Road		Unknown	Unknown	Unknown
10 Bay One	Libertyship Way	100	Local Getaways, Inc	Travel Office	Business Office
10 Bay One	Libertyship Way	102	SILVERMAN, S.	Veterinarian Services	Vet Clinic
10 Bay One	Libertyship Way	104	Borland Educational	Tutor Office	Business Office
10 Bay One	Libertyship Way	106	China Blue	Importer	General Industrial
10 Bay One	Libertyship Way	108	Gate, J.	Dentist	Medical Office
10 Bay One	Libertyship Way	110	Valor Tours	Travel Office	Business Office
10 Bay One	Libertyship Way	112	North Coast Industries	Storage	Storage
10 Bay One	Libertyship Way	114	Utell, S.	Artist	Fine Art
10 Bay One	Libertyship Way	116	Suzanne Frazier	Artist	Fine Art
10 Bay One	Libertyship Way	118	Peters, B.	Artist	Fine Art
10 Bay One	Libertyship Way	120	Landau Chartworks	Artist	Fine Art
10 Bay One	Libertyship Way	122	Field, V.	Artist	Fine Art

Marinship Land Use/Business Inventory- March 2011					
Address			Business Name	Business Type	Use Type
Number	Street	Suite			
10 Bay One	Libertyship Way	124	Kat Malkin	Artist	Fine Art
10 Bay One	Libertyship Way	126	Arenson, B.	Artist	Fine Art
10 Bay One	Libertyship Way	128	Kathryn Holt	Artist	Fine Art
10 Bay One	Libertyship Way	129	BSSP4	Storage	Storage
10 Bay One	Libertyship Way	130	BSSP7	Storage	Storage
10 Bay One	Libertyship Way	150	The Kimber Companies	10 Libertyship Way Management Office	Property Management Office
10 Bay Two	Libertyship Way	200	Capron, E.	Artist	Fine Art
10 Bay Two	Libertyship Way	202	Senholz, K.	Artist	Fine Art
10 Bay Two	Libertyship Way	204	Gallardo, B.	Artist	Fine Art
10 Bay Two	Libertyship Way	208	Butler Shine Stern & Partners	Storage	Storage
10 Bay Two	Libertyship Way	212	Devorah Jocoby	Artist	Fine Art
10 Bay Two	Libertyship Way	216	Elly Graham	Artist	Fine Art
10 Bay Two	Libertyship Way	220	Lori Margulies Design	Artist	Fine Art
10 Bay Two	Libertyship Way	221	Hayden, D.	Artist	Fine Art
10 Bay Two	Libertyship Way	224	Serena & Lilly	Artist Photo Studio	Fine Art
10 Bay Two	Libertyship Way	225	Faucher, S.	Artist	Fine Art

Marinship Land Use/Business Inventory- March 2011					
Address			Business Name	Business Type	Use Type
Number	Street	Suite			
10 Bay Two	Libertyship Way	228	Serena & Lilly	Artist Photo Studio	Fine Art
10 Bay Two	Libertyship Way	229	VanBatten, C.	Artist	Fine Art
10 Bay Two	Libertyship Way	232	Capron, R.	Artist	Fine Art
10 Bay Two	Libertyship Way	233	Albrecht, J.	Artist	Fine Art
10 Bay Two	Libertyship Way	236	Kennings, S.	Artist	Fine Art
10 Bay Two	Libertyship Way	237	Wernick, A.	Artist	Fine Art
10 Bay Two	Libertyship Way	240	Bayview Properties	Storage	Storage
10 Bay Two	Libertyship Way	241	Weismehl, S.	Artist	Fine Art
10 Bay Two	Libertyship Way	245	R. Space	Artist	Fine Art
10 Bay Two	Libertyship Way	248	Natural Flowers Designs	Assembly & Distribution Wholesale Distribution	Light Industrial
10 Bay Two	Libertyship Way	249	Vince Valdes	Artist	Fine Art
10 Bay Two	Libertyship Way	250	Sausalito Chamber of Commerce	Office, Meeting Space	Sausalito Chamber of Commerce
10 Bay Two	Libertyship Way	252	Wilcoxn, H.	Artist	Fine Art
10 Bay Two	Libertyship Way	254	Richard Gelernter	Artist	Fine Art
10 Bay Two	Libertyship Way	256	Wicks, S.	Artist	Fine Art

Marinship Land Use/Business Inventory- March 2011					
Address			Business Name	Business Type	Use Type
Number	Street	Suite			
10 Bay Two	Libertyship Way	258	Rodholm, K.	Artist	Fine Art
10 Bay Two	Libertyship Way	260	MacColl, D.	Artist	Fine Art
10 Bay Two	Libertyship Way	262	Verhalen, S.	Artist	Fine Art
10 Bay Two	Libertyship Way	264	North Coast	Artist	Fine Art
10 Bay Two	Libertyship Way	266	Fredrick Doar	Artist	Fine Art
10 Bay Two	Libertyship Way	268	Van Voorhees, W.	Artist	Fine Art
10 Bay Two	Libertyship Way	270	Scheuring, P.	Artist	Fine Art
10 Bay Two	Libertyship Way	272	Lyons, C.	Artist	Fine Art
10 Bay Three	Libertyship Way	300	Global Wine Company, Inc.	Design Wine Products	Applied Art
10 Bay Three	Libertyship Way	310	Vacant	Vacant	Vacant
10 Bay Three	Libertyship Way	320	Bridge the Gap	Design - Curriculum Materials	Industrial Art
10 Bay Three	Libertyship Way	330	CH Build, Inc.	Distributor - Construction Materials	Business Office
10 Bay Three	Libertyship Way	340	Clark, D.	Stage Door ? Performing Arts - Dance Studio	Storage
10 Bay Three	Libertyship Way	350	Serena and Lily, Inc.	Office -Children's Linens	Applied Art
10 Bay Three	Libertyship Way	370	Serena and Lily, Inc.	Design - Children's Linens	Applied Art
20	Libertyship Way	2001	Butler Shine Stern and Partners	Design - Advertising Agency	Applied Art

Marinship Land Use/Business Inventory- March 2011					
Address			Business Name	Business Type	Use Type
Number	Street	Suite			
20	Libertyship Way	2005	Butler Shine Stern and Partners	Design - Advertising Agency	
20	Libertyship Way	2020	Butler Shine Stern and Partners	Design - Advertising Agency	
20	Libertyship Way	2040	Butler Shine Stern and Partners	Design - Advertising Agency	
25	Libertyship Way		U.S. Government	Vacant	Vacant
28	Libertyship Way	2800	Butler Shine Stern and Partners	Recording Studio - Advertising	General Industrial
28	Libertyship Way	2805	Adgregate Markets, Inc.	Distribution - Advertising Banners	General Industrial
28	Libertyship Way	2810	United Breweries of America	Warehouse Antique Autos	General Industrial
28	Libertyship Way	2815	Steve and Kate's Camp	Warehousing	General Industrial
28	Libertyship Way	2820	Butler Shine Stern and Partners	Recording Studio - Advertising	General Industrial
28	Libertyship Way	2830	Q Surgical, LLC	Medical Equipment Distributor	General Industrial
28	Libertyship Way	2840	Butler Shine Stern and Partners	Recording Studio - Advertising	General Industrial
30	Libertyship Way	3010	Formotion Products, Inc.	Distribution - Motorcycle Instruments	General Industrial
30	Libertyship Way	3030	United Breweries of America	Warehouse General Storage	General Industrial
30	Libertyship Way	3060	Vicker's Design	Graphic Design	Applied Art
30	Libertyship Way	3110	Bariscale Design Studio	Distribution Of Design Materials - Warehouse	General Industrial
30	Libertyship Way	3130	Angle Points, Inc.	Warehouse File Storage	General Industrial

Marinship Land Use/Business Inventory- March 2011					
Address			Business Name	Business Type	Use Type
Number	Street	Suite			
30	Libertyship Way	3150	Angle Points, Inc.	Corporate Vounteer Programs Office	Business Office
30	Libertyship Way	3140	Acme Spots, LLC	Recording Studio - Commercials	General Industrial
30	Libertyship Way	3160	Acme Spots, LLC	Recording Studio Commercials	
30	Libertyship Way	3170	Acme Spots, LLC	General Storage	
30	Libertyship Way	3200	Headwaters Holdings, LLC	Financial Institution - Investments	Financial Office
30	Libertyship Way	3250	PAZ Associates	Financial Institution - Investments	Financial Office
30	Libertyship Way	3275	Christopher Schroll	Warehouse General Storage	General Industrial
30	Libertyship Way	3310	Kitamura Design	Graphic Designer	Applied Art
30	Libertyship Way	3320	4D Internet Solutions, Inc.	Office - Technology Company	Business Office
30	Libertyship Way	3330	Main Street Research, LLC	Office - Wealth Management	Business Office
30	Libertyship Way	3360	Lexicon Branding, Inc.	Design - Name Branding	Applied Art
30	Libertyship Way	3370	Lexicon Branding, Inc.	Warehouse General Storage	General Industrial
30	Libertyship Way	3380	William J. Ziegler, Attorney at Law	Law Office	Legal Office
35	Libertyship Way		Marin Outboard Company	Small Boat Service	Marine Industrial
41	Libertyship Way	A	Heischfield Yacht, LLC	Yacht Sales	Marine Commercial Services
41	Libertyship Way	B	Beta Marine West	Boat & Yacht Repair Service	Marine Industrial

Marinship Land Use/Business Inventory- March 2011					
Address			Business Name	Business Type	Use Type
Number	Street	Suite			
41	Libertyship Way	C	The Canvas Works	Custom Marine Canvas	Marine Arts
60	Bridgeway		Vincent Whitney (Whitco ?)	Wood Fabrication	Industrial Art
60	Libertyship Way		Kidz Point	Art Studio For Autistic Children	Fine Art
60	Libertyship Way		Hachidori Studio	Personal Fitness/Wellness	Fitness Studio
60	Libertyship Way		Teak and Mahogany	Boat - Wood Fabrication	Marine Industrial
60	Libertyship Way	A-1	Fast Blue Reprographics	Blue Print Production	Business Commercial Service
60	Libertyship Way		Nanni Diesel	Boat / Engine - Service And Sales	Marine Industrial
60	Libertyship Way	A-4	Prankster Entertainment	Film Production	General Industrial
60	Libertyship Way	M	Once: Greg Slick Photography	Photography	Fine Art
69	Libertyship Way		JP Rigging	Boat Rigging	Marine Industrial
67	Libertyship Way		Starbucks Canvas	Custom Canvas/Design/Manufac ture	Marine Arts
69	Libertyship Way	A	Debroah Geday Art Studio	Art And Photography Studio	Fine Art
69	Libertyship Way		List Marine	Boat / Engine - Sales And Service	Marine Commercial Services
70	Libertyship Way		Schoonmaker Point Marina	Dry Storage	Marine Commercial Services
70	Libertyship Way	A	Weta West	Sail Boat Imports, Sales	Marine Commercial Services
70	Libertyship Way		Sea Trek	Kayak Rental, Training, And Dry Storage	Marine Commercial Services

Marinship Land Use/Business Inventory- March 2011					
Address			Business Name	Business Type	Use Type
Number	Street	Suite			
71	Libertyship Way		Mark McLane Photography	Photography/Media	Fine Art
71	Libertyship Way		Holly Stewart	Artist	Fine Art
71	Libertyship Way		Leslie I. Design	Graphic Design	Applied Art
73	Libertyship Way		Werner's Welding	Metal Fabrication, Welding	Marine Industrial
69	Libertyship Way		Rowing Club	Shell Storage	Marine Storage
80	Libertyship Way	1	Be Design	Production, Warehousing, Distribution, Office	Applied Art
80	Libertyship Way	2	Be Design	Production, Warehousing, Distribution, Office	Applied Art
80	Libertyship Way	3	Be Design	Production, Warehousing, Distribution, Office	Applied Art
80	Libertyship Way	4	Be Design	Production, Warehousing, Distribution, Office	Applied Art
80	Libertyship Way	5	Ro*Co Films, International	Educational Films -Audio, Video Production And Distribution	General Industrial
80	Libertyship Way	6	Central Office of Design	Graphic Media Production, Design, Distribution	Applied Art
80	Libertyship Way	7	CAPITAL GROUP COMMUNICATIONS	Financial Institution	Financial Office
80	Libertyship Way	8	Central Office of Design	Graphic Media Production, Design, Distribution	Applied Art
80	Libertyship Way	Suite 20	CMBS	Financial Institution	Financial Office
80	Libertyship Way	22	Polipoint Press	Media Production And Distribution	General Industrial
80	Libertyship Way	24	Pacific Microsystems	Product Development, Design Engineering, Marine Engineering	General Industrial

Marinship Land Use/Business Inventory- March 2011					
Address			Business Name	Business Type	Use Type
Number	Street	Suite			
80	Libertyship Way	25	Avani Media	Media Production, Distribution, Design	General Industrial
80	Libertyship Way	26	Capital Group	Consulting - Financial	Financial Office
85	Libertyship Way	101	Vertebrae Inc.	Applied Art, Warehousing (Business Consulting / Branding)	Applied Art
85	Libertyship Way	102	Open Water Rowing Center	Rowing Club: Rowing Lessons/Shell Storage	General Industrial
85	Libertyship Way	103	Sausalito Healing Arts	Commercial, Professional, Office, Medical Clinic	Medical Office
85	Libertyship Way	104	Forme	Private Fitness Studio (Personal Trainer)	Fitness Studio
85	Libertyship Way	105	North Coast Industries	Distribution Of Women's Apparel	General Industrial
85	Libertyship Way	107	Coastal Capital	Financial Institution	Financial Office
85	Libertyship Way	109	Le Garage	Restaurant	Restaurant
85	Libertyship Way	110	E Motion Studios	Video Production, Recording Studio: Sound, Film	General Industrial
85	Libertyship Way	110A	Marin Whitehull	Light Boat Assembly/Sales	Marine Industrial
85	Libertyship Way	110B	InterEdge Technologies	Glass Distribution/Warehouse	General Industrial
85	Libertyship Way	111	Charles M. Stewart	Architectural Model Construction	Applied Art
85	Libertyship Way	112	Sound 22	Audio/Video Equipment / Distribution / Warehouse	General Industrial
85	Libertyship Way	113	Olino, Inc.	Business Consultancy	Business Office
85	Libertyship Way	114	On Board Entertainment	(Marketing And Advertising:) Production / Design / Storage	General Industrial

Marinship Land Use/Business Inventory- March 2011					
Address			Business Name	Business Type	Use Type
Number	Street	Suite			
85	Libertyship Way	201	CMBS	Financial Institution	Financial Office
85	Libertyship Way	202	Collaborative Consulting	Consulting Office	Business Office
85	Libertyship Way	203	MEZ Design	Branding: Production/Design/ Office	Business Office
85	Libertyship Way	204	Vacant	Vacant	Vacant
85	Libertyship Way	207	EARTHSEA INSTITUTE	Environmental Sustainability	Business Office
85	Libertyship Way	207	EARTHSEA MANAGEMENT DBA REAL MUSIC	General Office	Business Office
85	Libertyship Way	207	Earthsea Management	Office	Business Office

Appendix B

Marinship Specific Plan Land Use Definitions

NET LAND AREA: That dry land portion of a parcel remaining after subtracting the easements stipulated in Zoning Ordinance Section 10.201 and inland of the so called "BCDC water line" (approximately elevation 5.7 feet above mean lower-low water; see BCDC Standards).

PARCEL: See Zoning Ordinance, Section 10.102.

PARCEL AREA: See Zoning Ordinance, Section 10.102.

PLAN: When expressed as the "Plan" it refers to the Marinship Specific Plan.

PLANNING PARCEL: A parcel designated in the Marinship Specific Plan as a planning unit typically consisting of Assessor Parcels under a common ownership (given such notations as: Parcel 1A: "1750" Bridgeway). See Specific Plan Document Section: I.B.

RBSAP: Richardson Bay Special Area Plan, the version adopted by the City of Sausalito in the fall of 1984.

SITE: Frequently used interchangeably with the term "parcel".

SITE AREA: Frequently used interchangeably with "Parcel Area".

SMALL BOATS: Does not require a trailer to be transported, can be hand carried to and from the water by several persons, and does not require any special equipment to launch or haul out the craft. Such boats could include rowing boats, canoes, small kayaks, and very small sail boats. Such boats are likely to weigh about 100 pounds or less.

SPECIFIC PLAN: The Marinship Specific Plan.

WAREHOUSING: Commercial facility devoted to the enclosed storage of goods and materials.

YACHT CLUBS: The only Yacht Clubs permitted in the Marinship are tax exempt Yacht Clubs (those Yacht Clubs receiving less than 15% of their gross receipts from non-members).

ZONING ORDINANCE: The Sausalito Zoning Ordinance.

2. MARINSHIP SPECIFIC PLAN USE DEFINITIONS

Note: Each use definition is accompanied by a brief description of the proposed intent of the use, a definition, a list of examples for reference (not intended as a complete list of permitted uses), and attendant remarks.

Listed by major category, the uses are:

INDUSTRIAL USES:

Intent:

A primary intent of the Marinship Specific Plan is to maintain the industrial use of the area and to serve the needs of Sausalito residents. These include both general and marine industrial elements.

The intent of the industrial use designations is to focus upon the uses that are most consistent with the needs of a working waterfront and industrial area.

Art uses have in the past have been included within the industrial designations. This Specific Plan study seeks to distinguish the two only to enhance the art usage. Art uses should continue to be permitted with the industrial categories, but also have their own use designation, as described herein.

Definitions:

GENERAL INDUSTRIAL:

This use includes a wide range of relatively small scale, low intensity, low traffic generating, non-polluting, light industrial manufacturing, assembly, repair, services, non-office type research and development activities, and arts uses consistent with many of those found in the Marinship and are considered of need or asset to the community. It is not the intent to provide non-industrial commercial uses, such as commercial office or retail within this category.

Examples:

The following is a partial list of potential uses which would be consistent with the intent:

Light Manufacturing, industrial research and development uses;

Warehousing;

Industrial, trade, and business service uses such as:

- Blueprinting and photostating,
- Building maintenance,
- Business, professional, trade and cultural schools (CUP),
- Cleaning and laundry plants,
- Flat glass shops,
- Industrial equipment sales and rentals,

- Lumberyards (CUP),
- Marine Industrial uses listed below (see Remark),
- Newspaper publications and print facilities,
- Nurseries (CUP),
- Packing and crating,
- Parcel delivery services,
- Photo finishing labs (CUP),
- Plumbing, heating and ventilating facilities,
- Recording studios,
- Repair shops (automobiles, appliances, radio and T.V. & furniture),
- Sign shops.

Remarks:

All Marine Industrial and Arts uses listed below would also be permitted with the General Industrial designations.

MARINE INDUSTRIAL (land and water):

Marine Industrial uses should be consistent with the protection of the waterfront area and promotion of marine-oriented businesses. Permitted uses would include a wide range of relatively small scale, low intensity, non-polluting, low traffic generating, light marine industrial manufacturing, assembly, repair, services, marine industrial research and development activities, and arts uses consistent with those found in the Marinship and considered to be of need or asset to the community, other marine services, and a working waterfront.

Examples:

The following is a partial list of potential uses which would be consistent with the intent of this use:

- Boat building,
- Boat engine repair,
- Boat launching ramps, haul-out, dry docks (CUP),
- Boat maintenance,
- Boat measuring and surveying
- Boat repair,
- Boat restoration,
- Boat service,
- Boat storage,
- Boat towing,
- Commercial fishing facilities (not processing plants) (CUP),
- Diving equipment, lessons and services,
- Engine repair and service,
- Houseboat construction,
- Marine carpentry, cabinet making, woodworking,
- Marine electronics service and repair,
- Marine mechanical systems,
- Marine equipment manufacturing, service and repair,

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- Marine Research Laboratories,
- Marine salvage,
- Marine welding and fabricating,
- Rigging,
- Sail, Canvas construction and repair,
- Sailing and marine related skills schools,
- Sewer ejection systems.

Remarks:

Marine service commercial uses are listed separately below. Several marine service uses that could be included under this designation are listed in the maritime category.

ARTS USES:

Intent:

The preservation and enhancement of arts uses in the Marinship is one of the Specific Plan goals. Arts uses are distinguished from other industrial or commercial activities by both their scale of operation (small) and design orientation. Arts development in the Marinship should seek to attain a mix of art orientations including industrial, marine, fine and applied arts uses.

Note: It will be advisable to seek the services of professional arts organizations (e.g., the Marin Arts Council) to provide a review of potential uses and/or users that might qualify for "Arts" status.

Definitions:

INDUSTRIAL ARTS:

These uses include the design, crafting and construction of unique or custom made industrial products.

Examples: The following is a partial list of potential uses which would be consistent with the intent:

- Cabinet Making,
- Metal fabricating,
- Casting (metal, concrete, plaster, plastic, etc.),
- Woodworking shop.

MARINE ARTS:

These uses include the design, crafting and construction of unique or custom made marine products.

Examples: The following is a partial list of potential uses which would be consistent with the intent:

- Boat building, fabricators,
- Marine carpentry, cabinet making, woodworking.

FINE ARTS:

These uses include the design, crafting and construction of unique, fine art products.

Examples: The following is a partial list of potential uses which would be consistent with the intent:

- Artists, such as painters, potters, sculptors, photographers, poets and authors,
- Art and Craft studios,
- Publishers (CUP),
- Theatrical groups (CUP).

APPLIED ARTS:

These uses include the design, crafting and construction of unique, custom made applied art products.

Examples: The following is a partial list of potential uses which would be consistent with the intent:

- Architects, building designers,
- Commercial photographers,
- Computer software and hardware designers,
- Graphic design, including production,
- Home decorators,
- Industrial designer,
- Interior designer,
- Landscape architects, designers
- Marine applied arts such as:
 - Marine graphics, illustrators,
 - Marine photographers,
 - Marine publishers,
 - Nautical arts and photography,
 - Naval architecture, designers,
 - Naval engineering.

COMMERCIAL USES:

Intent:

The intent of commercial use is to provide Sausalito, primarily the Marinship, adequate commercial service support to ensure a viable industrial, maritime and art community asset.

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Definitions:

COMMERCIAL OFFICE:

Any future office use in the Marinship will be limited to accessory office use (the small amount of office activity needed to administer the operations of an approved use) within the same structure to which it is accessory. There shall be no separate and free standing "accessory-office buildings" except as approved by Conditional Use Permit. Existing office buildings and uses may continue as permitted uses.

RETAIL:

Community serving retail use intended to provide for the sales of frequently purchased household necessities and services required by Sausalito residents. No retail use, other than a "full service supermarket" in the CS zone will be permitted. A "full service supermarket" refers to a retail food store which also sells household supplies such as paper goods, cleaning supplies, and health and beauty items, and may also include a small take-out deli or bakery.

COMMERCIAL SERVICES:

BUSINESS COMMERCIAL SERVICE:

Convenience goods and consumer service establishments to service the needs of local businesses.

Examples: The following is a partial list of potential uses which would be consistent with the intent:

- Art and business supplies,
- Blueprint and photostat facilities,
- Printing facilities,
- Secretarial services.

MARINE COMMERCIAL SERVICE:

Convenience goods and consumer service establishments to service the maritime needs of the community.

Examples:

The following is a partial list of potential uses which would be consistent with the intent:

- Bait and tackle shops, including a limited amount of accessory provisioning of food and beverage, ice dispensers,
- Boat engine sales and repair,
- Boat charters,
- Boat sales, rentals,

- Chandlery,
- Engine sales, repair and service,
- Marine electronics sales, service and repair,
- Marine equipment and supplies sales (including provisioning of food and beverages),
- Marine fuel facility (CUP),
- Marine equipment sales, manufacturing, service and repair,
- Marine miscellaneous services (mail services, compass adjuster, provisioning, etc.),
- Sports fishing facilities,
- Veterinary clinic (allowed only as an accessory use to a marine research laboratory, CUP),
- Wholesale and retail fish sales (CUP),
- Yacht sales and delivery.

RESTAURANTS: (CUP)

Businesses providing food and drink products for sale, to be consumed on the premises, to meet the needs of Marinship workers and residents. This restaurant activity, limited dining on the premises, does not refer to what would normally be considered serving "fast food". The number of seats and hours of operation will be as determined by the City.

Examples:

- Cafe,
- Cafeteria,
- Delicatessen with dining on the premises,
- Restaurant.

SMALL SCALE EATING ESTABLISHMENTS: (CUP)

Businesses providing food and drink products for sale, to be consumed on or off the premises, to meet the needs of Marinship workers and residents. This use does not include what would normally be considered serving "fast food". The number of seats shall not exceed twenty, and the actual number of seats and hours of operation will be as determined by the City.

FOOD SERVICES: (CUP)

Businesses providing food and drink products for sale, to be consumed off premises, to meet the needs of Marinship workers and residents. This use does not include what would normally be considered serving "fast food".

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Examples:

The following is a partial list of potential uses which would be consistent with the intent:

- Bakeries,
- Delicatessen (packaged beer and wine as an accessory use).
- Foodstores (packaged beer and wine as an accessory use).

RESIDENTIAL USES (Land):

No land based residential use will be permitted in the Marinship except as follows:

- That currently permitted in the Houseboat (H) zone;
- Existing legal land based units outside the "H" zone will be allowed as legal non-conforming uses.

RESIDENTIAL USES (Water):

Intent:

It is the intention of the water-based residential use designations to address the special needs of the maritime industries and services, while attempting to enhance the public's access, use and enjoyment of the water areas.

Note: Liveaboard use of Maritime boats is described separately below.

Definitions:

HOUSEBOAT:

A boat, vessel or structure in the water intended generally to be supported by means of flotation and to be maintained without a permanent foundation, used principally for residential purposes and generally not used for active navigation, and provided with a city-approved sewer connection.

ARK:

Dwelling, Single Family Art. A single family dwelling existing in the R-A Zoning District at the time of adoption of Title 10, or a single-family dwelling the exterior design of which is an exact replica of the structure existing at the time of adoption of Title 10.

PLEASURE BOAT LIVEABOARD:

Navigable vessel, in recreational use, with liveaboard residential occupant(s) for harbor or marina security purposes.

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MARITIME USES:

Definitions:

WET BERTH HARBORS (Pleasure and Marine Service):

Fixed or floating piers, docks, slips, and berths in a marina or harbor for the mooring of floating vessels. (See Appendix- B.1 above)

DRY BERTH HARBORS:

Storage of vessels out of the water, typically on land. (See Appendix-B.1 above)

MARINE SERVICE HARBOR: A part of a body of water protected and deep enough to furnish anchorage or mooring of boats or similar floating vessels used in the performance of a marine industrial activity or service conducted on the vessel or nearby on the land.

MARITIME SERVICE BERTHS AND BOATS including:

MARINE SERVICE BOAT or BERTH:

A boat, vessel or berth for a boat used in the performance of a marine industrial activity or service conducted on the vessel or nearby on the land. Liveboard use of the vessel is acceptable where it can be demonstrated, to the City's satisfaction, that such residential use is necessary to provide the maritime service.

Examples:

- Boat building,
- Boat engine repair,
- Boat maintenance,
- Boat measuring and surveying,
- Boat repair,
- Boat restoration,
- Boat service,
- Boat towing,
- Commercial fishing facilities (not processing plants) (CUP),
- Diving equipment, lessons and service,
- Engine repair and service,
- Houseboat construction,
- Marine carpentry, cabinet making, woodworking,
- Marine educational boat,
- Marine electronics service and repair,
- Marine mechanical systems,
- Marine equipment manufacturing, service and repair,
- Marine research laboratories,

- Marine salvage,
- Marine welding and fabricating,
- Naval architecture,
- Naval engineering,
- Rigging,
- Sail, canvas construction and repair,
- Sailing schools,
- Sewer ejection systems.

MARINE CRAFTSMAN BOAT or BERTH:

A boat, vessel or berth for a boat used by craftpersons in the performance of a marine industrial activity or service conducted on the vessel or nearby on the land. Liveaboard use of the vessel is acceptable where it can be demonstrated to the City's satisfaction, that such residential use is necessary to provide this maritime activity.

Examples:

- See list of marine industrial uses above,
- Marine Arts uses, such as:
 - Boat building, fabricators,
 - Marine carpentry, cabinet making, woodworking,
 - Marine graphics, illustrators, sculptors,
 - Marine publishers,
 - Nautical arts and photography.

WATER-BASED ART USE BOAT or BERTH:

A boat, vessel or berth for a boat used by Marinship artisans in the performance of their craft on the vessel or nearby on the land, with a preference given to those in a marine activity. Liveaboard use of the vessel is acceptable where it can be demonstrated, to the City's satisfaction, that such residential use is necessary to provide this maritime activity.

Examples:

- Artists, such as painters, potters, sculptors, photographers, poets and authors.

Remarks:

The water-based art use of vessels in the Marinship has existed since the early fifties. The waterfront history is filled with such painters, poets, and writers as Varda, Alan Watts, and Onslow-Ford who were attracted to the Marinship and its water-based residential opportunities. The City will seek the services of professional arts organizations (e.g., the Marin Arts Council) to provide a review of potential uses and/or users that qualify for "Arts" status.

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HISTORIC BOAT or BERTH:

A vessel of historical significance or interest to the City of Sausalito and so designated by the Sausalito Historical Landmark Board. Liveboard use of the vessel is acceptable where it can be demonstrated to the City's satisfaction, that such residential use is necessary to maintain its use or condition, or provide this maritime activity.

INSTITUTIONAL BOAT BERTH:

A vessel used on a regular basis by a public institution in the performance of a maritime service or duty. Liveboard use of the vessel is acceptable where it can be demonstrated, to the City's satisfaction, that such residential use is necessary to provide this maritime activity.

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