


STAFF REPORT

SAUSALITO ZONING ADMINISTRATOR

Project 300 Turney Street Lot Line Adjustment Amendment/
300 Turney Street
Lot Line Adjustment/ LLA 10-055

Meeting Date September 9, 2010

Staff Lilly Schinsing, Associate Planner 

REQUEST

Approval of an amendment to a previously approved Lot Line Adjustment to modify conditions of approval regarding striping the parking lot and landscaping at 300 Turney Street (APN 065-032-03 and -02).

PROJECT INFORMATION

Applicant Barbara Jaffe, Geoffrey Butler Architects

Property Owners Turney Street Properties LLC

Location/Size 300 Turney Street
APN 065-032-02, 12,993 square feet
APN 065-032-02, 14,367 square feet
See **Exhibit A** for vicinity map)

General Plan Commercial Waterfront Land Use Designation

Zoning Commercial Waterfront (C-W) Zoning District

Authority Zoning Ordinance Administration
(Zoning Ordinance Section 10.80.040)

Environmental Review The subject application is categorically exempt from the California Environmental Quality Act (CEQA), in accordance with Section 15301 the CEQA Guidelines. The project involves the permitting of existing facilities.

PROJECT DESCRIPTION

SITE LOCATION

The parcels at 300 Turney Street comprise an "L" shape and are bound on the south by Bridgeway, on the west by Locust Street, on the east by Turney Street and on the north by Humboldt Avenue.

STRUCTURES AND LAND USE

The parcel at 300 Turney Street (APN 065-032-02) contains two commercial buildings which are comprised of a variety of uses including office, wine bar and kitchen school uses. The second

parcel at 300 Turney (APN 065-032-03) fronts Bridgeway and contains a large parking lot which currently provides 39 parking spaces. The Locust Street Pump Station is located within the public right-of-way at the corner of Bridgeway and Locust Street.

PROJECT BACKGROUND

On July 11, 2007 the Planning Commission adopted Resolution No. 2007-23, approving a Conditional Use Permit (CUP 07-001) for a wine bar at 300 Turney Street. At the time the 300 Turney Street parcel consisted of two lots, one which contained two commercial buildings and the other which contained a parking lot to serve the commercial buildings. As the parking was not located on the same parcel as the commercial uses, Condition of Approval 14 in the CUP approval specified that the two lots be merged into a single lot.

On October 4, 2007 the Zoning Administrator adopted Resolution No. 2007-31 (**Exhibit D**), approving a Lot Line Adjustment (LLA 07-003) to merge the two parcels into one. Conditions of Approval 8 and 9 in LLA 07-003 specified that:

COA 8: The parking lot area shall be re-striped in accordance with "300 Turney Street Properties, LLC plans dated September 12, 2007.

COA 9: Landscaping shall be installed in accordance with "300 Turney Street Properties, LLC plans dated September 12, 2007.

As of the writing of this report, the lot merger has not been recorded. A condition of approval in the draft resolution requires the recordation of the lot merger within 60 days of the approval of this application.

PROPOSAL

The project proposes to modify Conditions of Approval 8 and 9 in Resolution No. 2007-31 regarding striping the parking lot and landscaping at 300 Turney Street to accommodate an easement requested by the Sausalito-Marin City Sanitary District for an upgraded pump station. Most of the new pump station structure and the generator facilities for the District will be located on a portion of the 300 Turney Street property. In order to accommodate the new structure, and still provide required 9-foot by 19-foot parking space size, the parking lot at 300 Turney Street will need to be reconfigured to replace the angled parking near the new structure with parallel parking spaces. The rest of the parking lot will be reconfigured so that there is no loss of required parking on the parcel.

The parking lot will be restriped to provide 35 45-degree angle parking spaces and two parallel spaces near the relocated pump station on the parking lot parcel (APN 065-032-03). Ten additional 90 degree angle parking spaces will be provided near the two commercial buildings on the parcel at APN 065-032-02.

In order to accommodate the reconfigured parking spaces, the existing six to five-foot Erythrina hedge will be removed and replaced with 42-inch wood and wire vine trellis planted with evergreen flowering vines and screened with ornamental grasses retained by a one-foot timber planter.

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. Staff has reviewed applicable General Plan polices and concluded that the project is in compliance with the General Plan.

ZONING CONSISTENCY

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

Number of Required Parking Spaces. Zoning Ordinance Table 10.40-1 establishes minimum off-street parking requirements for a variety of land uses. The following table shows the existing uses on the parcel at 300 Turney and the required parking spaces per use.

Use	Parking Requirement	Area of Use	Number of Required Parking Spaces
Wellington's Wine Bar	1 space per 4 person occupancy	48 Seats	12
ITK Culinary Cooking School	1 space/300 square feet	935 square feet	3
Precision Construction Office	1 space/300 square feet	2,955 square feet	10
Geoffery Butler Architecture Office	1 space/300 square feet	3,104 square feet	10
Total Parking Required:			35

The proposed reconfiguration of the 300 Turney Street parking lot would result in a parking lot which provides 45 standard parking spaces, 2 ADA parking spaces and 1 motorcycle space, for a total of 48 spaces. As the parking requirement for the current uses on the subject parcel is less than the parking proposed, the project complies with the requirements in Table 10.40-1 of the Zoning Ordinance.

Design and Improvement of Parking. Zoning Ordinance Section 10.40.120 relates to the design and improvement of required parking spaces and areas. The proposed restriping meets the minimum parking space size, minimum aisle width, border barricades, internal access, and ingress/egress. Staff has concluded that the project satisfies requirements with respect to the requirements in Section 10.40.120.

PUBLIC NOTICE AND CORRESPONDENCE

Notices were mailed to all residents and property owners and interested persons within 300 feet of the project site on August 30, 2010.

RECOMMENDATION

Staff recommends the Zoning Administrator approve the attached draft resolution (**Exhibit B**) which approves an amendment to a previously approved Lot Line Adjustment to modify conditions of approval regarding striping the parking lot and landscaping at 300 Turney Street.

Additionally, the Zoning Administrator may:

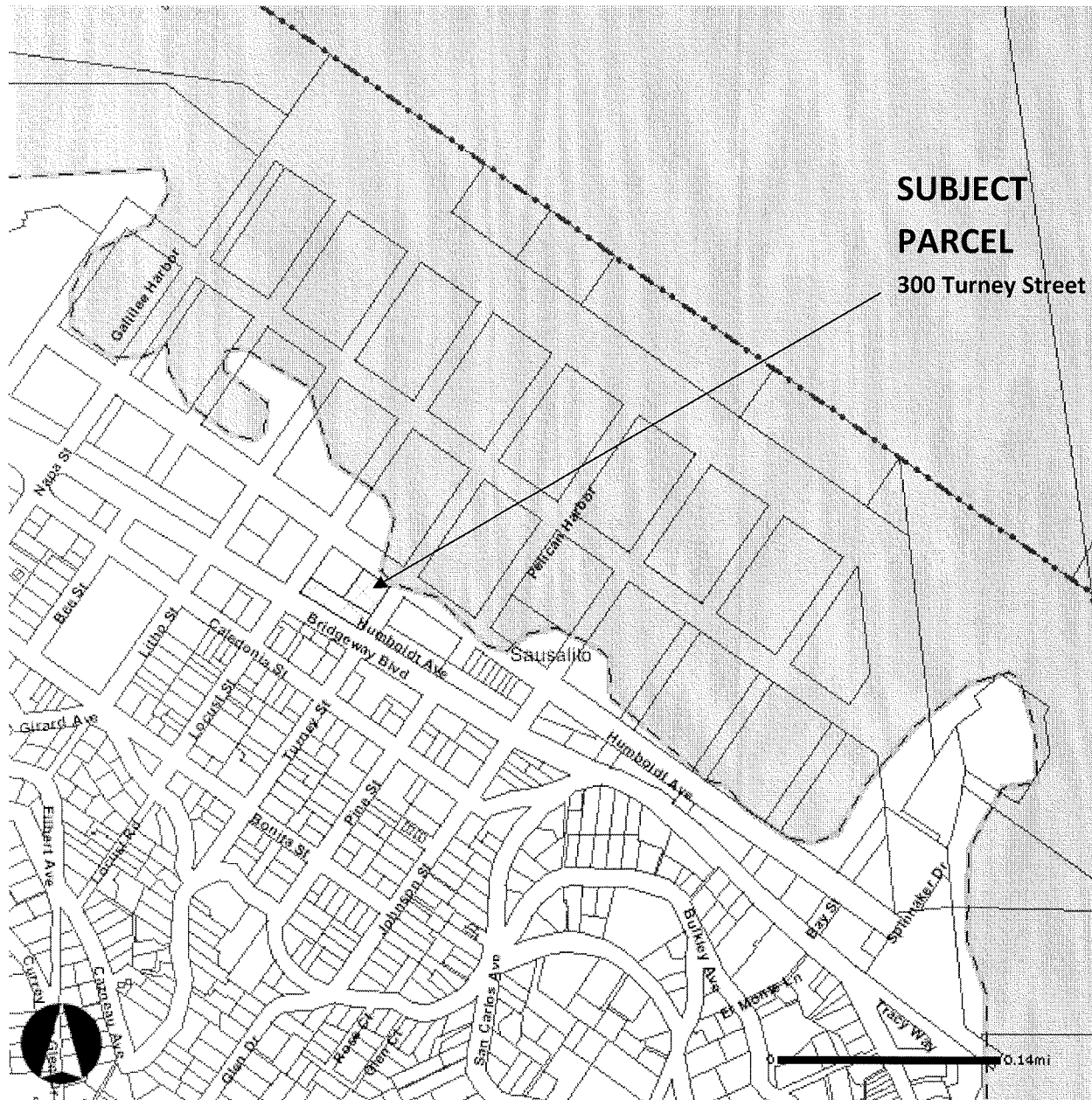
- Approve the amendment to a previously approved Lot Line Adjustment;
- Continue the public hearing for additional information and/or project revisions; or
- Deny the amendment to a previously approved Lot Line Adjustment and direct Staff to return with a Resolution of Denial.

EXHIBITS

- A. Vicinity Map
- B. Resolution (Draft)
- C. Revised Parking/ Landscaping Plan, date stamped received August 24, 2010
- D. Zoning Administrator Resolution No. 2007-31

I:\CDD\PROJECTS - ADDRESS\Turney 300\LLA 07-003\2010 Amendments\zasr 9-9-10.doc

VICINITY MAP



**SUBJECT
PARCEL**
300 Turney Street

BLANK

**SAUSALITO ZONING ADMINISTRATOR
RESOLUTION NO. 2010-XX**

**A RESOLUTION APPROVING AN AMENDMENT TO A PREVIOUSLY APPROVED LOT
LINE ADJUSTMENT TO MODIFY CONDITIONS OF APPROVAL REGARDING STRIPING
THE PARKING LOT AND LANDSCAPING AT 300 TURNEY STREET
(LLA 07-003)**

WHEREAS, an application has been filed by the applicant Barbara Jaffe, Geoffrey Butler Architects on behalf of the property owner, Turney Street Properties LLC, requesting Zoning Administrator approval of an amendment to a previously approved Lot Line Adjustment (LLA 07-003) to modify conditions of approval regarding striping the parking lot and landscaping at 300 Turney Street (APN 065-032-03 and -02); and

WHEREAS, the Zoning Administrator conducted a duly-noticed public hearing on September 9, 2010 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 CEQA pursuant to CEQA Guidelines Section 15301; and

WHEREAS, the Zoning Administrator has reviewed and considered the project plans prepared by Geoffrey Butler Architects, entitled "300 Turney Street Properties LLC.," and date-stamped received on August 24, 2010; and

WHEREAS, the Zoning Administrator has reviewed the Zoning Administrator Resolution No. 2007-31, approved October 14, 2007 and found that the project meets the findings in Zoning Administrator Resolution No. 2007-31; and

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

WHEREAS, the Zoning Administrator has reviewed and considered the information contained in the staff reports for the proposed project; and

WHEREAS, the Zoning Administrator 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 September 9, 2010; and

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

An amendment to a previously approved Lot Line Adjustment (LLA 07-003) to modify conditions of approval regarding striping the parking lot and landscaping at 300 Turney Street, is approved subject to the conditions of approval in **Attachment 1** and as shown in the project plans titled "300 Turney Street Properties LLC.," and date-stamped received on August 24, 2010 in **Attachment 2**.

Date

Jeremy Graves, AICP
Zoning Administrator

ATTACHMENTS

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

I:\CDD\PROJECTS - ADDRESS\T\Turney 300\LLA 07-003\2010 Amendments\zareso 9-9-10.doc

**ZONING ADMINISTRATOR RESOLUTION
SEPTEMBER 9, 2010
LLA 07-003
300 TURNEY STREET**

ATTACHMENT 1: CONDITIONS OF APPROVAL

These conditions apply to the project plans prepared by Geoffery Butler Architects entitled "300 Turney Street Properties LLC.," and date-stamped received on August 24, 2010:

1. Condition of Approval 8 Zoning Administrator Resolution No. 2007-31 in is amended to read:

"The parking lot area shall be re-striped in accordance with the project plans titled '300 Turney Street Properties LLC.,' and date-stamped received on August 24, 2010."
2. Condition of Approval 9 Zoning Administrator Resolution No. 2007-31 in is amended to read:

"Landscaping shall be installed in accordance with the project plans titled '300 Turney Street Properties LLC.,' and date-stamped received on August 24, 2010."
3. The lot merger to merge the parcels APN 065-032-03 and -02 together as approved in Zoning Administrator Resolution No. 2007-31 shall be recorded at the applicant's expense within 60 days of the approval date of this resolution. The Lot Line Adjustment map and deeds shall be prepared by a Land Surveyor and submitted to the City Engineer for review and approval, prior to recordation with the County of Marin. Upon recordation of both documents at the County Recorder's Office, copies shall be submitted to the City for inclusion in the City files.
4. All other conditions of approval contained in Zoning Administrator Resolution No. 2007-31 remain in force.

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.

1. All applicable City fees as established by City Council resolutions and ordinances shall be paid.
2. Construction Impact Fees shall be paid in accordance with the Construction Impact Fee Ordinance. The fee is due prior to issuance of Building Permit.
3. Encroachment permit, grading permit, third party review fees (cost plus 10%) fees shall be paid.
4. An encroachment permit shall be obtained from the Public Works Department prior to using the public right of way for non-public purposes (e.g., material storage, sidewalk construction or demolition) including any and all construction and demolition activities.
5. Pursuant to Municipal Code Chapter 11.17, dumping of residues from washing of painting tools, concrete trucks and pumps, rock, sand, dirt, agricultural waste, or any other materials discharged into the City storm drain system that is not composed entirely of storm water is prohibited. Liability for any such discharge shall be the responsibility of person(s) causing or responsible for the discharge. Violations constitute a misdemeanor in accordance with Section 11.17.060.B.

6. Pursuant to Municipal Code Section 18.08.020, overhead electrical and communication service laterals shall be placed underground when the main electrical service equipment is relocated or replaced.
7. Pursuant to Municipal Code Section 12.16.140, the operation of construction, demolition, excavation, alteration, or repair devices and equipment within all residential zones and areas within a 500 foot radius of residential zones shall only take place during the following hours:
Weekdays – Between 8:00 a.m. and 7:00 p.m.
Saturdays – Between 9:00 a.m. and 5:00 p.m.
Sundays – Prohibited
Holidays recognized by the City – Between 9:00 a.m. and 7:00 p.m.

Homeowners currently residing on the property and other legal residents may operate the equipment themselves on Sundays between 9:00 a.m. and 7:00 p.m.

8. Permits required by other agencies having jurisdiction within construction area shall be obtained in accordance with their respective agency's regulations.

ZONING ADMINISTRATOR RESOLUTION
SEPTEMBER 9, 2010
LLA 07-003
300 TURNEY STREET

ATTACHMENT 2: PROJECT PLANS

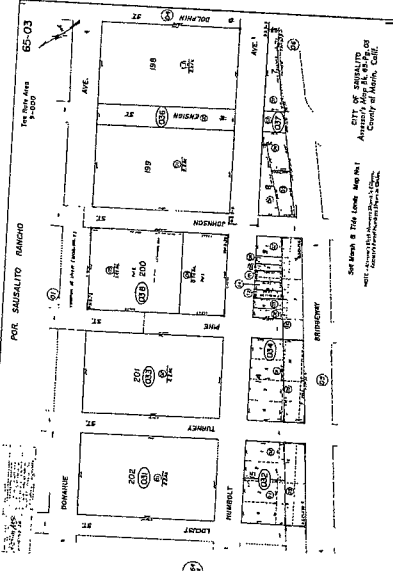
**300 TURNEY STREET
PROPERTIES, L**

300 Turney St.
San Francisco
California
94102

APN: 065-032-02
APN: 065-032-03

**EXISTING SITE
&
PROJECT DATA**
A1.0

DATE: 10/15/2010



PROJECT DATA

OWNERS:
300 TURNEY STREET PROPERTIES, LLC
1200 MARKET STREET, SUITE 100
SAN FRANCISCO, CA 94102

ARCHITECT:
BOFFREY & BUTLER
1200 MARKET STREET, SUITE 100
SAN FRANCISCO, CA 94102
TEL: 415.398.1111 FAX: 415.398.1117
WWW.BOFFREYBUTLER.COM

PLANNING:
APN: 065-032-02
APN: 065-032-03

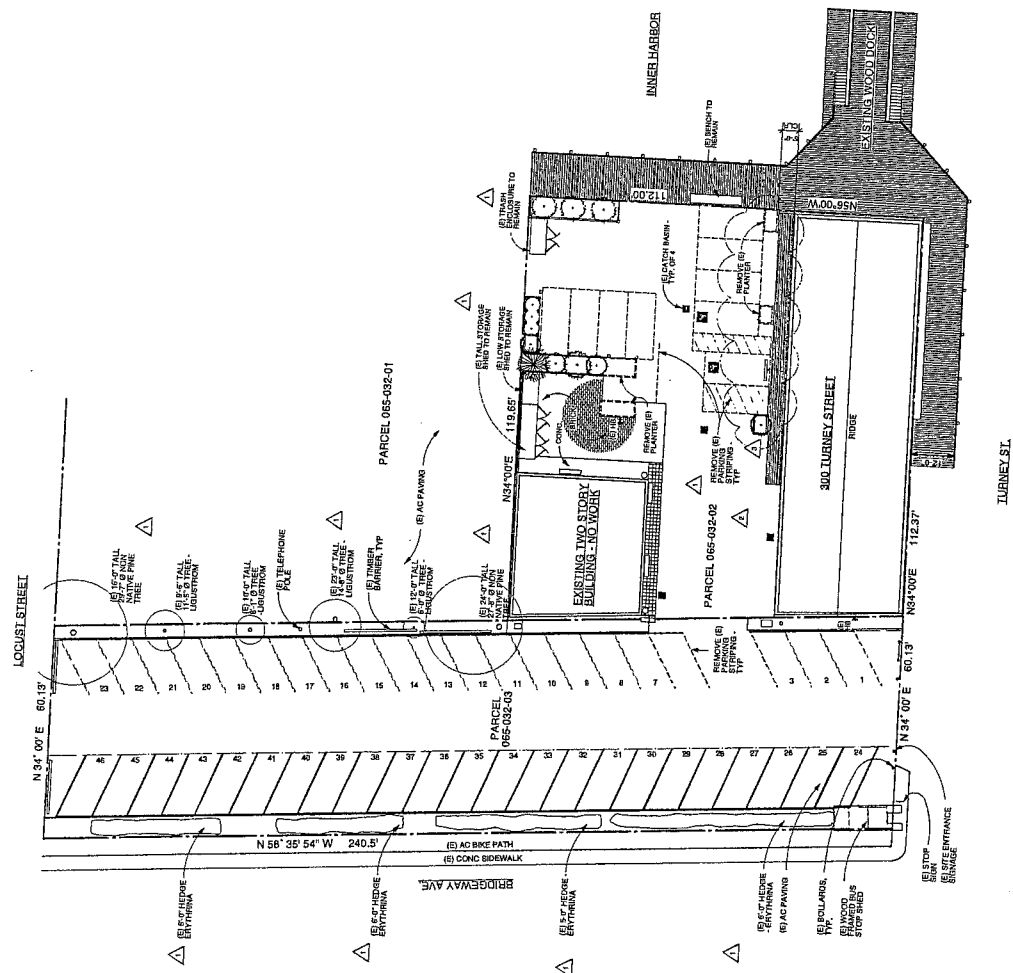
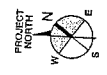
PERMITS:
PARCEL 1: 12,200 SBT
PARCEL 2: 14,300 SBT

SCOPE OF WORK

LOT LINE ADJUSTMENT
PROVISIONAL LOT
PROVISIONAL

PARKING TABULATION

REQUIREMENTS FOR SUBMITTAL ZONING ORDINANCE
REQUIREMENTS FOR SUBMITTAL ZONING ORDINANCE
187 FLOOR WELINGTONS WINE BAR
1 FLOOR WELINGTONS WINE BAR
REQUIRED: 18 PARKING SPACES
187 FLOOR WELINGTONS WINE BAR
1 FLOOR WELINGTONS WINE BAR
REQUIRED: 4 PARKING SPACES
PROJ. LOT: FEE COPIES AND ASSOCIATES
1 FLOOR WELINGTONS WINE BAR
1 FLOOR WELINGTONS WINE BAR
REQUIRED: 18 PARKING SPACES
OFFICE AREA: 3,000 SQ FT
OFFICE AREA: 3,000 SQ FT
REQUIRED: 18 PARKING SPACES
TOTAL REQUIRED PARKING: 43 SPACES
PROVIDED PARKING: 37
STANDARD SPACES: 37
STANDARD SPACES: 2
TOTAL PROVIDED PARKING: 39 SPACES



EXISTING/DEMOLITION SITE PLAN
SCALE: 1/8" = 1'-0"

BLANK

RECEIVED
AUG 24 2010

CITY OF SAUSALITO
COMMUNITY DEVELOPMENT

ISSUED FOR:	
PLANSHEET 1	02 AUG 2010
PLANSHEET 2	28 APR 2010
PLANSHEET 3	11 MAR 2010
SCALE:	AS INDICATED
DRAWN BY:	BASJ
JOB NAME:	TURNEY PARKING
JOB NUMBER:	070

EXISTING SITE PLAN

A1.0

SCOPE OF WORK
-RESTRIPE PARKING LOT
-LANDSCAPE EDGE OF LOT ALONG BRIDGEWAY

PROJECT INFORMATION
OWNER: 300 TURNEY STREET PROPERTIES, LLC
SITE: 300 TURNEY STREET, SAN FRANCISCO, CA 94105
ARCHITECTURE & PLANNING: COFFEY & BUTLER
LANDSCAPE ARCHITECT: BRADMAN & ASSOCIATES

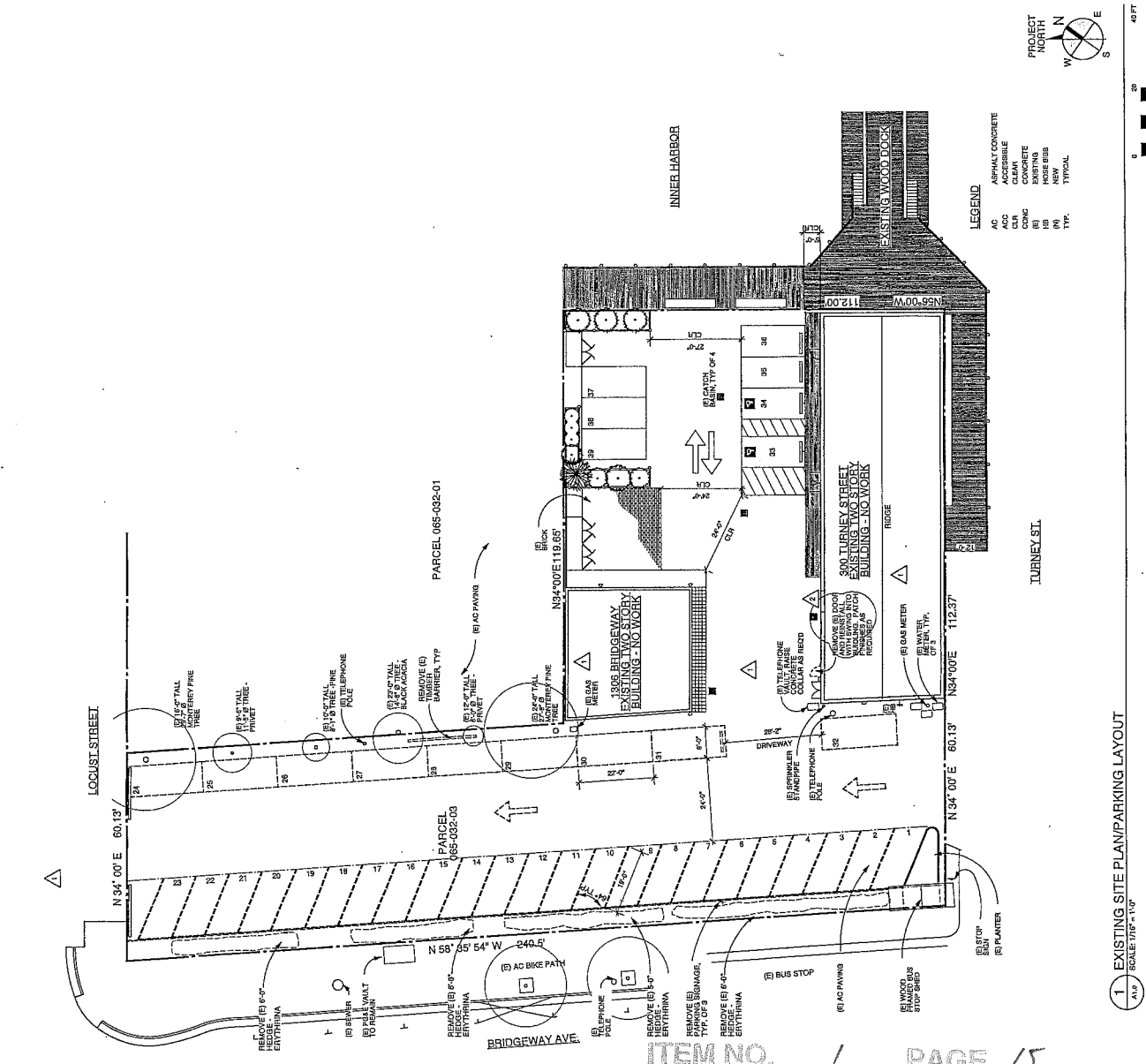
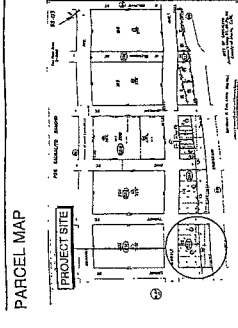
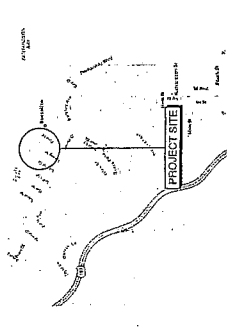
DRAWING INDEX
A1.1 PROPOSED SITE PLAN
L1 LANDSCAPE PLAN

PROJECT TEAM
OWNER: 300 TURNEY STREET PROPERTIES, LLC
220 MARSHALL COMPANY PROPERTY
SITE: 300 TURNEY STREET, SAN FRANCISCO, CA 94105
ARCHITECTURE & PLANNING: COFFEY & BUTLER
1200 CALIFORNIA STREET, SAN FRANCISCO, CA 94109
TEL: 415.774.2800 FAX: 415.774.2817
WWW.COFFEYBUTLER.COM
LANDSCAPE ARCHITECT: BRADMAN & ASSOCIATES
1000 BRIDGEWAY, SAN FRANCISCO, CA 94133
TEL: 415.398.1300 FAX: 415.398.1301
WWW.BRADMAN.COM
CONTRACTOR: JIM BRADMAN

GENERAL NOTES

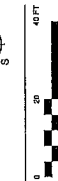
1. ALL CONSTRUCTION TO MEET THE REQUIREMENTS OF CURRENT CALIFORNIA STATE AND LOCAL REGULATIONS AND PERMITS.
2. DO NOT SCALE THESE DRAWINGS. IF THESE DRAWINGS ARE NOT AT A 1/8" = 1'-0" SCALE, THEY HAVE BEEN REDUCED OR ENLARGED.
3. ALL WORK IN CONTACT WITH CONCRETE SHALL BE PRESURE TREATED TO A MINIMUM OF 40% RETENTION.
4. [X] INDICATES NORMAL FEEL.
5. ALL WORK IN CONTACT WITH CONCRETE SHALL BE PRESURE TREATED TO A MINIMUM OF 40% RETENTION.
6. PROPERTY MUST BE SURVEYED WITH SETTING LINES SET OUT BY A LICENSED SURVEYOR FOR FAST FOUNDATION INSPECTION.

VICINITY MAP



LEGEND

- AC ASPHALT CONCRETE
- ACC ACCESSIBLE
- CLR CLEAR
- CON CONCRETE
- GRB GRANITE
- HOSE HOSE EMB
- NEW NEW
- TRM TYPICAL



1. EXISTING SITE PLAN/PARKING LAYOUT
A1.0 SCALE: 1/16" = 1'-0"

EXHIBIT C
(3 PAGES)

BLANK

RESOLUTION NO. 2007-31
RESOLUTION OF THE SAUSALITO ZONING ADMINISTRATOR
APPROVING LOT LINE ADJUSTMENT APPLICATION NO. LLA 07-003
FOR 300 TURNEY STREET (APN 065-032-02) AND (065-032-03)

WHEREAS, an application was filed on July 30, 2007 by Barbara Jaffe of Geoffrey Butler Architecture and Planning, on behalf of the property owner, Turney Street Properties, LLC, requesting Zoning Administrator approval of a Lot Line Adjustment between the properties to create a merger between 300 Turney Street property of APN 065-032-02 and 03 to create a legal conforming lot; and

WHEREAS, the Zoning Administrator has conducted a duly noticed public meeting on October 4, 2007, in the manner prescribed by local ordinance, at which time all interested persons were given an opportunity to be heard; and

WHEREAS, the Zoning Administrator has reviewed and considered the Maps and Applications;

WHEREAS, the Zoning Administrator has received and considered oral and written testimony on the subject application and obtained evidence from site visits; and

WHEREAS, the Zoning Administrator has reviewed and considered the information contained in the October 4, 2007 staff report for the proposed project attached hereto; and

WHEREAS the Zoning Administrator finds that, as conditioned herein, the proposed project complies with the requirements of the Zoning Code and Lot Line Adjustment findings as outlined in the staff report;

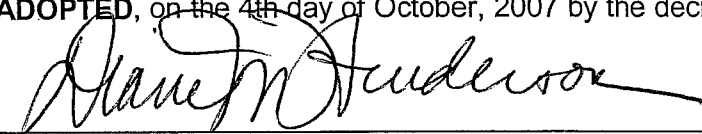
WHEREAS, the Zoning Administrator finds that, as conditioned herein, the proposed project complies with the General Plan as outlined in the staff report; and

WHEREAS, the Zoning Administrator finds that the project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15305.

NOW, THEREFORE, THE ZONING ADMINISTRATOR CONCLUDES, based on the above-noted criteria, that the Application No. LLA 07-003 can be approved, subject to the following conditions of approval:

1. The Lot Line Adjustment is approved as outlined in the attached findings (Attachment A).
2. The Lot Line Adjustment is approved as illustrated in the attached plans and record of survey (Attachment B) and the attached conditions of approval (Attachment C).

RESOLUTION PASSED AND ADOPTED, on the 4th day of October, 2007 by the decision of the Zoning Administrator:



ZONING ADMINISTRATOR

EXHIBIT D
(8 PAGES)

**ZONING ADMINISTRATOR HEARING
ATTACHMENT A: FINDINGS**

LOT LINE ADJUSTMENT FINDINGS

Pursuant to the Sausalito Municipal Code Section 10.64.050 D (Lot Line Adjustment Findings) it has been found that the request may be approved based on the following findings:

1) *No new lots will be created.*

The adjustment does not propose to create any new lots.

2) *Lot Line Adjustment will not increase the development potential of affected parcels.*

The Lot Line Adjustment is proposing to merge two lots of 12,993 square feet and 22,938 square feet at the property of 300 Turney Street. The parking constraints will limit further development on the parcel.

3) *Resultant lots conform with all applicable requirements of this Title 10, including shape, orientation to public right-of-way, use, open space, setbacks and bulk requirements; or*

The resultant lot will be in compliance with the requirements of Title 10, and will meet minimum parcel area, setbacks, coverage, floor area ratio, and impervious surface requirements for commercial parcels.

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

The resultant lot will not increase pre-existing non-conformities of the parcel as the purpose of the Lot Line Adjustment is to rectify all existing non-conformities and bring them into full conformance of the code.

5) *Resultant lots will not create new nonconformities with this Title 10.*

The resultant lot will not create any new nonconformity and will bring all non-conformities into compliance. As directed by Planning Commission under Resolution 2007-23, the parking lot APN 065-032-03 will be joined with the parcel APN 065-032-02 and the parking lot shall be re-stripped to bring the non-conforming lot and striping into full compliance.

6) *Resultant lots will be of adequate 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.*

The resultant lot will be of adequate size and shape to accommodate the proposed commercial uses, including vehicular access, parking, and circulation. The proposal meets the minimum site development regulations for the district.

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

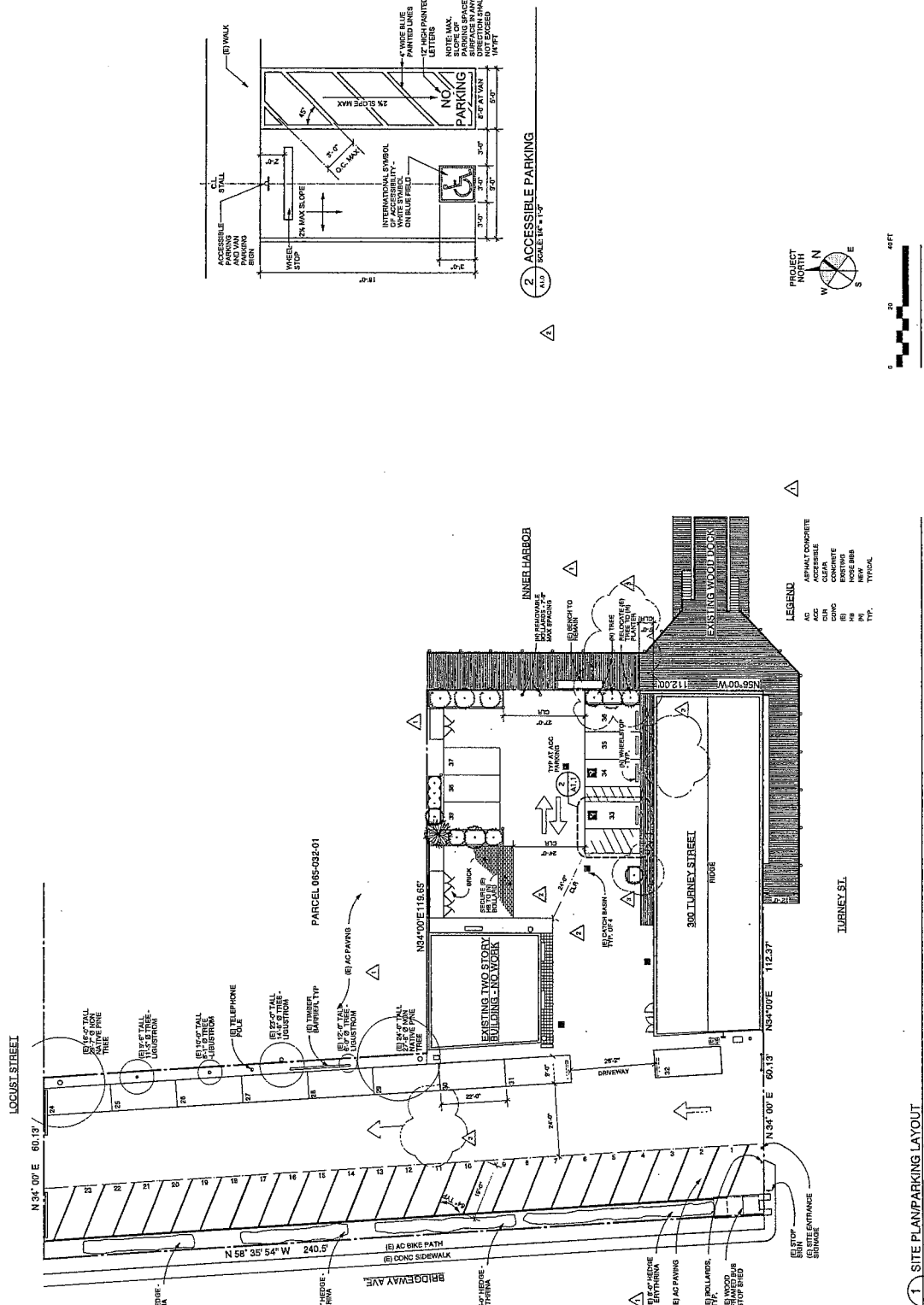
The proposed lot line adjustment does not change the existing uses, structures, or zoning.

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

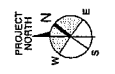
The proposed lot line adjustment appears to have no negative impact to any of the subject parcels or to the parcels that abut the project site.

- 9) ***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 will merge the two parcels at 300 Turney, and will not have any effect on surrounding parcels.



2 ACCESSIBLE PARKING
SCALE 1/4" = 1'-0"



- LEGEND**
- AC FINISH CONCRETE
 - ACC ACCESSIBLE
 - CLR CLEAR
 - CR CONC
 - EX EXISTING
 - HB HOSE BIB
 - TR TYPICAL

1 SITE PLAN PARKING LAYOUT
SCALE 1/4" = 1'-0"

BASIS OF BEARINGS

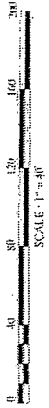
The Basis of Bearings of this survey is S 88° 39' 39" E 601.00 MEAS (601.02, 8.5-81) between found standard street monuments, as shown.

LEGEND

- Denotes 1/4" I.D. galvanized iron pipe with plates, plug "DANONUR 11A 4794" unless noted otherwise
- Denotes found monument as noted
- Denotes uncalibrated
- Denotes uncalibrated
- LN Denotes Official Record Instrument Number, Marin County Records
- MSAS Denotes measured
- M Denotes Book of Maps, Marin County Records
- OR Denotes Official Records, Marin County Records
- D-728 Denotes J. Grappi Survey No. 728, January 1970
- D-118 Denotes J. Grappi Survey No. 118, July 1982

NOTES

1. All monumentations shown are by the recorder's direct, true monument dimensions, being in feet.
2. Matters regarding Subsequent Map Act compliance not in scope of services
3. Easements, recorded or otherwise, not in scope of services
4. No attempt has been made as part of this survey to locate and/or identify monuments shown on the subject property. Only selected improvements are shown.



RECORD OF SURVEY

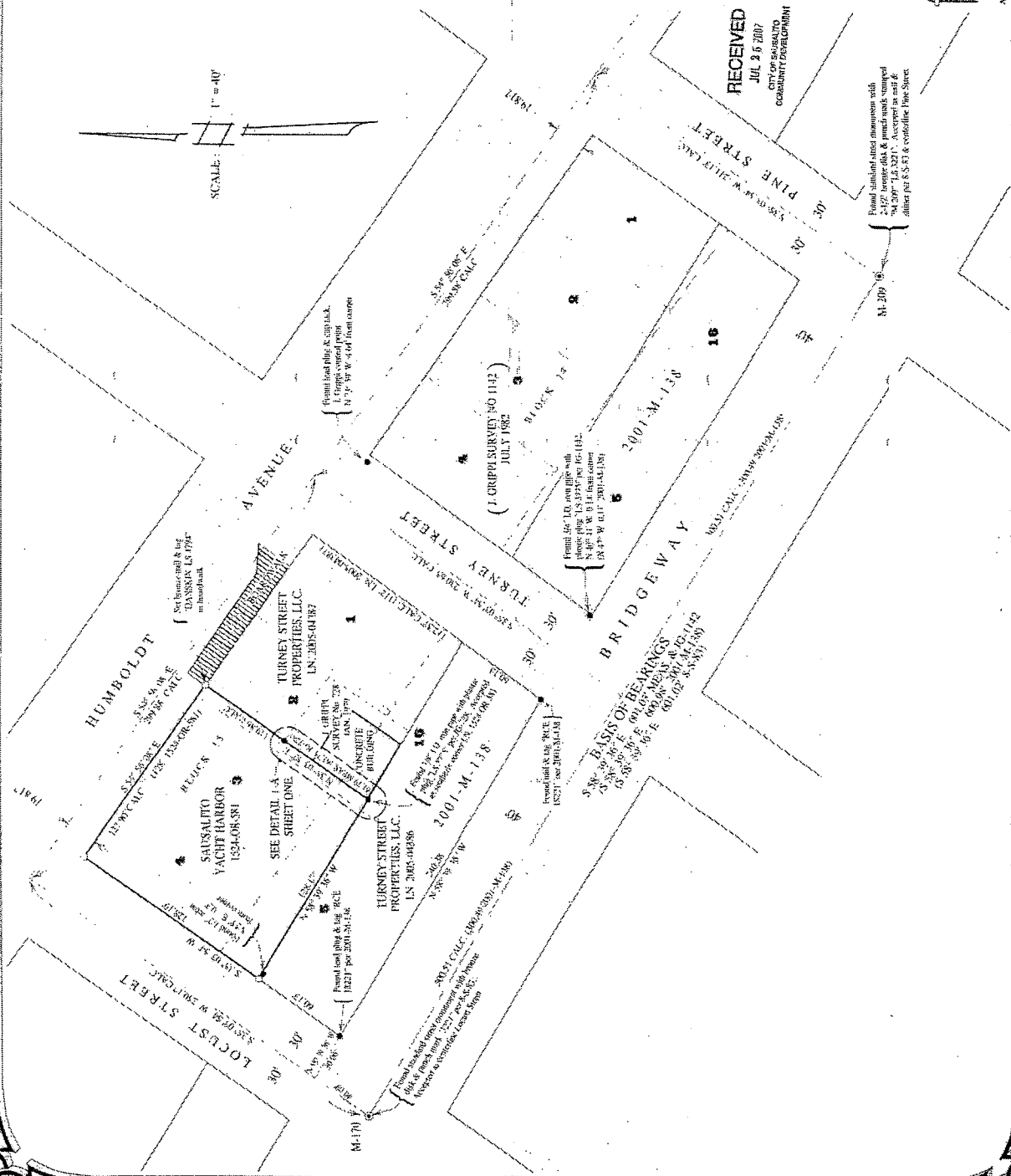
OF PORTION LANDS CONVEYED TO SAUSALITO YACHT HARBOR AS DESCRIBED IN BOOK 1524 OF OFFICIAL RECORDS AT PAGE 581 BEING LOTS 3 & 4, BLOCK 15 AND PORTION OF LOTS 2, 5 AND 16, BLOCK 15 LANDS OF THE SAUSALITO LAND AND FERRY CO. RECORDED IN RACK 1, PULL 9 MARIN COUNTY RECORDS CITY OF SAUSALITO CALIFORNIA

MARIN COUNTY CALIFORNIA
AUGUST 2005 SURVEY No. 811

PREPARED BY
PHILLIP A. DANSKIN & ASSOCIATES
LAND SURVEYOR
SONOMA COUNTY, CALIFORNIA
0117-000000

SHEET 2 OF 2

SURVEYORS 607



ATTACHMENT C: CONDITIONS OF APPROVAL

1. Approval of this Application is limited to the project record of survey titled "300 Turney Street Properties, LLC," dated March 2007 and stamped received on September 12, 2007.
2. This approval will expire in five (5) years from the date of adoption of this resolution if the property owner has not exercised the entitlements hereby granted.
3. This approval does not authorize any construction, site improvements, exterior alterations and/or renovations, except for landscaping in accordance with Condition number 9 of these Conditions of Approval.
4. 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.
5. In accordance with Ordinance No. 1160, the applicant shall pay any and all City costs arising out of or concerning the proposed project, including without limitation, permit fees, attorneys' fees, engineering fees, license fees and taxes, whether incurred prior to or subsequent to the date of this approval. Applicant acknowledges and agrees that City's costs shall be reimbursed prior to this approval becoming valid.
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.
7. The Lot Line Adjustment map and deeds shall be prepared by a Land Surveyor and submitted to the City Engineer for review and approval, prior to recordation with the County of Marin. Upon recordation of both documents at the County Recorders Office, copies shall be submitted to the City for inclusion in the City files.
8. The parking lot area shall be re-stripped in accordance with "300 Turney Street Properties, LLC plans dated September 12, 2007.
9. Landscaping shall be installed in accordance with "300 Turney Street Properties, LLC plans dated September 12, 2007.
10. Bollards shall be installed in accordance with "300 Turney Street Properties, LLC plans dated September 12, 2007.