

STAFF REPORT

SAUSALITO ZONING ADMINISTRATOR

Project Buckwheat and MCSSM Lot Line Adjustment/
2320 and 2330 Marinship Way
Lot Line Adjustment LLA 12-260

Meeting Date April 28, 2014

Staff Rafael Miranda, Contract Planner 

REQUEST

Property owners Buckwheat, LLC and MCSSM, LLC request approval of a Lot Line Adjustment to adjust lot lines between four parcels at 2320 and 2330 Marinship Way.

PROJECT INFORMATION

Applicants JT Wick, Berg Holdings

Property Owners MCSSM, LLC and Buckwheat, LLC

Location/Size 2320 and 2330 Marinship Way
(APN 063-110-27) 6.74 acres
(APN 063-110-28) 2.32 acres
(APN 063-050-01) 3.59 acres
(APN 063-110-30) 10,208 square feet
See **Exhibit B** for vicinity map

General Plan Industrial, Waterfront and Open Area

Marinship Specific Plan Industrial Zone, Waterfront Zone, Open Area Zone

Zoning Industrial Marinship Overlay District (IM), Waterfront District (W) and Open Area District (OA)

Authority Zoning Ordinance Section 10.64.020 and Section 10.80.040.B.3 authorize the Zoning Administrator to act upon Lot Line Adjustments.

Environmental Review The subject application is categorically exempt from the California Environmental Quality Act (CEQA), in accordance with Section 15305(a) of the CEQA Guidelines (Minor Alterations in Land Use Limitations).

PROJECT DESCRIPTION

Structures and Land Use

There are four existing parcels involved in this lot line adjustment. MCSSM, LLC owns three of the parcels (APN's 063-110-27, -30 and 063-050-01), while Buckwheat, LLC owns the other parcel

(APN 063-110-28). Approximately 6.28 acres or 273,527 square feet is requested to be removed from the lands belonging to MCSSM, LLC and added to the lands belonging to Buckwheat, LLC.

The parcel at 2320 and 2330 Marinship Way is owned by MCSSM, LLC and is developed with two office buildings and related parking lots, as well as the Marina Plaza Harbor and its associated parking lot. The parcel known as APN 063-110-28 is owned by Buckwheat, LLC and is primarily developed with parking spaces for the office building uses located on the adjacent property owned by MCSSM, LLC. The eastern half of the parcel closest to the Richardson's Bay waters edge is undeveloped. All subject parcels are relatively flat.

The request is to separate the Marina Plaza Harbor and associated parking lot from the two office building uses and their associated parking lots by consolidating four parcels into two parcels as well as adjusting portions of the remaining parcel lines. This will be accomplished by consolidating APN's 063-110-30 and 063-050-01 with 063-110-27. Portions of the south and west parcel lines of APN 063-110-28 will be adjusted to complete the separation of the office buildings and its parking lots from the Harbor and its associated parking lot.

PROJECT ANALYSIS

GENERAL PLAN CONSISTENCY

To approve the proposed project the Zoning Administrator must determine that the project is consistent with all applicable General Plan policies. The General Plan does not have policies regarding Lot Line Adjustments. However, Policy LU-2.17 of the General Plan recognizes that the Marinship area contains existing legal non-conforming office uses, and seeks to ensure that existing office uses do not adversely affect the desired continuance of marine related industrial and waterfront uses in the Marinship area. As the proposed project is a lot line adjustment only with no proposed development and will not affect the land uses on the site, staff has concludes that the project is in compliance with the General Plan.

MARINSHIP SPECIFIC PLAN

The project site lies within the Marinship Specific Plan planning area. The Industrial Zone, Waterfront Zone, and Open Space Zone of the Specific Plan contain policies addressing allowed and preferred land uses in the respective zones. The Industrial Zone refers to the Zoning Ordinance for development regulations, including maximum FAR standards. Consistency with the Zoning Ordinances development regulations is discussed below under Zoning Consistency. The Specific Plan does not contain development standards for which the lot line adjustment is subject to as no development or change in uses are being proposed. According to page 36 of the Marinship Specific Plan, the overall project site is referred to as Planning Area 4A, Marina Plaza. According to the Specific Plan, this parcel provides needed navigational access to the bay for several Marinship parcels, and that it is an objective of the plan to maintain this access.

As the proposed lot line adjustment will not impede access to the bay in any manner, Staff concludes that this project is in conformance with the goals and purposes of the Specific Plan.

ZONING CONSISTENCY

The following outlines the applicable Zoning Ordinance regulations for the requested lot line adjustment.

Existing Conditions

The requested lot line adjustment would separate the Marina Plaza Harbor and its associated parking lot from the two office building uses and their associated parking lots by consolidating four parcels into two parcels as well as adjusting portions of the remaining parcel lines. The requested lot line adjustment would consolidate four parcels of approximately 3.59 acres, 2.32 acres, 6.74 acres and 10,208 square feet into two parcels of approximately 4.28 acres and 8.60 acres. (see the figure, below).

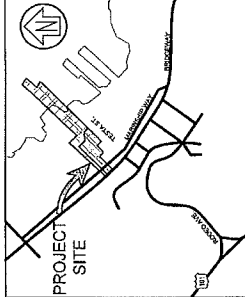
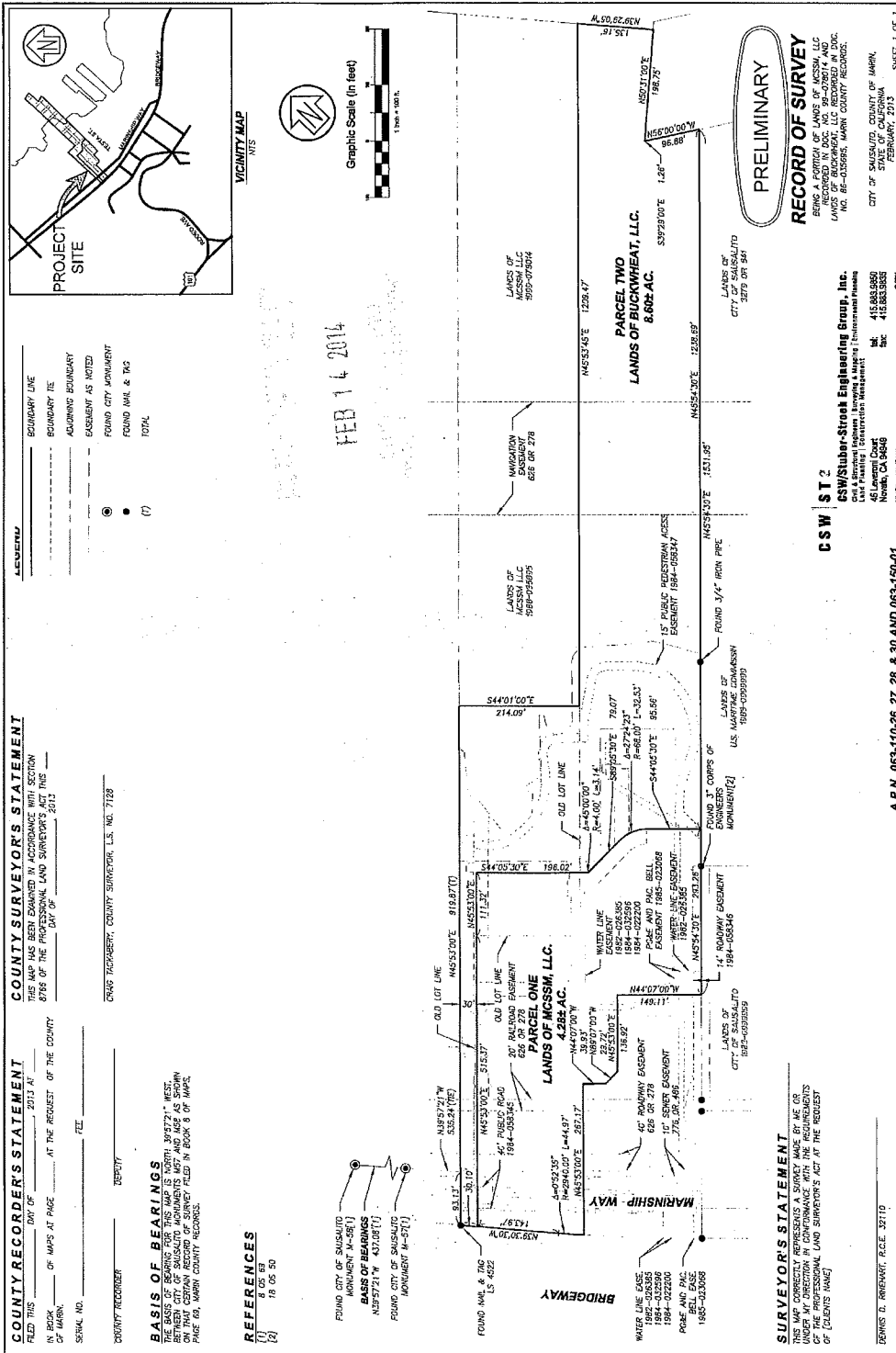
Setbacks

The IM Zoning District does not contain setback regulations for parcels located adjacent to other parcels in the IM Zoning District or parcels in the W Zoning District. The adjacent parcels are located in the IM and W Zoning Districts, therefore the subject parcels in the IM Zoning District are not subject to any setback requirements.

The W Zoning District has a side setback requirement of $\frac{1}{2}$ the height of the building, but not less than 5 feet. The rear yard setback requirement is 15 feet, and there is no front setback. The existing marina office is located in the W Zoning District and currently has a 38 foot side yard setback, and a rear setback of over 400 feet.

The OA Zoning District has a side yard setback requirement of 10 feet, a rear yard setback of 20 feet, and there is no front yard setback requirement. Currently there are no structures developed on APN 063-050-01, which is the only parcel located in the OA Zoning District.

Lot Line Adjustment Site Plan - see next page



LEGEND

---	BOUNDARY LINE
- - -	BOUNDARY LINE
---X---	ADJOINING BOUNDARY
- - - X - - -	EASEMENT AS NOTED
○	FOUND CITY MONUMENT
●	FOUND MAIL & TAG
(T)	TOTAL



FEB 14 2014

COUNTY RECORDER'S STATEMENT
 I, _____, COUNTY RECORDER, COUNTY OF MARYLAND, DO HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF THE ORIGINAL RECORD OF SURVEY FILED IN BOOK 8 OF MAPS, PHASE 6A, MARYLAND RECORDS.

COUNTY SURVEYOR'S STATEMENT
 I, _____, COUNTY SURVEYOR, COUNTY OF MARYLAND, DO HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF THE ORIGINAL RECORD OF SURVEY FILED IN BOOK 8 OF MAPS, PHASE 6A, MARYLAND RECORDS.

BASIS OF BEARINGS
 THE BASIS OF BEARINGS FOR THIS MAP IS NORTH 39°57'27" WEST, 1983-03-20, WHICH IS THE BASIS OF BEARINGS FOR THE ORIGINAL RECORD OF SURVEY FILED IN BOOK 8 OF MAPS, PHASE 6A, MARYLAND RECORDS.

REFERENCES
 (1) 8 05 88
 (2) 18 06 50

FOUND CITY OF SAUSALITO MONUMENT M-58(1)
 FOUND CITY OF SAUSALITO MONUMENT M-57(1)
 FOUND MAIL & TAG LS 4822
 FOUND 3/4" BROWN PPE MONUMENT(2)
 FOUND 1/4" BROWN PPE MONUMENT(2)
 FOUND 3/4" BROWN PPE MONUMENT(2)

SURVEYOR'S STATEMENT
 I, _____, SURVEYOR, DO HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF THE ORIGINAL RECORD OF SURVEY FILED IN BOOK 8 OF MAPS, PHASE 6A, MARYLAND RECORDS.

CSW
S T 2
 CSW/Stuber-Strook Engineering Group, Inc.
 45 Laurel Court
 Norwalk, CA 94668
 Tel: 415.888.9880
 Fax: 415.888.3888
 www.cswe.com

RECORD OF SURVEY
 BEING A PORTION OF LANDS OF MCSSM, LLC
 BEING A PORTION OF LANDS OF BUCKWHEAT, LLC
 LANDS OF BUCKWHEAT, LLC RECORDED IN DOC. NO. 86-035695, MARYLAND RECORDS.

CITY OF SAUSALITO, COUNTY OF MARYLAND
 3129 BLYDEN WAY
 FEBRUARY, 2013

PRELIMINARY

A.P.N. 063-110-26, 27, 28, & 30 AND 063-150-01

SHEET 1 OF 1

Existing Parcel Summary

APN	Property Owner	Zoning District	Lot Size		F.A.R.		Lot Coverage		Parking Spaces	
			Standard (Min)	Current	Standard (Max)	Current	Standard (Max)	Current	Standard (Min)	Current
063-110-27 6.74 acres	MCSSM	Industrial Marinship (IM)	n/a	159,100 S.F.	0.40	0.41*	50%	20%	218	247
		Waterfront (W)	25,000 S.F.	134,533 S.F.	0.30	0.006	30%	0.6%	65	49*
063-050-01 3.59 acres	MCSSM	Open Area (OA)	6,000 S.F.	125,662 S.F.	0.10	0.0	10%	0%	0	0
		Waterfront (W)	25,000 S.F.	30,733 S.F.	0.30	0.0	30%	0%	0	0
063-110-30 10,208 s.f.	MCSSM	Industrial Marinship (IM)	n/a	10,208 S.F.	0.40	.93*	50%	44%	32	0*
063-110-28 2.32 acres	Buckwheat	Industrial Marinship (IM)	n/a	51,117 S.F.	0.40	0.0	50%	0%	0	109
		Waterfront (W)	25,000 S.F.	49,820 S.F.	0.30	0.0	30%	0%	0	0

* Existing non-conformities are printed in ***Bold Italics***.

Existing F.A.R. Conditions

APN	Property Owner	Zoning District	Lot Size Square Feet	F.A.R. Standard (Max)	Floor Area (Square Feet)		
					Standard (Max)	Existing	Unused
063-110-27 6.74 acres	MCSSM	Industrial Marinship (IM)	159,100 S.F.	0.40	63,640 S.F.	65,461 S.F.	-1,821 S.F.*
		Waterfront (W)	134,533 S.F.	0.30	40,360 S.F.	800 S.F.	39,560 S.F. Parcel Total= 37,739 S.F.
063-050-01 3.59 acres	MCSSM	Open Area (OA)	125,662 S.F.	0.10	12,566 S.F.	0 S.F.	12,566 S.F.
		Waterfront (W)	30,733 s.f.	0.30	9,220 S.F.	0 S.F.	9,220 S.F. Parcel Total= 21,786 S.F.
063-110-30 10,208 S.F.	MCSSM	Industrial Marinship (IM)	10,208 S.F.	0.40	4,083 S.F.	9,450 S.F.	-5,367 S.F.*
063-110-28 2.32 acres	Buckwheat	Industrial Marinship (IM)	51,117 S.F.	0.40	20,447 S.F.	0 S.F.	20,447 S.F.
		Waterfront (W)	49,820 S.F.	0.30	14,946 S.F.	0 S.F.	14,946 S.F. Parcel Total= 35,393 S.F.
Site Total							89,551 S.F.

* Existing non-conformities are printed in **Italic**.

Two of the three parcels owned by MCSSM have the following non-conformities.

Parking Spaces

APN 063-110-27 containing the office buildings and marina does not have all the required parking. The W zoned portion of the parcel has a shortage of 16 spaces (65 - 49 = 16).

APN 063-110-30, which is only developed with a portion of the office building, does not have any parking. This parcel is entirely zoned IM and has a parking shortage of 32 spaces (0 - 32 = -35). The existing parcel configurations create a shared parking situation in which some of the spaces for the office building and marina are located on separate parcels from the marina and office buildings themselves.

Floor Area Ratio

The IM Zoned portion of APN 063-110-27 currently exceeds the maximum floor area ratio. The IM Zoning District allows for a maximum F.A.R. of 0.40 and the existing F.A.R. is at 0.41.

APN 063-110-30 currently exceeds the maximum floor area ratio. The IM Zoning District allows for a maximum F.A.R. of 0.40 and the existing F.A.R. is at 0.93.

Proposed Conditions

Existing non-conformities will either be decreased or eliminated entirely through the lot line adjustment as discussed below.

Parking Spaces

The non-conforming parking situation will be eliminated by reconfiguring parcel lines so that the spaces dedicated to the office buildings will be located entirely on the same New Parcel 1, and the parking spaces dedicated to the marina will be located on New Parcel 2.

Floor Area Ratio

The floor area ratio non-conformity will be significantly reduced by the proposed lot line adjustment. Two parcels that currently exist and are being merged together (APNs 063-110-27 and 063-110-30) have current FAR of 0.41 and 0.93, where the maximum FAR is 0.40. After the lot line adjustment, these two parcels will be merged into one larger parcel whose FAR will be 0.404. This configuration significantly reduces the non-conformity and brings the overall parcel into greater conformity.

Setbacks

New Parcel 1 will be located mostly in the IM Zoning District, with a small portion located in the W Zoning District. Surrounding parcels are zoned IM, W, PP (Public Parks) and PI (Public Institutional). The IM Zoning District requires setbacks on parcels that are located adjacent to residential, public or public open space Zoning Districts. The W Zoning District requires setbacks on parcels located adjacent to a residential zoning district.

As New Parcel 1 will be located adjacent to PP and PI zoned parcels, the IM Zoning District's 30 foot building setback from property lines of the PP and PI zoned parcels would be required. The proposed site plan shows that the existing office building will have a 50-foot setback to the closest property line of the PP zoned parcel. Therefore New Parcel 1 will be in compliance with all applicable setback requirements of the IM and W Zoning Districts.

Most of New Parcel 2 will be located in the W and OA Zoning Districts, except for the flag portion of the parcel which will extend into the IM Zoning District and is developed with only landscaping and parking. The OA Zoning District has a side setback requirement of 10 feet, a rear setback of 20 feet, and there is no front setback requirement. The W Zoning District requires setbacks only on parcels located adjacent to a residential zoning district.

As there are no adjacent parcels zoned residential and the only structure that will be located on New Parcel 2 will be the marina office, which is located in the W Zoning District, New Parcel 2 will not have any structures that are subject to setback regulations. Therefore, New Parcel 2 will conform to the setback requirements of the W, IM and OA Zoning Districts.

Landscaping Coverage

The W and OA Zoning Districts do not have minimum landscape coverage requirements. However, the IM Zoning District has a minimum landscape coverage requirement of 10% of the

Proposed F.A.R. Conditions

New Parcel	Property Owner	Zoning District	Lot Size Square Feet	F.A.R. Standard (Max)	Floor Area (Square Feet)		
					Standard (Max)	Proposed	Unused
1 4.28 acres	MCSSM	Industrial Marinship (IM)	185,309 S.F.	0.40	74,124 S.F.	74,911 S.F.	-787 S.F.*
		Waterfront (W)	1,400 S.F.	0.30	420 S.F.	0 S.F.	420 S.F.
							Parcel Total= -367 S.F.*
2 8.60 acres	Buckwheat	Waterfront (W)	213,686 S.F.	0.30	64,106 S.F.	800 S.F.	63,306 S.F.
		Industrial Marinship (IM)	35,116 S.F.	0.40	14,046 S.F.	0 S.F.	14,046 S.F.
		Open Area (OA)	125,662 S.F.	0.10	12,566 S.F.	0 S.F.	12,566 S.F.
							Parcel Total= 89,918 S.F.
Site Total							89,551 S.F.

* Reduced non-conformities are printed in ***Bold Italics***.

Fair Traffic Limits Initiative

Section 10.40.020 of the Zoning Ordinance contains regulations for the Fair Traffic Limits Initiative which affects projects located in the IM and W Zoning Districts. The purpose of the Initiative is to protect property rights and to ensure orderly development in commercial and industrial zones in the City in a manner that will not generate excessive traffic, air or noise pollution, nor diminish the public health and welfare, in addition to preserving the maritime character of those areas by reducing permissible density in commercial and industrial areas.

Standard 2 of the Fair Traffic Limits Initiative does not allow an existing parcel that exceeds the F.A.R. to be split into additional parcels in order to provide additional building area. Although APNs 063-110-27 and 063-110-30 currently exceed the F.A.R. maximum of the IM Zoning District, the

parcels are proposed to be merged into one larger parcel (New Parcel 1), not split into new parcels beyond which currently exist as described in the project description.

Standard 3 of the Fair Traffic Limits Initiative prevents a site from being rezoned to any other zoning classification that would allow greater density or F.A.R. The applicants are not seeking to rezone any properties along with the proposed lot line adjustment application.

Standard 4 of the Fair Traffic Limits Initiative does not allow a parcel that is already developed up to or beyond the maximum F.A.R. to convert or change uses when that conversion or change in use will result in increased commercial usage or density. Although APNs 063-110-27 and APN 063-110-30 currently exceed the F.A.R. maximum of the IM Zoning District, the proposed lot line adjustment will not result in or facilitate a change of use that would result in an increased commercial usage or density. In addition, the existing uses will continue and are not proposed to change upon completion of the lot line adjustment process.

Standard 5 of the Fair Traffic Limits Initiative prevents residential uses in the CR Zoning District to convert to any other use. As the project site is not located in the CR Zoning District, this Standard does not apply to the lot line adjustment.

Standard 6 of the Fair Traffic Limits Initiative does not allow the maximum permitted F.A.R. of IM and W zoned parcels to be exceeded through approval of a Variance, Conditional Use Permit, Planned Unit Development or any other device. Although APNs 063-110-27 and APN 063-110-30 currently exceed the F.A.R. maximum of the IM Zoning District, this existing non-conforming situation will be brought into greater conformance with the regulations through the lot line adjustment process.

In conclusion, these factors do not amount to an increase in the development potential for New Parcel 2. Hence the lot line adjustment is consistent with the Fair Traffic Limits Initiative.

Lot Line Adjustment

In order to approve or conditionally approve the Lot Line Adjustment, the Zoning Administrator must determine whether the proposed project is in conformance with the findings listed in Section 10.64 of the Zoning Ordinance. With the project being in conformance with building coverage, setbacks, landscape coverage and parking regulations, and being brought into greater conformance with floor area limitations of the IM, W and OA Zoning Districts, Staff concludes the requisite findings for the Lot Line Adjustment can be made to approve the permit, as stated in the findings listed in the attached Resolution (see **Attachment 1 of Exhibit A**).

PUBLIC NOTICE AND CORRESPONDENCE

- March , 2014 – Notices were mailed to all residents and property owners and interested persons within 300 feet of the project site.
- No written correspondence was received at the time of writing the staff report.

RECOMMENDATION

Staff recommends the Zoning Administrator approve the attached draft resolution (**Exhibit A**) which takes the following action regarding the requested entitlement:

- Approval of a **Lot Line Adjustment** involving four parcels of approximately 3.59 acres, 2.32 acres, 6.74 acres and 10,208 square feet going into two parcels of approximately 4.28 acres and 8.60 acres.

Additionally, the Zoning Administrator may:

- Approve the Lot Line Adjustment with modifications;
- Continue the public hearing for additional information and/or project revisions; or
- Deny the Lot Line Adjustment and direct Staff to return with a Resolution of Denial.

EXHIBITS

A. Resolution

1. Attachment 1 - Findings
2. Attachment 2 - Conditions of Approval
3. Attachment 3 - Record of Survey and Site Plans date stamped February 14, 2014 and February 10, 2014.

B. Vicinity Map

C. Aerial Photo

D. Landscape Areas Existing and Proposed Site Map date stamped June 17, 2013.

E. Assessor's Parcel Map

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**SAUSALITO ZONING ADMINSTRATOR
RESOLUTION NO. 2014-XX**

**APPROVAL OF A LOT LINE ADJUSTMENT BETWEEN THE PROPERTIES AT
2320 AND 2330 MARINSHIP WAY
APN'S 063-110-27, -28, -30 AND APN 063-050-01
(LLA 12-260)**

WHEREAS, an application has been filed by applicant, Berg Holdings, on behalf of the property owners Buckwheat LLC and MCSSM LLC requesting Zoning Administrator approval of a Lot Line Adjustment between the properties at 2320 and 2330 Marinship Way (APNs 063-110-27, -28, and -30; and APN 063-050-01); and

WHEREAS, the Zoning Administrator conducted a duly noticed public meeting on April 28, 2014 at which time all interested persons were given an opportunity to be heard; and

WHEREAS, the Zoning Administrator finds that the proposed project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305; and

WHEREAS, the Zoning Administrator has reviewed and considered the project plans date-stamped received on February 10, 2014 and February 14, 2014; and

WHEREAS, the Zoning Administrator has considered all oral and written testimony on the subject application; and

WHEREAS, the Zoning Administrator has considered the information contained in the staff report dated April 28, 2014; and

WHEREAS, the Zoning Administrator finds that, as conditioned herein, the proposed project complies with the requirements of the General Plan, Marinship Specific Plan, and Zoning Ordinance as described in the staff report dated April 28, 2014.

NOW, THEREFORE, THE ZONING ADMINISTRATOR HEREBY RESOLVES AS FOLLOWS:

Lot Line Adjustment LLA 12-260 involving the properties at 2320 and 2330 Marinship Way (APN 063-110-27, -28, and -30; and APN 063-050-01) is approved based upon the findings in **Attachment 1** and subject to the conditions of approval in **Attachment 2**. The project plans are provided in **Attachment 3**.

Date

Jeremy Graves, AICP
Zoning Administrator

ATTACHMENTS

- 1- Findings
- 2- Conditions of Approval
- 3- Project Plans

ZONING ADMINISTRATOR HEARING
April 28, 2014
LLA 12-260
2320 and 2330 Marinship Way
APN'S 063-110-27, -28, -30 AND APN 063-050-01

ATTACHMENT 1: FINDINGS

LOT LINE ADJUSTMENT FINDINGS

Pursuant to Sausalito Municipal Code Section 10.64 (Lot Line Adjustments), it has been found that the project is approved based on the following findings:

A) No new lots will be created.

The lot line adjustment eliminates two existing parcels by merging them with two other existing parcels, and reconfigures portions of the south and west parcel lines of APN 063-110-28. No new parcels are being created.

B) The Lot Line Adjustment will not increase development potential of affected parcels.

As shown on two separate tables within the staff report, Existing Floor Area Ratio Conditions and Proposed Floor Area Ratio Conditions, the total amount of unused floor area on the affected parcels after the lot line adjustment is the same as it is prior to the lot line adjustment. Therefore, the lot line adjustment does not increase development potential on the affected parcels.

C) When existing lots do not conform to all applicable physical and use requirements of this Title 10, the resultant lots will not increase pre-existing non-conformities.

The resultant parcels do not increase any pre-existing non-conformities, and in fact the lot line adjustment significantly decreases existing non-conformities with respect to Floor Area Ratio, and eliminates the non-conformities entirely with respect to parking. This is accomplished by reconfiguring parcel lines so that the parking spaces dedicated to the office buildings are located entirely on the same parcel, and the parking spaces dedicated to the marina are located on the same parcel as the marina..

D) Resultant lots will not create new non-conformities with this Title 10.

The resultant parcels are in compliance with the applicable requirements of the Industrial Marinship Waterfront, Open Area Zoning Districts with respect to setbacks, lot coverage, parking and landscape coverage. The existing floor area ratio non-conformity is significantly reduced and the lot line adjustment does not create any new non-conformities.

E) Resultant lots will be adequate in size and shape to accommodate the uses permitted in the applicable district and all yards, open spaces, walls and fences, vehicular access, parking, landscaping and other features required by this Title.

Open spaces, vehicular access, parking and landscaping are not be affected by the lot line adjustment. The lot line adjustment separates the office buildings and their associated parking lots from the marina and its associated parking lot. The resulting new parcels are adequate in size and shape to accommodate the existing uses.

F) Proposed lots will be compatible with the uses and structures normally permitted in the surrounding area.

The resultant parcels support the continued use of the office buildings and marina uses at 2320 and 2330 Marinship Way, which are permitted in the Industrial Marinship (IM) and Waterfront (W) Districts, respectively.

- G) The proposed lot line configuration will not adversely affect the abutting property or its permitted use.

The abutting properties are not adversely affected by the lot line configuration as the reconfigured parcels do not affect ingress or egress to any adjacent parcels.

- H) The proposed lot lines are properly located relative to the adjoining properties, other properties in the vicinity and the public street right-of-way.

The lot line adjustment does not affect other properties in the vicinity or the public right of way. The reconfigured parcel lines are properly located.

ZONING ADMINISTRATOR HEARING
April 28, 2014
LLA 12-260
2320 and 2330 Marinship Way
APN'S 063-110-27, -28, -30 AND APN 063-050-01

ATTACHMENT 2: CONDITIONS OF APPROVAL

These conditions apply to the project plans prepared by CSW/Stuber-Stroeh Engineering Group, Inc., and date-stamped received on February 10, 2014 and February 14, 2014.

General Conditions

1. A Record of Survey for Lot Line Adjustment shall be filed and recorded simultaneously with deeds, plats, legal descriptions and the Settlement Agreement.
2. The revised lots shall be described using the new outer perimeter of the lot. Boundary closure calculations shall be submitted to the City Engineer for review.
3. The Record of Survey for the Lot Line Adjustment Map shall be revised in sheet size to add approval/review text blocks. City applicable text blocks shall be subject to the review and approval of the affected City Staff.
4. No alternative or unrelated construction, site improvements, tree removal and/or alteration, exterior alterations and/or interior alterations and/or renovations not specified in the project plans, or alterations approved by the Community Development Director, shall be performed on the project site. In such cases, this approval shall be rendered null and void unless approved by the Community Development Department as a modification to this approval.
5. In the event that any condition imposing a fee, exaction, dedication or other mitigation measure is challenged by the project sponsors in an action filed in a court of law or threatened to be filed therein which action is brought within the time period provided by law, this approval shall be suspended pending dismissal or final resolution of such action. If any condition is invalidated by a court of law, the entire project shall be reviewed by the City and substitute conditions may be imposed.
6. The applicant shall indemnify the City for any and all costs, including without limitation attorneys' fees, in defending this project or any portion of this project and shall reimburse the City for any costs incurred by the City's defense of the approval of the project.

Advisory Notes

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

7. This approval will expire in one (1) year from the date of adoption of this resolution if the property owner has not exercised the entitlements hereby granted.
8. All applicable City fees as established by City Council resolutions and ordinances shall be paid.

ZONING ADMINISTRATOR HEARING
April 28, 2014
LLA 12-260
2320 and 2330 Marinship Way
APN'S 063-110-27, -28, -30 AND APN 063-050-01

ATTACHMENT 3: PROJECT PLANS

COUNTY RECORDER'S STATEMENT
 FILED THIS _____ DAY OF _____ 2013 AT _____
 IN BOOK _____ OF MAPS AT PAGE _____ AT THE REQUEST OF THE COUNTY OF MARIN.
 SERIAL NO. _____ FEE _____

COUNTY SURVEYOR'S STATEMENT
 THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8766 OF THE PROFESSIONAL LAND SURVEYOR'S ACT THIS _____ DAY OF _____ 2013

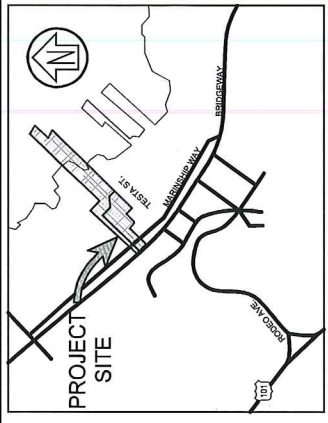
CRAIG TACKABERY, COUNTY SURVEYOR, L.S. NO. 7128

COUNTY RECORDER _____ DEPUTY _____

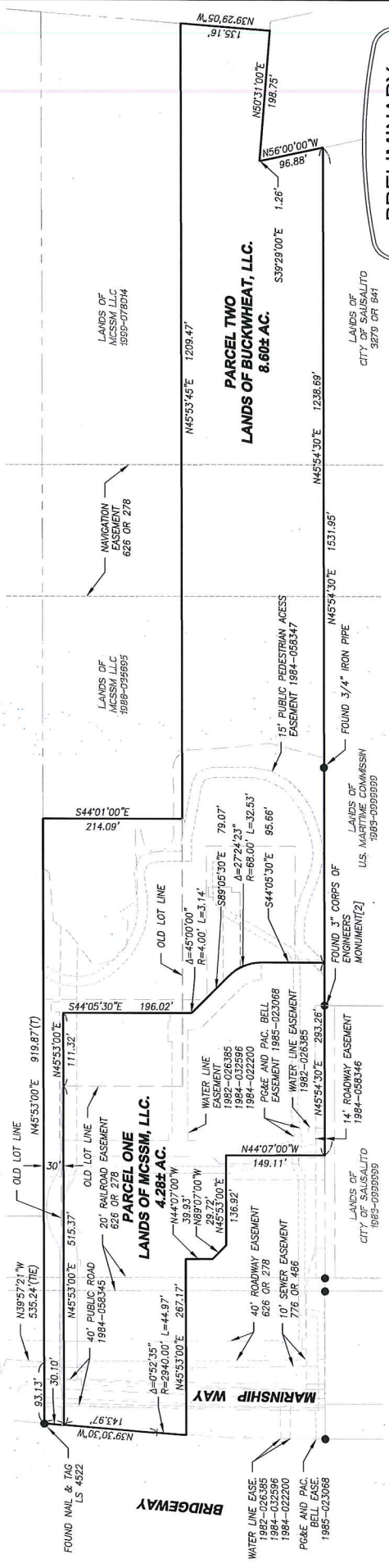
BASIS OF BEARINGS
 THE BASIS OF BEARING FOR THIS MAP IS NORTH 39°57'21" WEST, BETWEEN CITY OF SAUSALITO MONUMENTS M57 AND M58 AS SHOWN ON THAT CERTAIN RECORD OF SURVEY FILED IN BOOK 8 OF MAPS, PAGE 69, MARIN COUNTY RECORDS.

REFERENCES
 [1] 8 OS 69
 [2] 18 OS 80

FOUND CITY OF SAUSALITO MONUMENT M-58 [1]
 FOUND CITY OF SAUSALITO MONUMENT M-57 [1]



RECEIVED
FEB 14 2014
 CITY OF SAUSALITO
 COMMUNITY DEVELOPMENT



SURVEYOR'S STATEMENT
 THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYOR'S ACT AT THE REQUEST OF [CLIENTS NAME]

DENNIS D. RINEHART, R.C.E. 32110

CSW ST 2
CSW/Stuber-Stroeh Engineering Group, Inc.
 Civil & Structural Engineers, Surveying & Mapping, Environmental Planning, Land Planning, Construction Management
 45 Leveon Court
 Novato, CA 94949
 Tel: 415.883.8650
 Fax: 415.883.8835
 http://www.cswst2.com

A.P.N. 063-110-26, 27, 28, & 30 AND 063-150-01

PRELIMINARY

RECORD OF SURVEY
 BEING A PORTION OF LANDS OF MCSM, LLC RECORDED IN DOC. NO. 95-098714 AND LANDS OF BUCKWHEAT, LLC, DOC. NO. 95-035669, MARIN COUNTY RECORDS.

CITY OF SAUSALITO, COUNTY OF MARIN, STATE OF CALIFORNIA
 FEBRUARY, 2013
 SHEET 1 OF 1

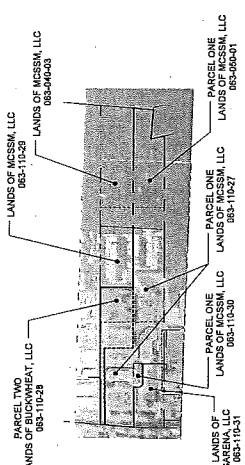
NOTES

- DATE: JUNE 18, 2007
- ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE IN FEET AND DECIMALS THEREOF.
- THE SHOWN AREAS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF. THESE DIMENSIONS ARE SUBJECT TO FIELD MEASUREMENTS. ANY DISCREPANCY BETWEEN THESE DIMENSIONS AND THE ACTUAL DIMENSIONS SHALL BE THE RESPONSIBILITY OF THE CLIENT.
- EXTENSION DIMENSIONS OF BUILDINGS ARE BASED ON FIELD SURVEY TOGHTH WITH PLANS PROVIDED BY THE CLIENT.
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF SALVADO REZONING ORDINANCES AND THE CITY OF SALVADO PLANNING DEPARTMENT (CMPT) ZONING MAP (APRIL 2007) AND ALL APPLICABLE ORDINANCES AND REGULATIONS. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF SALVADO PLANNING DEPARTMENT (CMPT).
- THE MAXIMUM NUMBER OF ABOVE-GROUND PARKING SPACES IN THE MARINA PLAZA BUILDING SHALL BE 462 SPACES, INCLUDING 18 SPACES FOR VISITORS AND 444 SPACES FOR EMPLOYEES AND OTHER PERSONNEL.
- ADJUSTED PARKING SPACES SHALL BE 462 SPACES, INCLUDING 18 SPACES FOR VISITORS AND 444 SPACES FOR EMPLOYEES AND OTHER PERSONNEL.
- THE ADJUSTED PARKING SPACES SHALL BE 462 SPACES, INCLUDING 18 SPACES FOR VISITORS AND 444 SPACES FOR EMPLOYEES AND OTHER PERSONNEL.

LANDSCAPE AREAS SUMMARY - ADJUSTED

USE	STANDARDS	REQUIREMENT	LANDSCAPE	PROVIDED
LANDSCAPE	sq. ft.	sq. ft.	11,300	11,300
TOTAL	sq. ft.	sq. ft.	11,300	11,300

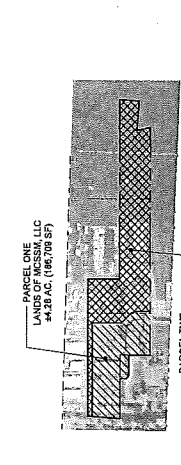
LANDSCAPE AREA REQUIREMENT - 10% OF OFFICE FLOOR AREA



ADJUSTED PARKING CONFIGURATION

LANDS OF MCSSM, LLC	LANDS OF BUCKWHEAT, LLC	PARCEL ONE	PARCEL TWO	TOTAL
462	462	18	18	960

BASIS OF BEARING



PHOTOGRAMMETRY

SEE BENCHMARK NOTES BELOW - POINT NUMBERS 28, 29, 30

THE AERIAL PHOTOGRAMMETRY OF THIS MAP WAS COMPILED FROM AERIAL PHOTOGRAMMETRY CONDUCTED BY A LICENSED SURVEYOR AND IS SUBJECT TO THE ACCURACY OF THE SURVEYOR'S FIELD MEASUREMENTS AND THE ACCURACY OF THE AERIAL PHOTOGRAMMETRY. THE AERIAL PHOTOGRAMMETRY WAS CONDUCTED ON JANUARY 18, 2007.

BENCHMARK



MARINA PLAZA PARKING SUMMARY - ADJUSTED

USE	CLASSIFICATION	STANDARD	REQUIREMENT		ADJUSTED	
			PARCEL ONE	PARCEL TWO	TOTAL	
OFFICE	OFFICE	100	2	2	4	
SALES	SALES	100	2	2	4	
MARINA	MARINA	50	5	5	10	
TOTALS		150	9	9	18	

ZONING (SFA)

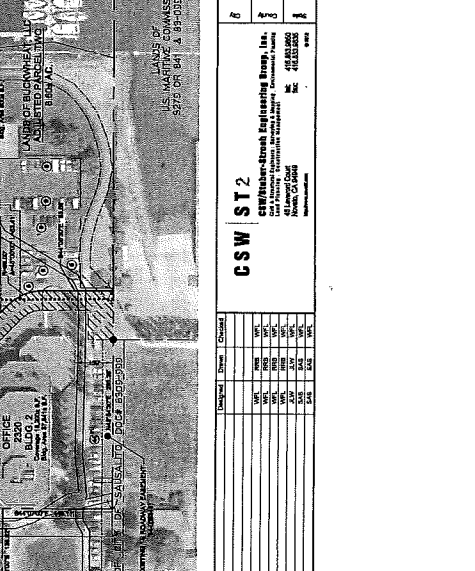
PARCEL	BUILDING COVERAGE (SFA)		FLOOR AREA (SFA)	
	TOTAL AREA	INDUSTRIAL	INDUSTRIAL	WATERPROOF
ADJUSTED	18,000	18,000	0	0
PARCEL ONE	18,000	18,000	0	0
PARCEL TWO	18,000	18,000	0	0
TOTALS	36,000	36,000	0	0

BASIS OF BEARING DETAIL



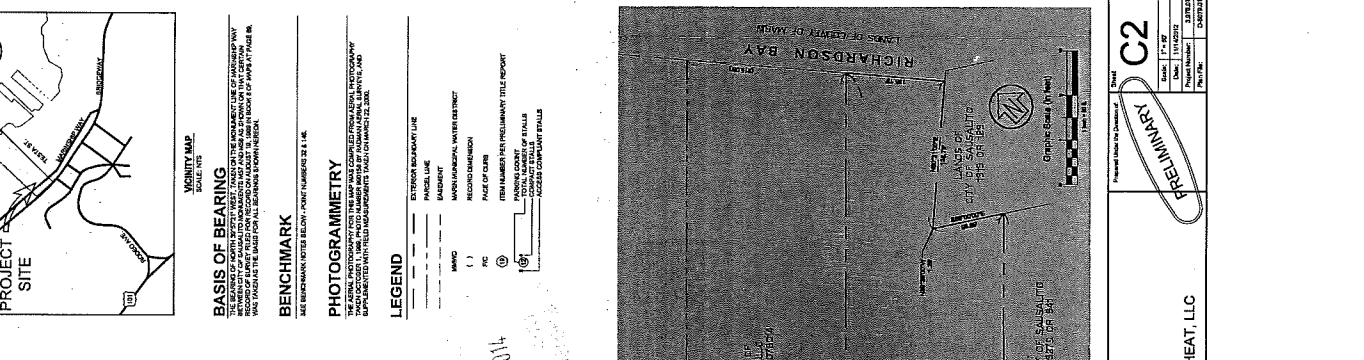
LANDSCAPE AREAS SUMMARY - ADJUSTED

USE	STANDARDS	REQUIREMENT	LANDSCAPE	PROVIDED
LANDSCAPE	sq. ft.	sq. ft.	11,300	11,300
TOTAL	sq. ft.	sq. ft.	11,300	11,300



ZONING (SFA)

PARCEL	BUILDING COVERAGE (SFA)		FLOOR AREA (SFA)	
	TOTAL AREA	INDUSTRIAL	INDUSTRIAL	WATERPROOF
ADJUSTED	18,000	18,000	0	0
PARCEL ONE	18,000	18,000	0	0
PARCEL TWO	18,000	18,000	0	0
TOTALS	36,000	36,000	0	0



CSW ST 2

Civil/Structural Engineering Group, Inc.

1500 15th Street, Suite 100, Berkeley, CA 94710

TEL: 415.833.8800 FAX: 415.833.8800

WWW: WWW.CSWENGINEERING.COM

DATE: 11/13/07

PROJECT NO.: 070001

SHEET NO.: 01 OF 01

QUANTITY: 1

MARINA PLAZA

PROPOSED SITE PLAN

LANDS OF MCSSM, LLC & LANDS OF BUCKWHEAT, LLC

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DATE: 11/13/07

PROJECT NO.: 070001

SHEET NO.: 01 OF 01

QUANTITY: 1

PRELIMINARY

PROPOSED SITE PLAN

LANDS OF MCSSM, LLC & LANDS OF BUCKWHEAT, LLC

NOTES

1. ALL DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
2. THE SURVEY WAS PREPARED FROM AERIAL PHOTOGRAPHY/IMPERIAL TITLE REPORT, PREPARED BY FIRST AMERICAN TITLE COMPANY, INC. NO WARRANTY IS MADE AS TO THE ACCURACY OF THE DIMENSIONS OR LOCATIONS OF THE BOUNDARIES OF THE PROJECT OR ANY ADJACENT PROPERTY. THE SURVEY WAS PREPARED FOR THE CITY OF SALSALITO, CALIFORNIA. THE CITY ENGINEER'S OFFICE HAS REVIEWED THIS SURVEY AND HAS APPROVED IT FOR RECORDING PURPOSES ONLY. THE CITY ENGINEER'S OFFICE DOES NOT WARRANT THE ACCURACY OF THE SURVEY OR THE CITY ENGINEER'S OFFICE IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS SURVEY. THE USER OF THIS SURVEY SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE SURVEY DATA.
3. EXTERIOR DIMENSIONS OF THE STRUCTURE ARE BASED ON THE EXTERIOR FINISH SURFACE UNLESS OTHERWISE NOTED TO THE CONTRARY.
4. PHYSICAL DIMENSIONS OF THE STRUCTURE ARE LIMITED TO THOSE DIMENSIONS SHOWN ON THE SET OF THIS REPORT. DIMENSIONS OF OTHER PARTS OF THE STRUCTURE ARE NOT SHOWN AND SHALL BE DETERMINED BY THE USER OF THIS REPORT. THE USER OF THIS REPORT SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE DIMENSIONS OF OTHER PARTS OF THE STRUCTURE.
5. EXISTING EASEMENTS ARE SHOWN AS DASHED LINES.
6. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED TO THE CONTRARY.
7. THE UTILITY LOCATION SHOWN HEREON IS BASED ON FIELD OBSERVATION AND RECORD DRAWINGS ON FILE WITH THE CITY OF SALSALITO, CALIFORNIA. THE USER OF THIS REPORT SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE UTILITY LOCATION SHOWN HEREON.
8. ZONING MAPS AND ORDINANCES ARE SUBJECT TO CHANGE WITHOUT NOTICE. THE USER OF THIS REPORT SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE ZONING MAPS AND ORDINANCES SHOWN HEREON.
9. THE USER OF THIS REPORT SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE DIMENSIONS OF THE STRUCTURE SHOWN HEREON. THE USER OF THIS REPORT SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE DIMENSIONS OF THE STRUCTURE SHOWN HEREON.

PARCEL NUMBER	ZONING	PERMITS	APPLICANT	STATUS	DATE	REMARKS
000-110-01	INDUSTRIAL	0				
000-110-02	INDUSTRIAL	0				
000-110-03	INDUSTRIAL	0				
000-110-04	INDUSTRIAL	0				
000-110-05	INDUSTRIAL	0				

PARCEL	TOTAL AREA		ZONING (SF4)		BUILDING COVERAGE (SF4)		FLOOR AREA (SF4)	
	INDUSTRIAL	RESIDENTIAL	INDUSTRIAL	RESIDENTIAL	INDUSTRIAL	RESIDENTIAL	INDUSTRIAL	RESIDENTIAL
000-110-01	26,000	0	0	0	0	0	0	0
000-110-02	15,000	0	0	0	0	0	0	0
000-110-03	12,000	0	0	0	0	0	0	0
000-110-04	10,000	0	0	0	0	0	0	0
000-110-05	8,000	0	0	0	0	0	0	0
TOTAL	71,000	0	0	0	0	0	0	0

LANDSCAPE AREAS SUMMARY - EXISTING

USE	FORM	PERCENT	PROVIDED
LANDSCAPE	15%	7,650	38,413
TOTALS	15%	7,650	38,413

MARINA PLAZA PARKING SUMMARY - EXISTING

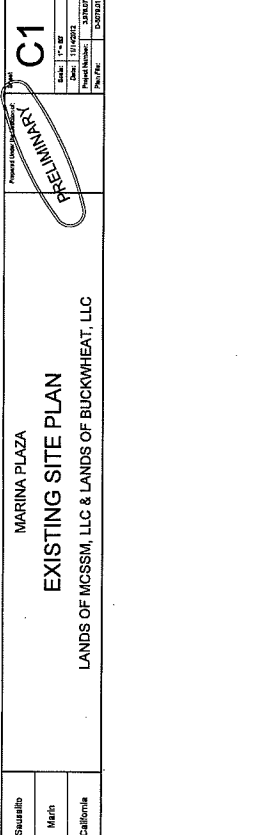
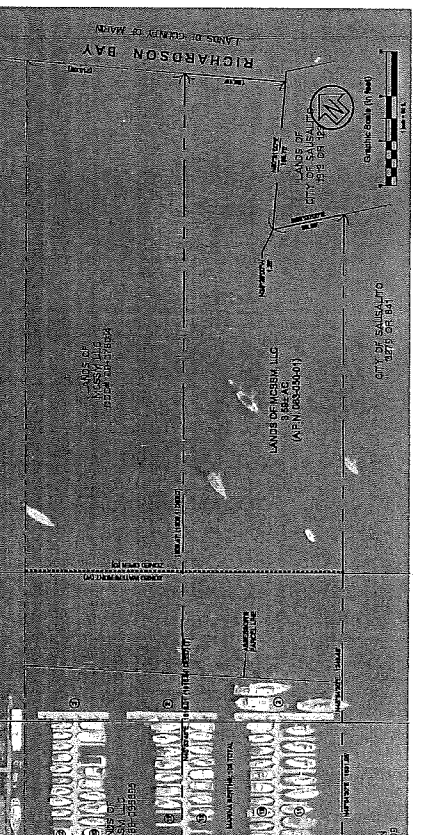
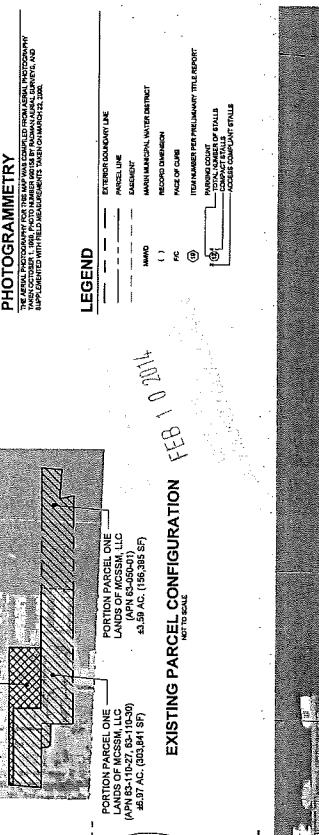
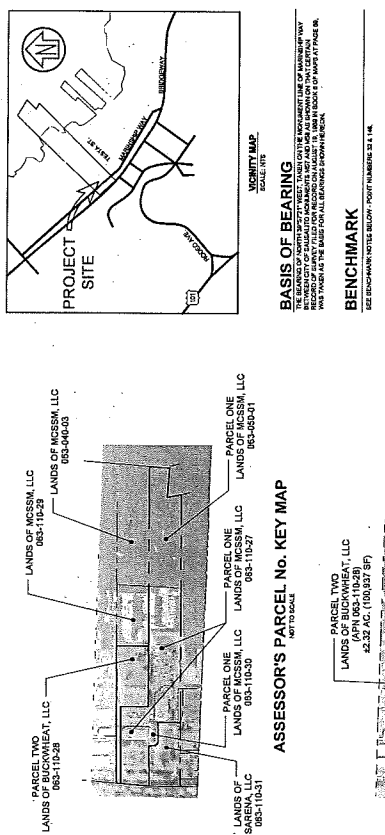
USE	FORM	PERCENT	PROVIDED	REQUIREMENT
OFFICE	50%	2,500	1,250	100
RESIDENTIAL	50%	2,500	1,250	100
OFFICE	50%	2,500	1,250	100
TOTALS	150%	7,500	3,750	300

BASEIS OF BEARING
 THE BASIS OF BEARING FOR THE LANDS OF BUCKWHEAT, LLC AND PARCELS ONE AND TWO OF MARINA PLAZA IS THE BASIS OF BEARING FOR THE LANDS OF BUCKWHEAT, LLC. THE BASIS OF BEARING FOR THE LANDS OF BUCKWHEAT, LLC IS THE BASIS OF BEARING FOR THE LANDS OF BUCKWHEAT, LLC.

PHOTOGAMMETRY
 THIS SURVEY WAS PREPARED BY PHOTOGRAMMETRY. THE SURVEY WAS PREPARED BY PHOTOGRAMMETRY. THE SURVEY WAS PREPARED BY PHOTOGRAMMETRY. THE SURVEY WAS PREPARED BY PHOTOGRAMMETRY.

LEGEND
 EXISTING EASEMENT LINE
 EXISTING EASEMENT LINE
 EXISTING EASEMENT LINE
 EXISTING EASEMENT LINE

EXISTING PARCEL CONFIGURATION
 TO THE SOUTH
 TO THE SOUTH



LANDSCAPE AREAS SUMMARY - EXISTING
 TO THE SOUTH

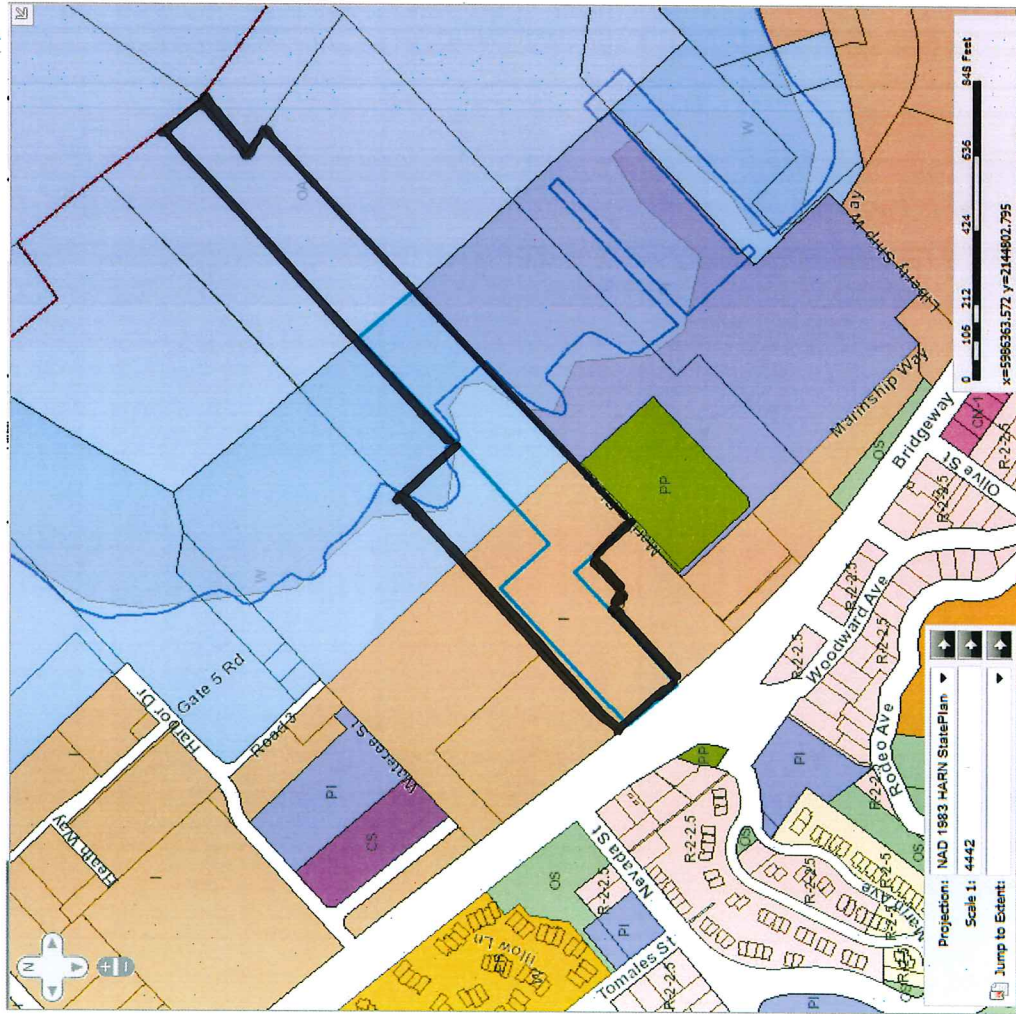
ASSASSOR'S PARCEL No. KEY MAP
 TO THE SOUTH

EXISTING PARCEL CONFIGURATION
 TO THE SOUTH

BASIS OF BEARING DETAIL
 TO THE SOUTH

MARINA PLAZA
 EXISTING SITE PLAN
 LANDS OF MCSSM, LLC & LANDS OF BUCKWHEAT, LLC

Vicinity Map 2320 and 2300 Marinship Way Lot Line Adjustment LLA 12-260

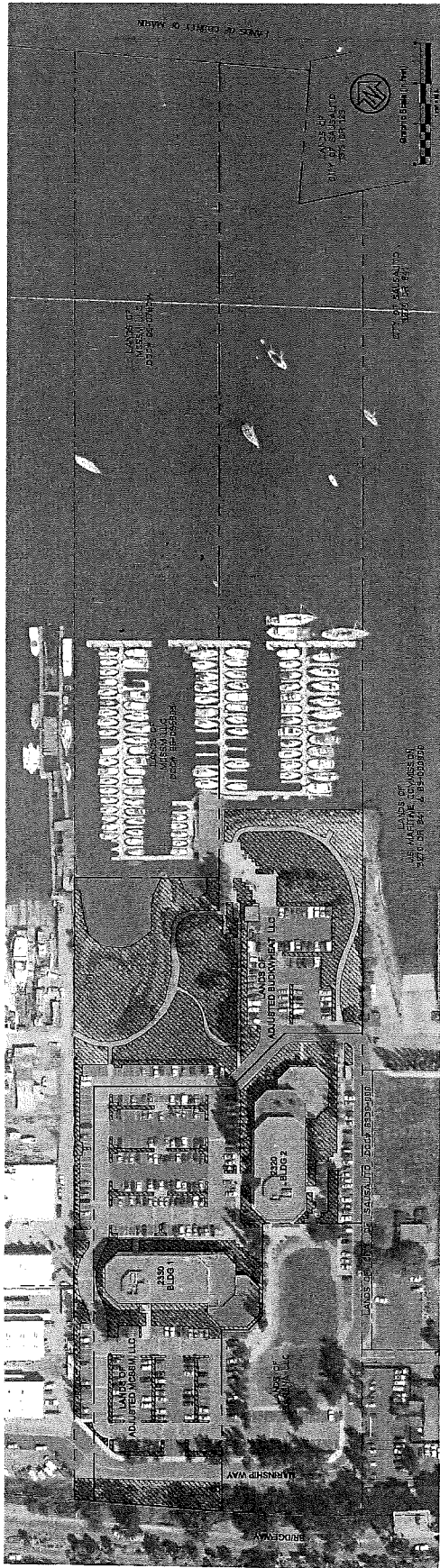


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Aerial Photo – 2330 Marinship Way and 2320 Marina Plaza – LLA 12-260



blank



LEGEND

LANDSCAPE AREAS

USE	REQUIREMENT	PROVIDED
LANDSCAPE	7.5%	11.3%
TOTALS	7.5%	11.3%

LANDSCAPE AREA REQUIREMENT = PERCENT OF OFFICE FLOORSPACE

RECEIVED
 JUN 17 2013
 CITY OF SALVATITO
 COMMUNITY DEVELOPMENT

PRELIMINARY

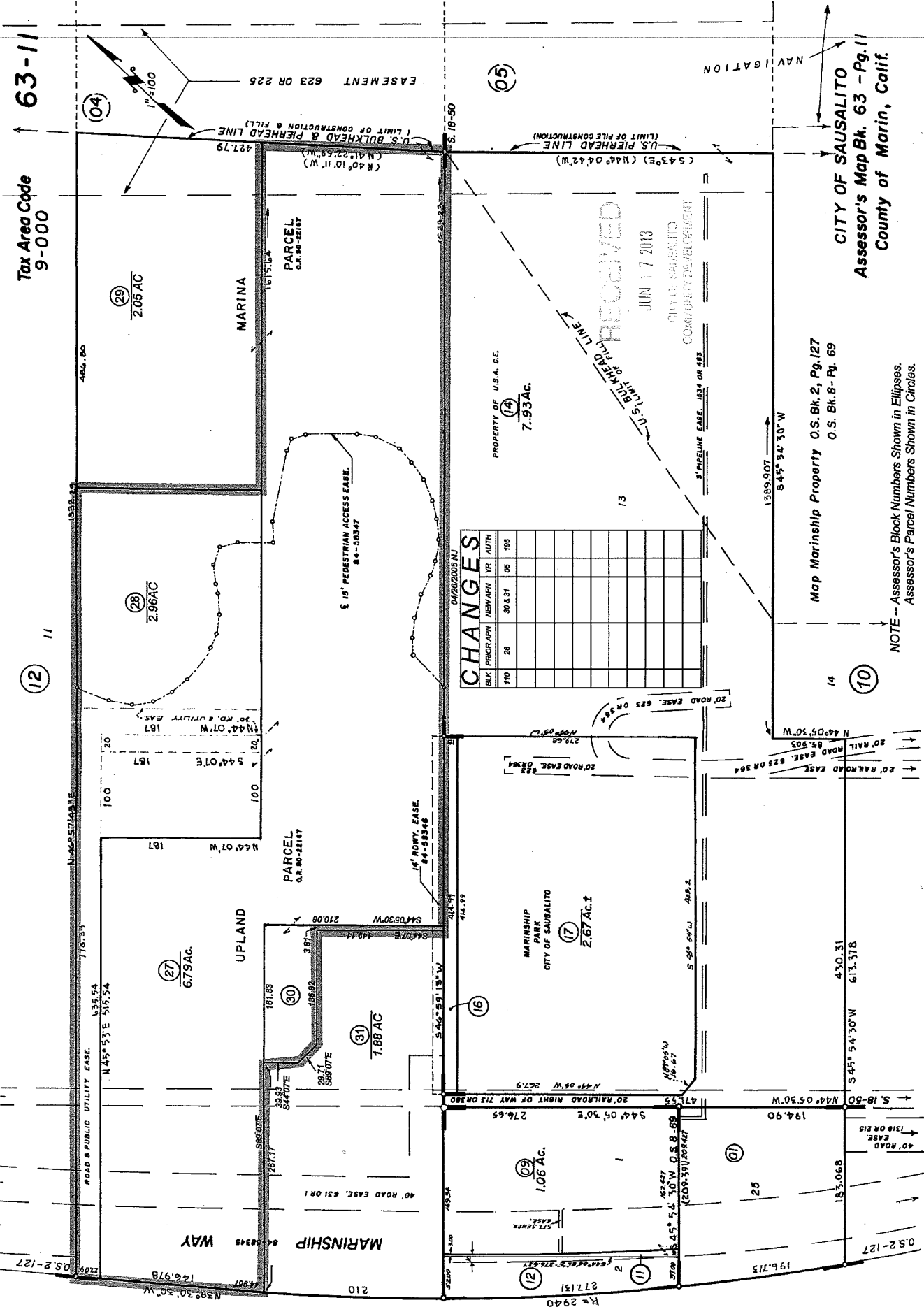
CSW ST 2 CSW/Schwartz Engineering Group, Inc. 10000 Wilshire Blvd., Suite 200 Culver City, CA 90230 Phone: 310.206.8800 Fax: 310.206.8801 www.cswinc.com	6 6 6 6 6	San Diego Marin California	EXH 2 MARINA PLAZA LANDSCAPE AREAS - ADJUSTED SITE LANDS OF MCSSM, LLC & LANDS OF BUCKWHEAT, LLC	SHEET NO. 2013-002 DATE: 11/14/2012 PROJECT NO.: 131010 DRAWING NO.: 02-1010-01

Tax Area Code
9-000

63-11

12

Bk.64
34



BULK PROGRAM	NEW/REV	TR	AUTH
110	28	30.8.31	05 108

05

14

16

09

12

Bk.64
13

CITY OF SAUSALITO
Assessor's Map Bk. 63 - Pg.11
County of Marin, Calif.

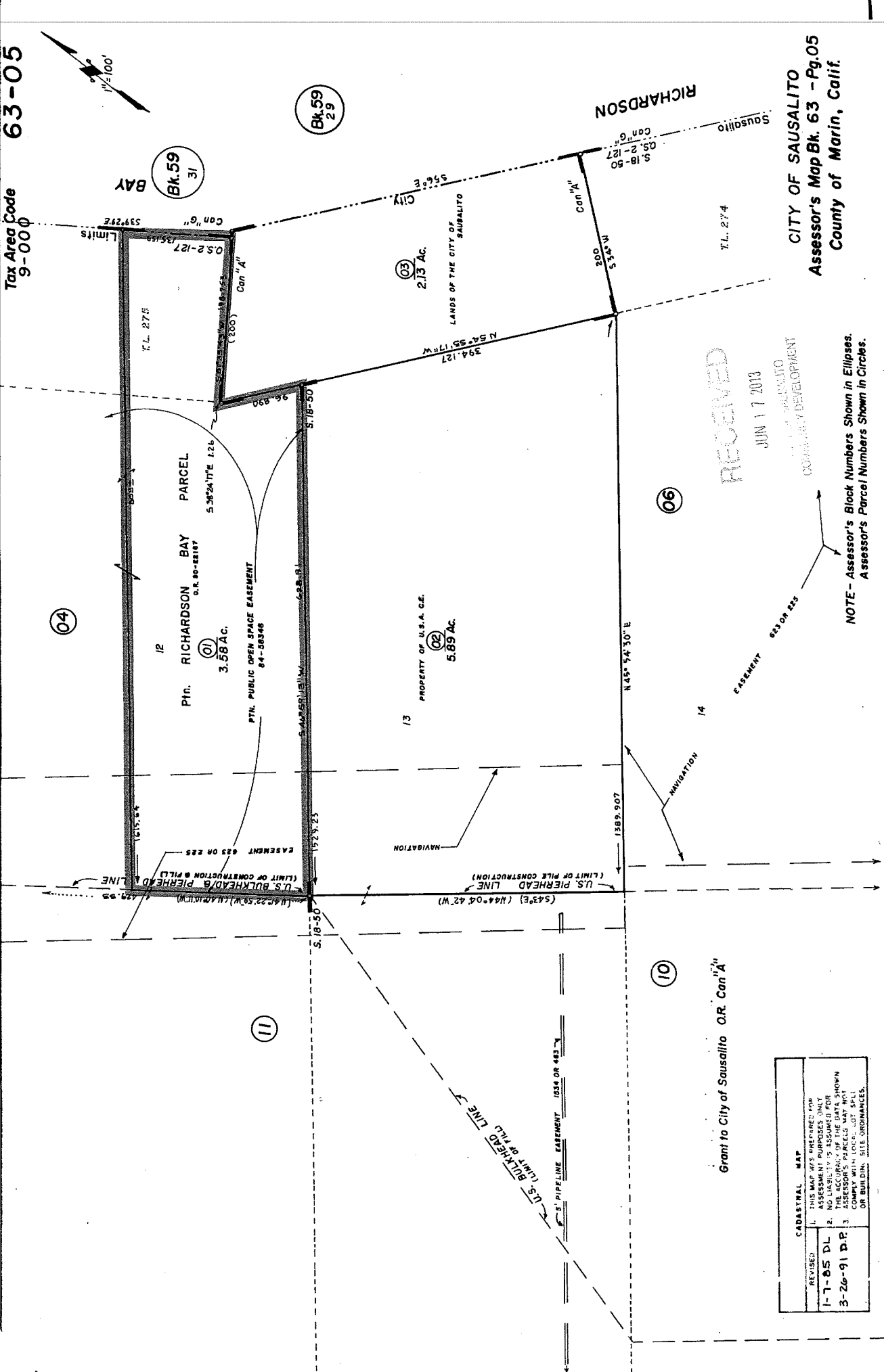
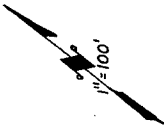
Map Marinship Property O.S. Bk. 2, Pg. 127
O.S. Bk. 8 - Pg. 69

NOTE -- Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.

10

63-05

Tax Area Code
9-000



Bk. 59
31

Bk. 59
29

04

12
Ptn. RICHARDSON BAY PARCEL
O.R. 80-82187
3.58 AC.
01

13
PROPERTY OF U.S.A. G.E.
5.89 AC.
02

03
2.13 AC.
LANDS OF THE CITY OF SAUSALITO

06

10

11

RICHARDSON

RECEIVED

JUN 17 2013

CITY OF SAUSALITO
COMMUNITY DEVELOPMENT

CADASTRAL MAP	
REVISION:	1. THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY.
1-7-05 DL	2. THE ACCURACY OF THE DATA SHOWN ON THIS MAP IS AS STATED.
3-26-91 D.P.	3. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL LOT SPLIT OR BUILDING SETBACK ORDINANCES.

Grant to City of Sausalito O.R. Can "A"

CITY OF SAUSALITO
Assessor's Map Bk. 63 - Pg. 05
County of Marin, Calif.

NOTE - Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.