

**SAUSALITO PLANNING COMMISSION
RESOLUTION NO. 2021-15**

**A RESOLUTION APPROVING A DESIGN REVIEW PERMIT AND SIGN PROGRAM PERMIT
TO CONSTRUCT BUILDING MODIFICATIONS AND INSTALL SIGNAGE ON AN EXISTING
COMMERCIAL BUILDING LOCATED IN THE CITY'S HISTORIC OVERLAY DISTRICT AT
2-8 PRINCESS STREET
(SP/DR 2021-00043)**

WHEREAS, applications have been filed by the applicant, Michael Rex on behalf of property owner Phyllis and Sheldon Silverstein Living Trust, requesting Historic Preservation Commission approval of a Certificate of Appropriateness and Planning Commission approval of a Design Review Permit and Sign Program Permit to construct building modifications, permit existing signage and install new signage at the building located at 2-8 Princess Street (APN 065-131-09); and

WHEREAS, the project site is located within the Historic Overlay District; and

WHEREAS, a Certificate of Appropriateness is required per Sausalito Municipal Code Section 10.46.060.B because the subject property is within Sausalito's Historic Overlay District and Sausalito Municipal Code Section 10.42.070.C requires a certificate of appropriateness issued by the Historic Preservation Commission prior to the issuance of any building permits or approval of other planning entitlements for signage; and

WHEREAS, the Historic Preservation Commission conducted a duly-noticed public hearing on January 21, 2021 and issued a Certificate of Appropriateness for signage and exterior modifications excluding the proposed decorative wrought iron roof line railing, bronze plaque, Schnell's House wall signage and 1878 date signage on the building's façade; and

WHEREAS, on February 23, 2021 an application was filed by property owner Lloyd Silverstein, requesting Planning Commission approval of a Design Review Permit and Sign Program Permit to construct building modifications and install signage on an existing commercial building located in the City's Historic Overlay District at 2-8 Princess Street, including all features presented to the Historic Preservation Commission with the exception of the decorative wrought iron roof line railing and bronze plaque (APN 065-131-09); and

WHEREAS, the Planning Commission conducted a duly-noticed public hearing on May 5, 2021, at which time all interested persons were given an opportunity to be heard; and

WHEREAS, the Planning Commission has reviewed and considered the project plans titled "2-8 Princess Street" dated April 9, 2021; and

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

WHEREAS, the Planning Commission has reviewed and considered the information contained in the staff report dated May 5, 2021 for the proposed project; and

WHEREAS, the Planning Commission finds that the project is categorically exempt from California Environmental Quality Act (CEQA) pursuant to Section 15301 Existing Facilities of the

CEQA Guidelines; and

WHEREAS, the Planning Commission finds that, as conditioned herein, the proposed project complies with the requirements of the General Plan and Zoning Ordinance as described in the staff report dated May 5, 2021.

NOW, THEREFORE, THE PLANNING COMMISSION HEREBY RESOLVES:

A Design Review Permit and Sign Permit to construct building modifications and install new signage on an existing commercial building located in the City's Historic Overlay District at 2-8 Princess Street are approved, excluding the Schnell's House wall signage and 1878 date signage on the building's façade, based upon the findings provided in Attachment 1, and subject to the conditions of approval provided in Attachment 2. The project plans are provided in Attachment 3.

RESOLUTION PASSED AND ADOPTED, at the regular meeting of the Sausalito Planning Commission on the 5th day of May, 2021, by the following vote:

AYES: Graef, Luxenberg, Pierce, Saad, Chair Feller
NOES: None
ABSENT: None
ABSTAIN: None



Lilly Whalen
Secretary to the Planning Commission

ATTACHMENTS

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

PLANNING COMMISSION RESOLUTION NO. 2021-15

**May 5, 2021
DR/SP 2021-00043
2-8 Princess Street**

ATTACHMENT 1: FINDINGS

SIGN PERMIT FINDINGS

The Planning Commission must determine whether the project is in conformance with the following findings: SMC 10.42.090(D) and SMC 10.42.060(S):

Sign Permits Planning Commission Review 10.42.090(D)

1. The proposed sign complies with all applicable provisions of this title.

The awning signs, door window signs and address numbers comply with all of the provisions of the zoning code including but not limited to sign area, illumination, location, placement and type of sign.

2. The proposed sign is consistent with the applicable sign standards.

The proposed signage complies with the applicable sign standards in SMC 10.42.060 (Sign and awning standards) and 10.42.070 (Sign standards for designated historic structures and properties within a historic overlay district).

3. The proposed sign will not adversely impact the public health, safety, or general welfare.

The location of the proposed awning signs are compliant with clearance standards. The proposed signs are manufactured, assembled and will be erected in compliance with all applicable State, Federal, and City regulations, and the Uniform Building Code. The proposed sign does not pose any safety, or aesthetic concerns.

4. The proposed color, design, material, and location of the proposed sign are compatible with the architectural design of the building.

The proposed painted white lettering for the awning and window door signage and brass materials for the address numbers are compatible with the architectural design of the building and promote the attractive appearance of the City.

5. If the property is located within or near a residential area, the sign is harmonious with the character of the residential neighborhood.

The property is a mixed use commercial building with residential units located above the ground floor commercial tenant spaces. The awning and window door signage and address letters proposed for the commercial building are a simple and appropriate design, typeface, material and color that will complement the building. The dimensions of the awning, door and address numbers are within the size permitted with the given business frontage. The illumination will be downcast on the signage only and will not cause unwanted glare. Therefore the signage is

anticipated to be harmonious with the character of the mixed use commercial neighborhood. The proposed signage maintains and enhances visual appeal for residents, tourist and visitors.

6. The proposed sign is restrained in character and is no larger than necessary for adequate identification.

The proposed white lettering for the awning, and door window signage and brass material for the address numbers ranges in size from 4-8 inches in height therefore it is in scale, discreet and no larger than necessary.

7. The proposed sign is consistent with the highest graphic standards and composed of durable and appropriate materials.

The proposed signage which will be painted on the awning, building and door windows of the tenant spaces including brass address numbers will be an attractive, traditional, and simple graphic style and is composed of durable and appropriate materials.

8. If the proposed sign is for an establishment within a commercial or industrial center, the sign is harmonious with the entire center's signage and has been subject to the commercial or industrial center's design review.

The proposed signage is not within an establishment within a commercial or industrial center.

9. If the proposed sign is oriented toward a residential zoning district and is within 50 feet of the district, the signage is necessary for minimum business identification and will not have an adverse aesthetic effect on the residential character of the adjacent residential neighborhood.

The property is a mixed use commercial building with multi-family residential units located above the ground floor commercial tenant space. All signage is oriented toward the commercial district and street frontage. Additionally minimal illumination is proposed that will be downcast and will not provide light spill or glare onto any residential units or properties.

10. Proposed sign serves to primarily identify the business or type of activity being conducted on the same premises, or the product, service or interest being offered for sale or lease on site.

The proposed awning and window door signs contain only the business name is therefore serves to primarily identify the business.

Sign Permits Planning Commission Review 10.42.060(S)

Exceptions to Sign and Awning Standards 10.42.060(S).

Exceptions to these standards, or interpretations thereof, may be granted by specific approval by the Planning Commission. The Planning Commission shall grant exceptions from these standards only if the following findings apply:

1. There are unusual circumstances in regard to the location of the property or business, or the particular nature of the use, which preclude the strict application of standards.

The Schnell's House wall signage and "1878" date signage seeks to restore a piece of history of the building's heritage and add to the character of the downtown historic district.

2. The proposed sign will conform to the purpose and standards of this chapter as closely as possible.

The proposed signage conforms to the purposes of Chapter 10.42.070: Standards for Historic Structures and Properties within a Historic Overlay District in that it reinforces the historic qualities of buildings and districts in the downtown Sausalito (10.42.070(A)(2)). It also encourages creativity within a controlled framework (10.42.070(A)(4)).

DESIGN REVIEW FINDINGS

The Planning Commission must determine whether the project is in conformance with the following findings (SMC 10.54.050.D):

1. The proposed project is consistent with the General Plan, any applicable specific plans, any applicable design guidelines, and this chapter.

The project, as conditioned, is consistent with all applicable policies, standards, and regulations of the General Plan and Zoning Ordinance.

2. The proposed architecture and site design complements the surrounding neighborhood and/or district by either: a) Maintaining the prevailing design character of the neighborhood and/or district or b) Introducing a distinctive and creative solution which takes advantage of the unique characteristics of the site and contributes to the design diversity of Sausalito.

The project would maintain the prevailing design character of the neighborhood and street scape.

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

The project is consistent with the existing general scale and appearance of structures and buildings in the surrounding neighborhood and district.

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

The project will not have view impacts.

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

The project does not involve the construction of any new buildings or additions to existing buildings that would project above a ridgeline.

6. The proposed landscaping provides appropriate visual relief, complements the buildings and structures on the site, and provides an attractive environment for the enjoyment of the public.

The project site is developed essentially from lot line to lot line No additional landscaping is proposed as part of the project.

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

The project does not involve the construction of any new buildings or additions to existing buildings that would affect the amount of light or air received by adjacent properties.

8. Exterior lighting, mechanical equipment, and chimneys are appropriately designed and located to minimize visual, noise and air quality impacts to adjacent properties and the general public.

The recessed illumination proposed for signage will be discreet, downcast and will not cause unwanted glare or light spill. The project does not include any mechanical equipment.

9. The project provides a reasonable level of privacy to the site and adjacent properties, taking into consideration the density of the neighborhood, by appropriate landscaping, fencing, and window, deck and patio configurations.

The project does not involve the construction of any new buildings or additions to existing buildings that could impact privacy.

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

Traffic safety, circulation, parking and movements will remain unchanged as part of the design on-site and in the project vicinity.

11. The proposed design preserves protected trees and significant natural features on the site to a reasonable extent and minimizes site degradation from construction activities and other potential impacts.

The project does not propose to remove any trees.

12. The project site is consistent with the guidelines for heightened review for projects which exceed 80% of the maximum allowed Floor Area Ratio and/or site coverage, as specified in subsection E (Heightened Design Review Findings).

No additional floor area is proposed that would make the project subject to heightened design review.

13. The project has been designed to ensure on-site structures do not crowd or overwhelm structures on neighboring properties. Design techniques to achieve this may include, but are not limited to: stepping upper levels back from the first level, incorporating facade articulations and divisions (such as building wall offsets), and using varying rooflines.

The project does not involve the construction of any new square footage, new buildings or new floors to existing buildings.

PLANNING COMMISSION RESOLUTION NO. 2021-15

May 5, 2021

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2-8 Princess Street

ATTACHMENT 2: CONDITIONS OF APPROVAL

These conditions of approval apply to the project plans titled "2 -8 Princess Street" dated April 9, 2021.

COMMUNITY DEVELOPMENT DEPARTMENT - PLANNING DIVISION CONDITIONS OF APPROVAL:

General Items

1. This approval specifically excludes the following features: the Schnell's House wall signage and the 1878 date signage on the building's façade (referenced herein as the "Excluded Features"). The following is also required:
2. *The Excluded Features in the Historic Preservation Commission's advisory certificate of appropriateness resolution are referred back to the Historic Preservation Commission for reconsideration. The Historic Preservation Commission shall conduct a hearing to review the Planning Commission's request within 60 days of the effective date of this Resolution. The following also applies:*
 - i. *If the Historic Preservation Commission reverses their decision and issues a Certificate of Appropriateness for the Excluded Features as shown in the plan **Attachment 3**, the Excluded Features shall become a part of the Planning Commission's approval of the Sign Permit and will not require a public hearing to consider modification of the approval. However, if the issued Certificate of Appropriateness includes changes to the Excluded Features as shown in the plan set **Attachment 3**, a public hearing before the Planning Commission shall be held to consider modification of this approval to include the modified Excluded Features. If the Excluded Features are approved and included in the issued Sign Permit, the penalty fee of \$2,675.00 for installing signage without a permit shall be due within 30 days of the effective date of either the Historic Preservation Commission's action or the Planning Commission's action on the Excluded Features, unless the City Council waives the penalty fee through a waiver request submitted by the applicant within 15 days of the effective date of the action on the Excluded Features. A Building Permit for signage will not be issued until the required fees are paid or they are waived by the City Council.*
 - ii. *If a Certificate of Appropriateness is not granted by the Historic Preservation Commission for the Excluded Features, the unpermitted signage shall be removed within 30 days of the Historic Preservation Commission hearing*
3. *Any changes to color or contrast of the painted sign "Schnell's House" or it's*

background will be subject to approval by the Planning Commission.

4. It shall be the applicant's/property owner's responsibility to diligently proceed to carry out the conditions of approval and implement any approved permit/entitlement. This shall include establishing the approved use within the time limits set forth by the applicable chapter (reference Sausalito Municipal Code (SMC) Section 10.50.120).
5. The Sign Permit shall expire one year following the effective date of the permit if the project entitlement has not been implemented, provided no extension has been filed prior to the expiration date. The project entitlement pursuant to the Sign Permit is determined implemented if the applicable conditions of approval prerequisite to construction have been satisfied and any required construction permits have been issued. (SMC Section 10.42.090I)
6. The Design Review Permit shall expire two years following the effective date of the permit if the project entitlement has not been implemented, provided no extension has been filed prior to the expiration date. The project entitlement pursuant to the Design Review Permit is determined to be implemented if the applicable conditions of approval prerequisite to construction have been satisfied and any required construction permits have been issued.
7. The project shall be designed as shown in the set of plans dated April 9, 2021 with the exception for the Excluded Features not approved in this Resolution (see Condition No. 1).
8. The Community Development Director is authorized to approve minor modifications to the project, pursuant to the SMC Section 10.50.180 regarding changes to an approved project. Major project modifications will require review and approval by the Planning Commission.
9. Upon building permit submittal the applicant shall provide a written response demonstrating compliance with each Condition of Approval in this Resolution.
10. Upon building permit submittal the Conditions of Approval shall be shown on all construction drawings.
11. 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.
12. The Applicant/Property Owners shall defend, indemnify (including reimbursement of all fees and costs reasonably incurred by separate counsel retained by the City)

and hold harmless the City and its elected and appointed officials, officers, agents and employees, from and against any and all liability, loss, damage, or expense, including without limitation reasonable attorney's fees which City may suffer or incur as a result of any claims relating to or arising from the City's approval of the project or any portion of the project.

13. At the time of building permit application the applicant shall file a reasonable estimate of the value of the project, and based thereon, a construction time limit shall be established for the project in accordance with the criteria set forth in SMC Section 10.54.100. The following conditions apply:
 - a. The applicant shall submit information reasonably requested by the Community Development Director to support the estimated value of the project such documentation may include without limitation an executed construction contract.
 - b. The time for completion of the construction shall also be indicated on the construction permit.
 - c. For projects exceeding \$500,000 in project valuation, a detailed GANTT chart (or other graphic display acceptable to the Community Development Director) depicting the sequence of steps necessary for completion of the project, including detailed information on the critical path of the project, duration of critical tasks, and predicted inspection dates, shall be submitted prior to the issuance of any construction permit.
 - d. Once approved, the property owner shall provide the City with written quarterly job progress reports consistent with the approved chart.

Conditions Specific to the Sign Permit

14. Each approved sign and all its components shall be manufactured, assembled, and erected in compliance with all applicable State, Federal, and City regulations, and the Uniform Building Code. Each sign shall be maintained in a safe, clean, and legible condition at all times.
15. Each approved sign shall not be changed or replaced, nor shall any design elements of any building or lot where a sign is located be changed or replaced if any such design element was a basis for the approval of a sign, without a new sign permit first being obtained as required by the Sausalito Municipal Code. Notwithstanding the foregoing existing tenants can submit a sign plan to CDD for review and approval to determine if meets the criteria of the sign program.
16. Awning and window door signage can be modified provided it meets the sign program criteria. The tenant shall first submit a sign plan to CDD Director for approval. If the sign plan meets the criteria of the sign program it can be approved by the CDD Director.

Building Division Conditions

17. Any applicable Building Permits required for the project under this approval, including those required for conversion of use, tenant improvements and signage, shall be obtained by the applicant prior to receiving a certificate of occupancy/commencing use,

and installation of any signage.

18. Pursuant to Municipal Code Section 10.54.100, construction activities under taken in accordance with a design review permit shall comply with the construction time limit regulations based upon the project's valuation. Construction projects which are not completed within the time limits are subject to daily penalties. An approval granted by the Planning Commission does not constitute a building permit or authorization for construction. Appropriate construction permit(s) issued by the Building Division must be obtained prior to construction.
19. Contact the Building Division for information about the building permit process and for building permit requirements prior to submitting for a building permit.

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.

20. An approval granted by the Planning Commission does not constitute a building permit or authorization for construction. Appropriate construction permit(s) issued by the Building Division must be obtained prior to construction.
21. All applicable City fees as established by City Council resolutions and ordinances shall be paid.

PLANNING COMMISSION RESOLUTION NO. 2021-15
May 5, 2021
DR/SP 2021-00043
2-8 Princess Street

ATTACHMENT 3: PROJECT PLANS

BUILDING OWNER:
 PHYLLIS & SHELDON SILVERSTEIN TRUST
 C/O LLOYD SILVERSTEIN
 25 RALSTON ROAD, ATHERTON, CA 94027
 LLOYDSILVERSTEIN@GMAIL.COM 415-506-6997

SCOPE OF WORK:
SIGNAGE PERMIT / PROGRAM FOR:
 1) RESTORATION OF AWNING SIGNAGE DESTROYED BY FIRE.
 2) SIGNAGE AT ENTRY DOORS.
 3) RESTORATION OF HISTORIC "SCHNELL'S HOUSE" LETTERING AT UPPER LEVEL PRINCESS STREET ELEVATION.
 4) ADDITION OF BUILDING DATE SIGN "1878" AT (E) FRIEZE ON ENTABLATURE AT PRINCESS STREET ELEVATION.
OTHER : NOTE - NO CHANGE IN BUILDING COVERAGE, FLOOR AREA, OR IMPERVIOUS SURFACES.
 5) [REDACTED]
 6) AT STREET ELEVATION, SECOND LEVEL, RIGHT SIDE, REPLACE GUARDRAIL.
 7) DESIGN REVIEW FOR EXTERIOR MODIFICATIONS AT SIDE AND REAR ELEVATIONS, NOT VISIBLE FROM STREET: NEW FRENCH DOORS & WINDOWS, REMOVE WINDOWS, REBUILD DECKS & PRIVACY SCREENS, NEW FIRE ESCAPE TO REPLACE NON-COMPLIANT EXIT STAIRS, DEMO (E) STORAGE SHED, EXPAND (E) STORAGE AREA UNDER DECK, REPLACE ROOF OVER #8 BATHROOM, REBUILD ROOF AT #4 AND SQUARE-UP CORNER OF ROOM WHERE (E) NON-COMPLIANT EXIT STAIRS ARE REMOVED, REMOVE (E) MASONRY CHIMNEY AT EAST WING.
 8) EXTERIOR LIGHTING AT REAR OF BUILDING, ALLEYWAY & AT AWNING (TO REPLACE (E))
 9) CERTIFICATE OF APPROPRIATENESS AS NEEDED FOR THE ABOVE SCOPE.
 (OBTAINED PER 1/21/2021 HPC APPROVAL.)

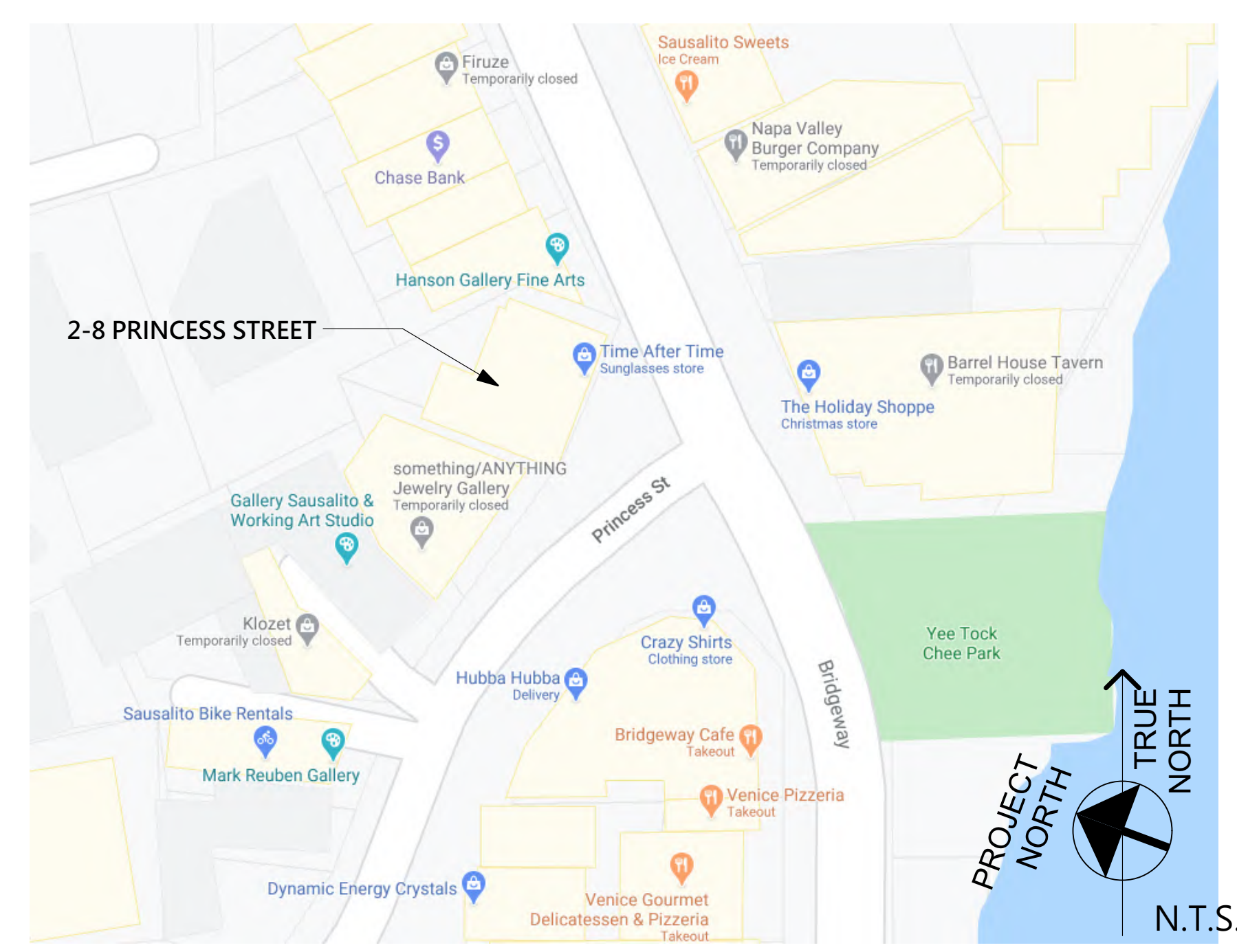
- A0.1 TITLE SHEET, AWNING PLAN, SITE & VICINITY PLANS
- A1.1 ROOF PLANS
- A2.1 GROUND LEVEL FLOOR PLANS
- A2.2 SECOND LEVEL FLOOR PLANS
- A2.3 THIRD LEVEL FLOOR PLANS
- A3.1 SOUTH ELEVATIONS
- A3.1R SOUTH ELEVATION: SIGNAGE ELEVATIONS - COLOR RENDERING
- A3.2 WEST / SIDE ELEVATIONS
- A3.3 NORTH / REAR ELEVATIONS
- A3.4 SIDE / EAST ELEVATIONS
- M1.0 MATERIALS, COLORS & TYPEFACE
- P1.0 PHOTOS OF (E) BUILDING & AWNING CONNECTION DETAIL PHOTOS
- EC1 PREVIOUSLY APPROVED SIGNAGE & AWNING DRAWINGS - DON OLSEN, ARCHITECT

- 1) BUILDING PERMIT # 2019-0211 - FIRE RESTORATION + REVISION 1 FOR SKYLIGHTS, GATE, ENTRY DOORS, ETC PER #2 BELOW.
- 2) ADMINISTRATIVE DESIGN REVIEW: #2020-00108 - SKYLIGHTS, GATE AT SIDEWALK, ROOFING, SIDING, ENTRY DOORS.
- 3) HISTORIC PRESERVATION COMMITTEE, RESOLUTION NO. 2020-02 FOR CERTIFICATE OF APPROPRIATENESS FOR EXTERIOR MODIFICATIONS.

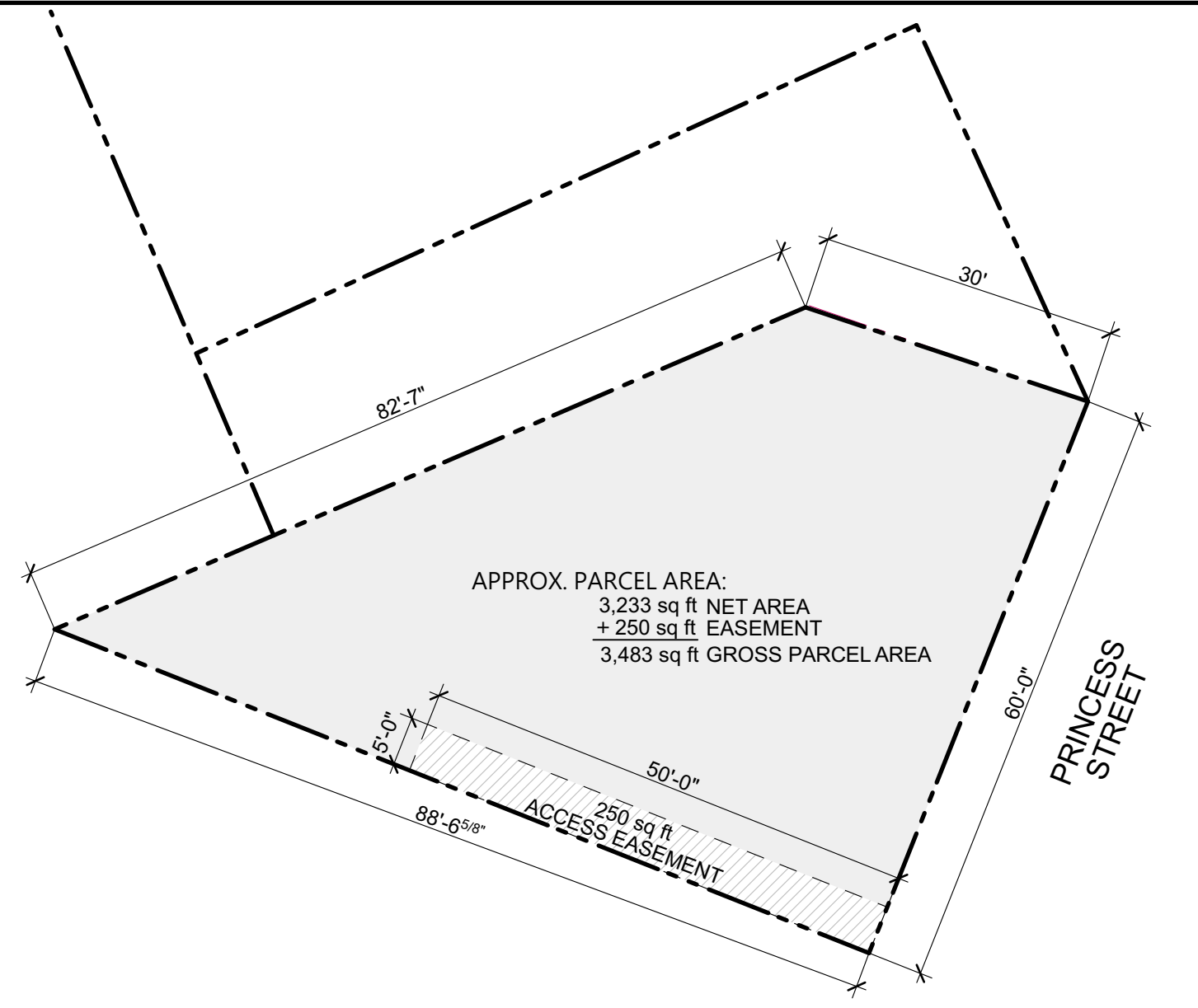
PREVIOUS APPROVALS 6

SCOPE OF WORK 5

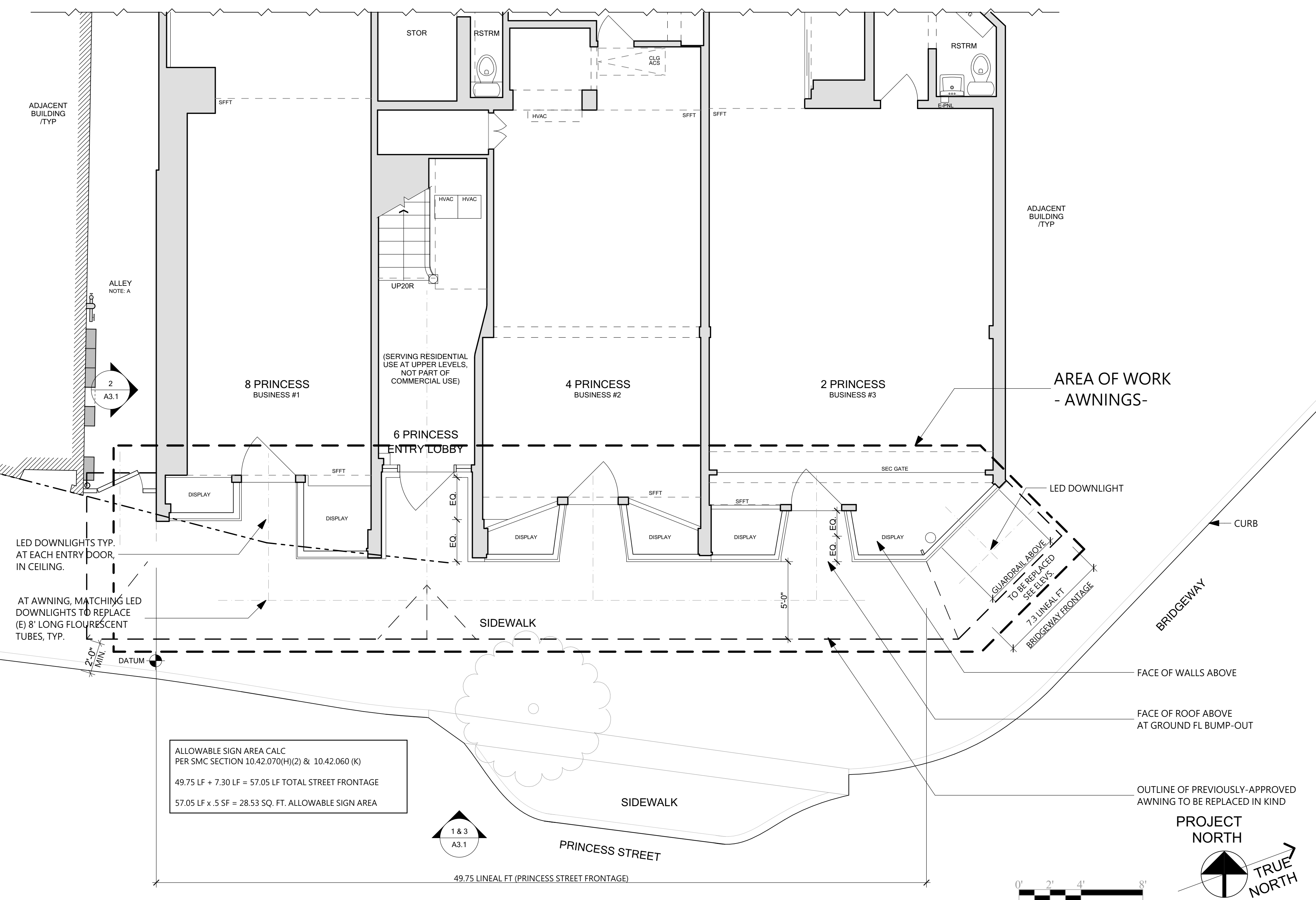
SHEET INDEX 4



VICINITY PLAN 3

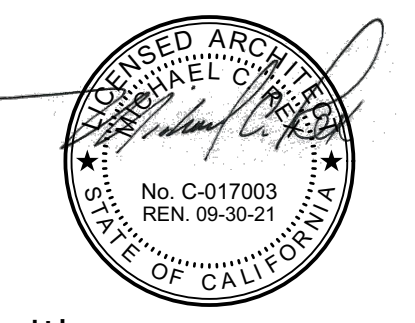


SITE AREA PLAN 2



GROUND FLOOR PLAN SHOWING AWNING LOCATION & SIGNAGE AREA CALCS 1

MICHAEL REX ARCHITECTS
 1750 BRIDGEWAY, SUITE B211
 SAUSALITO, CA 94965
 MICHAELREXARCHITECTS.COM
 TEL (415) 331-1400



SIGN PERMIT & DESIGN REVIEW FOR RESTORATION & RENOVATION DUE TO FIRE DAMAGE
2 - 8 PRINCESS ST
 SAUSALITO, CALIFORNIA 94965
 APN 065-131-09
 2, 4, 6 & 8 PRINCESS STREET

DATE AND DESCRIPTION:
 PLANNING SUBMITTAL
 30 DEC 2020
 REMOVE DECORATIVE IRONWORK, VARIANCE & NON-CONFORMITY
 9 APR 2021

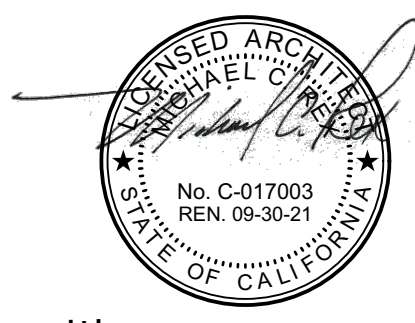
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 CHECKED BY: MRA
 SCALE: 1/4" = 1'-0"

TITLE SHEET
 AWNING & SITE PLAN

SHEET

A0.1

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SIGN PERMIT & DESIGN REVIEW FOR
 RESTORATION & RENOVATION DUE TO FIRE DAMAGE
2 - 8 PRINCESS ST
 SAUSALITO, CALIFORNIA 94965
 APN 065-131-09
 2,4,6 & 8 PRINCESS STREET

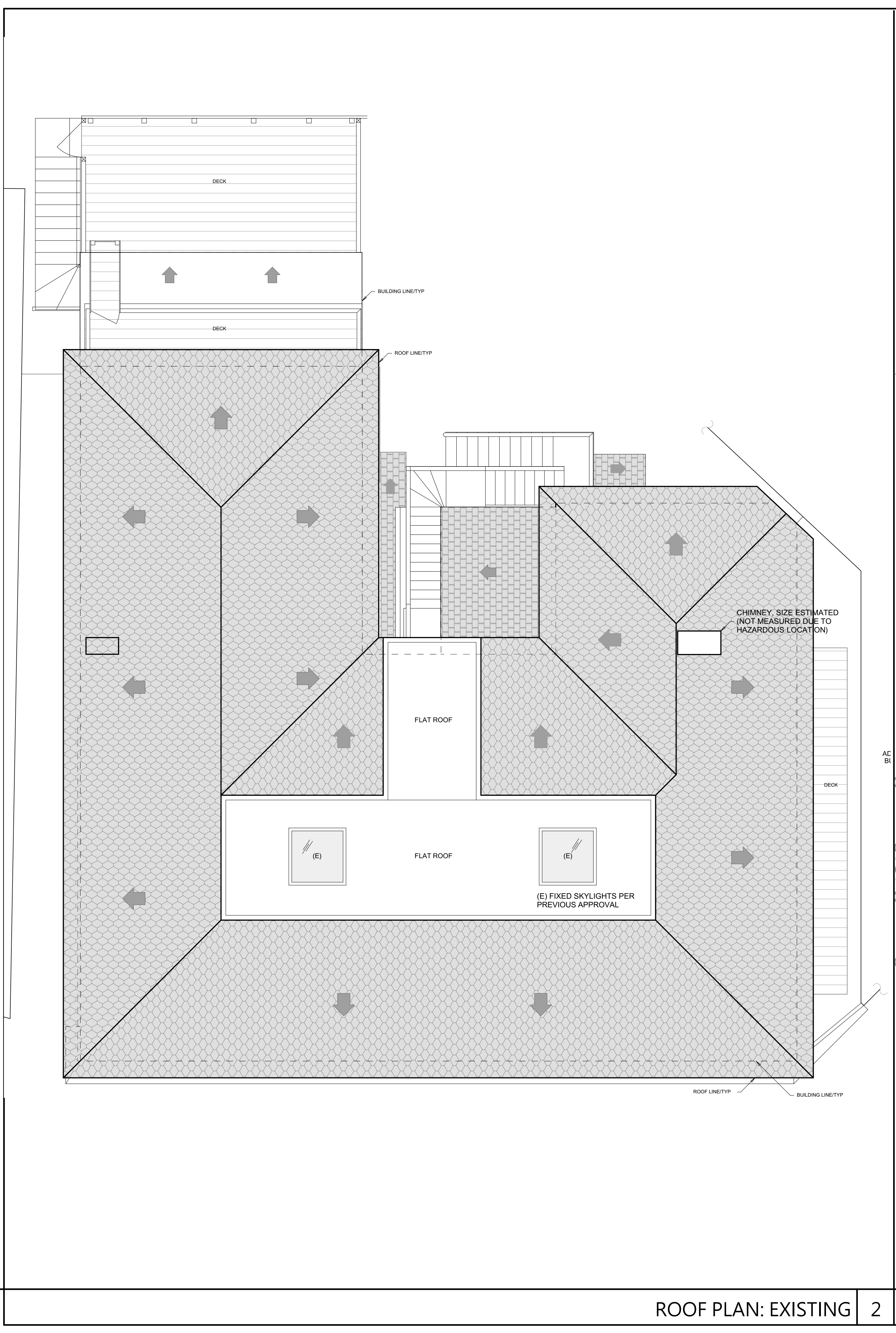
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PLANNING SUBMITTAL	30 DEC 2020
REMOVE DECORATIVE IRONWORK, VARIANCE & NON-CONFORMITY	9 APR 2021

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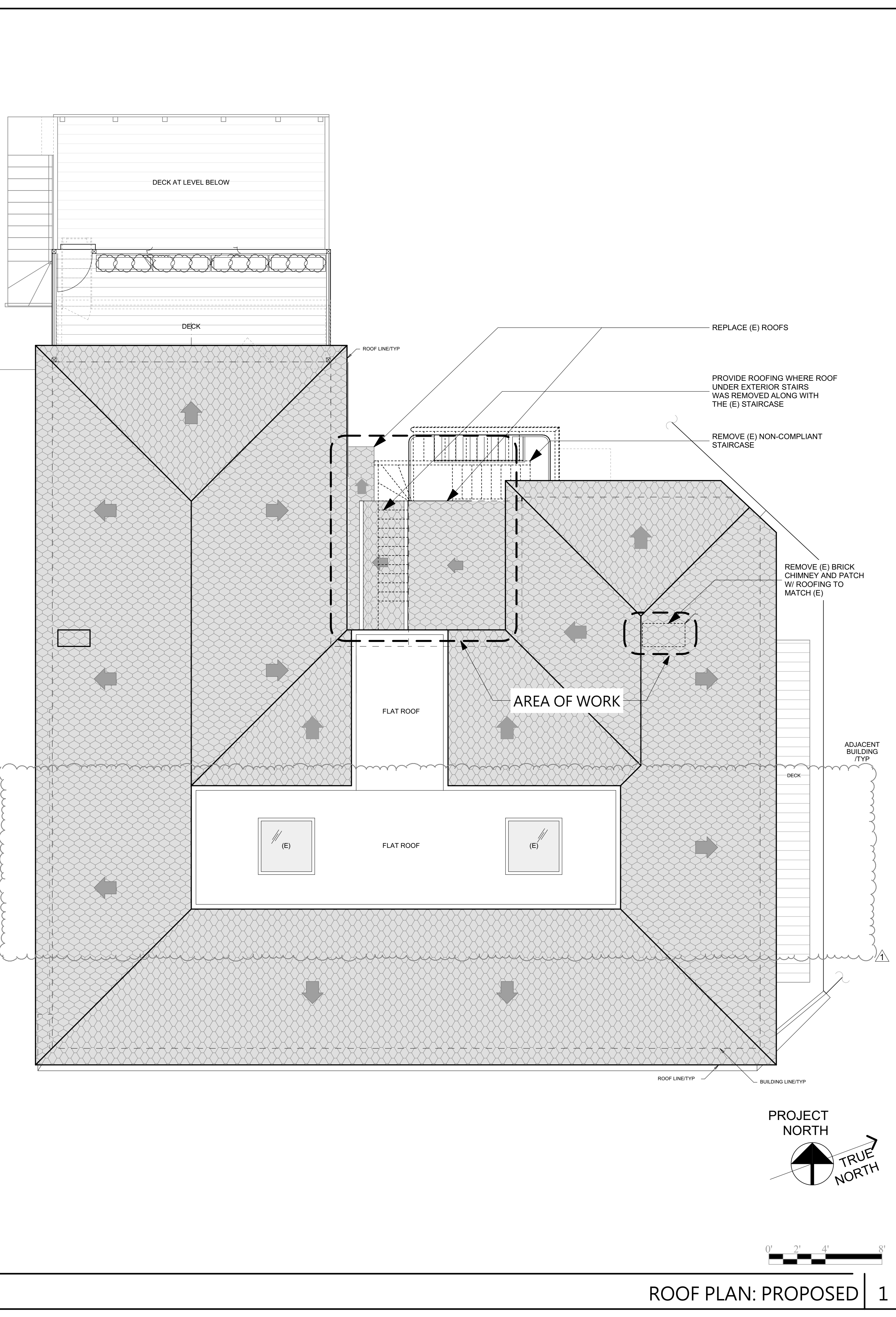
ROOF PLANS

SHEET

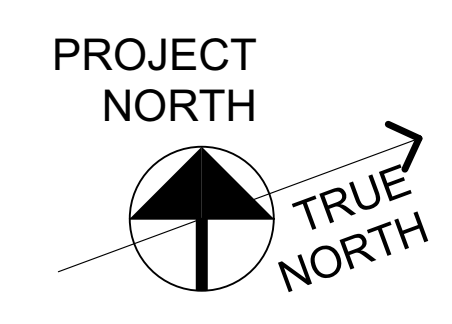
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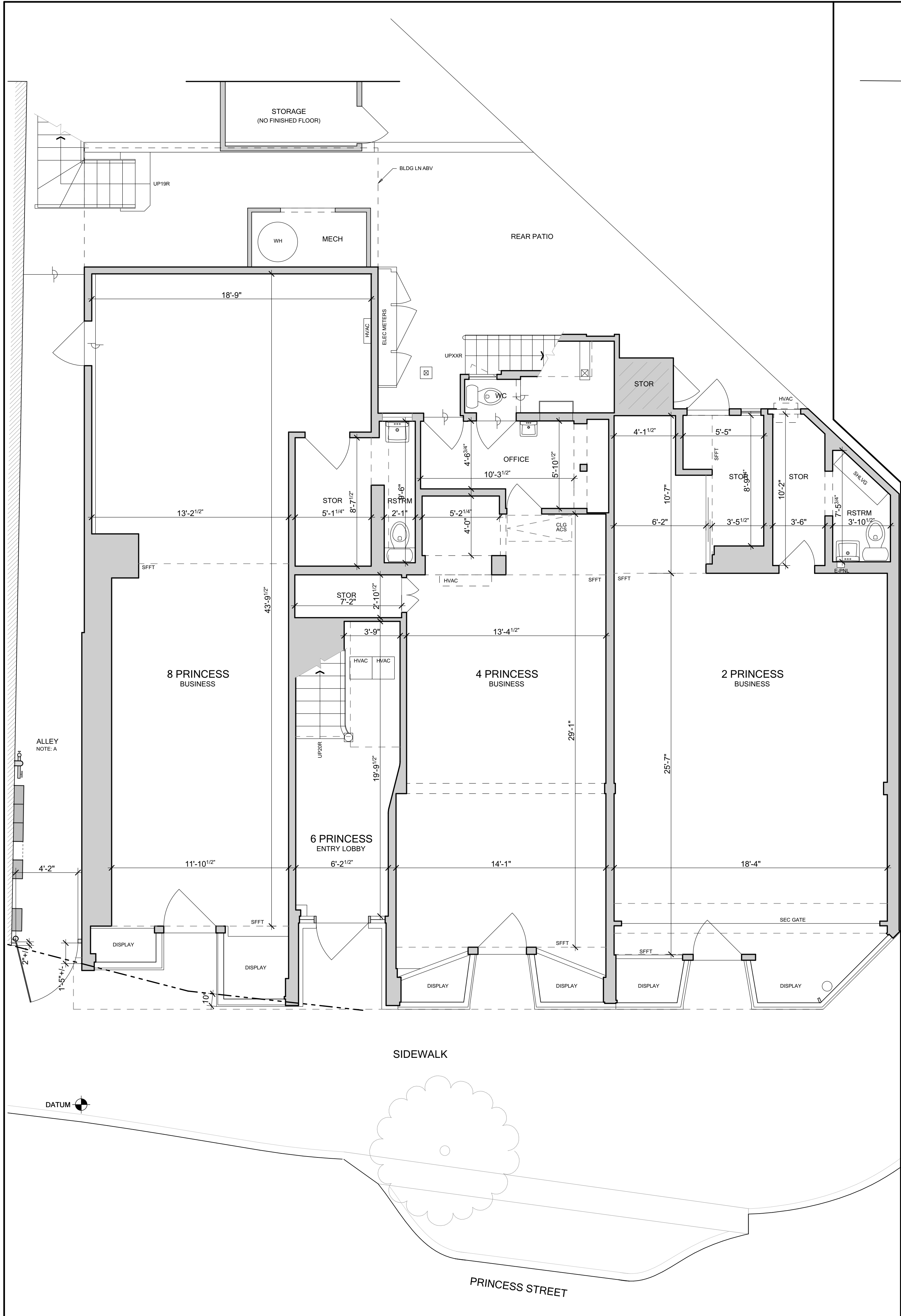
ROOF PLAN: EXISTING 2



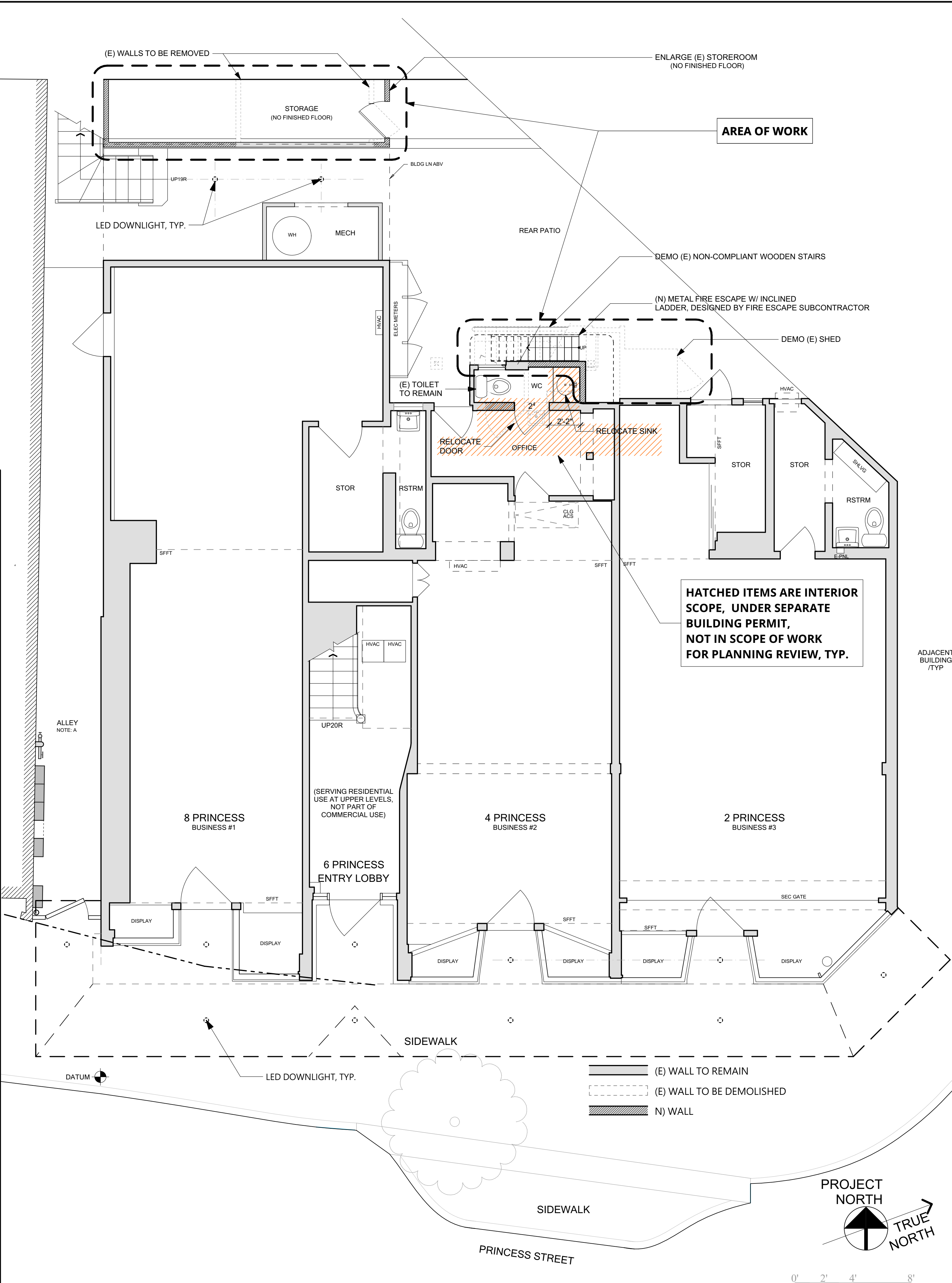
ROOF PLAN: PROPOSED 1



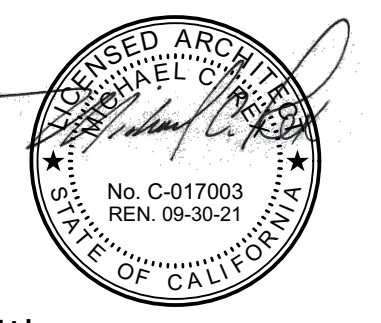
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GROUND LEVEL: EXISTING FLOOR PLAN 2



GROUND LEVEL: PROPOSED FLOOR PLAN 1



SIGN PERMIT & DESIGN REVIEW FOR RESTORATION & RENOVATION DUE TO FIRE DAMAGE

DATE AND DESCRIPTION:
 PLANNING SUBMITTAL
 30 DEC 2020

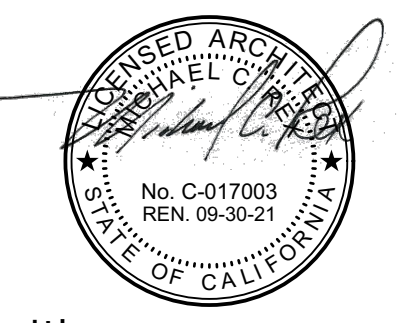
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GROUND LEVEL FLOOR PLANS

SHEET

A2.1

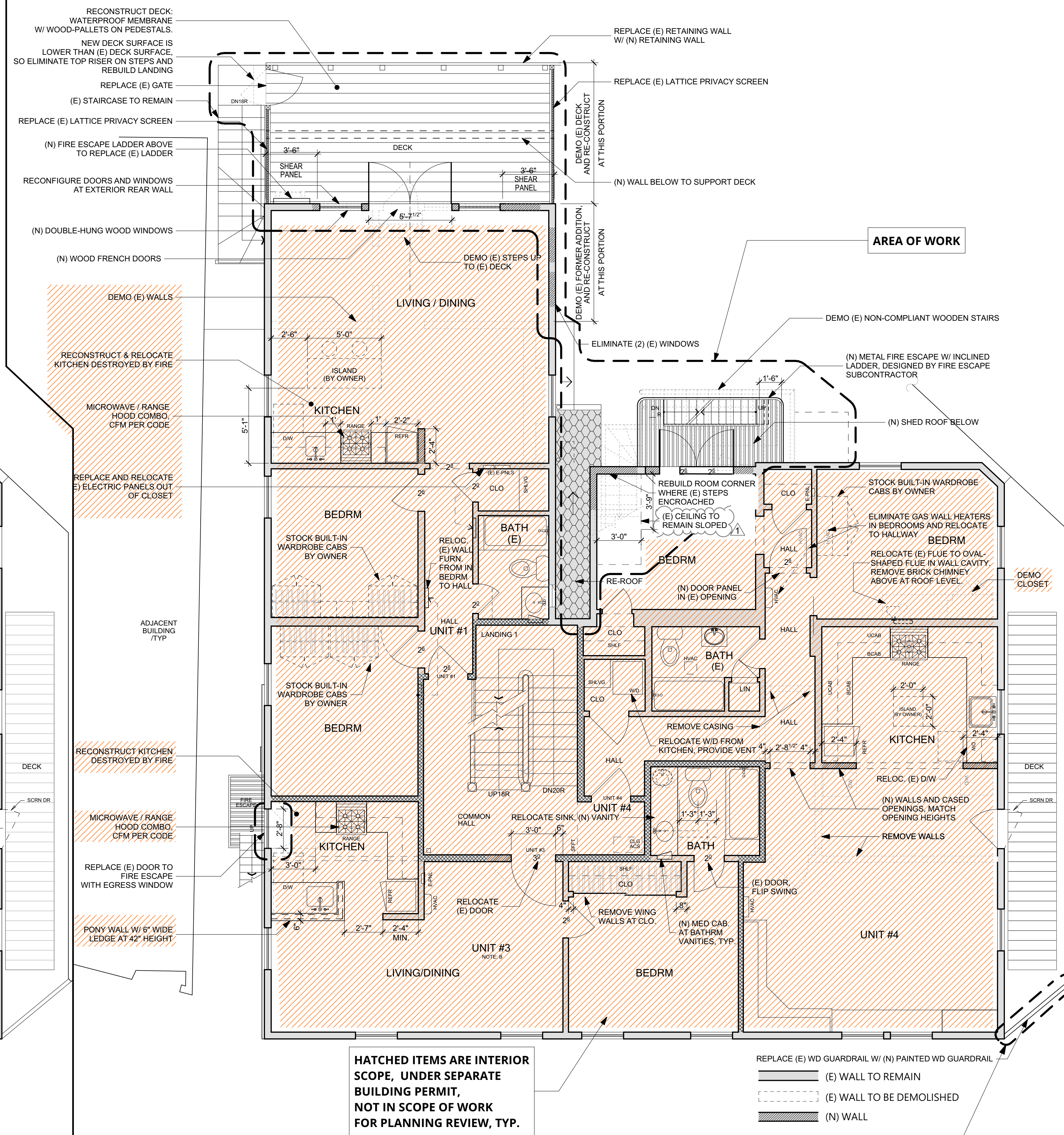
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RESTORATION & RENOVATION DUE TO FIRE DAMAGE
2 - 8 PRINCESS ST
 SAUSALITO, CALIFORNIA 94965
 APN 065-131-09
 2,4,6 & 8 PRINCESS STREET

DATE AND DESCRIPTION:
 PLANNING SUBMITTAL
 30 DEC 2020
 REMOVE DECORATIVE IRONWORK
 VARIANCE & NON-CONFORMITY
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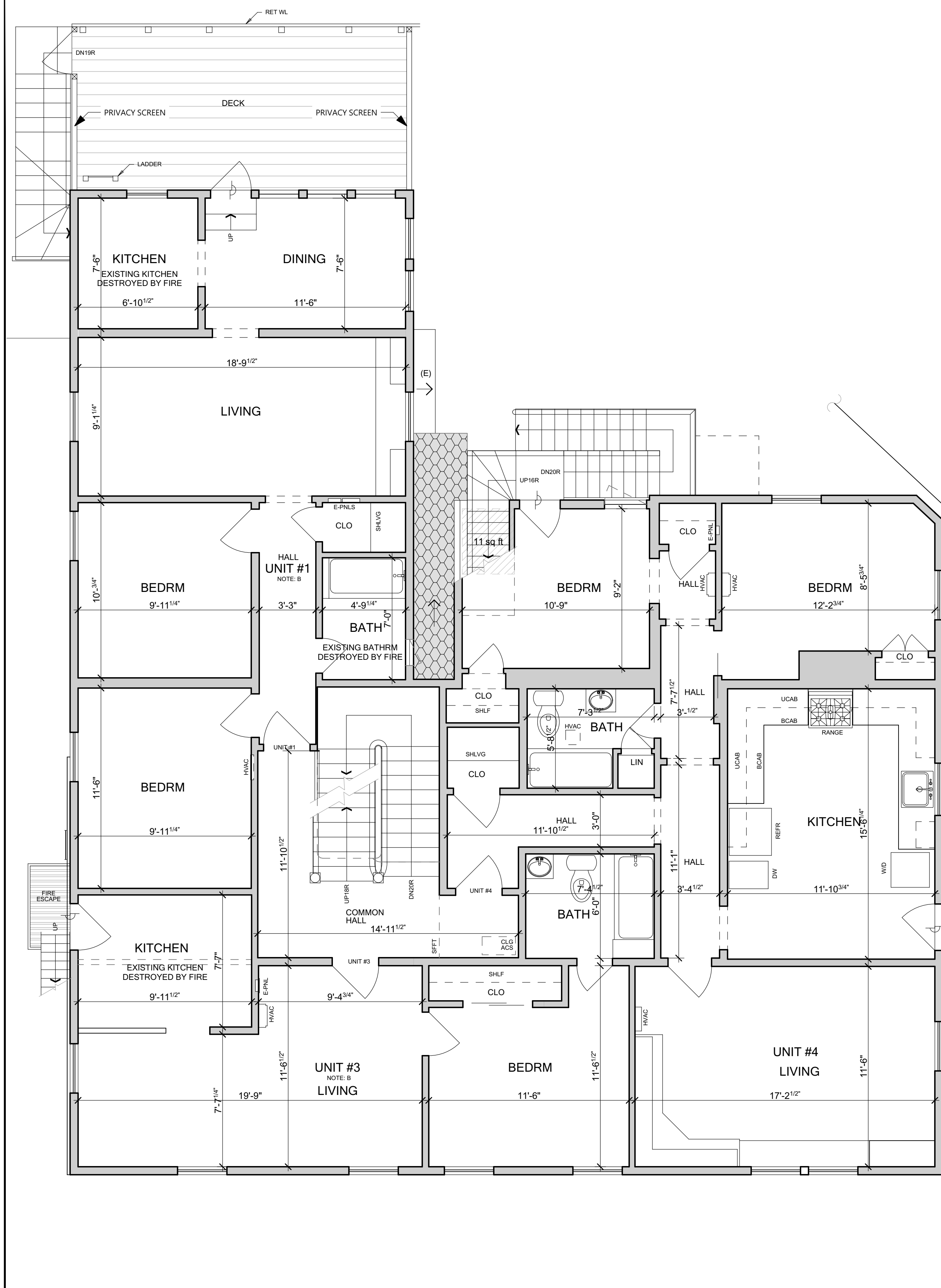
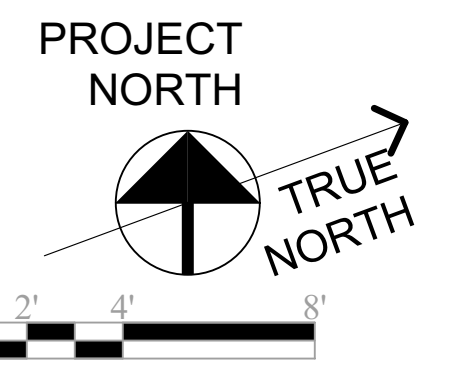
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RECONSTRUCT DECK: WATERPROOF MEMBRANE W/ WOOD-PALLETS ON PEDESTALS.
 NEW DECK SURFACE IS LOWER THAN (E) DECK SURFACE, SO ELIMINATE TOP RISER ON STEPS AND REBUILD LANDING
 REPLACE (E) GATE
 (E) STAIRCASE TO REMAIN
 REPLACE (E) LATTICE PRIVACY SCREEN
 (N) FIRE ESCAPE LADDER ABOVE TO REPLACE (E) LADDER
 RECONFIGURE DOORS AND WINDOWS AT EXTERIOR REAR WALL
 (N) DOUBLE-HUNG WOOD WINDOWS
 (N) WOOD FRENCH DOORS
 DEMO (E) WALLS
 RECONSTRUCT & RELOCATE KITCHEN DESTROYED BY FIRE
 MICROWAVE / RANGE HOOD COMBO, CFM PER CODE
 REPLACE AND RELOCATE (E) ELECTRIC PANELS OUT OF CLOSET
 ADJACENT BUILDING / TYP
 RECONSTRUCT KITCHEN DESTROYED BY FIRE
 MICROWAVE / RANGE HOOD COMBO, CFM PER CODE
 REPLACE (E) DOOR TO FIRE ESCAPE WITH EGRESS WINDOW
 PONY WALL W/ 6" WIDE LEDGE AT 42" HEIGHT
 REPLACE (E) RETAINING WALL W/ (N) RETAINING WALL
 REPLACE (E) LATTICE PRIVACY SCREEN
 DEMO (E) DECK AND RECONSTRUCT AT THIS PORTION
 (N) WALL BELOW TO SUPPORT DECK
 DEMO (E) FORMER ADDITION, AND RECONSTRUCT AT THIS PORTION
 ELIMINATE (2) (E) WINDOWS
 DEMO (E) NON-COMPLIANT WOODEN STAIRS
 (N) METAL FIRE ESCAPE W/ INCLINED LADDER, DESIGNED BY FIRE ESCAPE SUBCONTRACTOR
 (N) SHED ROOF BELOW
 REBUILD ROOM CORNER WHERE (E) STEPS ENCRROACHED (E) CEILING TO REMAIN SLOPED
 STOCK BUILT-IN WARDROBE CABS BY OWNER
 ELIMINATE GAS WALL HEATERS IN BEDROOMS AND RELOCATE TO HALLWAY
 RELOCATE (E) FLUE TO OVAL-SHAPED FLUE IN WALL CAVITY. REMOVE BRICK CHIMNEY ABOVE AT ROOF LEVEL.
 DEMO CLOSET
 STOCK BUILT-IN WARDROBE CABS BY OWNER
 RELOC. (E) WALL FURN FROM IN BEDRM TO HALL
 RE-ROOF
 (N) DOOR PANEL IN (E) OPENING
 RELOC. (E) D/W
 REMOVE CASING
 RELOCATE W/D FROM KITCHEN. PROVIDE VENT
 RELOCATE SINK, (N) VANITY
 RELOCATE (E) DOOR
 REMOVE WING WALLS AT CLO.
 (N) MED CAB AT BATHRM / VANITIES, TYP
 REMOVE WALLS
 (N) WALLS AND CASED OPENINGS, MATCH OPENING HEIGHTS
 REPLACE (E) WD GUARDRAIL W/ (N) PAINTED WD GUARDRAIL
 (E) WALL TO REMAIN
 (E) WALL TO BE DEMOLISHED
 (N) WALL

HATCHED ITEMS ARE INTERIOR SCOPE, UNDER SEPARATE BUILDING PERMIT, NOT IN SCOPE OF WORK FOR PLANNING REVIEW, TYP.

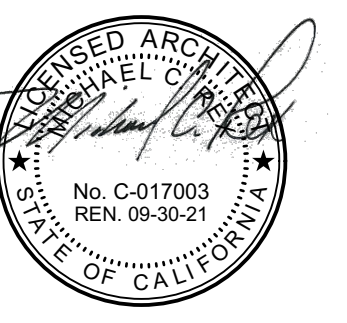
AREA OF WORK



SECOND LEVEL: EXISTING FLOOR PLAN 2

SECOND LEVEL: PROPOSED FLOOR PLAN 1

210412 2-8 Princess_Rev'd Sign_ADR, as submitted, revised for title block error.pln / Friday, April 30, 2021 / 12:17 PM



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 RESTORATION & RENOVATION DUE TO FIRE DAMAGE
2 - 8 PRINCESS ST
 SAUSALITO, CALIFORNIA 94965
 APN 065-131-09
 2,4,6 & 8 PRINCESS STREET

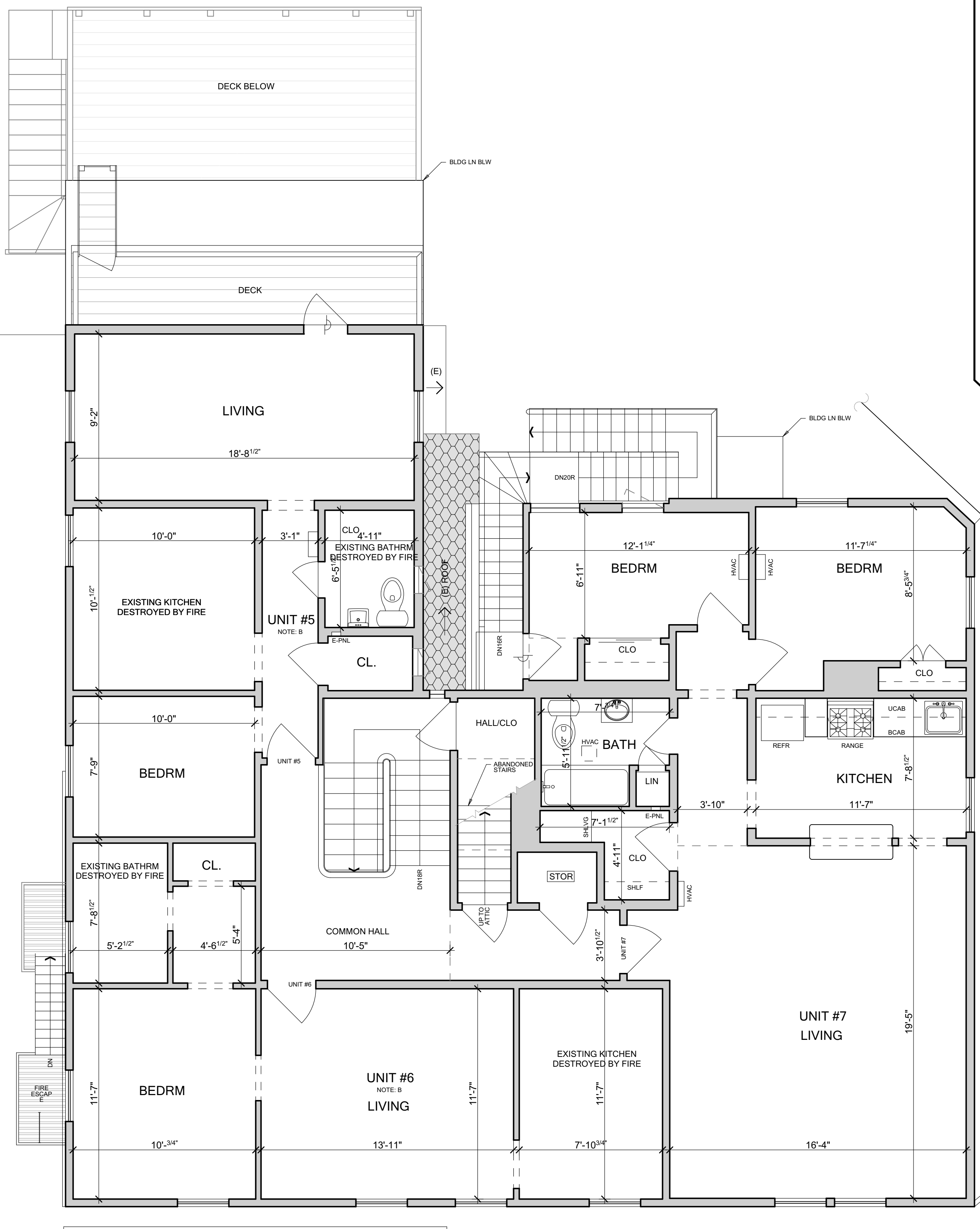
DATE AND DESCRIPTION:
 PLANNING SUBMITTAL
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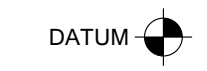
THIRD LEVEL FLOOR PLANS

SHEET

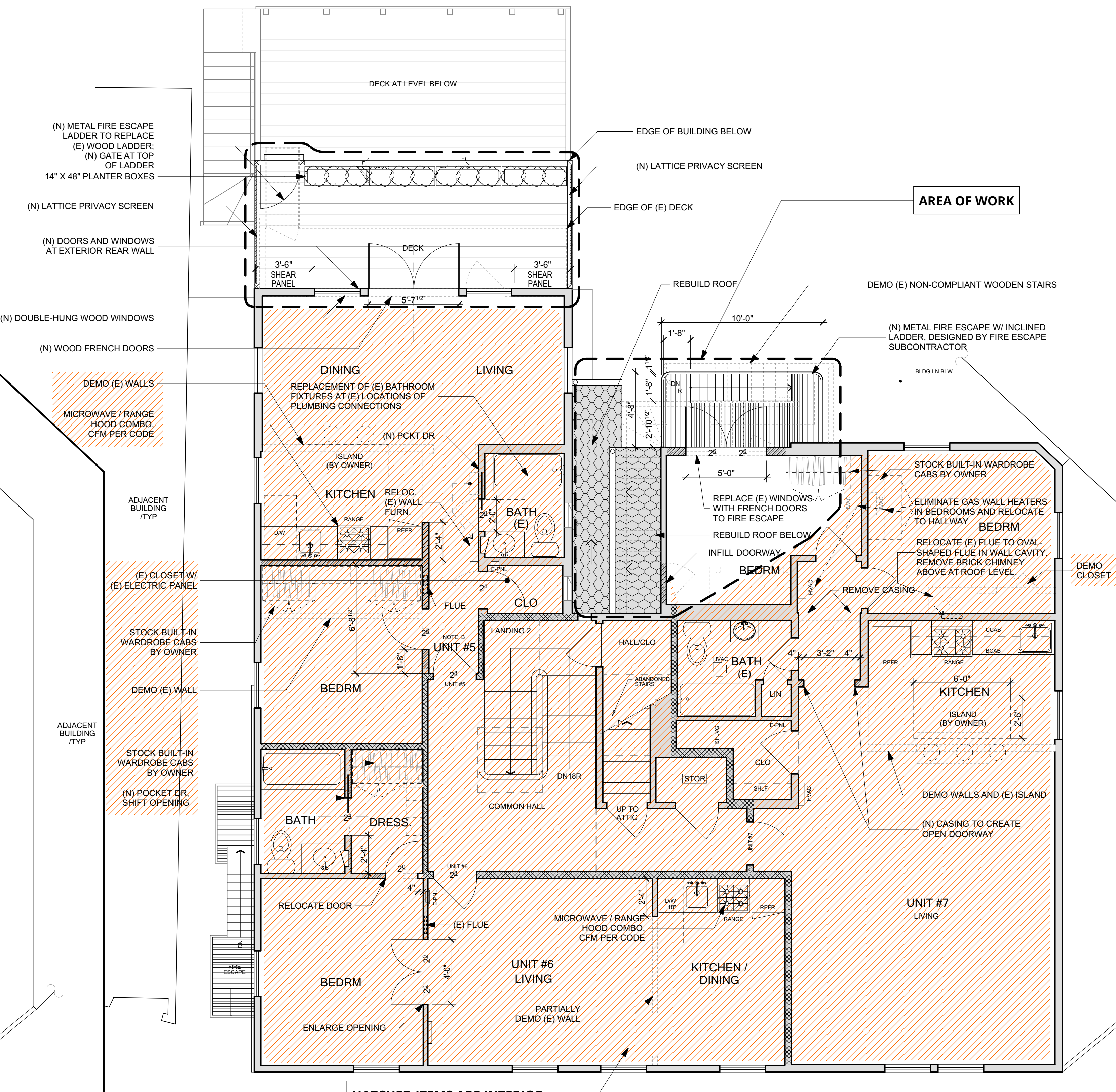
A2.3



2,080 SQFT GROSS MEASURED AREA
 NOTE B: DUE TO FIRE AND SMOKE DAMAGE, THIS AREA REPRESENTED AS TYPICAL AND MEASURED TO FACE OF STUD WHERE APPLICABLE.

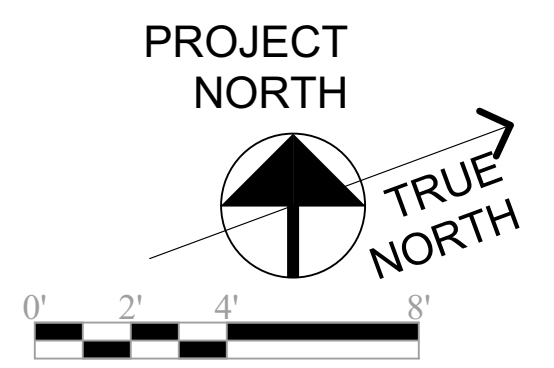
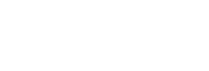


THIRD LEVEL: EXISTING FLOOR PLAN 2



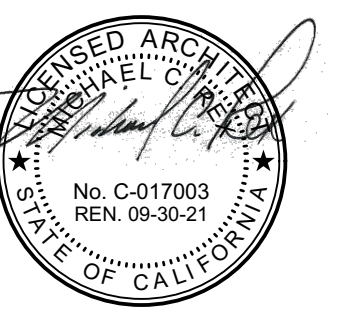
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(E) WALL TO REMAIN
 (E) WALL TO BE DEMOLISHED
 (N) WALL



THIRD LEVEL: PROPOSED FLOOR PLAN 1

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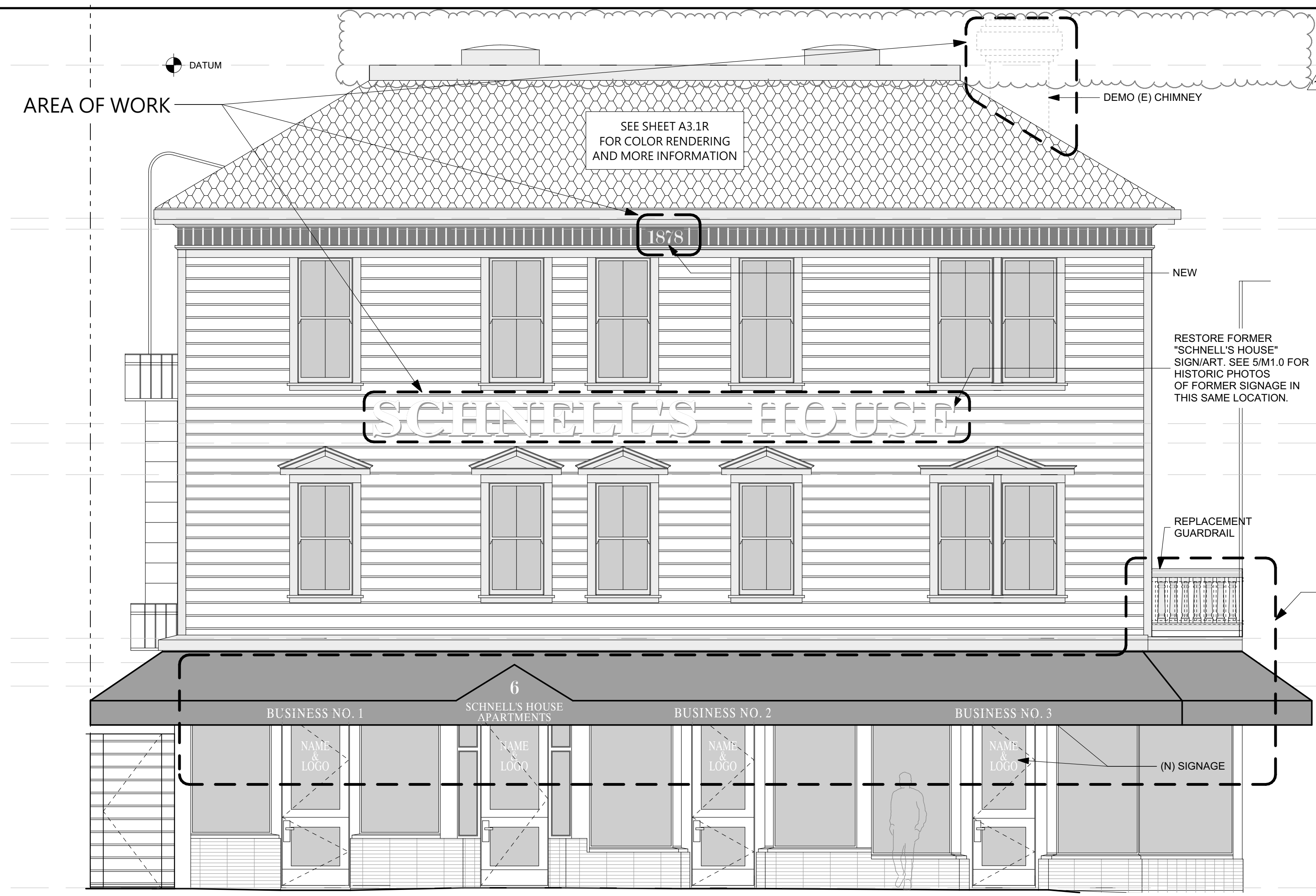


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EXISTING SOUTH ELEVATION 2



PROPOSED SOUTH ELEVATION 1

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SOUTH ELEVATIONS

SHEET

A3.1



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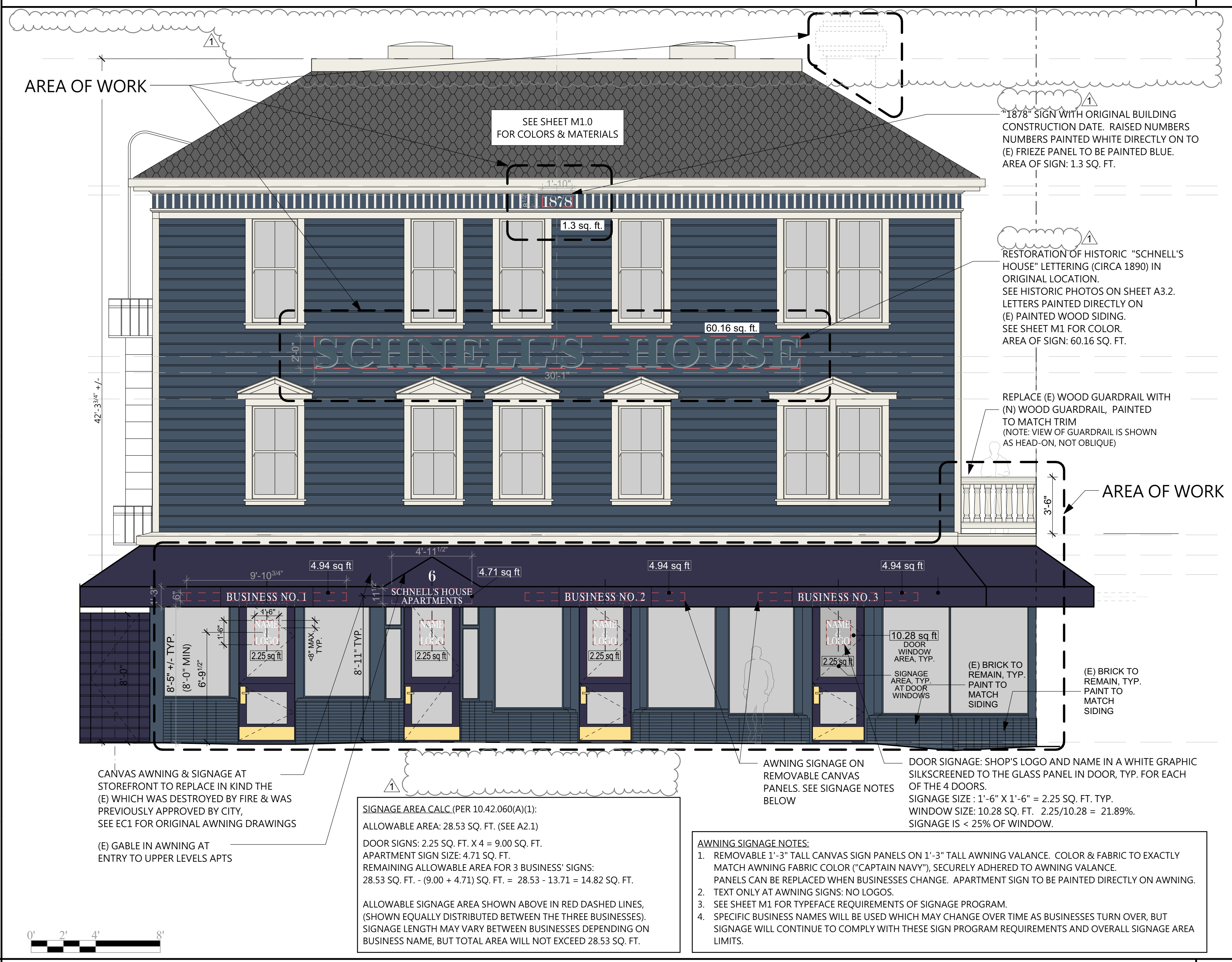
DATE AND DESCRIPTION:	
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SIGNAGE ELEVATIONS COLOR RENDERING

SHEET

A3.1R



SCALE 1" = 4' AWNING: WEST ELEVATION 2

SCALE 1" = 4' SIGNAGE AT AWNING AND BUILDING STREET FACADE: SOUTH ELEVATION 1

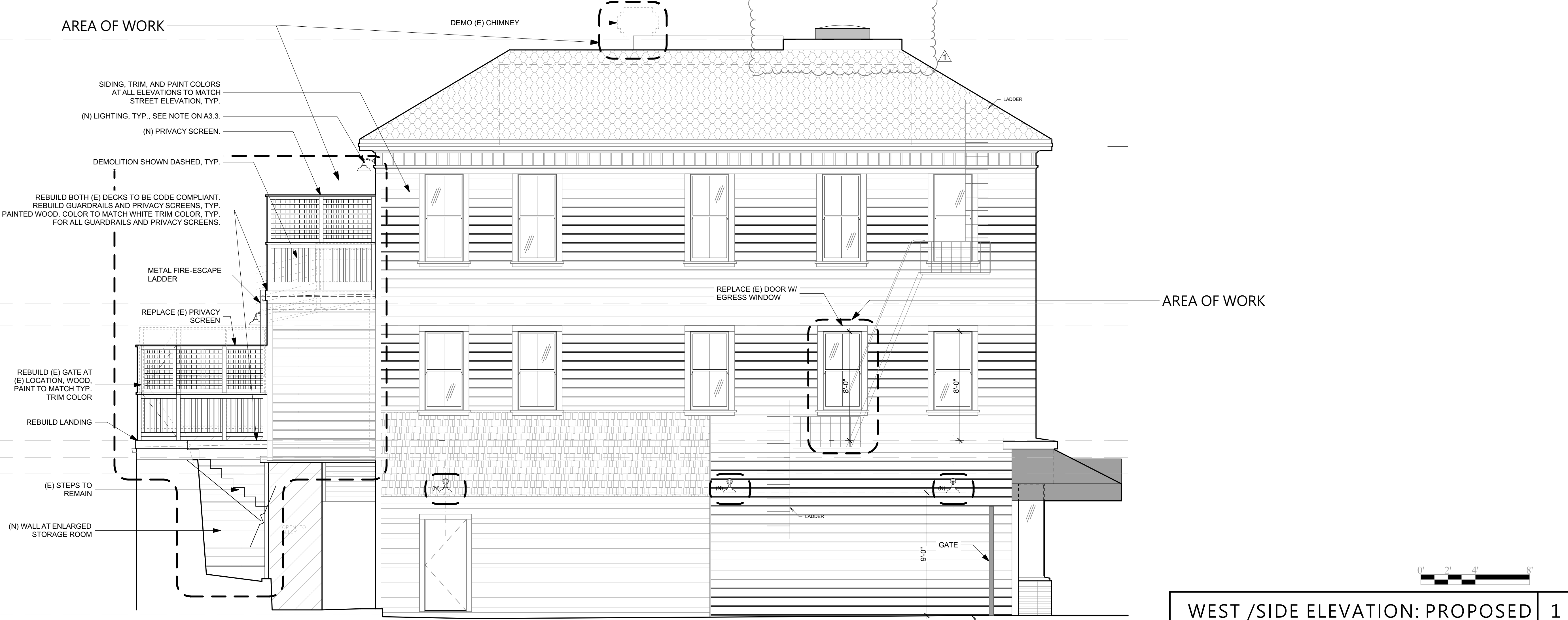
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WEST / SIDE ELEVATION: EXISTING 2



WEST / SIDE ELEVATION: PROPOSED 1

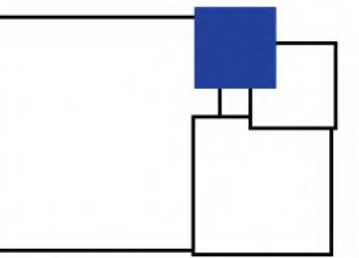
DATE AND DESCRIPTION:	
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 SCALE:

WEST / SIDE ELEVATION
 SHEET

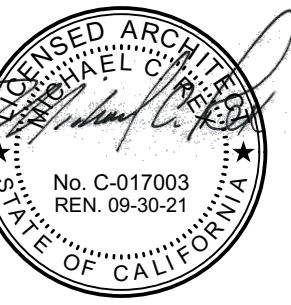
A3.2

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SCALE:

NORTH / REAR ELEVATION

SHEET

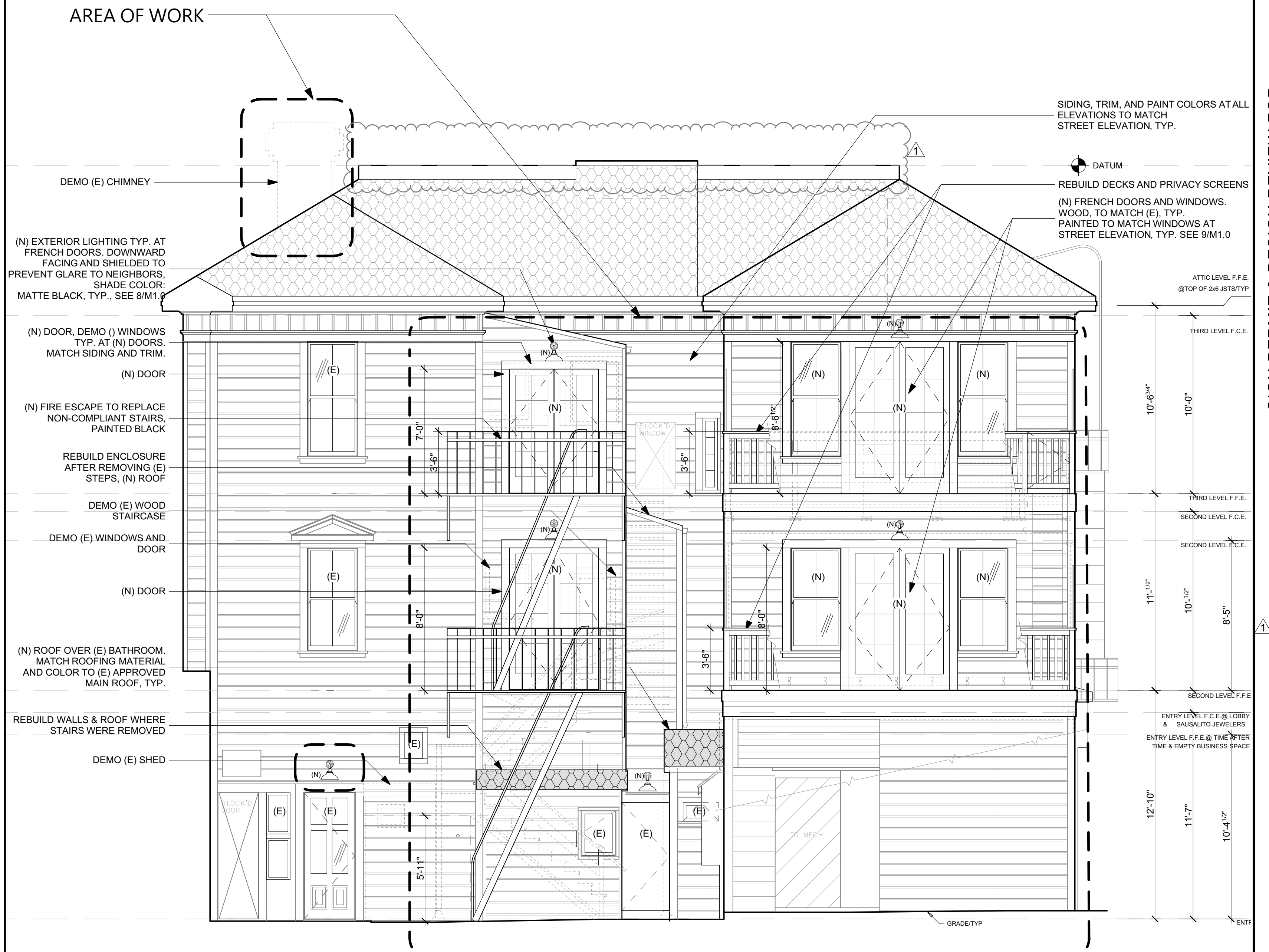
A3.3



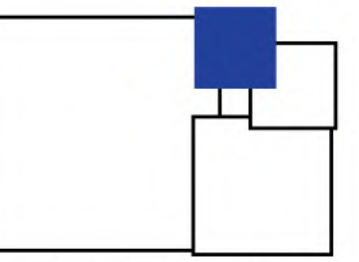
NOTE C:
THIS ELEMENT NOT MEASURED, ILLUSTRATORS RENDERING.

NOTE: DEVIATIONS IN SLAB THICKNESS AND FLOOR/CEILING SLOPES CAUSED BY STRUCTURAL SETTLING NOT SHOWN UNLESS NOTED OTHERWISE.

NORTH / REAR ELEVATION: EXISTING 2

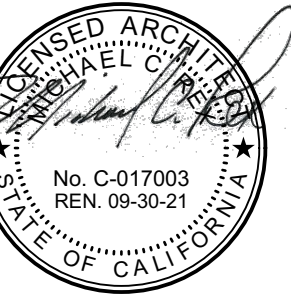


NORTH / REAR ELEVATION: PROPOSED 1



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SCALE:

SIDE / EAST ELEVATION (PARTIAL)

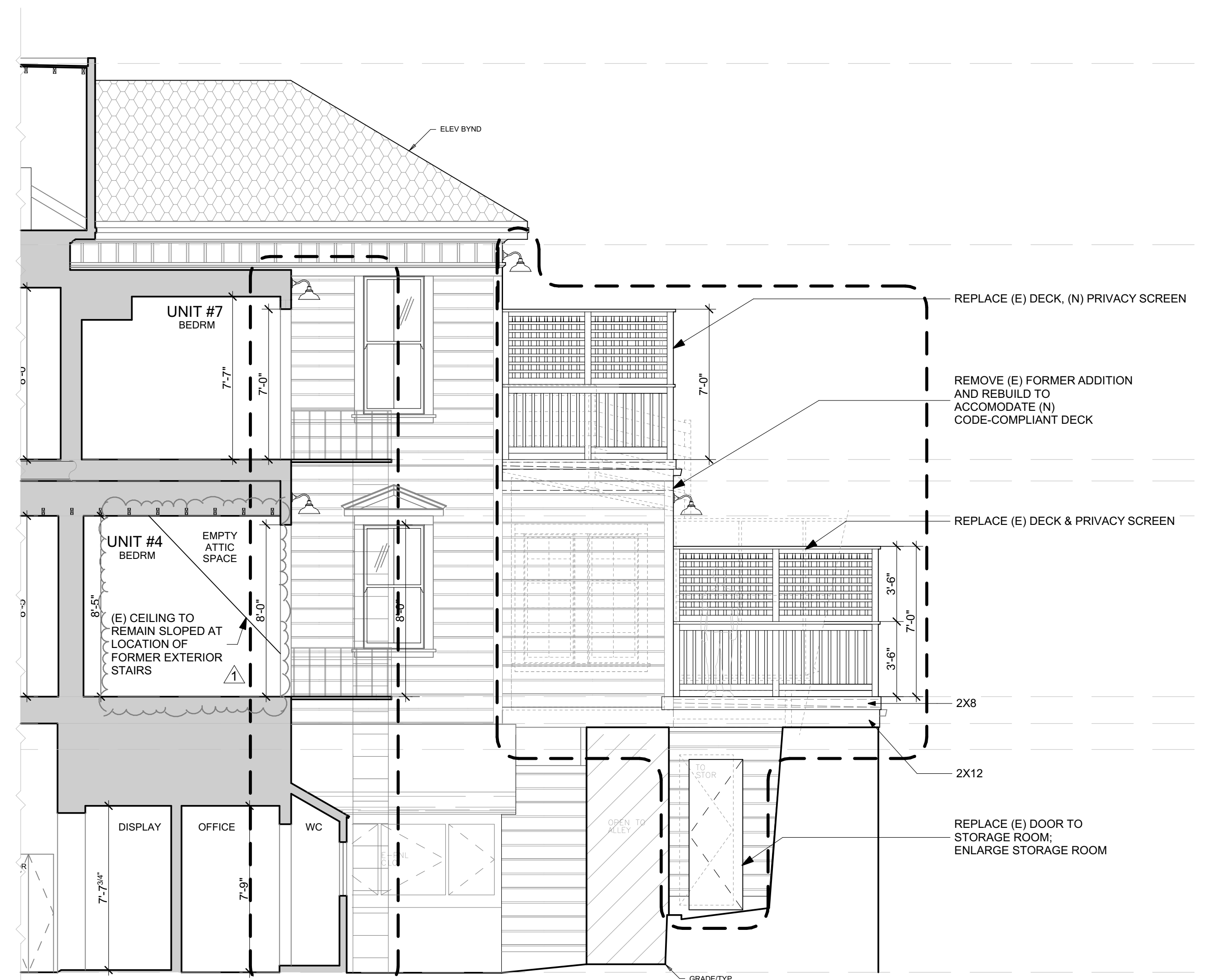
SHEET

A3.4



IMAGE THIS AREA ASSURED TO FACE OF STUD

EAST / SIDE ELEVATION (PARTIAL): EXISTING 2



EAST / SIDE ELEVATION (PARTIAL): PROPOSED 1

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ALL (N) WINDOWS & FRENCH DOORS TO MATCH (E) WINDOWS IN MATERIALS, FINISHES, COLORS, OPERATION (DOUBLE-HUNG) MULLIONS AND FRAME STYLE. SEE ELEVATIONS ON A3.3 FOR HEAD TRIM, TYP.



6 PRINCESS STREET
FRONT VIEW
HISTORIC PHOTO
"SCHNELL'S HOUSE" SIGNAGE

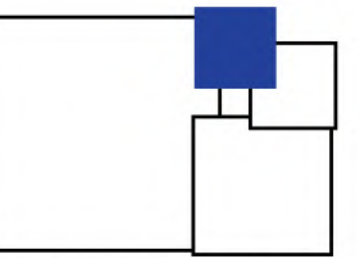


Fig.13 - 6 PRINCESS ST. (aka 31 Princess) - Front, 1910 (from Sausalito Historical Society)

TYPEFACE FONT: "WALBAUM HEADING", ALL CAPS
LETTER HEIGHT: 6" AT AWNING, 8" MAX. AT WINDOWS
COLOR: WHITE (SOLID)

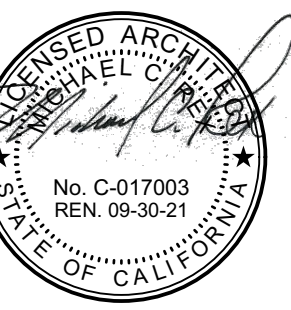
EXAMPLE: SAUSALITO JEWELERS
*8" MAX. FOR WINDOW LETTERING

- NOTES:
- 1) FONT AND SIZE WILL BE THE SAME FOR ALL FOUR SIGNS ON THE AWNING VALENCE, IDENTIFYING THE THREE RETAIL SHOPS AND THE LOBBY SERVING THE SIX RESIDENTIAL UNITS ON THE UPPER TWO FLOORS.
 - 2) EACH SHOP WILL DISPLAY ITS OWN LOGO AND ID IN A WHITE GRAPHIC LOCATED AT EYE LEVEL AND SILKSCREENED TO THE CENTER OF THE GLASS PANEL IN THE UPPER PORTION OF THE DUTCH-STYLED ENTRY DOOR TO EACH SHOP. MAX 8" TALL LETTERS, AND COMBINED LETTERING AND LOGO NOT TO EXCEED MAX 25% OF WINDOW AREA. (1'6" X 1'6" AREA)
 - 3) EACH AWNING SIGN WILL BE A 1'-3" HIGH REMOVABLE BLUE CANVAS PANEL TO MATCH THE AWNING FABRIC & COLOR. THE PANELS WILL BE ATTACHED TO THE EXISTING 1'-3" HIGH FACE OF THE EXISTING AWNING'S VALANCE, AS WAS DESIGNED BY DON OLSEN AND APPROVED IN 1987 (SEE SHEET EC1 FOR OLSEN'S DRAWING). THESE PANELS CAN BE REMOVED AND REPLACED WHEN SHOP NAMES CHANGE OVER TIME. ANY NEW SHOP AWNING SIGNS WILL ADHERE TO THIS SIGNAGE PROGRAM, USING THE SAME SIGN SIZE LIMITS, COLORS, AND TYPEFACE SPECIFICATIONS.



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(E) WINDOWS TO MATCH 9

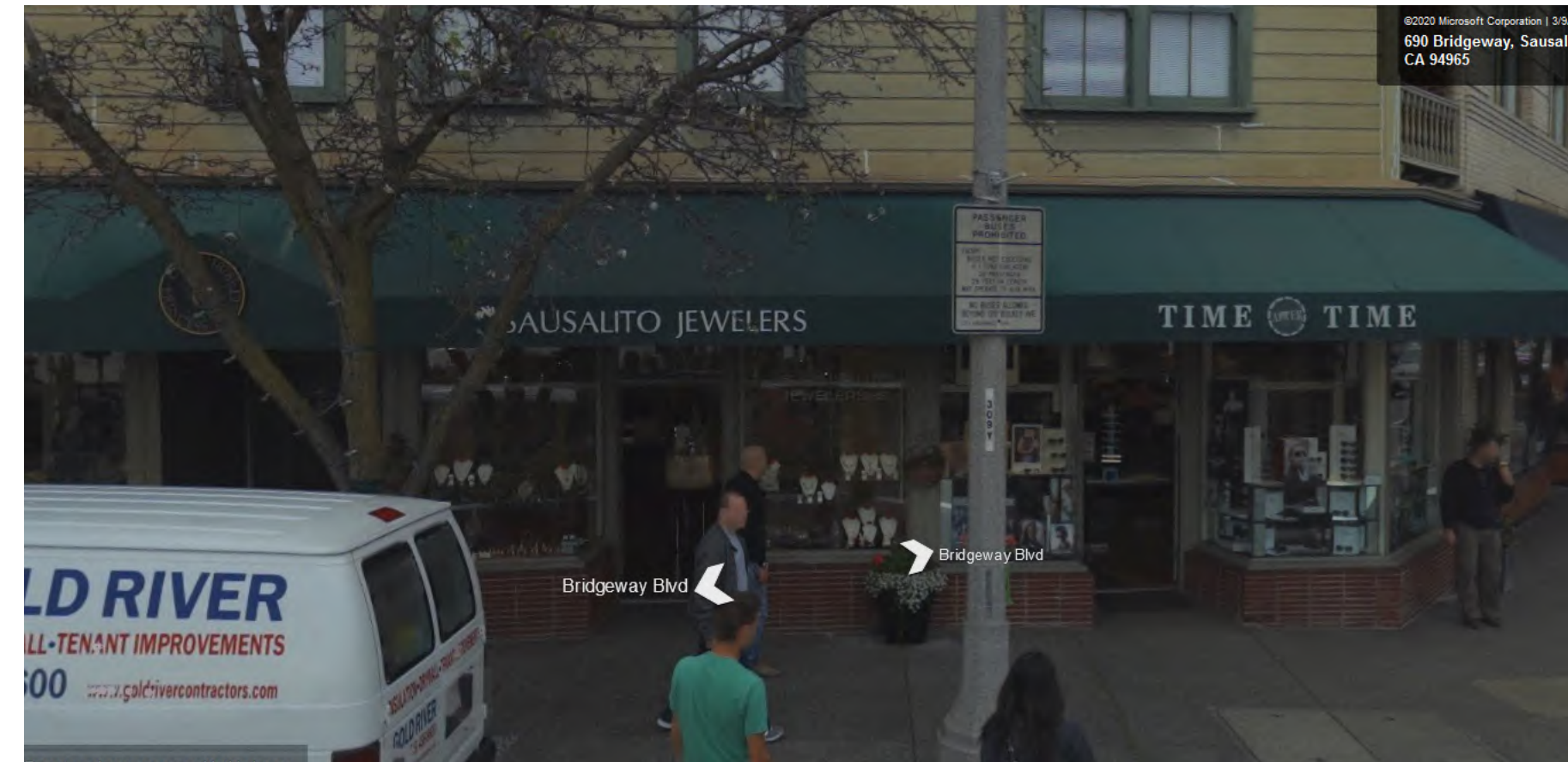
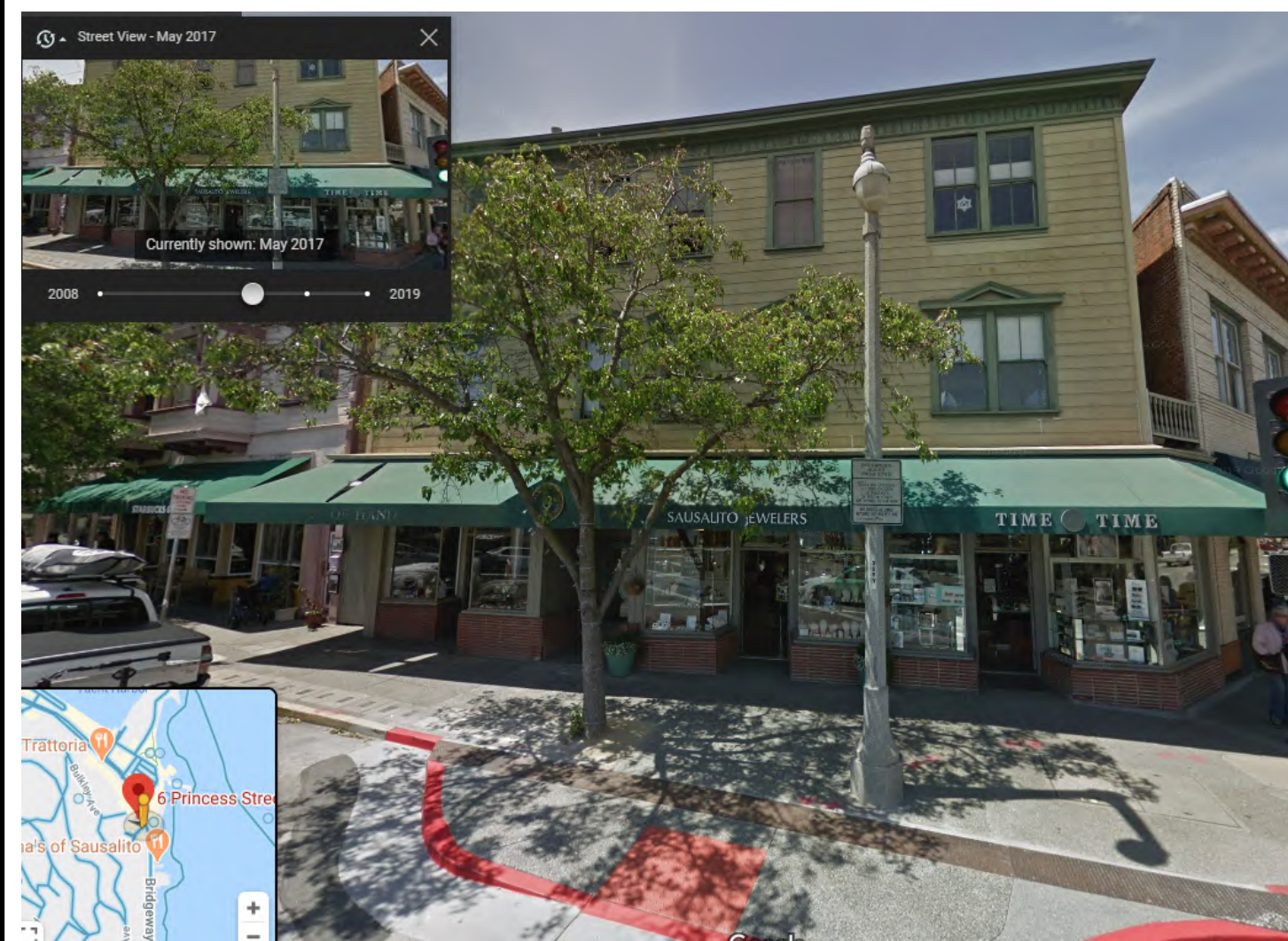
HISTORIC PHOTOS OF "SCHNELL'S HOUSE" SIGN & IRONWORK AT ROOFTOP 5

AWNING & WINDOW SIGN PROGRAM TYPEFACE 4



EXTERIOR LIGHTING TO BE 12" DIAMETER DOWNLIGHTS, SHIELDED TO NOT CREATE GLARE TO NEIGHBORS. MATT BLACK FINISH ON SHADE. SEE ELEVATIONS ON A3.2, A3.3 & A3.4.

EXT. LIGHTING 8



SUMMARY TABLE OF SIGNAGE AT SOUTH/STREET ELEVATION. SEE SHEET A3.1R

Sign	How affixed	How illuminated	Letter size <i>See dimensions on elevs on A3.1R</i>	Font <i>See A3.1R & M1.0 for graphics</i>	Color	Material	Area <i>See A3.1R Signage Area Calc</i>	Graphic
Window	Silkscreened paint on glass	Recessed lighting in bldg. soffit at doorway	<8" tall max lettering Overall: 1'-6" x 1'-6" at each door	"Walbaum Heading", all caps	White	Paint	2.25 sq. ft. at each door, total of 9 sq. ft. (<25% of window area)	
Date (1878)	Painted directly on wood frieze	No illumination	8 1/2" tall	"Modern No. 20" (font is circa 1905)	White	Paint	1.3 sq. ft.	
Awning	Painted/silkscreened directly on to matching canvas overlay panels secured to canvas awning	Indirectly from street lights	6" tall	"Walbaum Heading", all caps	White	Paint on matching canvas panels	See A3.1R Signage Area Calc	
Schnell's House	Painted directly on to siding	No illumination	2'-0" tall	"Walbaum Heading", all caps, as "ghost letters"	Newburyport Blue slightly darker than wall color	Paint	60.16 sq. ft.	
Address numbers on entry doors	Brass screws to match brass numbers	Recessed lighting in bldg. soffit at doorway	4" tall for each number, approx. 3" wide	"Modern No. 20" (font is circa 1905)	Brass	Brass	12 square inches each number.	

PHOTO: 1878 SIGN 11

PHOTOS OF (E) AWNINGS & SIGNAGE TO BE RESTORED 3

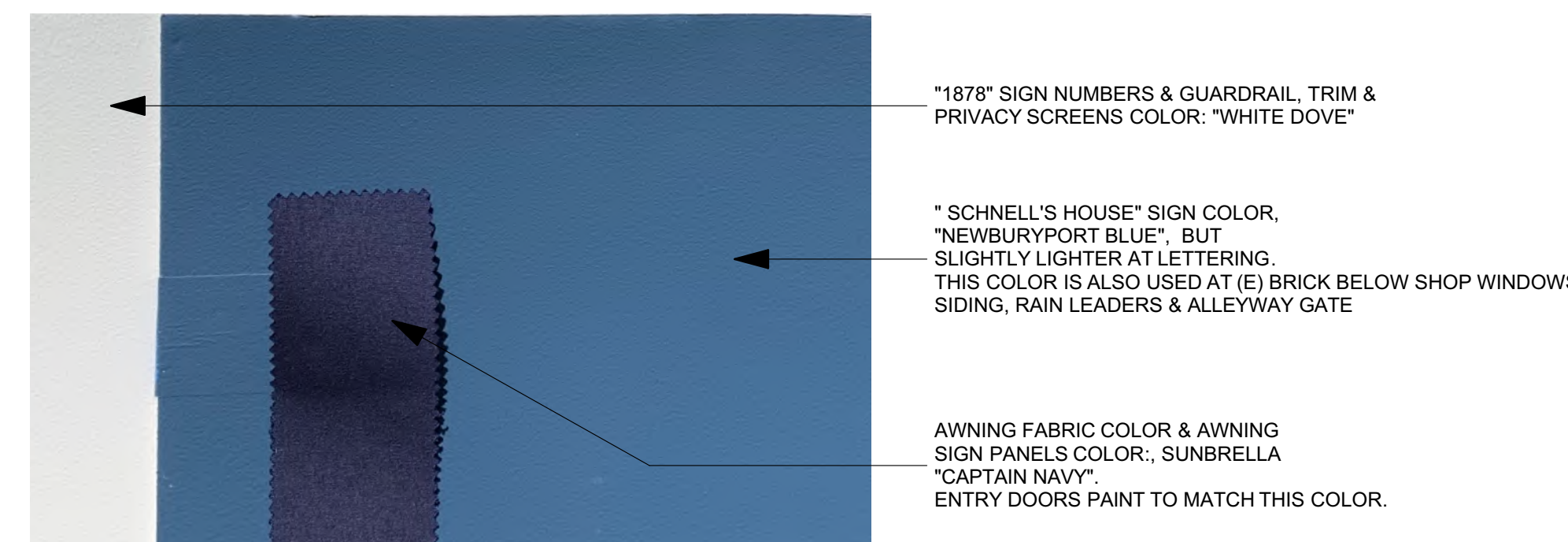
SIGNAGE SUMMARY 7



PHOTO OF SCHNELL'S HOUSE SIGN 10



EXAMPLE OF SIMILAR REMOVABLE CANVAS PANELS



SIGNAGE MATERIALS AND COLORS 2

EXTERIOR COLORS AND FINISHES:

Note: Use all Benjamin Moore Paints - no substitutes. See the Architect's color renderings for the locations of the colors.

- Siding, Rain Leaders & Alleyway Gate, Brick: "Newburyport Blue" No. HC-155 with a "Pearl" sheen
- Trim, Gutters & Sign Lettering, Guardrail: "White Dove" No. OC-17 with a "Satin/Soft Gloss" sheen
- Ground Floor Entry Doors and Sign Panels: Custom Color to match the awning color, with a "High Gloss" sheen
- "Schnell's House" Sign: Similar color as the "Newburyport Blue" but slightly lighter color and same sheen. (Brush out to be provided for actual color selection)
- Awning Canvas & any exposed Awning Frame: Sunbrella "Captain Navy" No. 0000
- Fire Escapes & Ladders, and decorative ironwork at the Flat Roof Area: Black with a "Satin/Soft Gloss" sheen
- Levers, Escutcheons & Kickplates @ the Ground Floor Entry Doors: Polished brass (Hardware selection and spec to be determined (TBD))
- Roof Shingles: Diamond shaped composition roof shingles by Pabco Roofing Products: "Cascade/Signature Cut" with a "Pewter Gray" color
- Flat Roof Membrane, Skylight Curbs & Vent Pipes: Stock color close to the darker tone of the roof shingles
- Skylight Frames: Dark anodized bronze aluminum

MATERIALS AND COLORS 1

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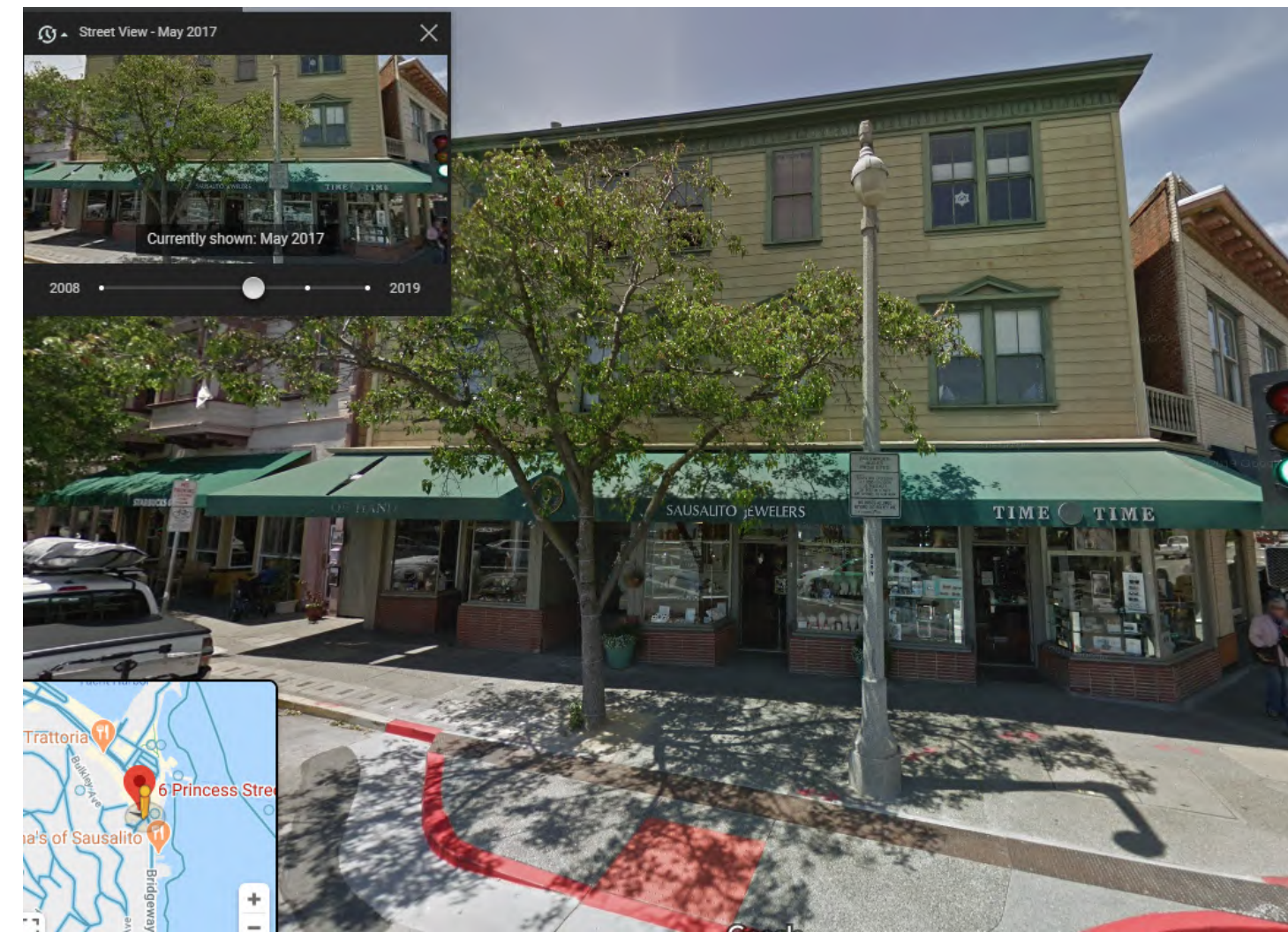
MATERIALS, COLORS & TYPEFACE

SHEET

M1.0



6 PRINCESS STREET
SIDE VIEW
2017
(NOTE AWNINGS)



6 PRINCESS STREET
FRONT VIEW
2017
(NOTE AWNINGS)



PHOTOS OF EXISTING AWNING FRAME CONNECTION DETAILS 2



6 PRINCESS STREET
SIDE VIEW
2019



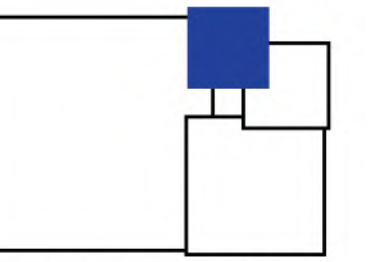
6 PRINCESS STREET
FRONT VIEW
2019



6 PRINCESS STREET STREET VIEW
WITH SURROUNDING AREA

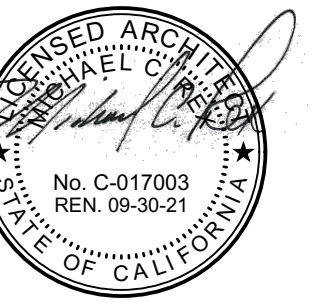


6 PRINCESS STREET AERIAL VIEW



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1" = 5', 1:80

PHOTOS &
CONNECTION DETAIL
PHOTOS

SHEET

P1.0

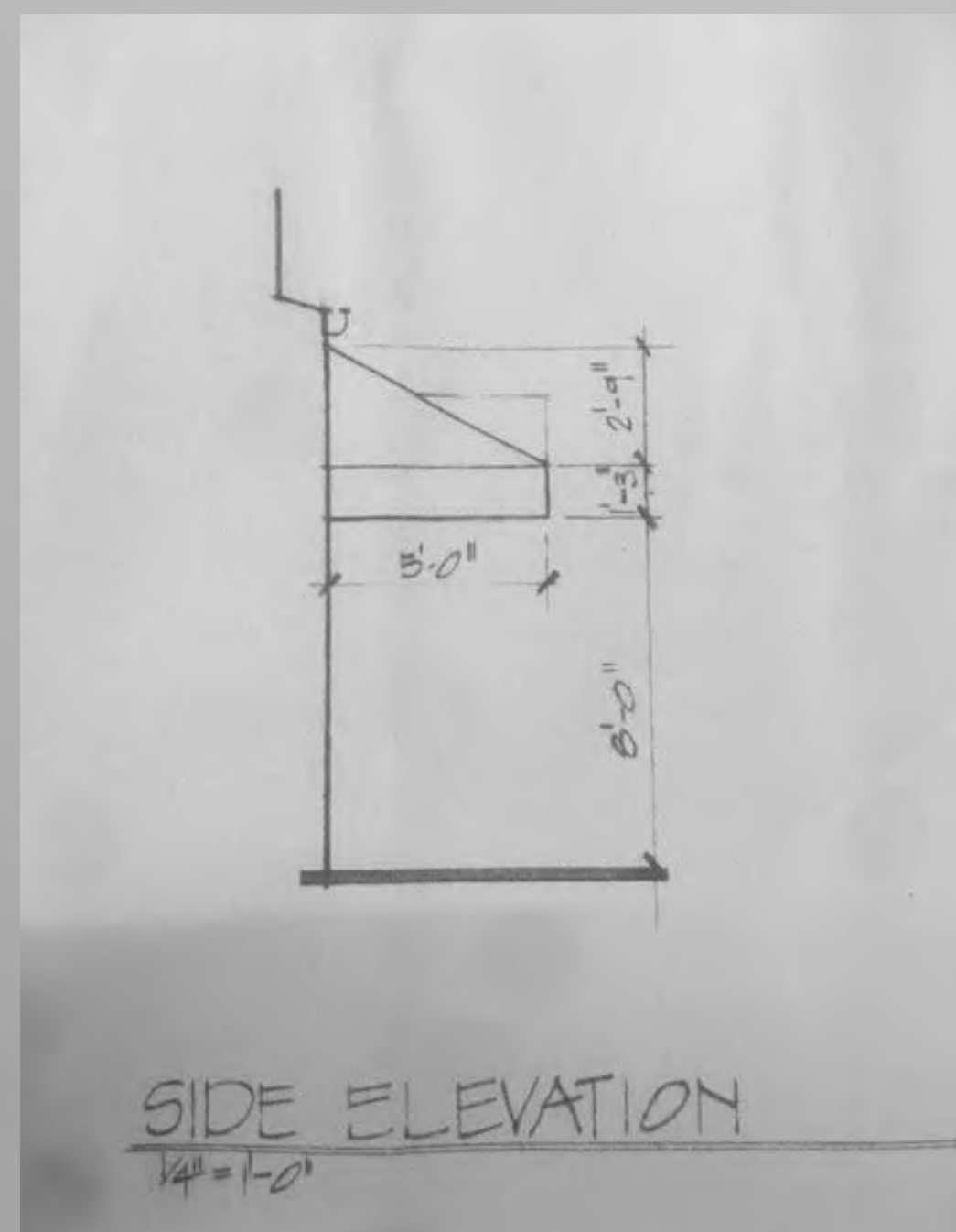
PHOTOS OF EXISTING BUILDING 1



FRONT ELEVATION



FRONT ELEVATION



SIDE ELEVATION
1/4" = 1'-0"

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