SAUSALITO PLANNING COMMISSION NO. 2021-25
SEPTEMBER 22, 2021
719-725 BRIDGEWAY
DR-CUP-EA-TM-TRP-SP-VAR 17-487

EXHIBIT B: HPC RESOLUTION 2020-01 CERTIFICATE OF APPROPRIATENESS

RESOLUTION NO. 2020-01

RESOLUTION OF THE SAUSALITO HISTORIC PRESERVATION COMMISSION APPROVING A CERTIFICATE OF APPROPRIATENESS FOR THE LANGSAM BUILDING REPLACEMENT PROJECT AT 719-725 BRIDGEWAY (DR-CUP-EA-TM-TRP-SP 17-487)

WHEREAS, an application has filed by the applicant, Michael Rex on behalf of property owner Langsam Properties 1, LLC, requesting Historic Preservation Commission approval of a Certificate of Appropriateness for the Langsam Building Replacement Project (APN 065-071-21); 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

WHEREAS, the Historic Preservation Commission conducted a duly-noticed public hearing on February 27, 2020 and April 29, 2020 at which time all interested persons were given an opportunity to be heard; and

WHEREAS, the Historic Preservation Commission considered the information contained in the staff reports, the Certificate of Appropriateness Application (Exhibit C) and the Public Review Draft of the Initial Study/Mitigated Negative Declaration (Exhibit D); and

WHEREAS, the Historic Preservation Commission finds that the required findings listed in Sausalito Municipal Code Section 10.46.060.F can be made based on the information provided in the Certificate of Appropriateness Application and the Public Review Draft of the Initial Study/Mitigated Negative Declaration.

NOW, THEREFORE, THE HISTORIC PRESERVATION COMMISSION HEREBY approves a Certificate of Appropriateness for the Langsam Building Replacement Project located at 719-725 Bridgeway (APN 065-071-21) based on the information provided in the Certificate of Appropriateness Application (Exhibit C), the Public Review Draft of the Initial Study/Mitigated Negative Declaration (Exhibit D), the Project Plans and Elevations (Exhibit B), and the Findings listed in Sausalito Municipal Code Section 10.46.060.F (Exhibit A).

RESOLUTION PASSED AND ADOPTED, at the special meeting of the Sausalito Historic Preservation Commission on the 29th day of April, 2020, by the following vote:

AYES: Commissioner: Werner, Berkowitz, Wildman, Saad
NOES: Commissioner: Neuman
ABSENT: Commissioner: None
ABSTAIN: Commissioner: None

Lilly Whalen
Secretary to the Historic Preservation Commission

EXHIBITS

A. Sausalito Municipal Code Chapter 10.46.060.F Findings
B. Project Plans and Elevations
C. Certificate of Appropriateness Application
D. Public Review Draft of the Initial Study/Mitigated Negative Declaration

HISTORIC PRESERVATION COMMISSION RESOLUTION NO. 2020-01
APRIL 29, 2020
DR-CUP-EA-TM-TRP-SP 17-487
719-725 BRIDGEWAY

EXHIBIT A: CERTIFICATE OF APPROPRIATENESS FINDINGS

In order to issue the advisory Certificate of Appropriateness, the Historic Preservation Commission must determine whether the project is in conformance with the required Findings (Section 10.46.060).

1. The Secretary of the Interior's Standards for the Treatment of Historic Properties and any applicable State or local ordinances and adopted guidelines or other policies have been used to review and consider the proposed work.

   The Secretary of the Interior's Standards for the Treatment of Historic Properties, the 2011 Sausalito Historic Design Guidelines, regulations in the Downtown Historic Overlay District and Chapter 10.46 of the Sausalito Municipal Code have been used to review and consider the proposed work.

2. Additional Findings for Local Historic Register Properties.

   The subject property is not on the Local Historic Register Properties and therefore this finding is not applicable.

3. Additional Findings for Properties in Historic Overlay Districts.

   a. The new construction and exterior change is compatible with the character of the Historic Overlay District as described in the designating ordinance;

      The replacement building is compatible with the historic overlay district in the following manner:

      - *Stylistic elements provide an interpretation of a historic style that is authentic to the district while subtly distinguishable as new construction (4.A.4.3).;*
      - *The proposed building's height, proportional width, and building spacing are consistent with the established pattern of the block (4.B.4.1, 4.2);*
      - *The proposed building has a rectangular roof form with flat roof (4.B.4.6, 4.7);*
      - *Finishes include building materials similar to those seen traditionally in the context (stucco, wood), with new materials similar in scale, proportion, texture, and finish to those used traditionally (metal window elements);*
      - *The proportion, placement, and spacing of windows is consistent with that of "traditional" downtown buildings of similar massing (5.B.5.2);*
      - *The proposed ground-level façade consists predominantly transparent glass and is visually distinct from the second floor, which is predominantly opaque stucco with smaller window openings (5.B.5.3);*

- *The ground-level storefront features a kick plate and large display windows (5.B.5.4).*
- *The portions of the façade on either side of the central entry have been brought forward to the property line and align with the building's façade; the central portion of the façade remains set back from the property line to create a recessed entry (5.B.5.1);*
- *Transoms have been added above all storefront windows and doors (5.B.5.4);*
- *Double-hung windows are proposed that are consistent with the types of windows that characterize traditional commercial buildings in the Historic Overlay District.*

b. The exterior change preserves and enhances the exterior architectural features of the subject property which are compatible with the character of the Historic Overlay District; and

In comparing the proposed façade with the existing façade, the exterior changes proposed preserve the exterior architectural features of the subject property which are compatible with the character of the historic district. At the time the district was designated, 719-725 Bridgeway was included not because it had once been two Stick-Eastlake-style buildings, but because its wide, two-story massing, symmetrically-placed slanted bays, tile roofline and window bay hoods, and stucco cladding were consistent with many of the other buildings recorded within the district and with the character that the Sausalito Historical Society sought to preserve. The proposed façade has a similar scale and massing, retains the bay windows and finishes include building materials similar in scale, proportion, texture, and finish to those used traditionally.

c. Reasonable efforts have been made to produce compatibility and create no greater deviation from compatibility with the Historic Overlay District.

In comparing the proposed façade with the existing façade, there are a number of changes proposed which brings the façade into closer compatibility with the historic overlay district. For example, double-hung windows are proposed that are consistent with the types of windows that characterize traditional commercial buildings in the district. Additionally, the project includes traditional building components, such as transoms, display windows, kickplates, and recessed entries: portions of the façade on either side of the central entry have been brought forward to the property line and align with the building's façade; the central portion of the façade remains set back from the property line to create a recessed entry. Furthermore, transoms have been added above all storefront windows and doors.

4. Additional Findings for Sign Applications.

a. The proposed sign complies with all applicable provisions of Chapter 10.42 SMC (Sign and Awning Regulations);

The proposed signage consists of seven signs: wall mounted letters identifying the Langsam Building at the top of the front wall parapet, a Wall mounted business sign

identifying the Napa Farms Market, building address signs on glass and two blade signs projecting from the building on either side of the main business identification sign on the front façade. All signage complies with all applicable provisions of SMC Chapter 10.42, including sign height, length, materials and square footage, both individually and cumulatively.

b. Is consistent with the applicable sign standards and adopted guidelines, where applicable; and

The proposed signage complies with all applicable standards of SMC Section10.42.07 Sign standards for designated historic structures and properties within a historic overlay district, and with Chapter 3 of the adopted Historic District Guidelines.

c. The proposed color, design, material, and location of the proposed sign are compatible with the architectural design of the building and historic overlay district.

The proposed sign colors and materials are appropriate to the historic overlay district relative to the location, size and context of the structure and land uses within, are compatible with the proposed structure in terms of its design and finishes, and reflect high quality workmanship, with clean and finished edges.

5. Additional Findings for Landscaping Applications.

This is not a landscaping application and therefore this finding is not applicable.

6. Additional Findings for Demolition Applications.

a. A replacement project has been proposed.

A replacement project has been proposed with one ground floor retail space and three residential units on the second floor. Entitlement has been requested through a Design Review Permit, Conditional Use Permits and a Tentative Map.

b. The requirements of the California Environmental Quality Act and SMC Title 11 (Environmental Protection) have been met.

A draft Initial Study/Mitigated Negative Declaration has been prepared for review and adoption by the Planning Commission.

c. Alternatives to demolition have been considered, including reusing the structure with an alternate use that may not be consistent with existing zoning (see SMC 10.46.070. D (Additional Uses).

A prior version of the project was contemplated in 2016 which planned to save and renovate the existing structure. Based on further and in-depth inspection, in addition to feedback from both the project's Structural Engineer and General Contractor, information has been provided that show that the structure is in very poor condition and beyond reasonable restoration.

d. All financial alternatives have been evaluated, including use of historic tax credit and acquisition by a third party.

Due to the building not being classified as an historic landmark the Langsam family did not purse the use of historic tax credits. The property has been in the Langsam family for many decades and therefore they are not interested in acquisition by a third party and would like to pursue retention of the property. As indicated in the prior finding, based on information from the project's Structural Engineer and General Contractor, information has been provided that show that the structure is in very poor condition and beyond reasonable restoration.

e. Additional findings for demolition applications for accessory structures:

    i. The accessory structure proposed for demolition is listed in the designation as a noncontributing feature.

    ii. The demolition of the accessory structure will not impact the landmark site or historic overlay district.

    iii. Where applicable, a replacement project is proposed.

    No accessory structures are proposed for demolition and therefore this finding is not applicable.

HISTORIC PRESERVATION COMMISSION RESOLUTION NO. 2020-01
APRIL 29, 2020
DR-CUP-EA-TM-TRP-SP 17-487
719-725 BRIDGEWAY

EXHIBIT B: PROJECT PLANS AND ELEVATIONS

ABBREVIATIONS

Adj	Adjustable
AFF	Above Finish Floor
Approx	Approximate (-ly)
Arch	Architect (-ural)
Bd	Board
Bitum	Bituminous
Bldg	Building
Blk	Block
Blkg	Blocking
Bm	Beam
Bot	Bottom
Btwn	Between
Cab	Cabinet
Cer	Ceramic
CH	Ceiling Height
Clg	Ceiling
Cl	Closet
Clr	Clear
Col	Column
Conc	Concrete
Constr	Construction
Cont	Continuous
Ctr	Center
D	Dryer
Dbl	Double
Dia	Diameter
Dim	Dimension
Disp	Disposal
Dn	Down
Dr	Door
DS	Down Spout
DW	Dish Waser
Dwg	Drawing
(E)	Existing
Ea	Each
Elev	Elevation
Elec	Electrical
Eq	Equal
Ext	Exterior
FD	Floor Drain
Fdn	Foundation
Fin	Finish
Flr	Floor
Fluor	Fluorescent
FOC	Face of Concrete
FOF	Face of Finish
FOS	Face of Stud
Ft	Foot or Feet
Ftg	Footing
Furr	Furring
Ga	Gauge
Galv	Galvanized
Gyp Bd	Gypsum Board
GFI	Ground Fault Interupter
HB	Hose Bibb
HC	Hollow Core
Hdwd	Hardwood
Horz	Horizontal
Hr	Hour
Insul	Insulation
Int	Interior
Lav	Lavatory
Max	Maximum
Mech	Mechanical
Memb	Membrane
Mfr	Manufacturer
Min	Minimum
(N)	New
NIC	Not In Contract
Nom	Nominal
NTS	Not To Scale
O/	Over
OC	On Center
Opng	Opening
Pl	Plate
PLam	Plastic Laminate
Plywd	Plywood
Pr	Pair
PT	Pressure Treated
R	Riser or Radius
RA	Return Air
Ref	Refrigerator
Req	Required
Rm	Room
RO	Roug Opening
Rwd	Redwood
RWL	Rainwater Leader
SBO	Supplied By Owner
Shtg	Sheathing
Sim	Similar
SLD	See Landscape Drawings
SS	Stainless Steel
SSD	See Structural Drawings
Std	Standard
Stl	Steel
Stor	Storage
Strl	Structural
T	Tread
Tel	Telephone
T&G	Tounge & Groove
TV	Television
TOW	Top of Wall
Typ	Typical
UON	Unless Otherwise Noted
Vert	Vertical
VIF	Verify in Field
W	Washing Machine
W/	With
WC	Water Closet
Wd	Wood
W/O	Without
Wp	Waterproof
WR	Water Resistant
@	At
℄	Centerline
Ø	Diameter or Round
ℙ	Property Line
±	Plus or Minus

A NEW MIXED-USE BUILDING
LANGSAM BUILDING
719-725 BRIDGEWAY
SAUSALITO, CALIFORNIA 94965
APN 065-071-21



BRIDGEWAY STREET FRONT ELEVATION
NOT TO SCALE

PROJECT TEAM

Owner:
LANGSAM PROPERTIES I, LLC
725 Bridgeway, Suite C
Sausalito, CA 94965
PH 415-332-2663
Contact:Marsha August
E-mail: marsha@langsamrealtyco.com

Architect:
MICHAEL REX ARCHITECTS
1750 Bridgeway, Suite B211
Sausalito, CA 94965
PH 415-331-1400
FX 415-331-5463
Contact:Michael Rex, Nick Dragna
E-mail: rex@michaelrexarchitects.com,
nick@michaelrexarchitects.com

Structural Engineer:
PETER NISSEN, P.E.
530 C Alameda Del Prado, #333
Novato, CA 94949
PH 415-382-7790
Contact:Peter Nissen
E-mail: peter@nissenengineering.com

Geotechnical Engineer:
PURCELL, RHOADES & ASSOCIATES
1041 Hook Avenue
Pleasant Hill, CA 94523
PH 925-932-1177
Contact:Dean Affeldt, PG
E-mail: dean@purcellrhoades.com

Surveyor:
ALLCO ENGINEERING, INC.
PO Box 629
Mill Valley, CA 94942
PH 415-888-8202
Contact: Charles Allen, P.E.
E-mail: allcoeng@comcast.net

SHEET INDEX

ARCHITECTURAL

A0.1	TITLE SHEET
A0.3	3D RENDERING
A0.4	3D RENDERING
A0.5	FLOOR AREA DIAGRAMS
A0.6	BUILDING COVERAGE DIAGRAM
A0.7	PROPOSED PRELIMINARY EXITING DIAGRAMS
A0.8	PROPOSED EXTERIOR MATERIALS
A1.1	PROPOSED SITE/ROOF PLAN
A1.2	PROPOSED STORY POLE PLAN
A2.1	PROPOSED GROUND FLOOR PLAN
A2.2	PROPOSED SECOND FLOOR PLAN
A3.1	PROPOSED EXTERIOR ELEVATIONS
A3.2	PROPOSED BRIDGEWAY STREET FRONT ELEVATION
A4.1	PROPOSED BUILDING SECTION
EC1.1	EXISTING SITE/ROOF PLAN
EC2.1	EXISTING GROUND FLOOR PLAN
EC2.2	EXISTING SECOND FLOOR PLAN
EC3.1	EXISTING EXTERIOR ELEVATIONS
EC3.2	EXISTING BRIDGEWAY STREET FRONT ELEVATION
EC4.1	EXISTING BUILDING SECTIONS

SURVEY

TOPOGRAPHIC SURVEY
RECORD OF SURVEY - SHEET 1
RECORD OF SURVEY - SHEET 2

SYMBOLS

Section Tag:
2 / A4.3 — Drawing Number / Sheet Number

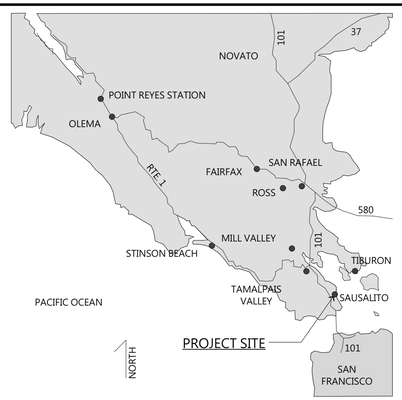
Detail Tag:
2 / A5.1 — Detail Number / Sheet Number

Interior Elevation Tag:
A / 1 / A6.1 / B / C / D — Elevation, Elevation Series, Sheet Number

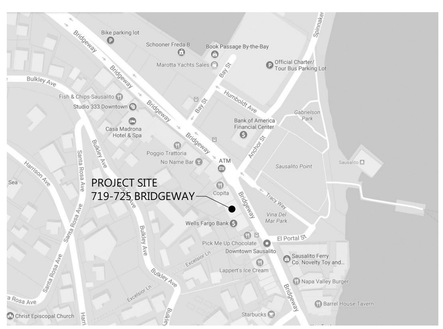
Dimension to Face of Finish
Dimension to Face of Stud or Framing

(E) Wall to Remain
(E) Wall to Remove
New Wall
1 — Revision number
2 — Sheet Note
+8'-0" — Ceiling Height

VICINITY MAP



LOCATION MAP



PROJECT INFORMATION

Address:	719-725 Bridgeway
Assessor's Number:	065-171-21
Zoning District:	CC-H (Rear property line adjacent to R-3)
Proposed Land Uses:	Ground Floor: Retail Market Upper Floor: Dwelling Units
Total Parcel Area:	4,763 sq ft
Building Height: - Max. Permitted Height	= 32'-0" Above Avg Natural Grade (AANG) also, within the first 15ft inside the front property line: 32'-0" Above the Centerline of the Road (ACR) at the midpoint of the front property line to the top of the front wall and sloping up to a height of 40'-0" max.
- Existing Building Height	= 32'-2" ACR to Existing Parapet at Front within first 15ft = 35'-0" ACR to Existing Roof Ridge within first 15ft = 25'-4 1/2" to Existing Roof Ridge AANG
- Proposed New Building Height	= 32'-5" ACR to Proposed Parapet at Front within first 15ft = 34'-1" ACR to Prop. Parapet Sign at Front within first 15ft = 20'-6" to Proposed Roof Ridge AANG
Building Coverage: - Max. Permitted Coverage	= 100% of Parcel Area = 4,763 sf x 1.0 = 4,763 sf
- Existing Coverage	= 3,239 sf (68.0%)
- Proposed Coverage	= 3,270 sf (68.6%)

Floor Area (FAR):
- Max. Permitted Floor Area = 1.3 of Net Parcel Area
= 4,763 sf x 1.3
= 6,192 sf

- Existing Floor Area:

Ground Floor	2,538 sf
Second Floor	+ 2,183 sf
Sheds	+ 61 sf
	= 4,782 sf (1.0 FAR)

- Proposed Floor Area

Ground Floor	
Market	2,587 sf
Stairway	110 sf
Second Floor	
Dwelling Unit #1	895 sf
Dwelling Unit #2	531 sf
Dwelling Unit #3	614 sf
Stairways/Hallways	+ 211 sf
	= 4,948 sf (1.04 FAR)
Other Second Floor Areas	
Rear Patios	756 sf
Front Balconies	24 sf

Parking:
See Written Project Narrative for Parking Data

MICHAEL REX ARCHITECTS
1750 BRIDGEWAY, SUITE B211
SAUSALITO, CA 94965
MICHAELREXARCHITECTS.COM
TEL (415)331-1400
FAX (415)331-5463

A NEW MIXED-USE PROJECT
LANGSAM BUILDING
719-725 BRIDGEWAY
SAUSALITO, CALIFORNIA 94965
APN 065-071-21

DATE AND DESCRIPTION:
EXISTING CONDITIONS
15 MAY 2014
SCHEMATIC DESIGN
01 OCTOBER 2015
PRELIMINARY DESIGN
06 NOVEMBER 2015
PRELIM: REVS
23 MARCH 2016
HLB STUDY SESSION
21 NOVEMBER 2016
DESIGN REVIEW SUBMITTAL
20 DECEMBER 2017
DESIGN REVIEW REVISION
24 JUNE 2019

THESE DRAWINGS CONSTITUTE THE ORIGINAL WORK OF THE ARCHITECT AND MAY NOT BE USED WITHOUT HIS WRITTEN CONSENT
© 2019 MICHAEL REX ARCHITECTS

DRAWN BY: MRA
CHECKED BY: MRA
SCALE: NTS

TITLE SHEET

SHEET
A0.1

R:\A-M\Langsam Building\Drawings\Graphics\CAD\PLN Files\16-054_LANGSAM_DR_02-REV.pln / Monday, June 24, 2019 / 11:18 AM



3D RENDERING / PHOTO MONTAGE @ PROPOSED BRIDGEWAY STREETFRONT ELEVATION - WITH STREET TREES SHOWN | 1

MICHAEL REX
ARCHITECTS

1750 BRIDGEWAY, SUITE B211
SAUSALITO, CA 94965
MICHAELREXARCHITECTS.COM
TEL (415)331-1400
FAX (415)331-5463

A NEW MIXED-USE PROJECT

LANGSAM BUILDING

719-725 BRIDGEWAY
SAUSALITO, CALIFORNIA 94965
APN 065-071-21

DATE AND DESCRIPTION:
EXISTING CONDITIONS
15 MAY 2014
SCHEMATIC DESIGN
01 OCTOBER 2015
PRELIMINARY DESIGN
06 NOVEMBER 2015
PRELIM: REVS
23 MARCH 2016
HLB STUDY SESSION
21 NOVEMBER 2016
DESIGN REVIEW SUBMITTAL
20 DECEMBER 2017
DESIGN REVIEW REVISION
24 JUNE 2019

THESE DRAWINGS CONSTITUTE THE ORIGINAL WORK OF THE ARCHITECT AND MAY NOT BE USED WITHOUT HIS WRITTEN CONSENT
© 2019 MICHAEL REX ARCHITECTS

DRAWN BY:	MRA
CHECKED BY:	MRA
SCALE:	NTS

3D RENDERINGS

SHEET

A0.3

P:\LANGSAM Building Bridgeway\Graphics\CAD\PLN Files\1605.04_LANGSAM_DR_02_REV.pln / Wednesday, August 14, 2019 1:19 PM



3D RENDERING / PHOTO MONTAGE @ PROPOSED BRIDGEWAY STREETFRONT ELEVATION - WITHOUT STREET TREES SHOWN | 1

MICHAEL REX
ARCHITECTS

1750 BRIDGEWAY, SUITE B211
SAUSALITO, CA 94965
MICHAELREXARCHITECTS.COM
TEL (415)331-1400
FAX (415)331-5463

A NEW MIXED-USE PROJECT

LANGSAM BUILDING

719-725 BRIDGEWAY
SAUSALITO, CALIFORNIA 94965
APN 065-071-21

DATE AND DESCRIPTION:
EXISTING CONDITIONS
15 MAY 2014
SCHEMATIC DESIGN
01 OCTOBER 2015
PRELIMINARY DESIGN
06 NOVEMBER 2015
PRELIM: REVS
23 MARCH 2016
HLB STUDY SESSION
21 NOVEMBER 2016
DESIGN REVIEW SUBMITTAL
20 DECEMBER 2017
DESIGN REVIEW REVISION
24 JUNE 2019

THESE DRAWINGS CONSTITUTE THE ORIGINAL WORK OF THE ARCHITECT AND MAY NOT BE USED WITHOUT HIS WRITTEN CONSENT
© 2019 MICHAEL REX ARCHITECTS

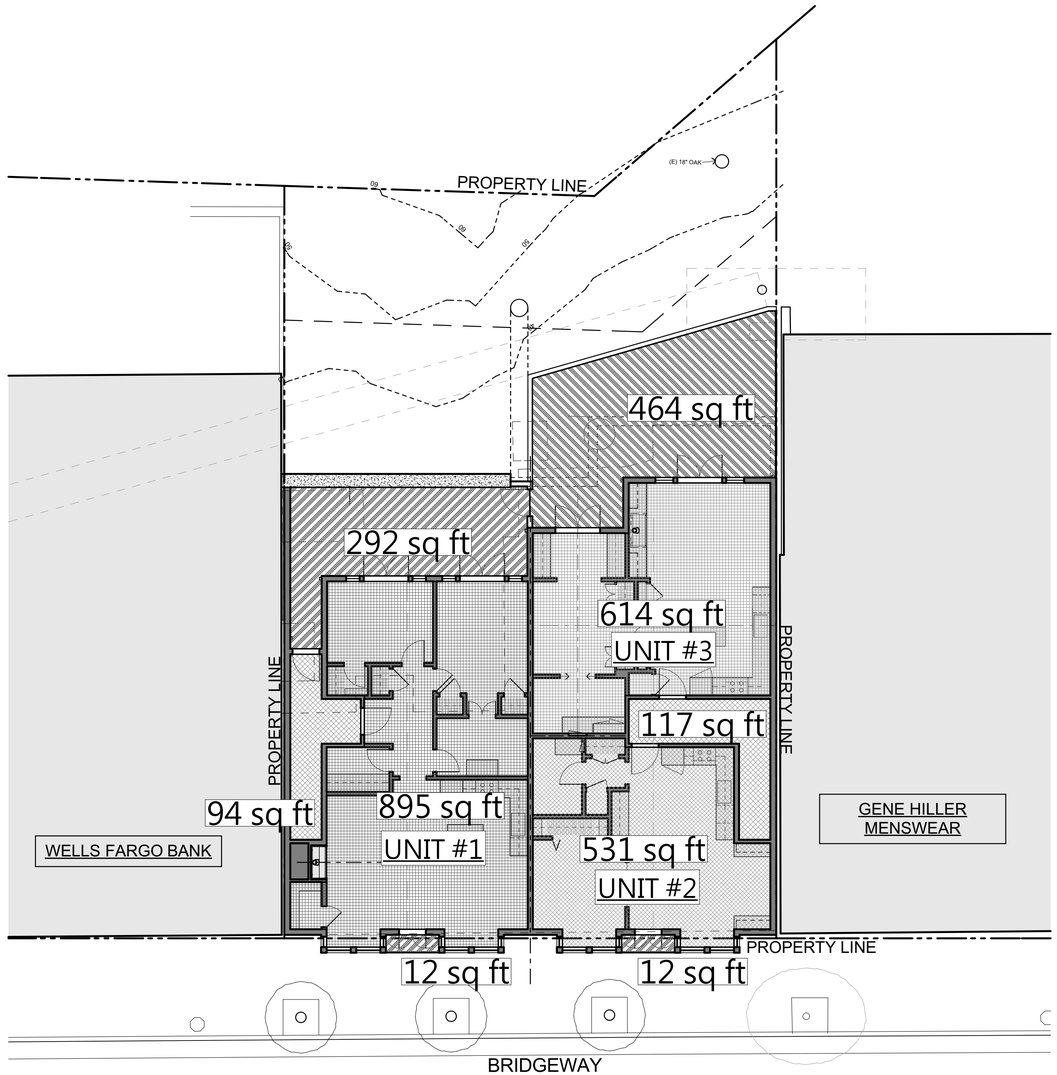
DRAWN BY:	MRA
CHECKED BY:	MRA
SCALE:	NTS

3D RENDERINGS

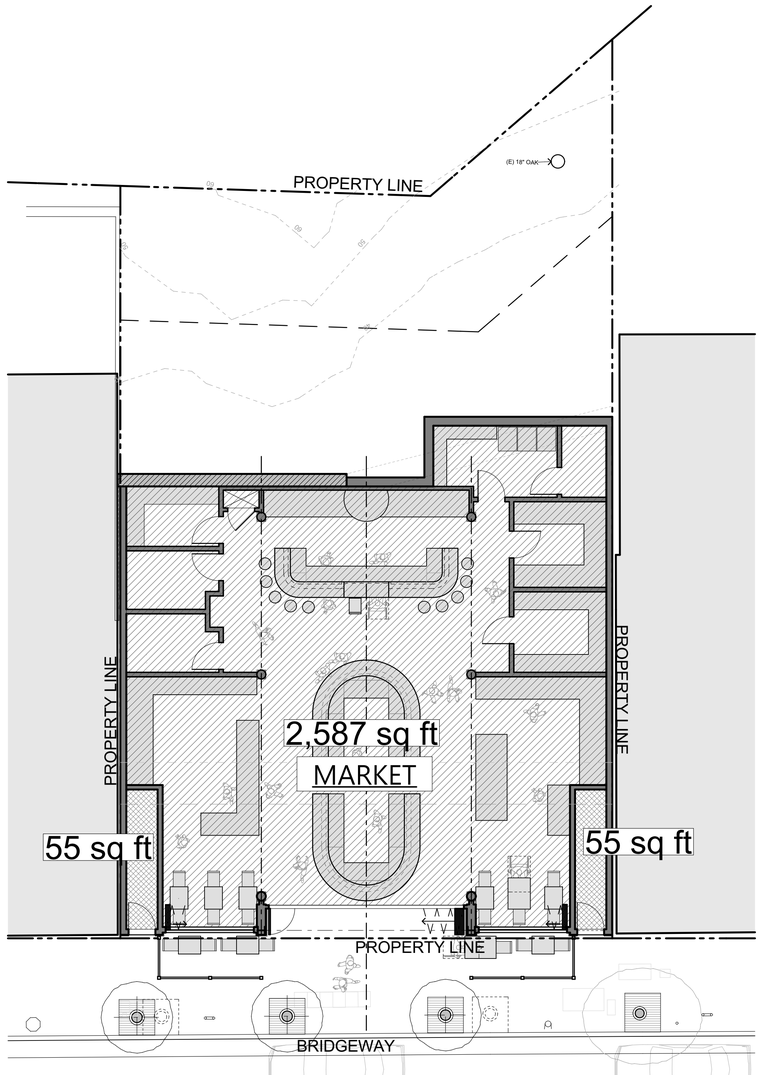
SHEET

A0.4

P:\LANGSAM Building Bridgeway\Graphics\CAD\PLN Files\1605.04_LANGSAM_DR_02_REV.pln / Wednesday, August 14, 2019 1:19 PM



PROPOSED SECOND FLOOR FAR | 1



PROPOSED GROUND FLOOR FAR | 1

MICHAEL REX
ARCHITECTS

1750 BRIDGEWAY, SUITE B211
SAUSALITO, CA 94965
MICHAELREXARCHITECTS.COM
TEL (415)331-1400
FAX (415)331-5463

A NEW MIXED-USE PROJECT

LANGSAM BUILDING

719-725 BRIDGEWAY
SAUSALITO, CALIFORNIA 94965
APN 065-071-21

DATE AND DESCRIPTION
EXISTING CONDITIONS
15 MAY 2014
SCHEMATIC DESIGN
01 OCTOBER 2015
PRELIMINARY DESIGN
06 NOVEMBER 2015
PRELIM: REVS
23 MARCH 2016
HLB STUDY SESSION
21 NOVEMBER 2016
DESIGN REVIEW SUBMITTAL
20 DECEMBER 2017
DESIGN REVIEW REVISION
24 JUNE 2019

THESE DRAWINGS CONSTITUTE THE ORIGINAL WORK OF THE ARCHITECT AND MAY NOT BE USED WITHOUT HIS WRITTEN CONSENT
© 2019 MICHAEL REX ARCHITECTS

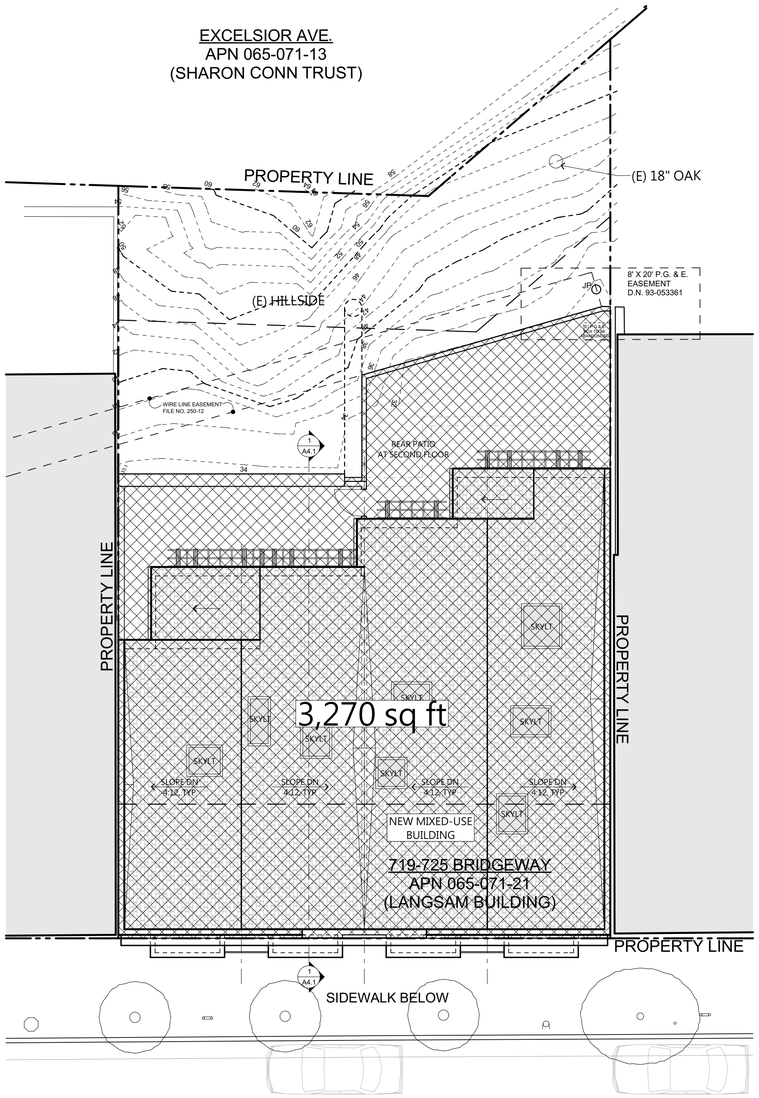
DRAWN BY:	MRA
CHECKED BY:	MRA
SCALE:	1/8" = 1'-0"

FLOOR AREA DIAGRAMS

SHEET

A0.5

PLA-MH Langsam Building Bridgeway Graphics CAD Files \ 1606 LANGSAM_DR_03_REVzm \ Monday, June 24, 2019 11:11:12 AM



MICHAEL REX ARCHITECTS

1750 BRIDGEWAY, SUITE B211
SAUSALITO, CA 94965
MICHAELREXARCHITECTS.COM
TEL (415)331-1400
FAX (415)331-5463

A NEW MIXED-USE PROJECT

LANGSAM BUILDING

719-725 BRIDGEWAY
SAUSALITO, CALIFORNIA 94965
APN 065-071-21

DATE AND DESCRIPTION:
EXISTING CONDITIONS
15 MAY 2014
SCHEMATIC DESIGN
01 OCTOBER 2015
PRELIMINARY DESIGN
06 NOVEMBER 2015
PRELIM: REVS
23 MARCH 2016
HLB STUDY SESSION
21 NOVEMBER 2016
DESIGN REVIEW SUBMITTAL
20 DECEMBER 2017
DESIGN REVIEW REVISION
24 JUNE 2019

THESE DRAWINGS CONSTITUTE THE ORIGINAL WORK OF THE ARCHITECT AND MAY NOT BE USED WITHOUT HIS WRITTEN CONSENT
© 2019 MICHAEL REX ARCHITECTS

DRAWN BY:	MRA
CHECKED BY:	MRA
SCALE:	1/8" = 1'-0"

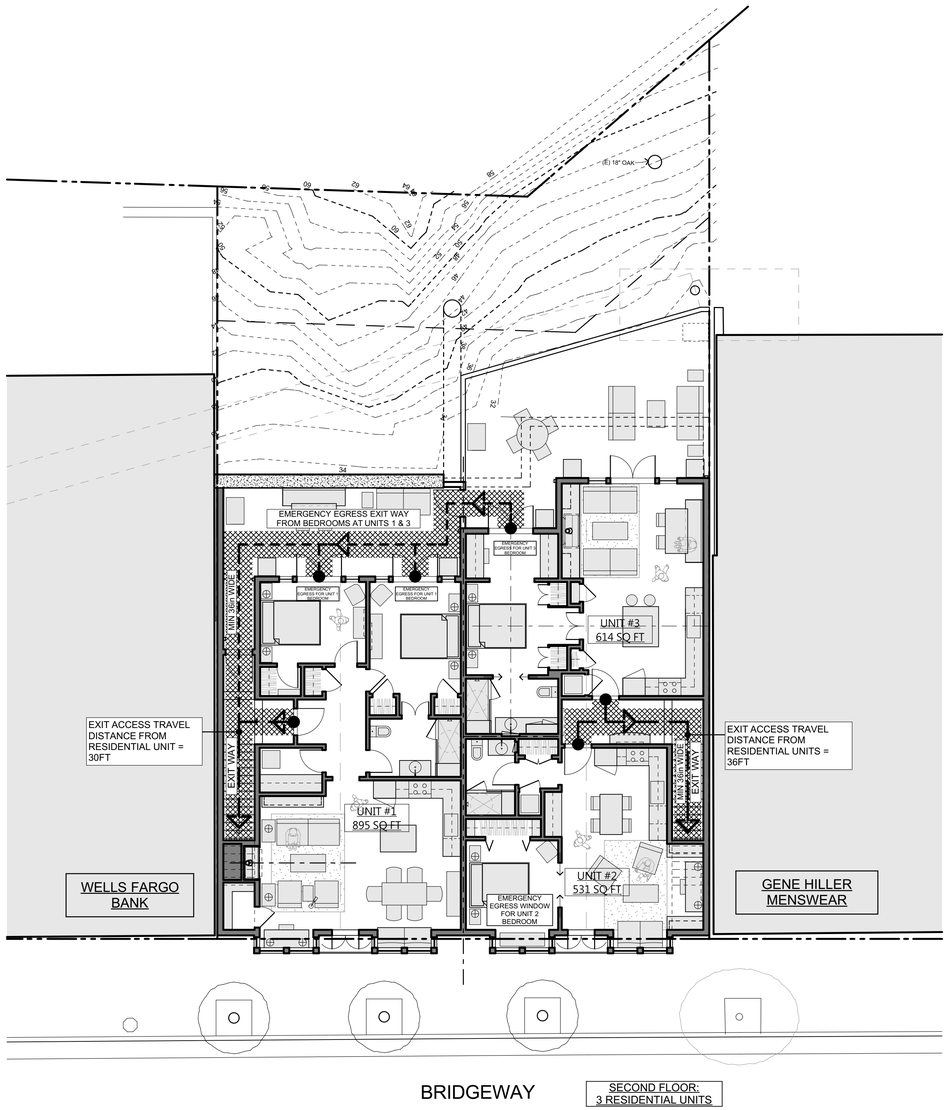
BUILDING COVERAGE DIAGRAM

SHEET

A0.6

PROPOSED BUILDING COVERAGE | 1

R:\A-M\Langsam Building\Graphics\CAD Plot Files\160614_LANGSAM_DR_03_REVzm | Monday, June 24, 2019 11:11:18 AM



SECOND FLOOR:
3 RESIDENTIAL UNITS

PRELIMINARY EGRESS CALCULATIONS:
(2016 CBC CHAPTER 10)

OCCUPANCY GROUP: R-2
OCCUPANT LOAD FACTOR: 200

MAXIMUM OCCUPANT LOAD FOR SECOND FLOOR:

DWELLING UNIT #1: 895 SQ FT ÷ 200 SQ FT PER OCCUPANT = 4.48 OCCUPANTS

MINIMUM WIDTH OF STAIRWAY PER CALCULATION (1005.3.1, EXCEPTION 1):
4.48 x .2in = .90in MINIMUM
MINIMUM WIDTH OF EGRESS COMPONENTS PER CALCULATION (1005.3.2):
4.48 x .15in = .67in MINIMUM
MINIMUM CORRIDOR/AISLE WIDTH (TABLE 1020.2):
FOR OCCUPANCY < 50 OCCUPANTS = 36in

DWELLING UNITS #2 & #3: (531 SQ FT + 614 SQ FT) ÷ 200 SQ FT PER OCCUPANT = 5.73 OCCUPANTS

MINIMUM WIDTH OF STAIRWAY PER CALCULATION (1005.3.1, EXCEPTION 1):
5.73 x .2in = 1.15in MINIMUM
MINIMUM WIDTH OF EGRESS COMPONENTS PER CALCULATION (1005.3.2):
5.73 x .15in = .86in MINIMUM
MINIMUM CORRIDOR/AISLE WIDTH (TABLE 1020.2):
FOR OCCUPANCY < 50 OCCUPANTS = 36in

EACH DWELLING UNIT HAS ONE EXIT.

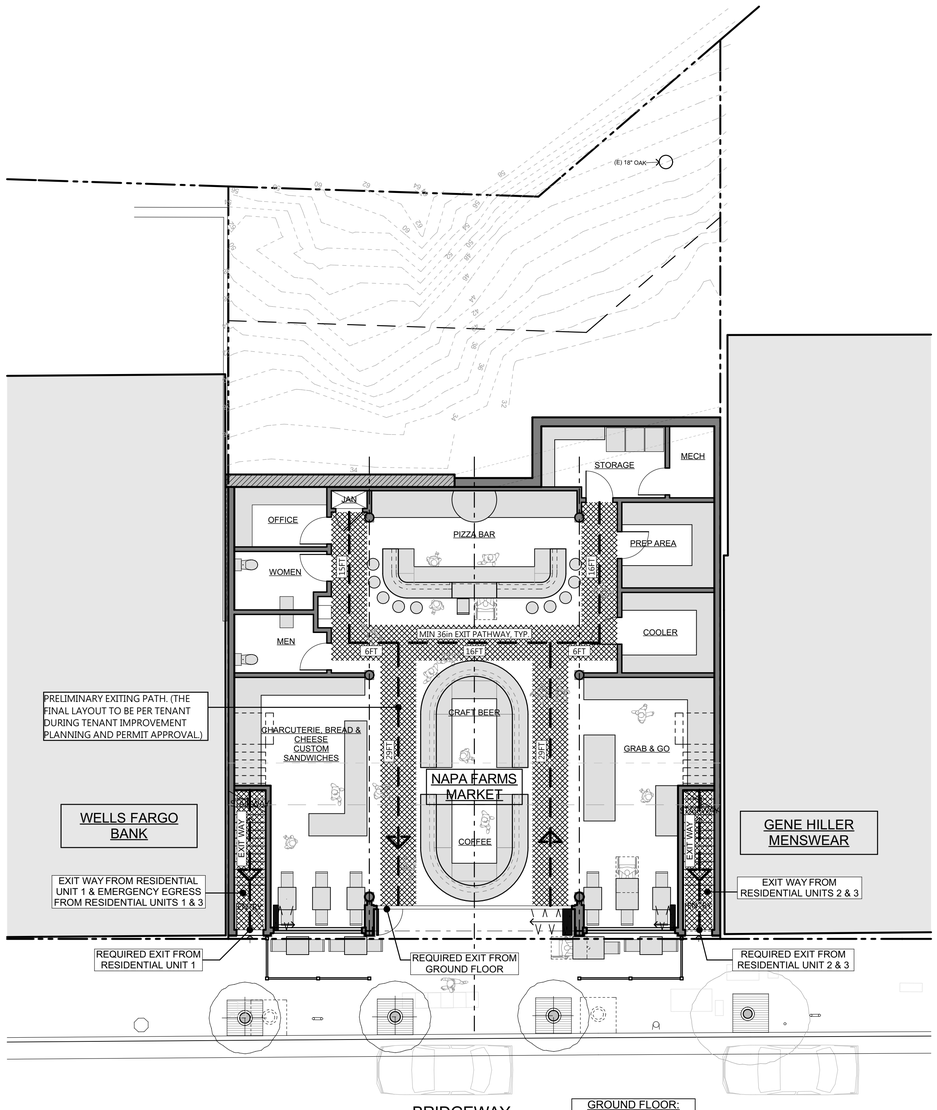
THE REQUIRED EXIT DOOR HAS A MINIMUM CLEAR WIDTH = 32in

FOR OCCUPANCY GROUP R & AN OCCUPANT LOAD ≤49 WITH SPRINLER SYSTEM THE MAXIMUM COMMON PATH OF EGRESS TRAVEL
= 75ft

TRAVEL DISTANCE TO EXIT FROM UNIT #1 = 30ft

TRAVEL DISTANCE TO EXIT FROM UNITS #2 & #3 (COMBINED) = 36ft

PROPOSED SECOND FLOOR EXITING DIAGRAM | 2



GROUND FLOOR:
1 COMMERCIAL UNIT

PRELIMINARY EGRESS CALCULATIONS:
(2016 CBC CHAPTER 10)

GROUND FLOOR AREA
= 2,587 SQ FT (MAX)

OCCUPANCY GROUP: M
OCCUPANT LOAD FACTOR: 60

MAXIMUM OCCUPANT LOAD FOR GROUND FLOOR:
2,587 SQ FT ÷ 60 SQ FT PER OCCUPANT
= 43.1 OCCUPANTS

MINIMUM WIDTH OF EGRESS COMPONENTS PER CALCULATION (1005.3.2, EXCEPTION 1):
43.1 x .15in = 6.47in MINIMUM
MINIMUM CORRIDOR/AISLE WIDTH (TABLE 1020.2):
FOR OCCUPANCY < 50 OCCUPANTS = 36in

GROUND FLOOR SPACE HAS ONE EXIT.

THE REQUIRED EXIT DOOR HAS A MINIMUM CLEAR WIDTH = 32in

FOR OCCUPANCY GROUP M & AN OCCUPANT LOAD ≤49 WITH SPRINLER SYSTEM THE MAXIMUM COMMON PATH OF EGRESS TRAVEL
= 75ft

MAXIMUM TRAVEL DISTANCE TO EXIT FOR THIS PRELIMINARY LAYOUT
= 74ft

PROPOSED GROUND FLOOR EXITING DIAGRAM | 1

MICHAEL REX ARCHITECTS
1750 BRIDGEWAY, SUITE B211
SAUSALITO, CA 94965
MICHAELREXARCHITECTS.COM
TEL (415)331-1400
FAX (415)331-5463

A NEW MIXED-USE PROJECT

LANGSAM BUILDING

719-725 BRIDGEWAY
SAUSALITO, CALIFORNIA 94965
APN 065-071-21

DATE AND DESCRIPTION:
EXISTING CONDITIONS
15 MAY 2014
SCHEMATIC DESIGN
01 OCTOBER 2015
PRELIMINARY DESIGN
06 NOVEMBER 2015
PRELIM: REVS
23 MARCH 2016
HLB STUDY SESSION
21 NOVEMBER 2016
DESIGN REVIEW SUBMITTAL
20 DECEMBER 2017
DESIGN REVIEW REVISION
24 JUNE 2019

THESE DRAWINGS CONSTITUTE THE ORIGINAL WORK OF THE ARCHITECT AND MAY NOT BE USED WITHOUT HIS WRITTEN CONSENT
© 2019 MICHAEL REX ARCHITECTS

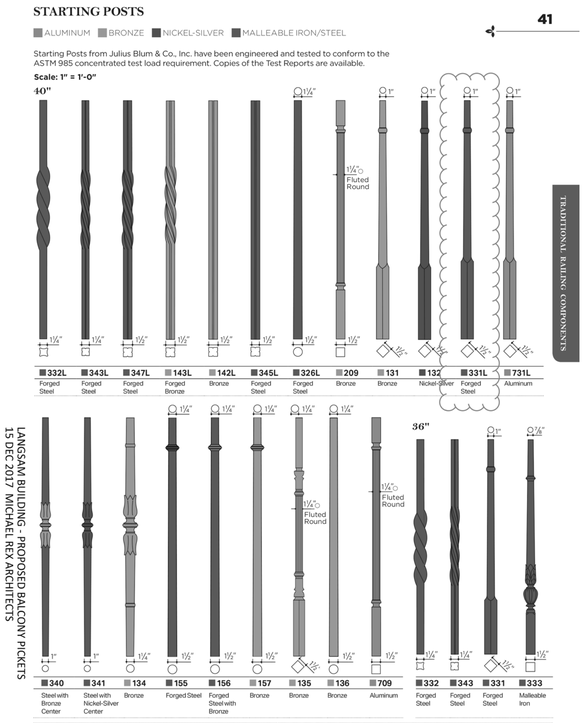
DRAWN BY: MRA
CHECKED BY: MRA
SCALE: 1/8" = 1'-0"

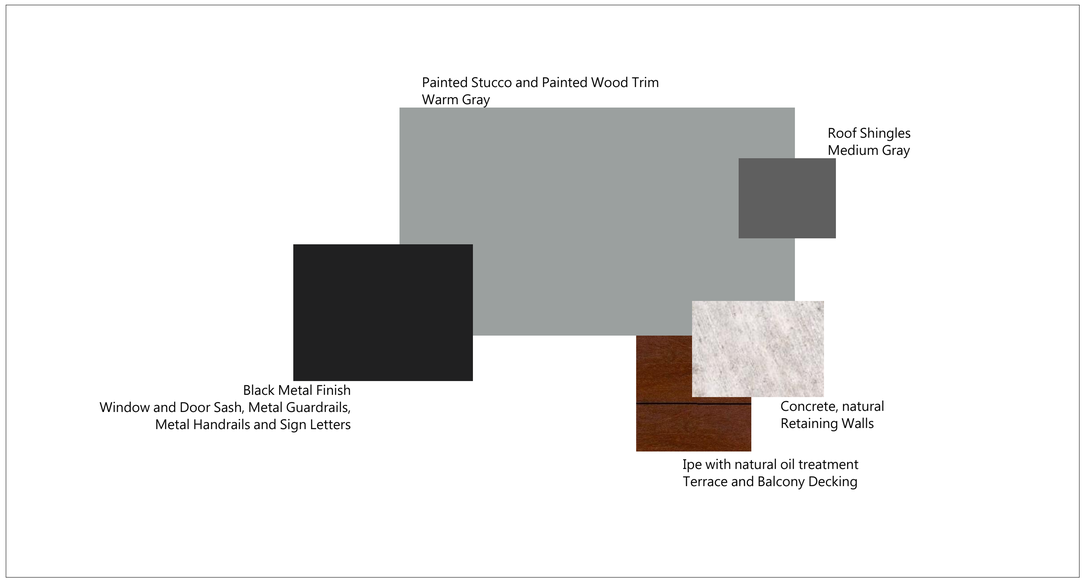
PROPOSED PRELIMINARY EXITING DIAGRAMS

SHEET

A0.7

R:\A-1\Langsam Building\Bridgeway\Graphics\CAD\R-1\Files\16-05-24_LANGSAM_DR_02_REV.pln / Monday, June 24, 2019 / 11:19 AM





EXTERIOR MATERIALS

MICHAEL REX ARCHITECTS
1750 BRIDGEWAY, SUITE B211
SAUSALITO, CA 94965
MICHAELREXARCHITECTS.COM
TEL (415)331-1400
FAX (415)331-5463

A NEW MIXED-USE PROJECT

LANGSAM BUILDING

719-725 BRIDGEWAY
SAUSALITO, CALIFORNIA 94965
APN 065-071-21

DATE AND DESCRIPTION:
EXISTING CONDITIONS
15 MAY 2014
SCHEMATIC DESIGN
01 OCTOBER 2015
PRELIMINARY DESIGN
06 NOVEMBER 2015
PRELIM: REVS
23 MARCH 2016
HLB STUDY SESSION
21 NOVEMBER 2016
DESIGN REVIEW SUBMITTAL
20 DECEMBER 2017
DESIGN REVIEW REVISION
24 JUNE 2019

THESE DRAWINGS CONSTITUTE THE ORIGINAL WORK OF THE ARCHITECT AND MAY NOT BE USED WITHOUT HIS WRITTEN CONSENT
© 2019 MICHAEL REX ARCHITECTS

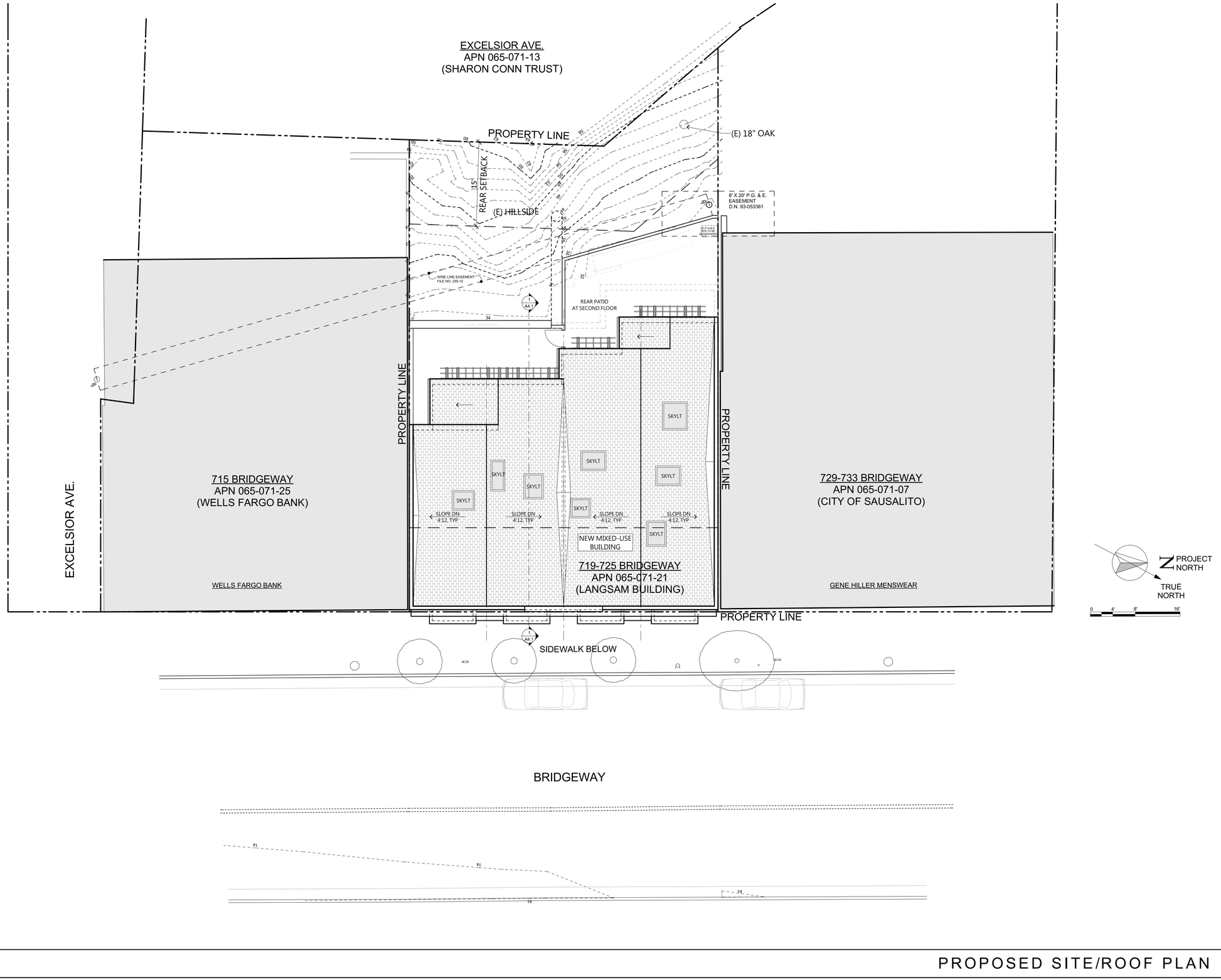
DRAWN BY:	MRA
CHECKED BY:	MRA
SCALE:	1" = 1'-0"

EXTERIOR MATERIALS

SHEET

A0.8

PLA-M:\Langsam Building Bridgeway\Graphics\CAD\PLN Files\19\04-24_LANGSAM_DR-02 REV.pln / Monday, June 24, 2019 / 11:19 AM



MICHAEL REX ARCHITECTS
1750 BRIDGEWAY, SUITE B211
SAUSALITO, CA 94965
MICHAELREXARCHITECTS.COM
TEL (415)331-1400
FAX (415)331-5463

A NEW MIXED-USE PROJECT

LANGSAM BUILDING

719-725 BRIDGEWAY
SAUSALITO, CALIFORNIA 94965
APN 065-071-21

DATE AND DESCRIPTION:
EXISTING CONDITIONS
15 MAY 2014
SCHEMATIC DESIGN
01 OCTOBER 2015
PRELIMINARY DESIGN
06 NOVEMBER 2015
PRELIM: REVS
23 MARCH 2016
HLB STUDY SESSION
21 NOVEMBER 2016
DESIGN REVIEW SUBMITTAL
20 DECEMBER 2017
DESIGN REVIEW REVISION
24 JUNE 2019

THESE DRAWINGS CONSTITUTE THE ORIGINAL WORK OF THE ARCHITECT AND MAY NOT BE USED WITHOUT HIS WRITTEN CONSENT
© 2019 MICHAEL REX ARCHITECTS

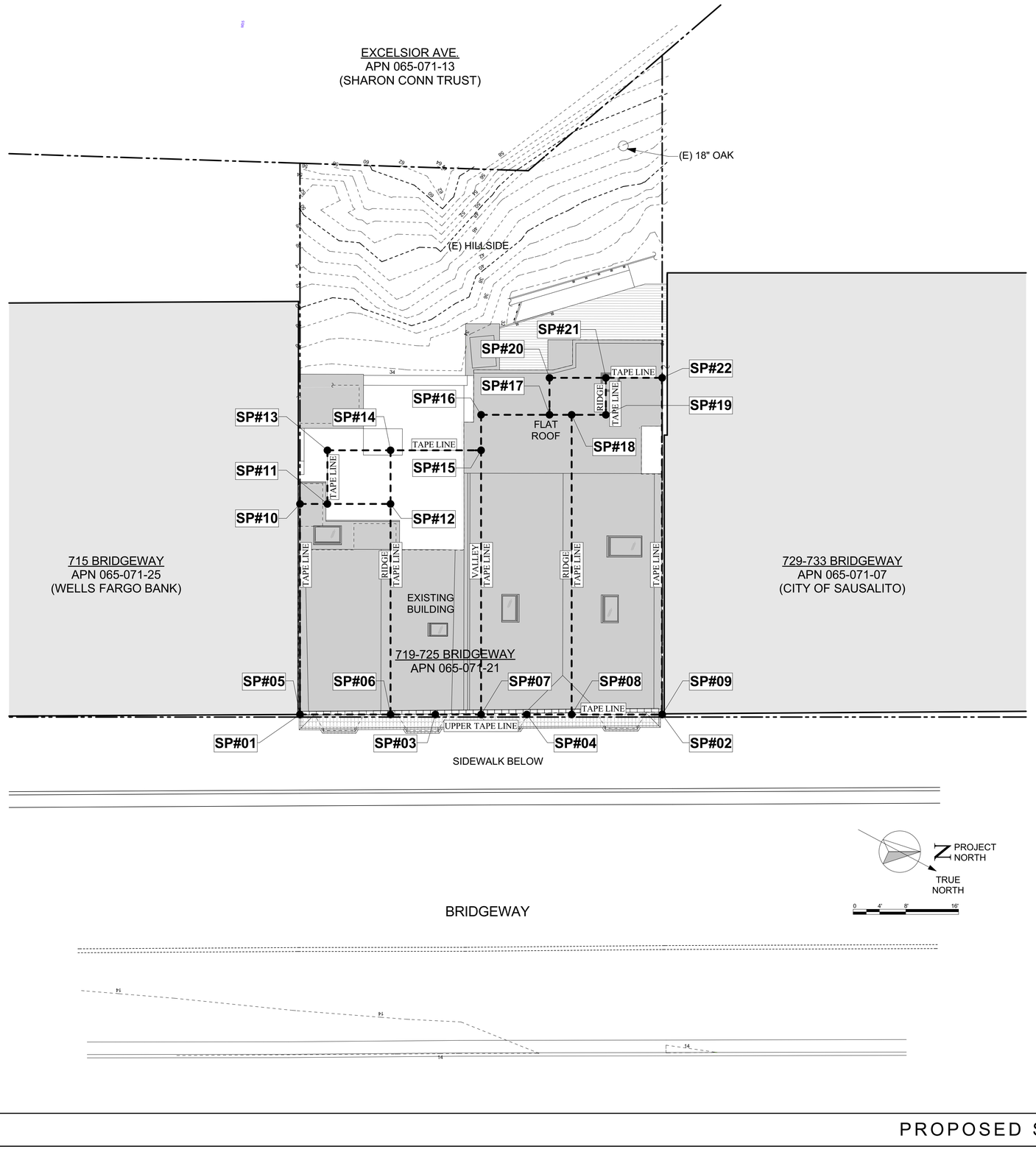
DRAWN BY:	MRA
CHECKED BY:	MRA
SCALE:	1/8" = 1'-0"

PROPOSED SITE/ROOF PLAN

SHEET

A1.1

R:\A-M\Langsam Building\Bridgeway Graphics\CAD PLN Files\16-06-24_LANGSAM_DR-02-REV.pln - Monday, June 24, 2019 - 11:19 AM



STORY POLE SCHEDULE

POLE #	HEIGHT
SP#01	47.02'
SP#02	47.02'
SP#03	48.68'
SP#04	48.68'
SP#05	40.08'
SP#06	44.67'
SP#07	40.08'
SP#08	44.67'
SP#09	40.08'
SP#10	40.08'
SP#11	40.08'
SP#12	44.67'
SP#13	40.08'
SP#14	44.67'
SP#15	40.08'
SP#16	40.08'
SP#17	40.08'
SP#18	44.67'
SP#19	42.92'
SP#20	40.08'
SP#21	42.92'
SP#22	40.08'

MICHAEL REX
ARCHITECTS

1750 BRIDGEWAY, SUITE B211
SAUSALITO, CA 94965
MICHAELREXARCHITECTS.COM
TEL (415)331-1400
FAX (415)331-5463

A NEW MIXED-USE PROJECT

LANGSAM BUILDING

719-725 BRIDGEWAY
SAUSALITO, CALIFORNIA 94965
APN 065-071-21

DATE AND DESCRIPTION:

EXISTING CONDITIONS
15 MAY 2014
SCHEMATIC DESIGN
01 OCTOBER 2015
PRELIMINARY DESIGN
06 NOVEMBER 2015
PRELIM: REVS
23 MARCH 2016
HLB STUDY SESSION
21 NOVEMBER 2016
DESIGN REVIEW SUBMITTAL
20 DECEMBER 2017
DESIGN REVIEW REVISION
24 JUNE 2019

THESE DRAWINGS CONSTITUTE THE ORIGINAL WORK OF THE ARCHITECT AND MAY NOT BE USED WITHOUT HIS WRITTEN CONSENT
© 2019 MICHAEL REX ARCHITECTS

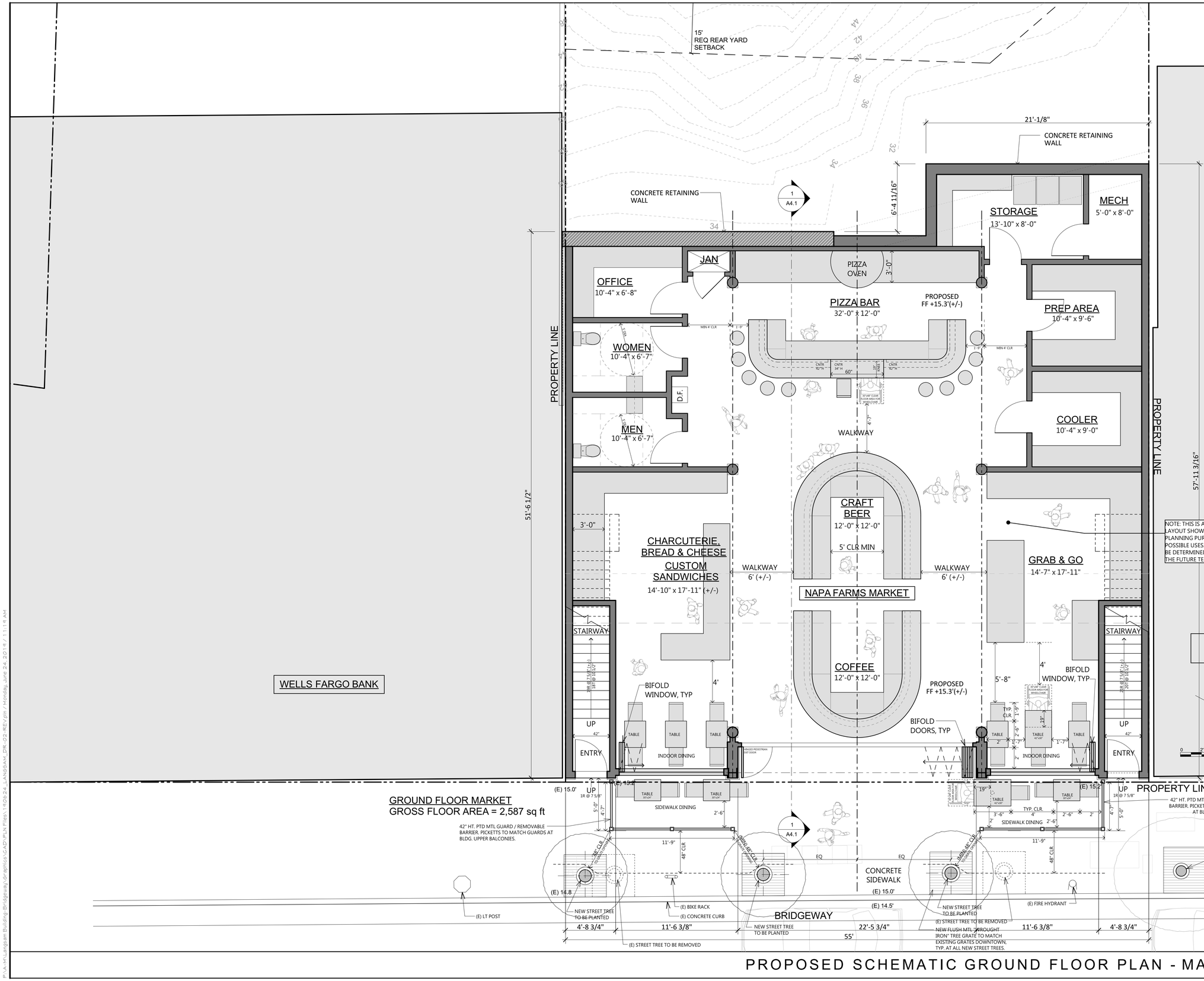
DRAWN BY: MRA
CHECKED BY: MRA
SCALE: 1/8" = 1'-0"

PROPOSED STORY POLE PLAN

SHEET

A1.2

P:\LA-M\Langsam Building Bridgeway\Graphics\CAD\PLN Files\19-04-24_LANGSAM_DR-02 REV.pln / Monday, June 24, 2019 / 11:19 AM



GROUND FLOOR MARKET
GROSS FLOOR AREA = 2,587 sq ft

PROPOSED SCHEMATIC GROUND FLOOR PLAN - MARKET HALL | 1

MICHAEL REX ARCHITECTS
1750 BRIDGEWAY, SUITE B211
SAUSALITO, CA 94965
MICHAELREXARCHITECTS.COM
TEL (415)331-1400
FAX (415)331-5463

A NEW MIXED-USE PROJECT

LANGSAM BUILDING

719-725 BRIDGEWAY
SAUSALITO, CALIFORNIA 94965
APN 065-071-21

DATE AND DESCRIPTION:
EXISTING CONDITIONS
15 MAY 2014
SCHEMATIC DESIGN
01 OCTOBER 2015
PRELIMINARY DESIGN
06 NOVEMBER 2015
PRELIM: REVS
23 MARCH 2016
HLB STUDY SESSION
21 NOVEMBER 2016
DESIGN REVIEW SUBMITTAL
20 DECEMBER 2017
DESIGN REVIEW REVISION
24 JUNE 2019

THESE DRAWINGS CONSTITUTE THE ORIGINAL WORK OF THE ARCHITECT AND MAY NOT BE USED WITHOUT HIS WRITTEN CONSENT.
© 2019 MICHAEL REX ARCHITECTS

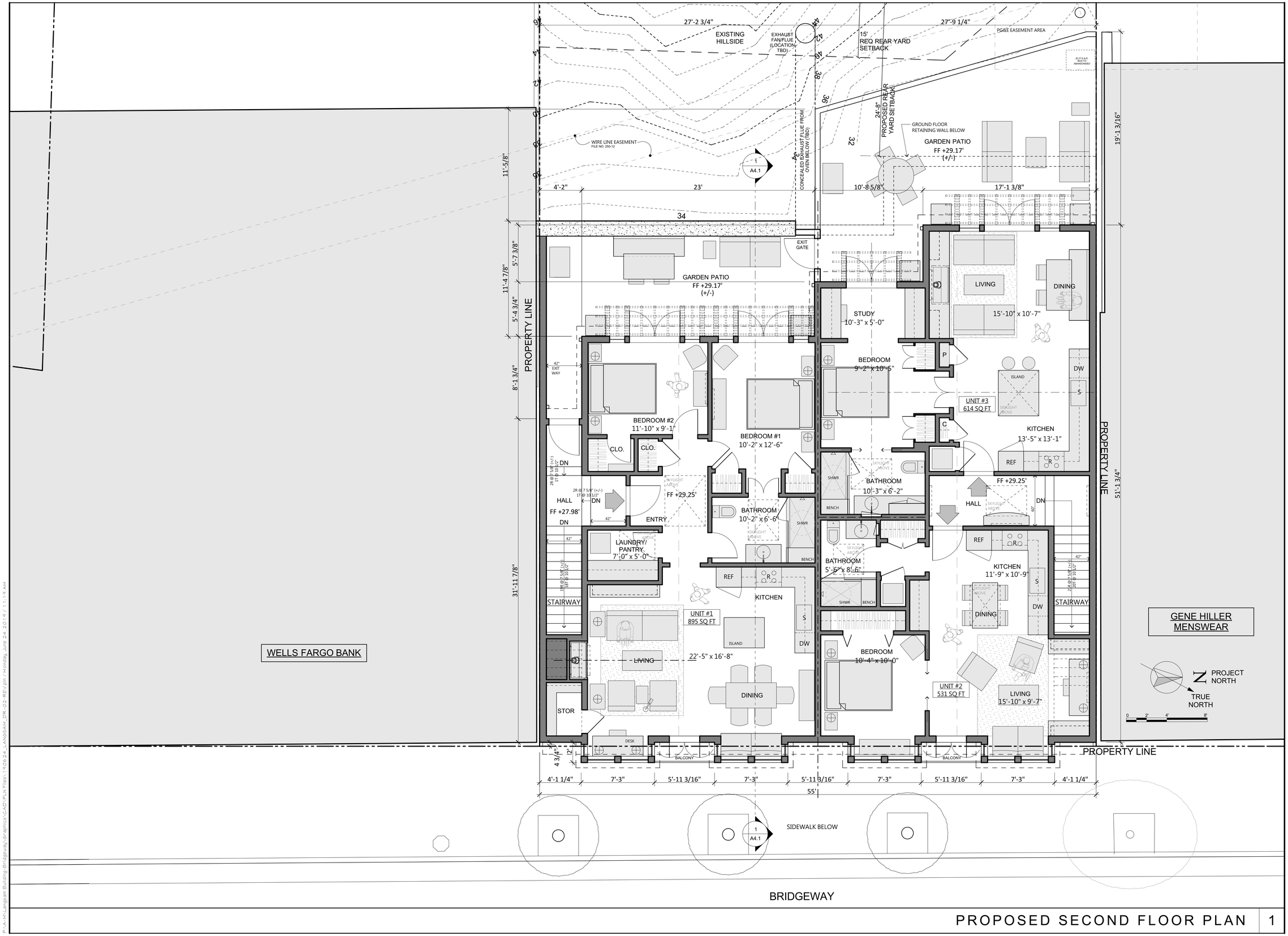
DRAWN BY: MRA
CHECKED BY: MRA
SCALE: 1/4" = 1'-0"

PROPOSED GROUND FLOOR PLAN

SHEET

A2.1

R:\A-M\Langsam Building Bridgeway Sausalito\Graphics\CAD\PLN Files\160624-LANGSAM_DR_02-REVgtr, Monday, June 24, 2019 11:11:18 AM



MICHAEL REX ARCHITECTS
1750 BRIDGEWAY, SUITE B211
SAUSALITO, CA 94965
MICHAELREXARCHITECTS.COM
TEL (415)331-1400
FAX (415)331-5463

A NEW MIXED-USE PROJECT

LANGSAM BUILDING

719-725 BRIDGEWAY
SAUSALITO, CALIFORNIA 94965
APN 065-071-21

DATE AND DESCRIPTION:
EXISTING CONDITIONS
15 MAY 2014
SCHEMATIC DESIGN
01 OCTOBER 2015
PRELIMINARY DESIGN
06 NOVEMBER 2015
PRELIM: REVS
23 MARCH 2016
HLB STUDY SESSION
21 NOVEMBER 2016
DESIGN REVIEW SUBMITTAL
20 DECEMBER 2017
DESIGN REVIEW REVISION
24 JUNE 2019

THESE DRAWINGS CONSTITUTE THE ORIGINAL WORK OF THE ARCHITECT AND MAY NOT BE USED WITHOUT HIS WRITTEN CONSENT
© 2019 MICHAEL REX ARCHITECTS

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

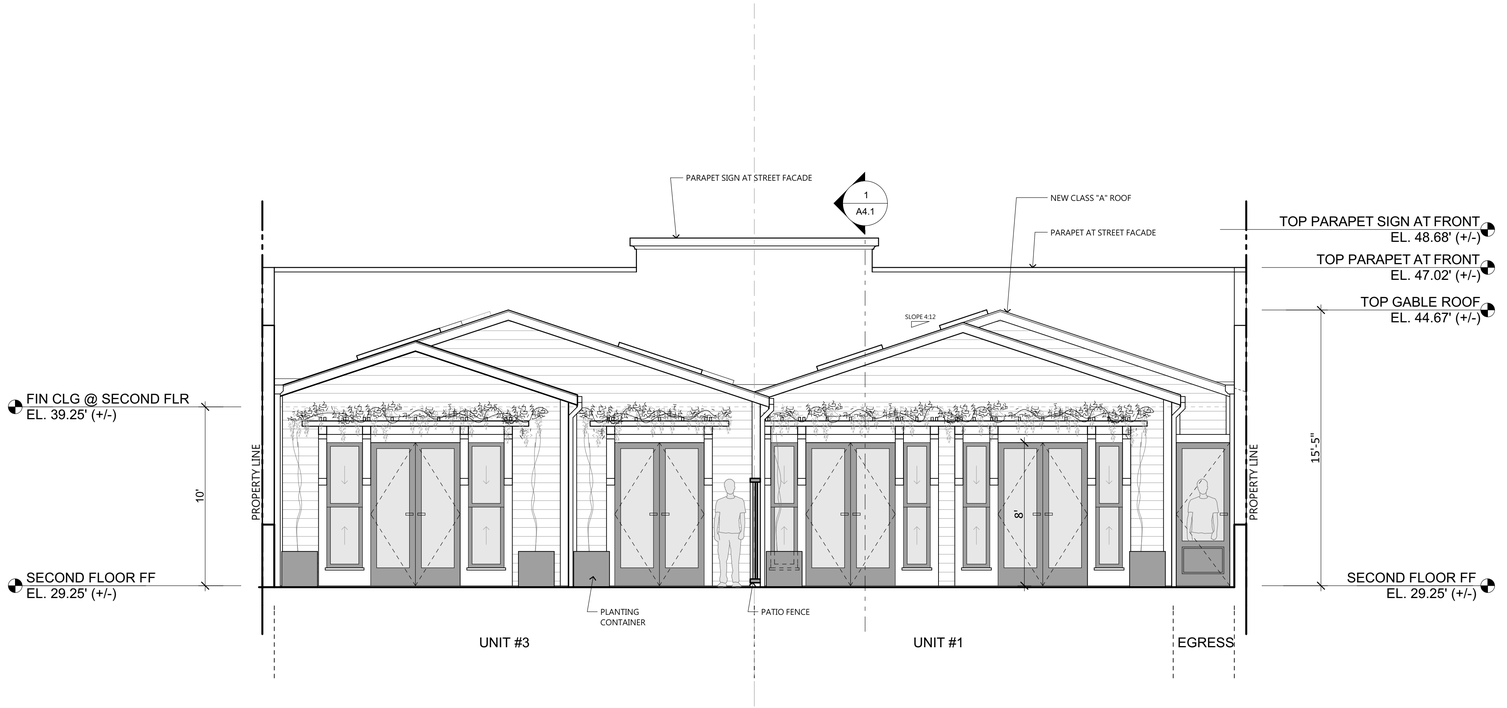
PROPOSED SECOND FLOOR PLAN

SHEET

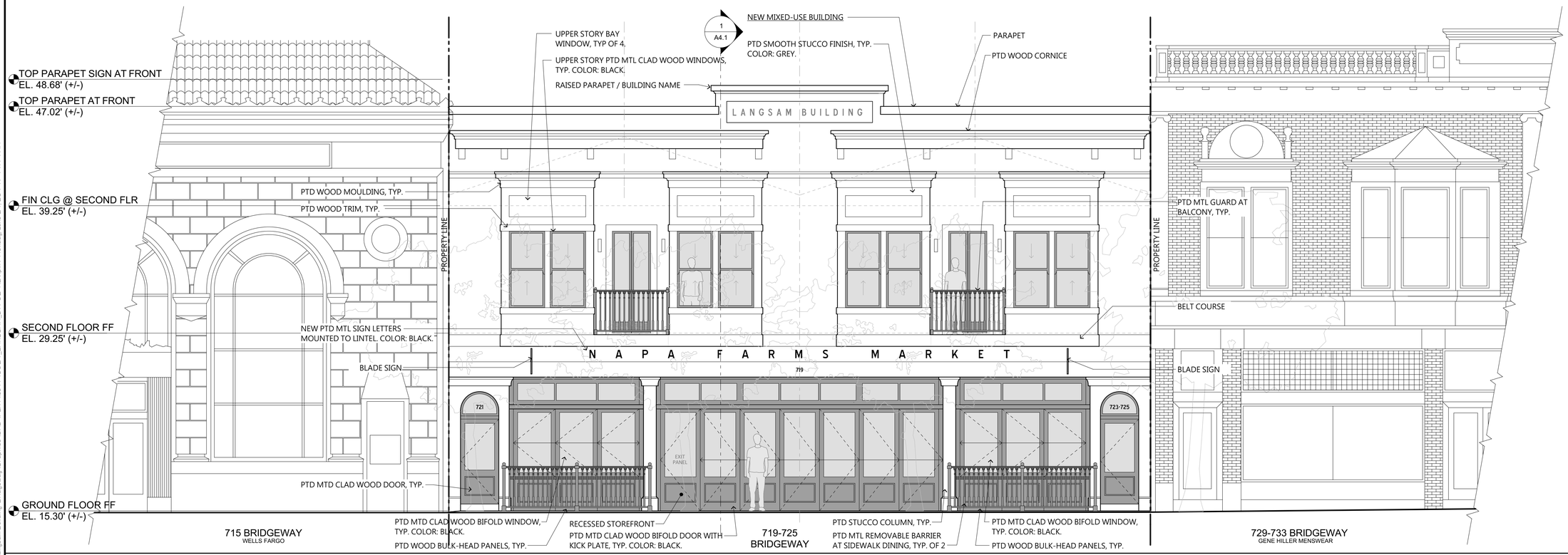
A2.2

PROPOSED SECOND FLOOR PLAN | 1

PLA-MI\Langsam Building\Bridgeway Graphics\CAD PLA Files\16-04-LANGSAM_PR-02-REVpln / Monday, June 24, 2019 / 11:18 AM



PROPOSED WEST ELEVATION (REAR) | 2



PROPOSED EAST ELEVATION (STREET FRONT) | 1

MICHAEL REX
ARCHITECTS

1750 BRIDGEWAY, SUITE B211
SAUSALITO, CA 94965
MICHAELREXARCHITECTS.COM
TEL (415)331-1400
FAX (415)331-5463

A NEW MIXED-USE PROJECT

LANGSAM BUILDING

719-725 BRIDGEWAY
SAUSALITO, CALIFORNIA 94965
APN 065-071-21

DATE AND DESCRIPTION:
EXISTING CONDITIONS
15 MAY 2014
SCHEMATIC DESIGN
01 OCTOBER 2015
PRELIMINARY DESIGN
06 NOVEMBER 2015
PRELIM: REVS
23 MARCH 2016
HLB STUDY SESSION
21 NOVEMBER 2016
DESIGN REVIEW SUBMITTAL
20 DECEMBER 2017
DESIGN REVIEW REVISION
24 JUNE 2019

THESE DRAWINGS CONSTITUTE THE ORIGINAL WORK OF THE ARCHITECT AND MAY NOT BE USED WITHOUT HIS WRITTEN CONSENT.
© 2019 MICHAEL REX ARCHITECTS

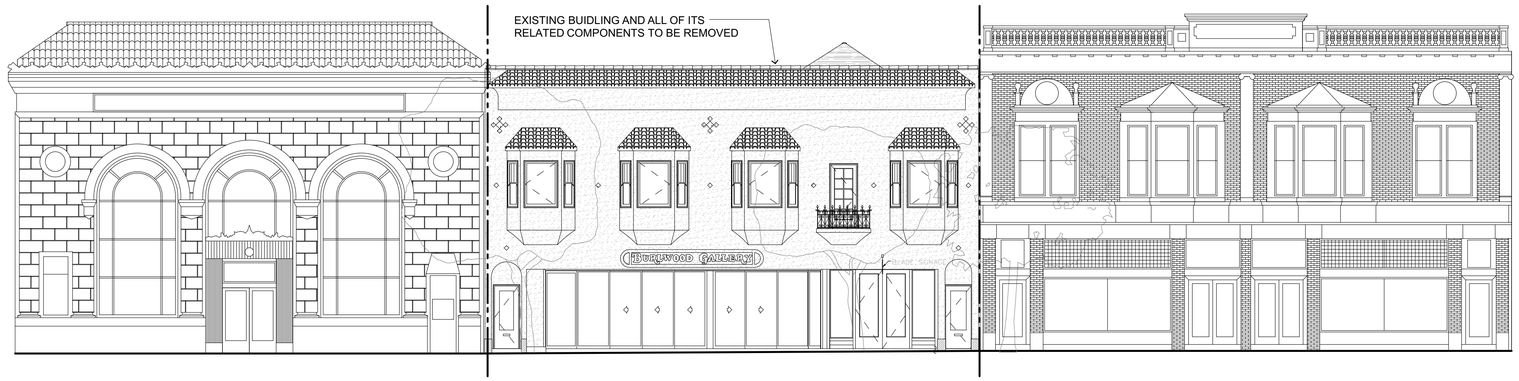
DRAWN BY:	MRA
CHECKED BY:	MRA
SCALE:	1/4" = 1'-0"

PROPOSED EXTERIOR ELEVATIONS

SHEET

A3.1

P:\A-M\Langsam Building Bridgeway Graphics\CAD\PLN Files\19-04-24_LANGSAM_DR-02 REVSN.rvt Monday, June 24, 2019 11:16 AM



WELLS FARGO BANK

715 BRIDGEWAY
APN 065-071-25
(WELLS FARGO BANK)

LANGSAM BUILDING

719-725 BRIDGEWAY
APN 065-071-21

GENE HILLER MENSWEAR

729-733 BRIDGEWAY
APN 065-071-07
(CITY OF SAUSALITO)

EXISTING BRIDGEWAY STREETFRONT ELEVATION | 2



WELLS FARGO BANK

715 BRIDGEWAY
APN 065-071-25
(WELLS FARGO BANK)

LANGSAM BUILDING

719-725 BRIDGEWAY
APN 065-071-21

GENE HILLER MENSWEAR

729-733 BRIDGEWAY
APN 065-071-07
(CITY OF SAUSALITO)

PROPOSED BRIDGEWAY STREETFRONT ELEVATION | 1

MICHAEL REX
ARCHITECTS

1750 BRIDGEWAY, SUITE B211
SAUSALITO, CA 94965
MICHAELREXARCHITECTS.COM
TEL (415)331-1400
FAX (415)331-5463

A NEW MIXED-USE PROJECT

LANGSAM BUILDING

719-725 BRIDGEWAY
SAUSALITO, CALIFORNIA 94965
APN 065-071-21

DATE AND DESCRIPTION:
EXISTING CONDITIONS
15 MAY 2014
SCHEMATIC DESIGN
01 OCTOBER 2015
PRELIMINARY DESIGN
06 NOVEMBER 2015
PRELIM: REVS
23 MARCH 2016
HLB STUDY SESSION
21 NOVEMBER 2016
DESIGN REVIEW SUBMITTAL
20 DECEMBER 2017
DESIGN REVIEW REVISION
24 JUNE 2019

THESE DRAWINGS CONSTITUTE THE ORIGINAL WORK OF THE ARCHITECT AND MAY NOT BE USED WITHOUT HIS WRITTEN CONSENT
© 2019 MICHAEL REX ARCHITECTS

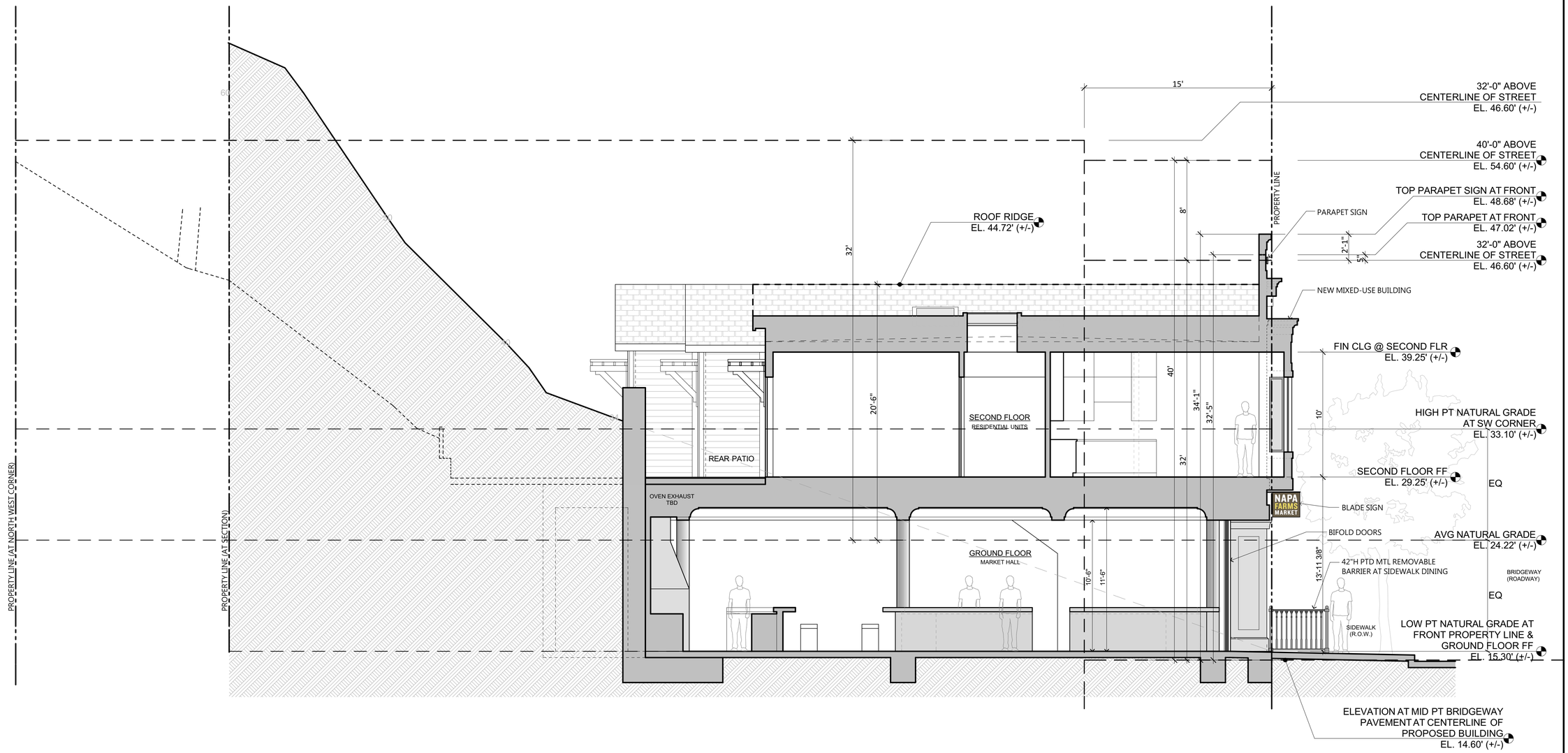
DRAWN BY: MRA
CHECKED BY: MRA
SCALE: 1/8" = 1'-0"

PROPOSED
BRIDGEWAY
STREETFRONT
ELEVATION

SHEET

A3.2

P:\A-1\Langsam Building Bridgeway Graphics\CAD\PLN Files\19-04-24_LANGSAM_DR-02 REVgtn / Monday, June 24, 2019 / 11:19 AM



LONGITUDINAL SITE SECTION | 1

MICHAEL REX
ARCHITECTS

1750 BRIDGEWAY, SUITE B211
SAUSALITO, CA 94965
MICHAELREXARCHITECTS.COM
TEL (415)331-1400
FAX (415)331-5463

A NEW MIXED-USE PROJECT

LANGSAM BUILDING

719-725 BRIDGEWAY
SAUSALITO, CALIFORNIA 94965
APN 065-071-21

DATE AND DESCRIPTION:
EXISTING CONDITIONS
15 MAY 2014
SCHEMATIC DESIGN
01 OCTOBER 2015
PRELIMINARY DESIGN
06 NOVEMBER 2015
PRELIM: REVS
23 MARCH 2016
HLB STUDY SESSION
21 NOVEMBER 2016
DESIGN REVIEW SUBMITTAL
20 DECEMBER 2017
DESIGN REVIEW REVISION
24 JUNE 2019

THESE DRAWINGS CONSTITUTE THE ORIGINAL WORK OF THE ARCHITECT AND MAY NOT BE USED WITHOUT HIS WRITTEN CONSENT
© 2019 MICHAEL REX ARCHITECTS

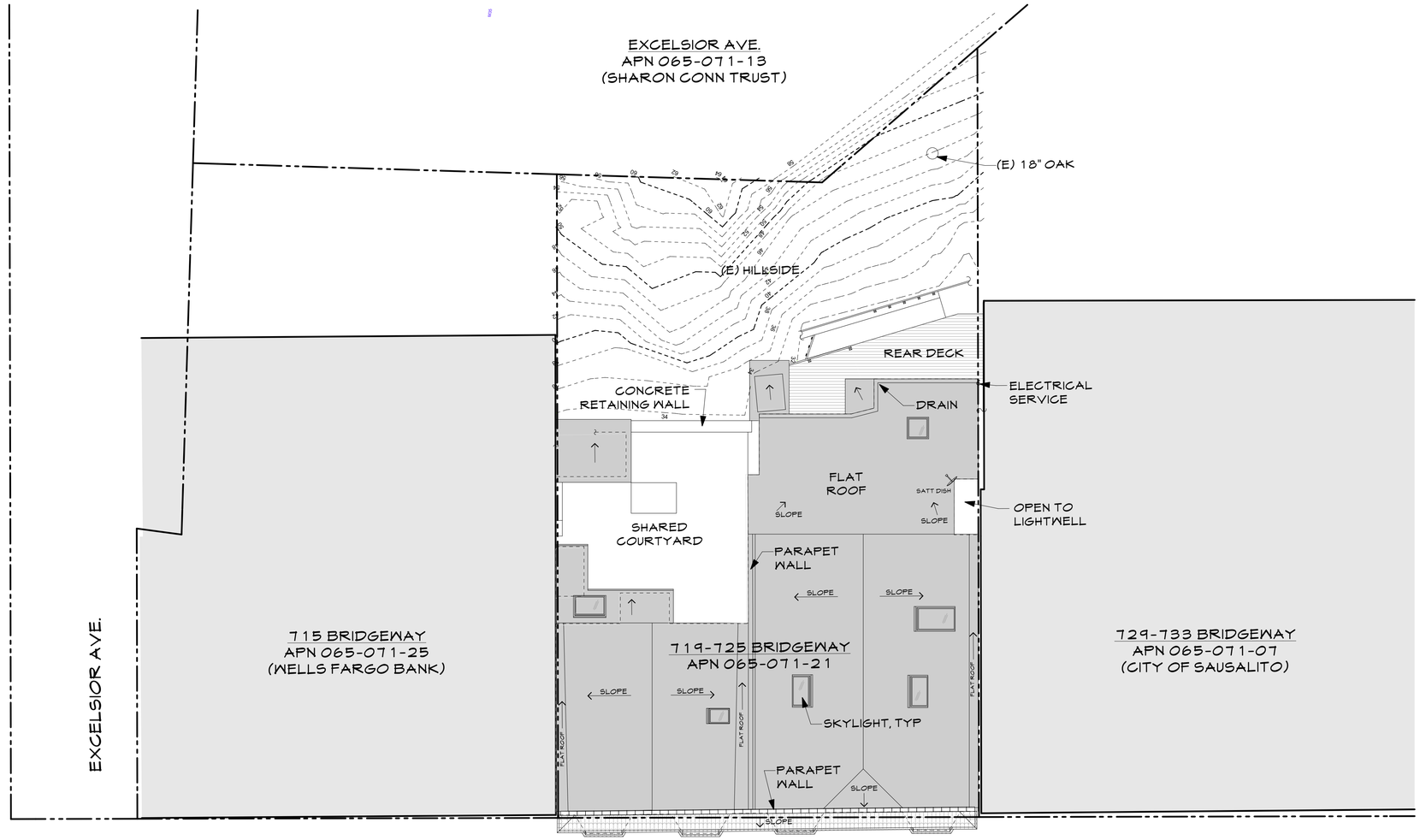
DRAWN BY:	MRA
CHECKED BY:	MRA
SCALE:	1/4" = 1'-0"

PROPOSED BUILDING SECTION

SHEET

A4.1

P:\A-M\Langsam Building Brigaway\Graphics\CAD\PLN Files\19.06.24_LANGSAM_DR_02-REVpln / Monday, June 24, 2019 / 11:19 AM



MICHAEL REX
ARCHITECTS

1750 BRIDGEWAY, SUITE B211
SAUSALITO, CA 94965
MICHAELREXARCHITECTS.COM
TEL (415)331-1400
FAX (415)331-5463

A NEW MIXED-USE PROJECT

LANGSAM BUILDING

719-725 BRIDGEWAY
SAUSALITO, CALIFORNIA 94965
APN 065-071-21

DATE AND DESCRIPTION:
EXISTING CONDITIONS
15 MAY 2014
SCHEMATIC DESIGN
01 OCTOBER 2015
PRELIMINARY DESIGN
06 NOVEMBER 2015
PRELIM: REVS
23 MARCH 2016
HLB STUDY SESSION
21 NOVEMBER 2016
DESIGN REVIEW SUBMITTAL
20 DECEMBER 2017
DESIGN REVIEW REVISION
24 JUNE 2019

THESE DRAWINGS CONSTITUTE THE ORIGINAL WORK OF THE ARCHITECT AND MAY NOT BE USED WITHOUT HIS WRITTEN CONSENT
© 2019 MICHAEL REX ARCHITECTS

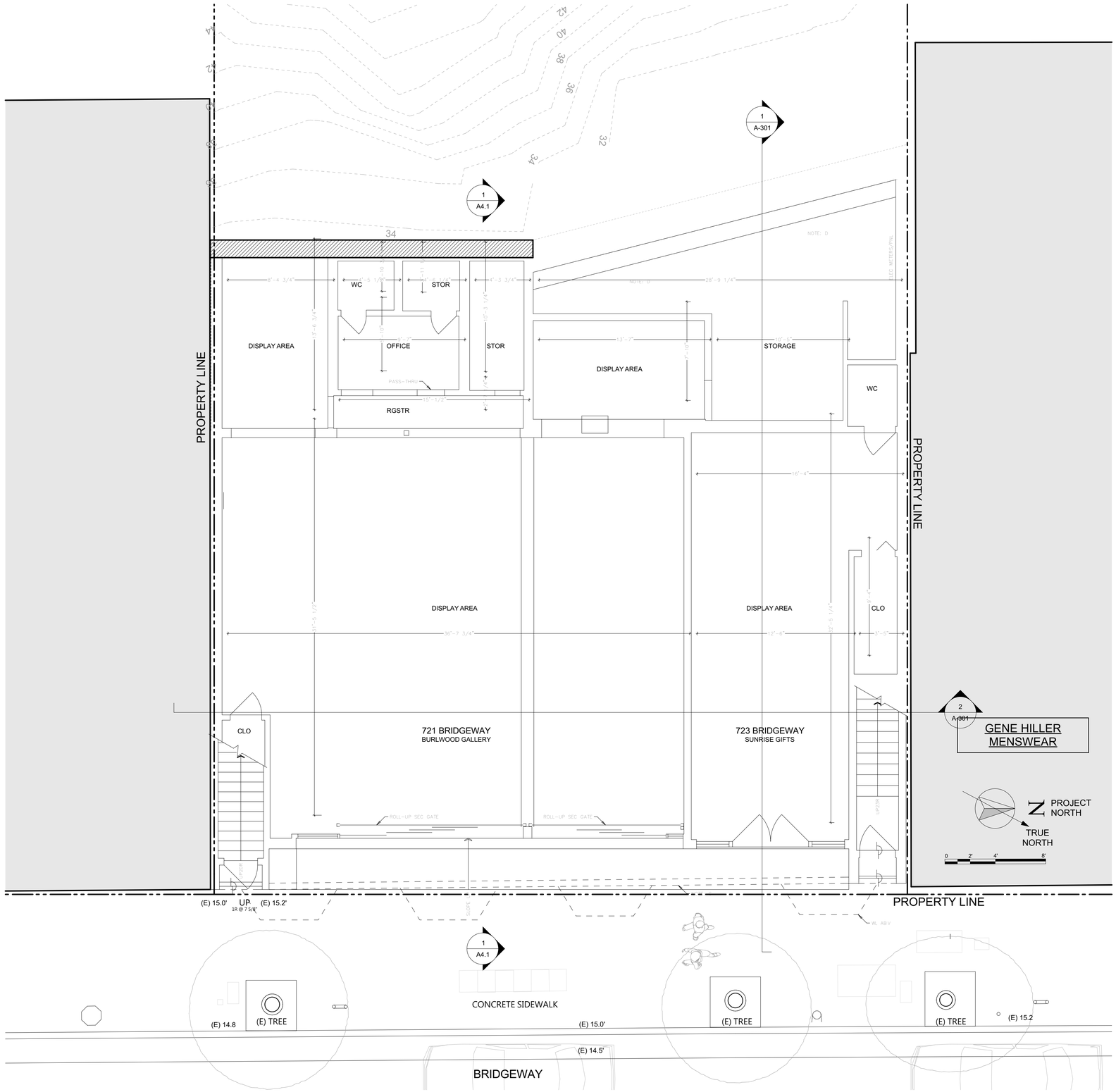
DRAWN BY:	MRA
CHECKED BY:	MRA
SCALE:	1/8" = 1'-0"

EXISTING SITE/ROOF PLAN

SHEET

EC1.1

P:\A-M\Langsam Building Bridgeway\Graphics\CAD\PLN Files\1606.24_LANGSAM_DR_02 REVpln / Monday, June 24, 2019 / 11:19 AM



MICHAEL REX
ARCHITECTS

1750 BRIDGEWAY, SUITE B211
SAUSALITO, CA 94965
MICHAELREXARCHITECTS.COM
TEL (415)331-1400
FAX (415)331-5463

A NEW MIXED-USE PROJECT

LANGSAM BUILDING

719-725 BRIDGEWAY
SAUSALITO, CALIFORNIA 94965
APN 065-071-21

DATE AND DESCRIPTION:
EXISTING CONDITIONS
15 MAY 2014
SCHEMATIC DESIGN
01 OCTOBER 2015
PRELIMINARY DESIGN
06 NOVEMBER 2015
PRELIM: REVS
23 MARCH 2016
HLB STUDY SESSION
21 NOVEMBER 2016
DESIGN REVIEW SUBMITTAL
20 DECEMBER 2017
DESIGN REVIEW REVISION
24 JUNE 2019

THESE DRAWINGS CONSTITUTE THE ORIGINAL WORK OF THE ARCHITECT AND MAY NOT BE USED WITHOUT HIS WRITTEN CONSENT
© 2019 MICHAEL REX ARCHITECTS

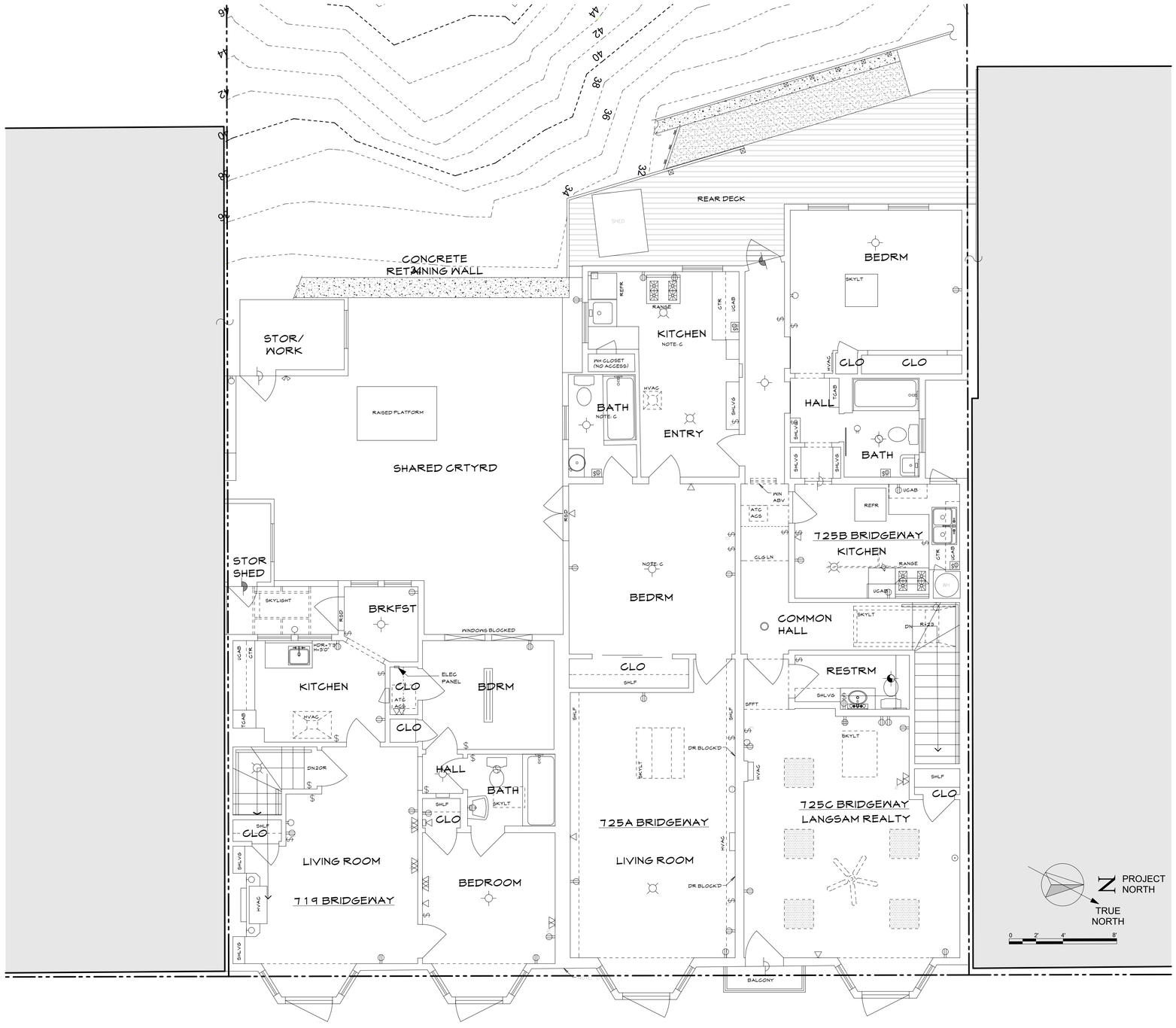
DRAWN BY:	MRA
CHECKED BY:	MRA
SCALE:	1/4" = 1'-0"

EXISTING GROUND FLOOR PLAN

SHEET

EC2.1

R:\A-M\Langsam Building\Bridgeway Graphics\CAD\PLN Files\1505.04_LANGSAM_DR-02-REVpln - Monday, June 24, 2019 - 11:18 AM



MICHAEL REX ARCHITECTS
1750 BRIDGEWAY, SUITE B211
SAUSALITO, CA 94965
MICHAELREXARCHITECTS.COM
TEL (415)331-1400
FAX (415)331-5463

A NEW MIXED-USE PROJECT

LANGSAM BUILDING

719-725 BRIDGEWAY
SAUSALITO, CALIFORNIA 94965
APN 065-071-21

DATE AND DESCRIPTION:
EXISTING CONDITIONS
15 MAY 2014
SCHEMATIC DESIGN
01 OCTOBER 2015
PRELIMINARY DESIGN
06 NOVEMBER 2015
PRELIM: REVS
23 MARCH 2016
HLB STUDY SESSION
21 NOVEMBER 2016
DESIGN REVIEW SUBMITTAL
20 DECEMBER 2017
DESIGN REVIEW REVISION
24 JUNE 2019

THESE DRAWINGS CONSTITUTE THE ORIGINAL WORK OF THE ARCHITECT AND MAY NOT BE USED WITHOUT HIS WRITTEN CONSENT
© 2019 MICHAEL REX ARCHITECTS

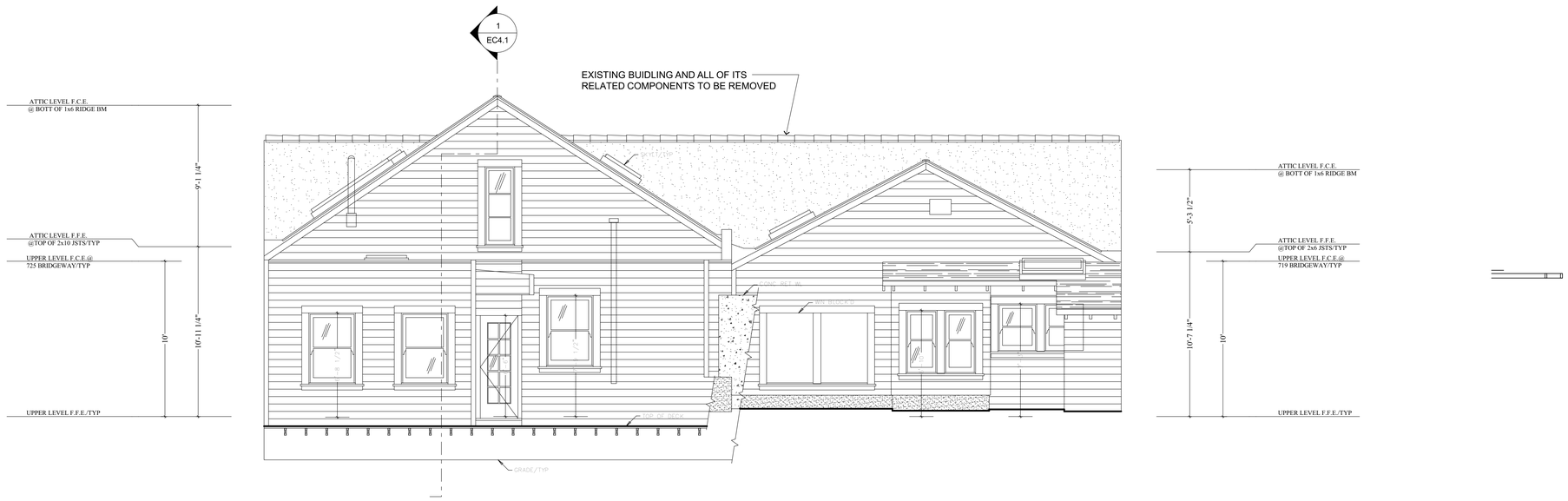
DRAWN BY:	MRA
CHECKED BY:	MRA
SCALE:	1/4" = 1'-0"

EXISTING SECOND FLOOR PLAN

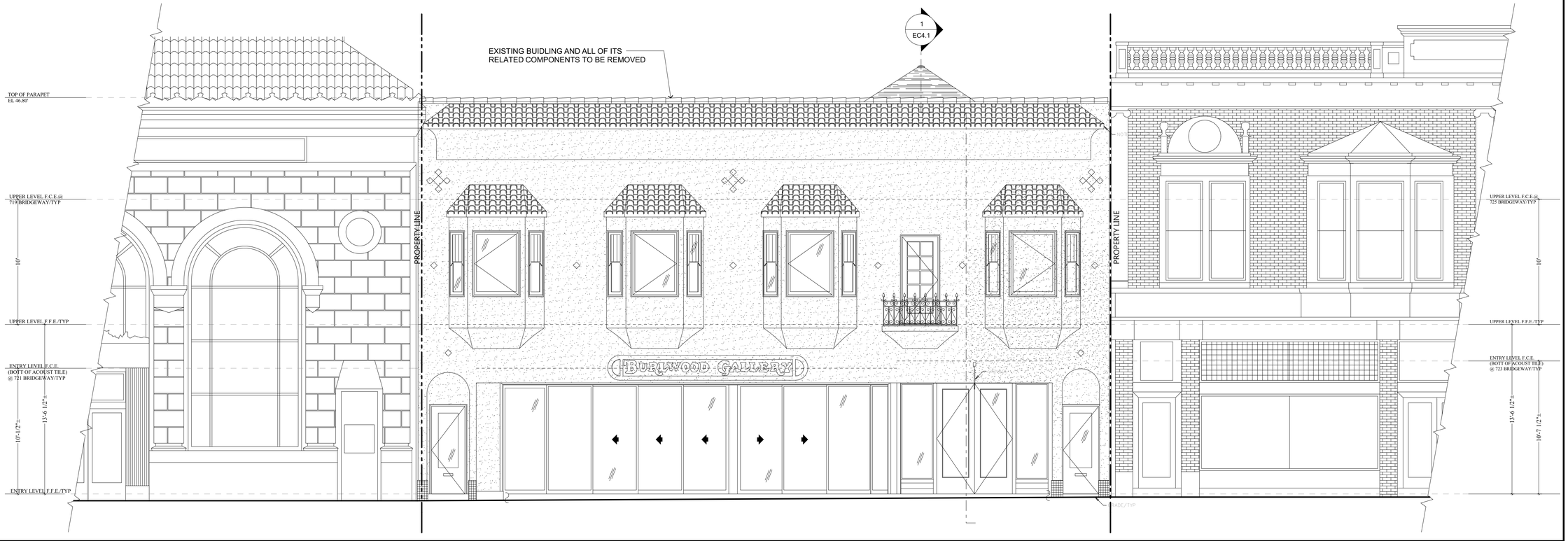
SHEET

EC2.2

P:\A-M\Langsam Building Bridgeway\Graphics\CAD\PLN Files\19054-LANGSAM_DR_02-REVpln / Monday, June 24, 2019 / 11:19 AM



EXISTING WEST ELEVATION (REAR) | 2



EXISTING EAST ELEVATION (STREET FRONT) | 1

MICHAEL REX
ARCHITECTS

1750 BRIDGEWAY, SUITE B211
SAUSALITO, CA 94965
MICHAELREXARCHITECTS.COM
TEL (415)331-1400
FAX (415)331-5463

A NEW MIXED-USE PROJECT

LANGSAM BUILDING

719-725 BRIDGEWAY
SAUSALITO, CALIFORNIA 94965
APN 065-071-21

DATE AND DESCRIPTION:
EXISTING CONDITIONS
15 MAY 2014
SCHEMATIC DESIGN
01 OCTOBER 2015
PRELIMINARY DESIGN
06 NOVEMBER 2015
PRELIM: REVS
23 MARCH 2016
HLB STUDY SESSION
21 NOVEMBER 2016
DESIGN REVIEW SUBMITTAL
20 DECEMBER 2017
DESIGN REVIEW REVISION
24 JUNE 2019

THESE DRAWINGS CONSTITUTE THE ORIGINAL WORK OF THE ARCHITECT AND MAY NOT BE USED WITHOUT HIS WRITTEN CONSENT.
© 2019 MICHAEL REX ARCHITECTS

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

EXISTING EXTERIOR ELEVATIONS

SHEET

EC3.1

P:\A-MLangsam Building Bridgeway Graphics\CAD\PLN Files\16-04-24_LANGSAM_DR_02 REVISIONS\ Monday, June 24, 2019 11:16 AM

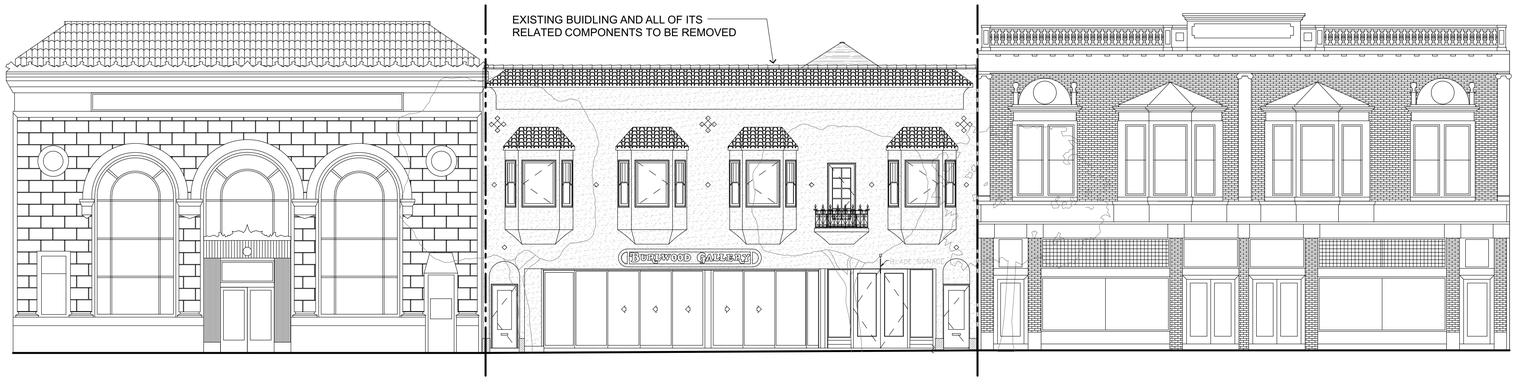
MICHAEL REX
ARCHITECTS

1750 BRIDGEWAY, SUITE B211
SAUSALITO, CA 94965
MICHAELREXARCHITECTS.COM
TEL (415)331-1400
FAX (415)331-5463

A NEW MIXED-USE PROJECT

LANGSAM BUILDING

719-725 BRIDGEWAY
SAUSALITO, CALIFORNIA 94965
APN 065-071-21



WELLS FARGO BANK

715 BRIDGEWAY
APN 065-071-25
(WELLS FARGO BANK)

LANGSAM BUILDING

719-725 BRIDGEWAY
APN 065-071-21

GENE HILLER MENSWEAR

729-733 BRIDGEWAY
APN 065-071-07
(CITY OF SAUSALITO)

DATE AND DESCRIPTION:
EXISTING CONDITIONS
15 MAY 2014
SCHEMATIC DESIGN
01 OCTOBER 2015
PRELIMINARY DESIGN
06 NOVEMBER 2015
PRELIM: REVS
23 MARCH 2016
HLB STUDY SESSION
21 NOVEMBER 2016
DESIGN REVIEW SUBMITTAL
20 DECEMBER 2017
DESIGN REVIEW REVISION
24 JUNE 2019

THESE DRAWINGS CONSTITUTE THE ORIGINAL WORK OF THE ARCHITECT AND MAY NOT BE USED WITHOUT HIS WRITTEN CONSENT
© 2019 MICHAEL REX ARCHITECTS

DRAWN BY:	MRA
CHECKED BY:	MRA
SCALE:	1/8" = 1'-0"

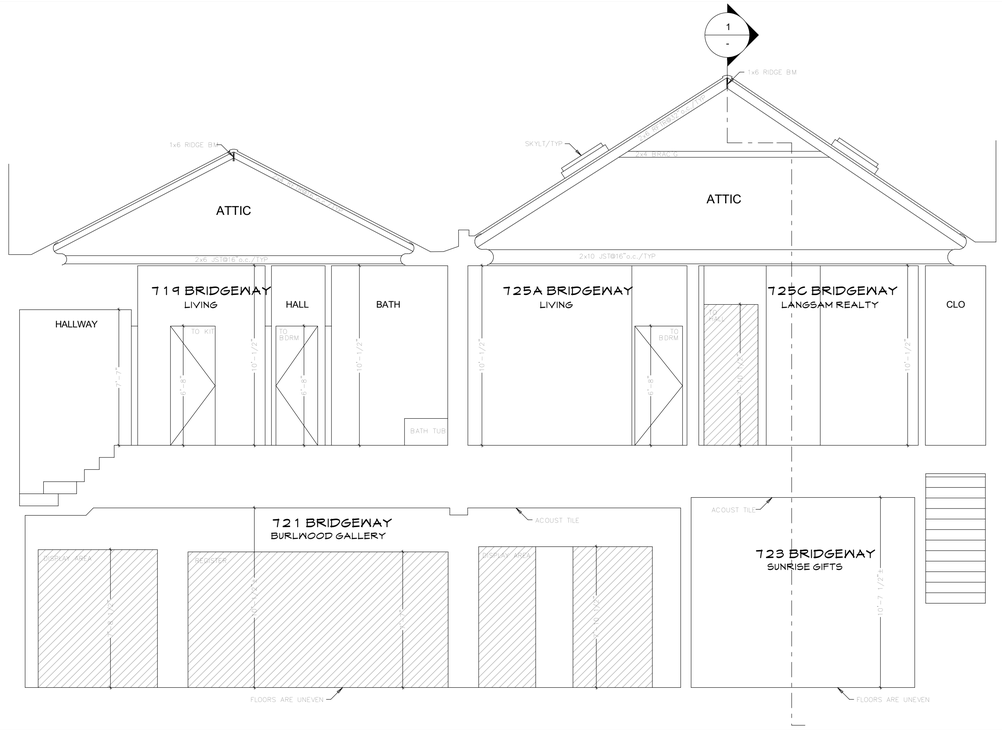
EXISTING BRIDGEWAY
STREETSCAPE
ELEVATION

SHEET

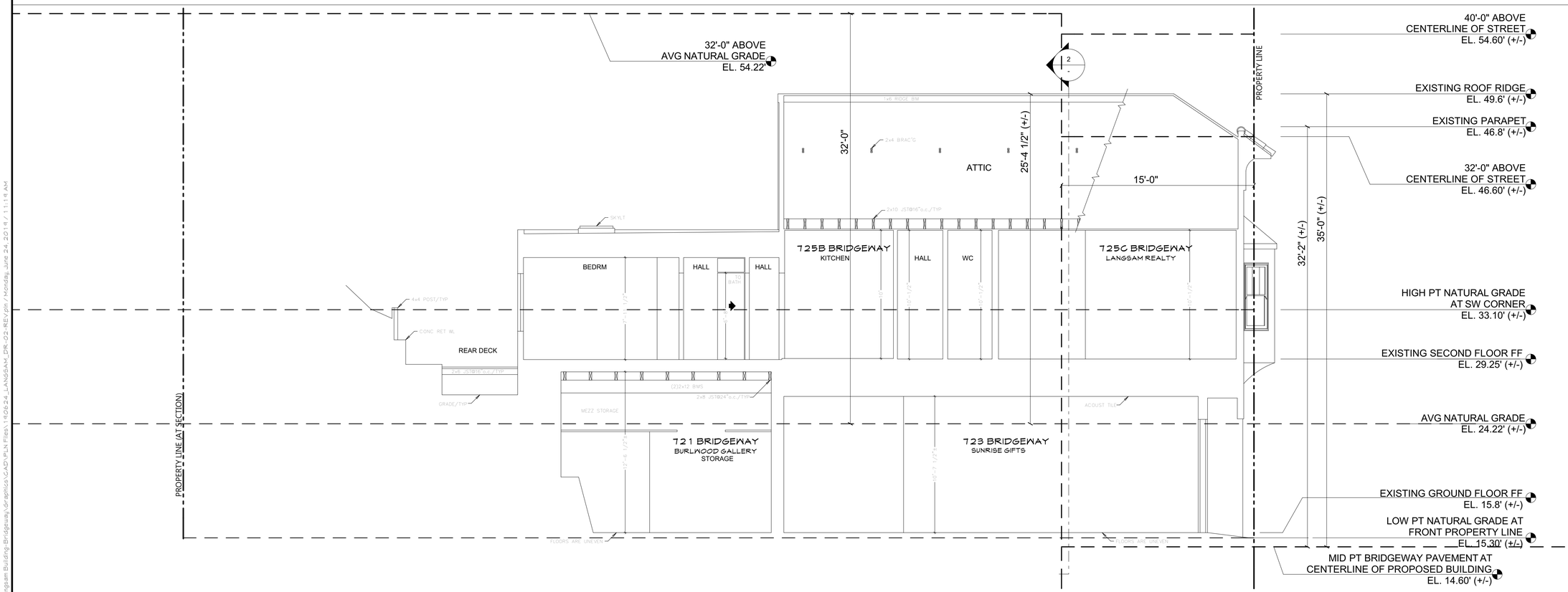
EC3.2

EXISTING BRIDGEWAY STREETSCAPE ELEVATION

P:\A-M\Langsam Building Bridgeway\Graphics\CAD\PLN Files\190624_LANGSAM_DR-02 REV.pln / Monday, June 24, 2019 / 11:19 AM



EXISTING CROSS SECTION | 2



EXISTING LONGITUDINAL SECTION | 1

MICHAEL REX
ARCHITECTS

1750 BRIDGEWAY, SUITE B211
SAUSALITO, CA 94965
MICHAELREXARCHITECTS.COM
TEL (415)331-1400
FAX (415)331-5463

A NEW MIXED-USE PROJECT

LANGSAM BUILDING

719-725 BRIDGEWAY
SAUSALITO, CALIFORNIA 94965
APN 065-071-21

DATE AND DESCRIPTION:
EXISTING CONDITIONS
15 MAY 2014
SCHEMATIC DESIGN
01 OCTOBER 2015
PRELIMINARY DESIGN
06 NOVEMBER 2015
PRELIM: REVS
23 MARCH 2016
HLB STUDY SESSION
21 NOVEMBER 2016
DESIGN REVIEW SUBMITTAL
20 DECEMBER 2017
DESIGN REVIEW REVISION
24 JUNE 2019

THESE DRAWINGS CONSTITUTE THE ORIGINAL WORK OF THE ARCHITECT AND MAY NOT BE USED WITHOUT HIS WRITTEN CONSENT
© 2019 MICHAEL REX ARCHITECTS

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

EXISTING BUILDING SECTIONS

SHEET

EC4.1

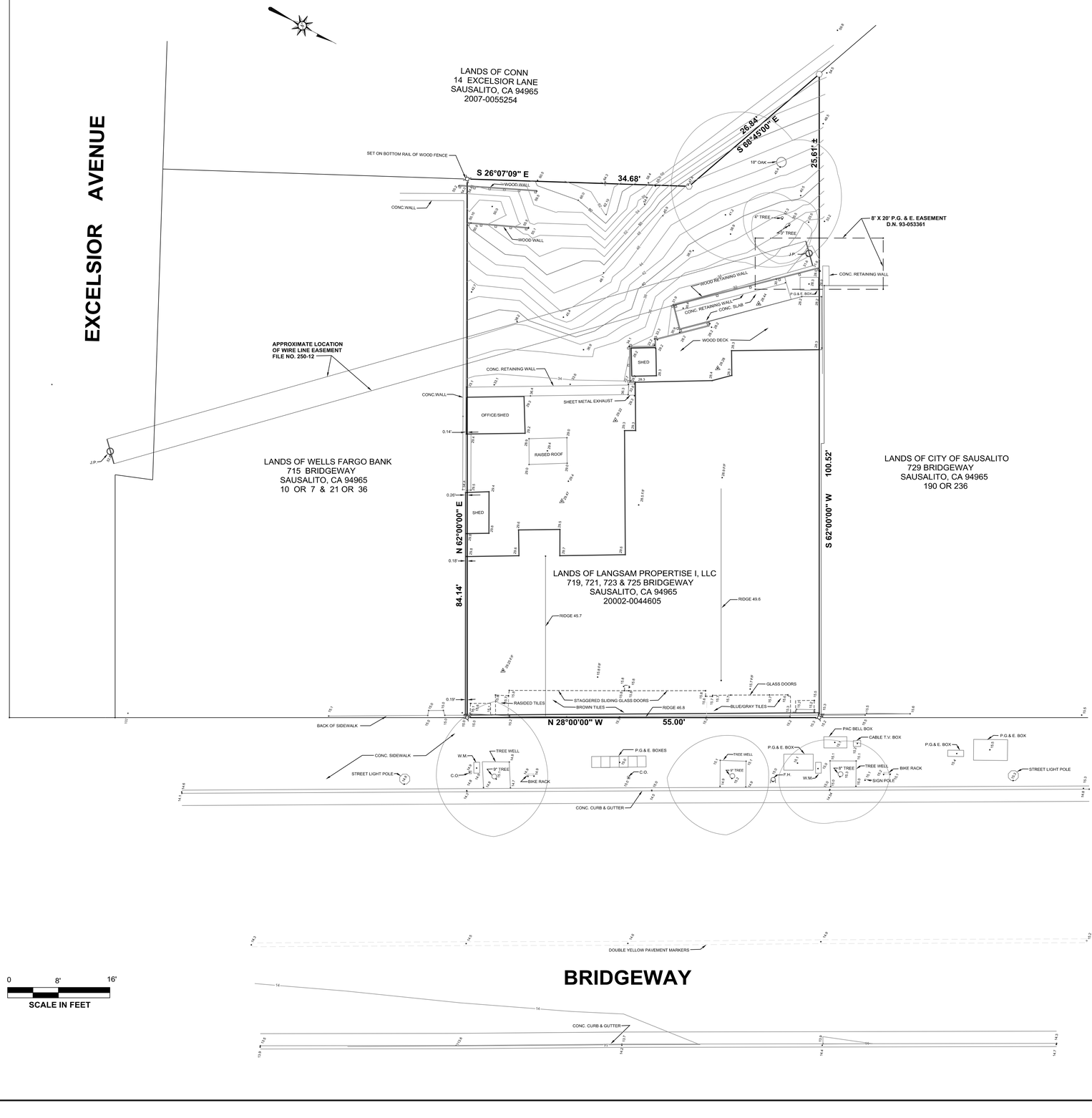
P:\LA-MR\Langsam Building-Bridgeway\Graphics\CAD\PLN Files\16-06-24-LANGSAM_DR-02 REVSN / Monday, June 24, 2019 / 11:19 AM

NOTES:

1. UNDERGROUND FACILITIES MAY EXIST. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES PRIOR TO CONSTRUCTION. CALL U.S.A. (800) 277-2600 PRIOR TO ANY CONSTRUCTION.
2. THE PROPERTY BOUNDARY FOR THIS TOPOGRAPHIC SURVEY IS BASED ON A FIELD SURVEY PREFORMED BY ALLCO ENGINEERING, INC. A RECORD OF SURVEY IS BEING PROCESSED FOR FILING WITH MARIN COUNTY.
3. BENCHMARK, U.S.C. & G.S. TIDAL 30 MONUMENT, ON THE CONCRETE BASE OF NORTHWEST ORNAMENTAL ELEPHANT AT CITY PARK, ELEVATION 16.29, MEAN LOWER LOW WATER.
4. THIS TOPOGRAPHIC SURVEY'S ORIENTATION IS BASED ON MAGNETIC NORTH.

LEGEND

- PROPERTY BOUNDARY LINE.
- SET COPPER NAIL & TAG RCE 24059.
- SET 5/8" REBAR W/PLASTIC CAP RCE 24059.
- CONTROL POINTS.
- EXISTING CONTOUR (2' INTERVALS).
- SPOT ELEVATIONS.



0 8' 16'

SCALE IN FEET

REGISTERED PROFESSIONAL ENGINEER
CHARLES DAVIS ALLEN
No. 21998
9/30/15
CIVIL
STATE OF CALIFORNIA

TOPOGRAPHIC SURVEY

OF THE LANDS OF LANGSAM PROPERTIES I, LLC AS DESCRIBED IN THE GRANT DEED D.N. 2002-044605, RECORDED MAY 25, 2002, IN THE OFFICE OF THE COUNTY RECORDER OF MARIN COUNTY, CALIFORNIA

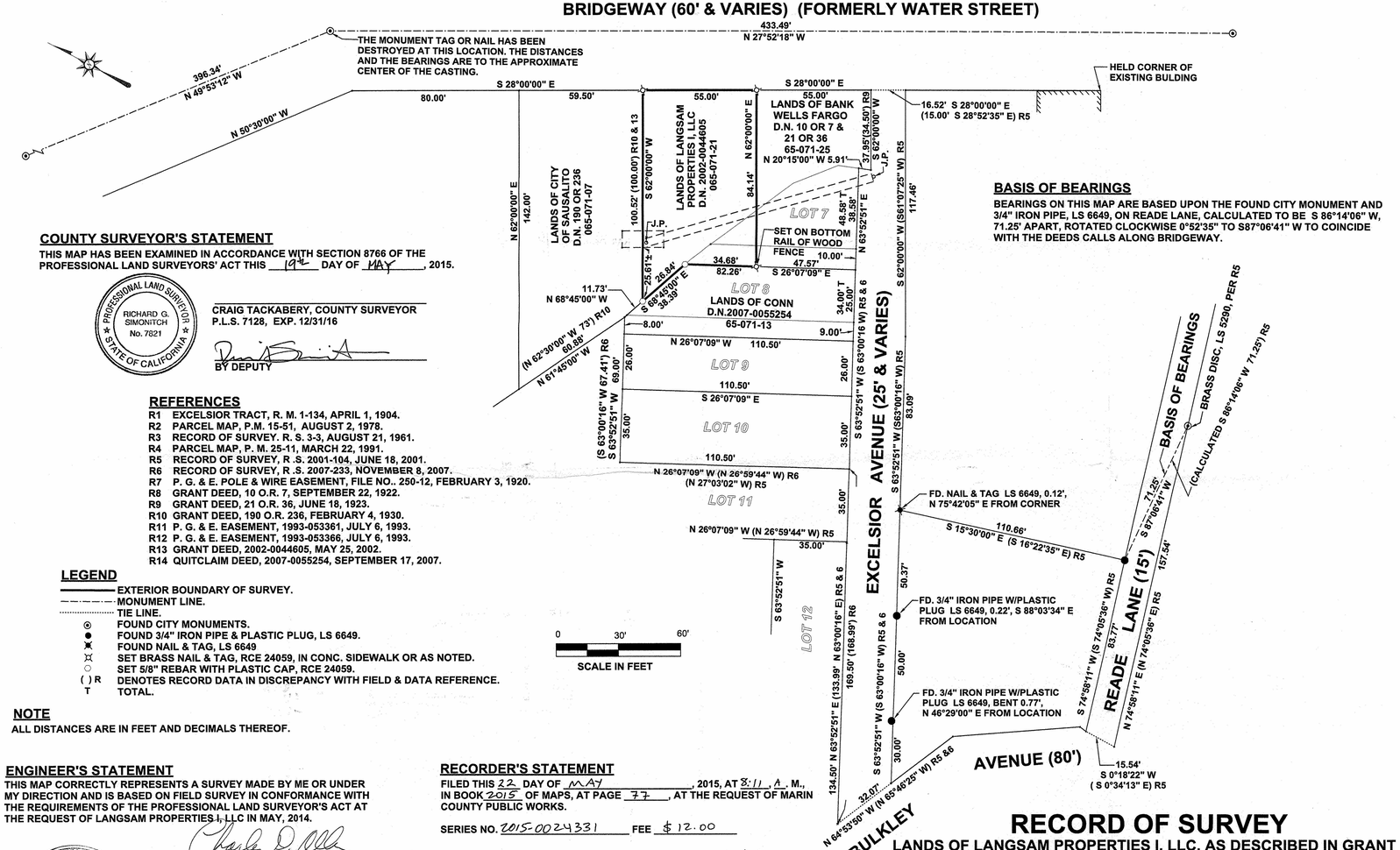
CITY OF SAUSALITO, COUNTY OF MARIN STATE OF CALIFORNIA

ALLCO ENGINEERING, INC.
P.O. BOX 629
MILL VALLEY CA 94942-0629
PHONE: (415) 888-8202

SEPTEMBER 11, 2014
SCALE 1" = 8'

SHEET 1 OF 1

Traverse PC



BASIS OF BEARINGS

BEARINGS ON THIS MAP ARE BASED UPON THE FOUND CITY MONUMENT AND 3/4" IRON PIPE, LS 6649, ON READE LANE, CALCULATED TO BE S 86°14'06" W, 71.25' APART, ROTATED CLOCKWISE 0°52'35" TO S87°06'41" W TO COINCIDE WITH THE DEEDS CALLS ALONG BRIDGEWAY.

COUNTY SURVEYOR'S STATEMENT

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8766 OF THE PROFESSIONAL LAND SURVEYORS' ACT THIS 19th DAY OF MAY, 2015.

PROFESSIONAL LAND SURVEYOR * RICHARD G. SIMONITCH No. 7821 * STATE OF CALIFORNIA

CRAIG TACKABERY, COUNTY SURVEYOR
P.L.S. 7128, EXP. 12/31/16

BY DEPUTY

REFERENCES

R1 EXCELSIOR TRACT, R. M. 1-134, APRIL 1, 1904.
R2 PARCEL MAP, P.M. 15-51, AUGUST 2, 1978.
R3 RECORD OF SURVEY. R. S. 3-3, AUGUST 21, 1961.
R4 PARCEL MAP, P. M. 25-11, MARCH 22, 1991.
R5 RECORD OF SURVEY, R .S. 2001-104, JUNE 18, 2001.
R6 RECORD OF SURVEY, R .S. 2007-233, NOVEMBER 8, 2007.
R7 P. G. & E. POLE & WIRE EASEMENT, FILE NO.. 250-12, FEBRUARY 3, 1920.
R8 GRANT DEED, 10 O.R. 7, SEPTEMBER 22, 1922.
R9 GRANT DEED, 21 O.R. 36, JUNE 18, 1923.
R10 GRANT DEED, 190 O.R. 236, FEBRUARY 4, 1930.
R11 P. G. & E. EASEMENT, 1993-053361, JULY 6, 1993.
R12 P. G. & E. EASEMENT, 1993-053366, JULY 6, 1993.
R13 GRANT DEED, 2002-0044605, MAY 25, 2002.
R14 QUITCLAIM DEED, 2007-0055254, SEPTEMBER 17, 2007.

LEGEND

EXTERIOR BOUNDARY OF SURVEY.
MONUMENT LINE.
TIE LINE.
FOUND CITY MONUMENTS.
FOUND 3/4" IRON PIPE & PLASTIC PLUG, LS 6649.
FOUND NAIL & TAG, LS 6649
SET BRASS NAIL & TAG, RCE 24059, IN CONC. SIDEWALK OR AS NOTED.
SET 5/8" REBAR WITH PLASTIC CAP, RCE 24059.
( )R DENOTES RECORD DATA IN DISCREPANCY WITH FIELD & DATA REFERENCE.
T TOTAL.

NOTE

ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.

ENGINEER'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION AND IS BASED ON FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYOR'S ACT AT THE REQUEST OF LANGSAM PROPERTIES I, LLC IN MAY, 2014.

REGISTERED PROFESSIONAL ENGINEER * CHARLES D. ALLEN No. 21,998 * CIVIL * STATE OF CALIFORNIA

CHARLES D. ALLEN, R.C.E. 21998
LICENSE EXPIRES 9/30/15

RECORDER'S STATEMENT

FILED THIS 22 DAY OF MAY, 2015, AT 8:11, A., M., IN BOOK 2015 OF MAPS, AT PAGE 77, AT THE REQUEST OF MARIN COUNTY PUBLIC WORKS.

SERIES NO. 2015-0024331 FEE $ 12.00

Richard N. Benson
COUNTY RECORDER

A. R. Silveira
BY DEPUTY

APN 065-071-21

RECORD OF SURVEY

LANDS OF LANGSAM PROPERTIES I, LLC, AS DESCRIBED IN GRANT DEED DOCUMENT NO. 2002-044605, RECORDED MAY 25, 2002, IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF MARIN, STATE OF CALIFORNIA

CITY OF SAUSALITO, COUNTY OF MARIN AND STATE OF CALIFORNIA

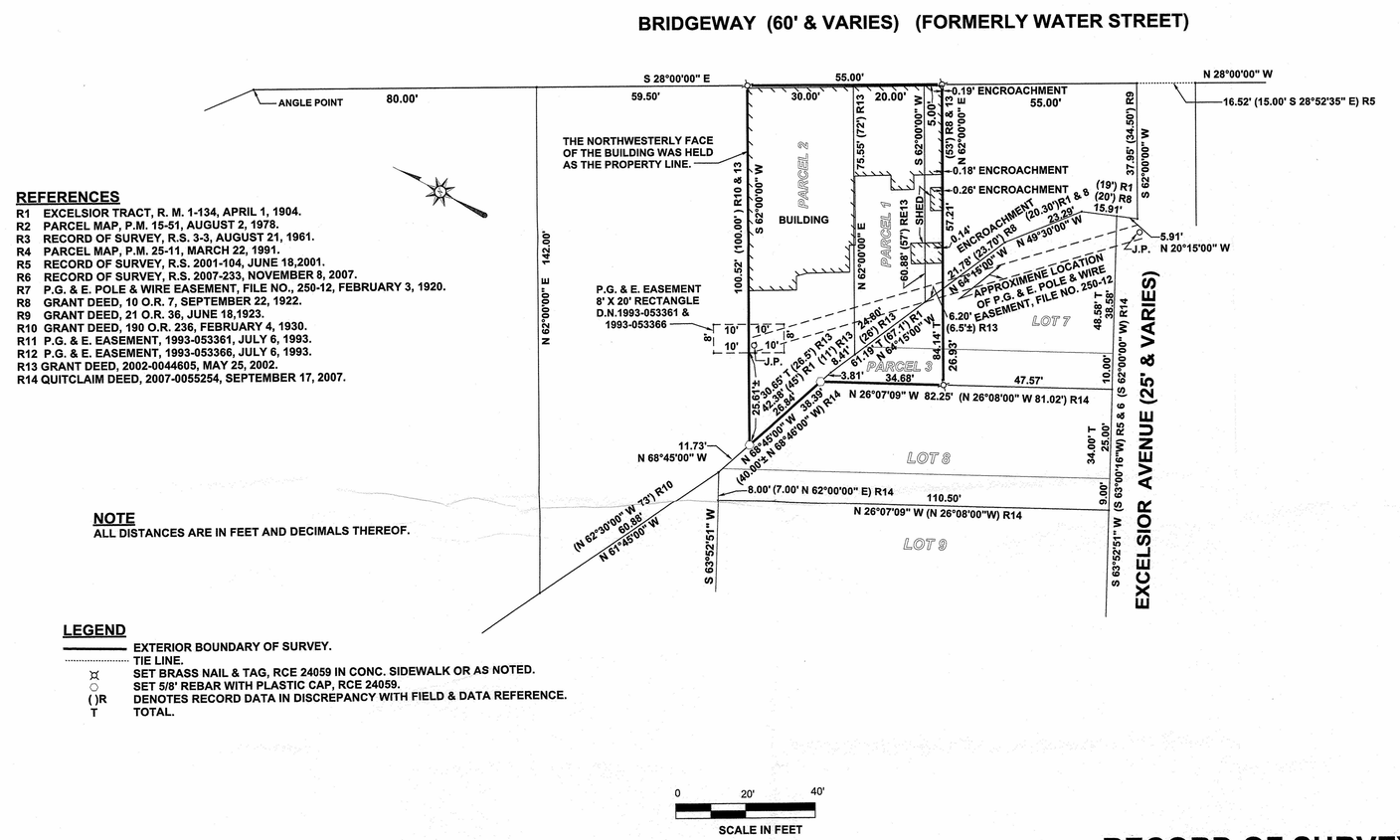
SHEET 1 OF 2

ALLCO ENGINEERING, INC.
P.O. BOX 629
MILL VALLEY, CA 94942-0629
PHONE: (415) 888-8202

NOVEMBER 3, 2014
SCALE 1" = 30'

SHEET 1 OF 2

Traverse PC



REFERENCES

R1 EXCELSIOR TRACT, R. M. 1-134, APRIL 1, 1904.
R2 PARCEL MAP, P.M. 15-51, AUGUST 2, 1978.
R3 RECORD OF SURVEY, R.S. 3-3, AUGUST 21, 1961.
R4 PARCEL MAP, P.M. 25-11, MARCH 22, 1991.
R5 RECORD OF SURVEY, R.S. 2001-104, JUNE 18,2001.
R6 RECORD OF SURVEY, R.S. 2007-233, NOVEMBER 8, 2007.
R7 P.G. & E. POLE & WIRE EASEMENT, FILE NO., 250-12, FEBRUARY 3, 1920.
R8 GRANT DEED, 10 O.R. 7, SEPTEMBER 22, 1922.
R9 GRANT DEED, 21 O.R. 36, JUNE 18,1923.
R10 GRANT DEED, 190 O.R. 236, FEBRUARY 4, 1930.
R11 P.G. & E. EASEMENT, 1993-053361, JULY 6, 1993.
R12 P.G. & E. EASEMENT, 1993-053366, JULY 6, 1993.
R13 GRANT DEED, 2002-0044605, MAY 25, 2002.
R14 QUITCLAIM DEED, 2007-0055254, SEPTEMBER 17, 2007.

NOTE

ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.

LEGEND

EXTERIOR BOUNDARY OF SURVEY.
TIE LINE.
SET BRASS NAIL & TAG, RCE 24059 IN CONC. SIDEWALK OR AS NOTED.
SET 5/8' REBAR WITH PLASTIC CAP, RCE 24059.
( )R DENOTES RECORD DATA IN DISCREPANCY WITH FIELD & DATA REFERENCE.
T TOTAL.

RECORD OF SURVEY

LANDS OF LANGSAM PROPERTIES I, LLC, AS DESCRIBED IN GRANT DEED DOCUMENT NO. 2002-044605, RECORDED MAY 25, 2002, IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF MARIN, STATE OF CALIFORNIA

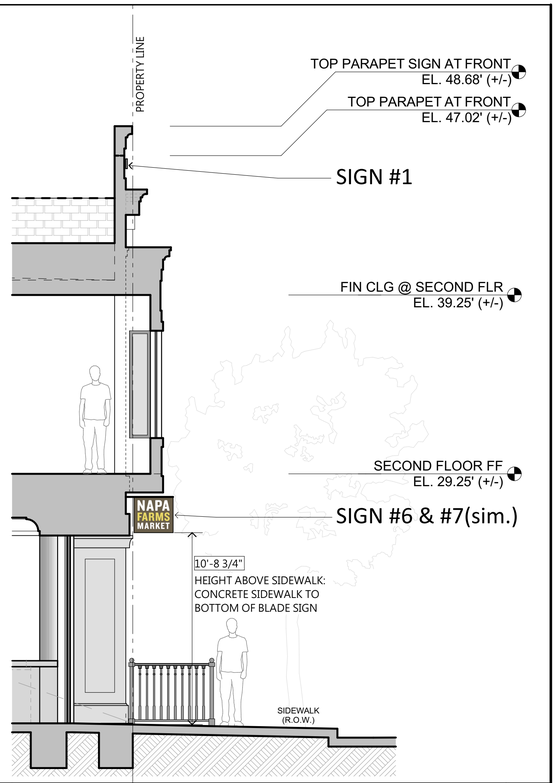
CITY OF SAUSALITO, COUNTY OF MARIN AND STATE OF CALIFORNIA

ALLCO ENGINEERING, INC.
P.O. BOX 629
MILL VALLEY, CA 94942-0629
PHONE: (415) 888-8202

NOVEMBER 3, 2014
SCALE 1" = 20'

APN 065-071-21

Traverse PC



SECTION AT STREETFRONT FACADE WITH EXTERIOR SIGNAGE IDENTIFICATION #s | 1



PROPOSED EAST ELEVATION (STREET FRONT) WITH EXTERIOR SIGNAGE IDENTIFICATION #s | 1

MICHAEL REX
ARCHITECTS

1750 BRIDGEWAY, SUITE B211
SAUSALITO, CA 94965
MICHAELREXARCHITECTS.COM
TEL (415)331-1400
FAX (415)331-5463

A NEW MIXED-USE PROJECT

LANGSAM BUILDING

719-725 BRIDGEWAY
SAUSALITO, CALIFORNIA 94965
APN 065-071-21

DATE AND DESCRIPTION:
DESIGN REV: EXT SIGN INFO
27 APRIL 2020

THESE DRAWINGS CONSTITUTE THE ORIGINAL WORK OF THE ARCHITECT AND MAY NOT BE USED WITHOUT HIS WRITTEN CONSENT.
© 2019 MICHAEL REX ARCHITECTS

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

EXTERIOR SIGNAGE IDENTIFICATION / INFO

SHEET
EXT. SIGNAGE INFO
A3.1

SIGN #1

SIGN TYPE: Wall Sign for Building Identification
SIGN AREA: 17.44 sf

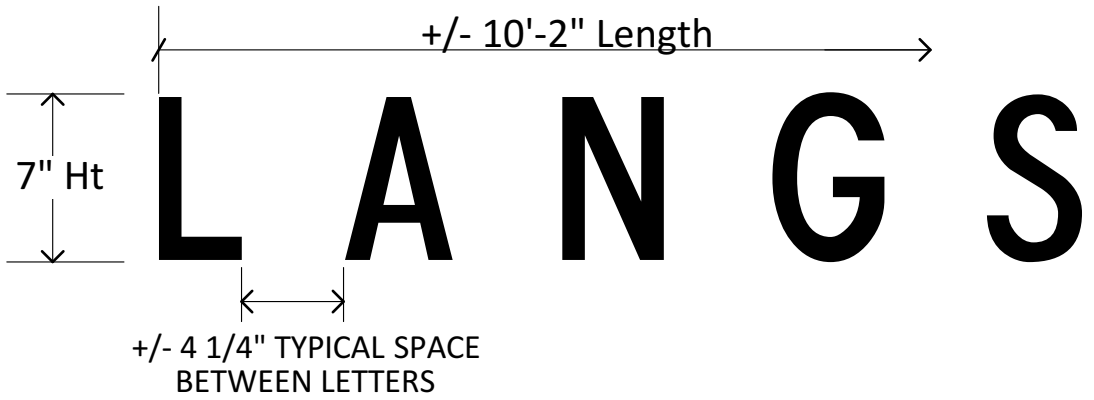
1. Identifies Building Name: LANGSAM BUILDING
2. Painted Metal Letters, Color: Semi-gloss Black
3. Individual Metal Letters mounted to the building facade on 1" ptd. metal pins, Color: Semi-gloss Black.

AREA OF PROPOSED BUILDING FACADE: 1,768 sf

MAXIMUM SIGNABLE AREA ALLOWED FOR BUILDING: 15% OF THE FACADE AREA
1,768 sf x 15% = 265.2 sf MAX
MAXIMUM SIGN SIZE ALLOWED FOR BUILDING ID WALL SIGN: 40% OF THE SIGNABLE AREA
265.2 sf x 40% = 35.28 sf MAX

PROPOSED SIGN AREA = 17.44 sf

MAXIMUM LENGTH OF SIGNAGE: 75% OF SIGNABLE AREA WIDTH
75% x 45'-6" = 34.125 ft
PROPOSED LENGTH = +/- 10'-2"



MICHAEL REX
ARCHITECTS

DESCRIPTION:

EXTERIOR SIGNAGE DETAILS
SIGN #1 - WALL SIGN FOR BUILDING IDENTIFICATION

PROJECT: LANGSAM BUILDING, SAUSALTIO
719-725 BRIDGEWAY
APN 065-071-21
File No. TM-CUP-DR-EA 2017-487

DATE: April 27, 2020

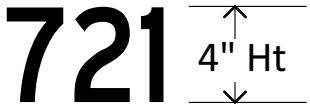
SCALE: AS NOTED

SIGN #2, 3 & 4

SIGN TYPE: Address Sign for Street Address Identification
SIGN AREAS: SIGN #2 = .2 sf
SIGN #3 = .2 sf
SIGN #4 = .5 sf

SIGN #2:
4" Tall Letters painted directly on the surface of the glass transom (color: Semi-gloss Black)

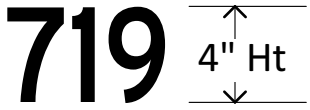
SAMPLE NUMBERS:



SIGN #3 & 4
4" Tall Letters painted directly on the surface of the glass transom (color: Semi-gloss Black)

SAMPLE NUMBERS:

SIGN #3



SIGN #4



MICHAEL REX ARCHITECTS

DESCRIPTION:

EXTERIOR SIGNAGE DETAILS
SIGN #2, 3 & 4 - BUILDING ADDRESSES

PROJECT: LANGSAM BUILDING, SAUSALTIO
719-725 BRIDGEWAY
APN 065-071-21
File No. TM-CUP-DR-EA 2017-487

DATE: April 27, 2020

SCALE: AS NOTED

SIGN #5

SIGN TYPE: Wall Sign for Business Identification
SIGN AREA: 14.0 sf

1. Proposed Sign Identifies Business Name: Napa Farms Market
2. Painted Metal Letters, Color: Semi-gloss Black
3. Individual Metal Letters mounted to the building facade on 1" ptd. metal pins, Color: Semi-gloss Black.

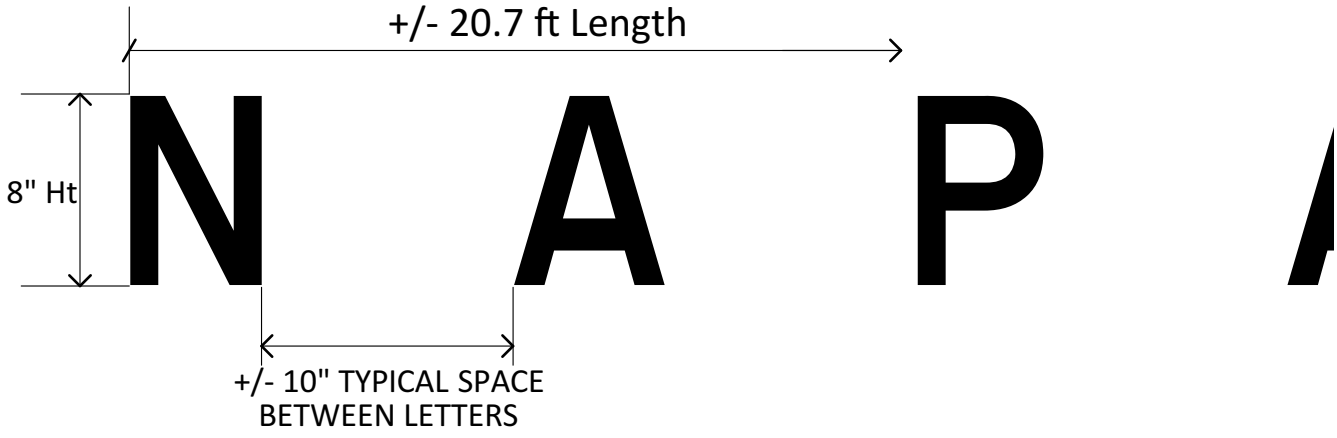
MAXIMUM COMMERCIAL SIGNAGE ALLOWED FOR GROUND LEVEL BUSINESS:
45'-6" (width of street frontage) x 1/2 sf = 22.75 sf

MAXIMUM SIGNABLE AREA ALLOWED: 15% OF THE BUSINESS FACADE
588 sf x 15% = 88.2 sf
MAXIMUM INDIV SIGN AREA ALLOWED FOR GRND LEVEL BUSINESS: 40% OF THE SIGNABLE AREA
88.2 sf x 40% = 35.28 sf
MAXIMUM LENGTH OF SIGNAGE: 75% OF SIGNABLE AREA WIDTH
75% x 45'-6" = 34.125 ft

PROPOSED SIGN #5 AREA = 13.8 sf
PROPOSED SIGN #5 LENGTH = 20.7 ft

REMAINING FOR SIGNS #6 & 7 = 22.75 sf - 13.8 sf - .20 sf = 8.75 sf

SAMPLE: SIZE OF WALL SIGN LETTERS



MICHAEL REX
ARCHITECTS

DESCRIPTION:

EXTERIOR SIGNAGE DETAILS
SIGN #5 WALL SIGN - GROUND LEVEL
BUSINESS IDENTIFICATION

PROJECT: LANGSAM BUILDING, SAUSALTIO
719-725 BRIDGEWAY
APN 065-071-21
File No. TM-CUP-DR-EA 2017-487

DATE: April 27, 2020

SCALE: AS NOTED

SIGN #6 & 7

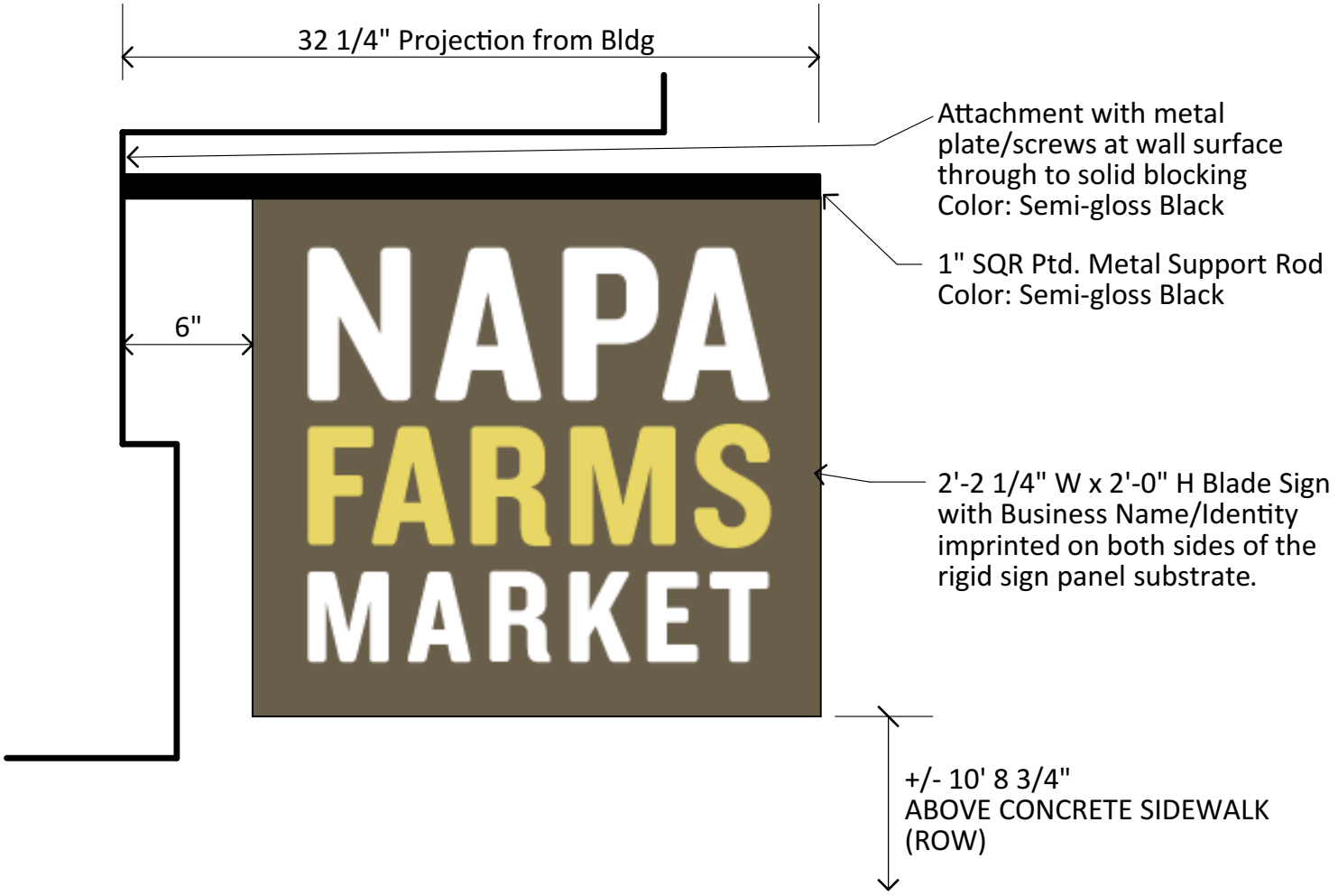
SIGN TYPE: Projecting/Blade Sign for Business Identification
SIGN AREA: 4.375 sf each

MAXIMUM PROJECTION OF SIGN ALLOWED FROM BUILDING SURFACE: 36" MAX
PROPOSED PROJECTION FROM BUILDING: 32 1/4"

MAXIMUM AREA OF SIGN: 6 sf
AREA OF PROPOSED SIGN: 4.375 sf

MINIMUM HT ABOVE SIDEWALK ROW: 8'-0"
PROPOSED SIGNS ARE +/- 10'-8 3/4" ABOVE THE SIDEWALK ROW

MAXIMUM COMMERCIAL SIGNAGE ALLOWED FOR GROUND LEVEL BUSINESS:
55'-0" (width of street frontage) x 1/2 sf = 27.5 sf
TOTAL PROPOSED FOR GROUND LEVEL BUSINESS (#2, 5, 6 & 7):
.20 sf + 13.8 sf + 4.375 sf + 4.375 sf = 22.75 sf



MICHAEL REX
ARCHITECTS

DESCRIPTION:

EXTERIOR SIGNAGE DETAILS
SIGN #6 & 7 - PROJECTING/BLADE SIGNS

PROJECT: LANGSAM BUILDING, SAUSALTIO
719-725 BRIDGEWAY
APN 065-071-21
File No. TM-CUP-DR-EA 2017-487

DATE: April 27, 2020

SCALE: AS NOTED

HISTORIC PRESERVATION COMMISSION RESOLUTION NO. 2020-01
APRIL 29, 2020
DR-CUP-EA-TM-TRP-SP 17-487
719-725 BRIDGEWAY

EXHIBIT C: CERTIFICATE OF APPROPRIATENESS APPLICATION

CERTIFICATE OF APPROPRIATENESS APPLICATION

City of Sausalito | Community Development Department
420 Litho Street | Sausalito, CA 94965 | (415) 289-4128 | cdd@sausalito.gov

Incorporated into the Sausalito Municipal Code (SMC) in 2018, Chapter 10.46 (Historic Preservation) establishes Certificate of Appropriateness (COA) review by the Historic Preservation Commission (HPC).

A Certificate of Appropriateness Application must be submitted when a person, owner, or other entity seeks to restore, rehabilitate, alter, develop, construct, demolish, remove, or otherwise change the exterior appearance (including paint color) of:

1. A structure/site officially deemed a historical resource under the California Environmental Quality Act (CEQA).
2. A designated Local, State, and/or National Historic Register property.
3. A property within a Historic Overlay District.

No work or any other City of Sausalito planning/building entitlement action shall occur without the project first having undergone COA review by the HPC, unless otherwise exempted (SMC 10.46.060). The City has the authority to levy enforcement penalties for unpermitted work (SMC 10.46.080). Ordinary repair and maintenance activities may not be subject to COA review; please consult with City Staff (SMC 10.46.060).

BACKGROUND INFORMATION

The Certificate of Appropriateness review/authorization process evaluates whether or not a project may cause a substantial adverse effect on the significance of a historical resource. Substantial adverse effect includes demolition, destruction, relocation, or alteration such that the significance of a historical resource would be impaired. Per CEQA, a project that demolishes or alters those physical characteristics of a historical resource that convey its historical significance (i.e. character-defining features) can be considered to materially impair the resource's significance. *Central Question: Is the project appropriately designed to not result in a substantial adverse effect to the historical resource?* At a noticed public hearing, the HPC reviews the project under Certificate of Appropriateness Findings and issues a formal advisory recommendation to the decision-making body (e.g. Planning Commission). Certificate of Appropriateness Findings include review under The Secretary of the Interior's *Standards for the Treatment of Historic Properties* (refer to Section 6). A project that has been determined to conform to the *Standards* can generally be considered to be a project that will not cause a substantial adverse effect and can be considered Categorically Exempt from further CEQA review.

INSTRUCTIONS

The information in this application is required in order to evaluate whether or not the project will cause a substantial adverse effect on the significance of the historical resource. The COA review/authorization process will begin once staff determines that the submission is complete.

You must provide the following supplemental information along with this application:

- ✓ **Drawings.** Plans and specifications showing the existing/proposed exterior appearance, including detailed drawings.
- ✓ **Materials.** Product details, cut-sheets, and samples of materials to be used, where applicable.
- ✓ **Photographs.** The application must be accompanied by current and/or historic photographs large enough to show the nature of the property and the adjacent properties and area.
- ✓ **Digital Form.** All material submitted in hardcopy must be provided in PDF via CD or USB.

The Certificate of Appropriateness Application shall be prepared by an individual that meets the Professional Qualification Standards as used by the National Park Service, Secretary of the Interior, and as published in the Code of Federal Regulations.

SAMPLE RESEARCH RESOURCES

CA Historical Resources Information System (CHRIS) Historical Resources Consultants List
This list consists of individuals who, based on the information they have provided, meet the minimum qualifications of a professional in the disciplines of Archaeology, Architectural History, Architecture, Historical Architecture, or History, as defined in the Secretary of Interior's Standards (36 CFR 61), and who have requested to be included in the list. It is not a listing of all individuals who qualify as professionals in these disciplines under the Secretary of Interior's Standards and does not constitute an endorsement of any listed individual or consulting firm by the City of Sausalito, Office of Historic Preservation, or CHRIS Information Centers.

Community Development Department at Sausalito City Hall
Archive files for past and present planning permits and building permits are available at City Hall.

Sausalito Historical Society at Sausalito City Hall
The Sausalito Historical Society is a local organization whose mission is to collect documents related to Sausalito and provide access to the collection for public and academic research. They offer outreach programs to inspire local interest in Sausalito's history, educate the visiting public, and enrich the community. The Historical Society has a library collection (including digital) with a variety of materials including histories of historic buildings, newspapers, Sanborn Maps, books, photographs and government-related documents.

Assessor-Recorder-County Clerk Office at County of Marin Civic Center
Used when researching the ownership history of a property, the Assessor-Recorder-County Clerk's Office has original deeds, sales records, and map books that show ownership history, records about owners, room counts, and building construction dates.

CA Office of Historic Preservation (OHP)
The California State Office of Historic Preservation (OHP) is responsible for administering federally and state mandated historic preservation programs to further the identification, evaluation, registration and protection of California's irreplaceable archaeological and historical resources under the direction of the State Historic Preservation Officer (SHPO), a gubernatorial appointee, and the State Historical Resources Commission.

CA Historical Resources Information System (CHRIS)
The California Historical Resources Information System (CHRIS) consists of the California Office of Historic Preservation (OHP), nine Information Centers (ICs), and the State Historical Resources Commission (SHRC). The OHP administers and coordinates the CHRIS and presents proposed CHRIS policies to the SHRC, which approves these polices in public meetings. The CHRIS Inventory includes the State Historic Resources Inventory maintained by the OHP as defined in California Public Resources Code § 5020.1(p), and the larger number of resource records and research reports managed under contract by the nine ICs.

Sonoma State University Northwest Information Center (NWIC)
The Northwest Information Center (NWIC) of the California Historical Resources Information System (CHRIS) is one of nine information centers affiliated with the State of California Office of Historic Preservation (OHP) in Sacramento. NWIC staff regularly assist Historical Resources Consultants undertaking research in history and archaeology as well as providing information to landowners, scholars, and the general public about archaeology, history, architecture, and historical resources legislation. Inventory access, products and services are provided on a fee-for-service basis.

SECTION 1 – CONTACT INFORMATION

PROPERTY OWNER NAME	Langsam Properties 1, LLC
PROPERTY OWNER ADDRESS	725 Bridgeway, Ste. C, Sausalito, CA 94965
PROPERTY OWNER TELEPHONE	415-601-7273 (Marsha August)
PROPERTY OWNER EMAIL	Marsha August: marsha@langsamrealtyco.com
APPLICATION PREPARER NAME (PRIMARY PROJECT CONTACT)	Preservation Architecture
APPLICATION PREPARER ADDRESS	446 17th Street, #302, Oakland, CA 94612
APPLICATION PREPARER TELEPHONE	510-418-0285
APPLICATION PREPARER EMAIL	Mark Hulbert: mhulbert@earthlink.net
PROJECT ID NUMBER	--

SECTION 2 – PROPERTY INFORMATION

PROJECT STREET ADDRESS	719-725 Bridgeway
CROSS STREETS	El Portal and Anchor streets
ASSESSOR'S PARCEL NUMBER(S) (APN)	065-071-21
PARCEL SIZE (SQ FT)	4,763 sq.ft.
PARCEL DIMENSIONS (FT)	55 ft. wide, with a depth of 84.14 ft. on the south side and 11.52 ft. on the north side.
OTHER ADDRESS / HISTORIC ADDRESS (IF APPLICABLE)	--
ORIGINAL CONSTRUCTION DATE	c1930
ARCHITECT AND/OR BUILDER	Unknown/Vincent Maggiore
IS PROPERTY INCLUDED IN A HISTORIC SURVEY?	**[X] YES [ ] NO**
SURVEY NAME (IF APPLICABLE)	Sausalito Downtown Historic District
IS PROPERTY WITHIN THE DOWNTOWN HISTORIC DISTRICT?	**[X] YES [ ] NO**
IS PROPERTY DESIGNATED ON A HISTORIC REGISTER	**[X] YES [ ] NO**
HISTORIC REGISTER DESIGNATION (IF APPLICABLE)	**[X] LOCAL [ ] STATE [ ] NATIONAL**

SECTION 3 – PROJECT DETAILS

RESIDENTIAL LAND USE	**[X] YES [ ] NO**
NON-RESIDENTIAL LAND USE	**[X] YES [ ] NO**
CHANGE OF LAND USE	**[ ] YES [X] NO**
FAÇADE ALTERATIONS	**[ ] YES [ ] NO**
ADDITIONS	**[ ] YES [ ] NO**
DEMOLITION	**[X] YES [ ] NO**
NEW CONSTRUCTION	**[X] YES [ ] NO**
SIGN PERMIT APPLICATION	**[X] YES [ ] NO**
SIGN PERMIT STATUS	**[X] NEW SIGN [ ] MODIFIED SIGN [ ] N/A**

SECTION 4 – PROJECT DESCRIPTION

Please provide a detailed narrative that summarizes the project and its purpose.
Submit separate sheet(s), as necessary.

The proposed project would remove and replace a building in the Downtown Historic District. Please refer to attached HRE and associated correspondence for additional details.

SECTION 5 – CHARACTER-DEFINING FEATURES

Please identify the character-defining features of the historical resource. Character-defining features, including original materials, architectural details, and window/door openings, contribute to the integrity of a structure and should be preserved when feasible. Submit separate sheet(s), as necessary.

The existing building has no identified character-defining materials, features, finishes, construction techniques or examples of fine craftsmanship.

The identified characteristics of the subject property are its compatible scale and height – i.e., its spatial relationships – within the Downtown Historic District. The District record makes clear that the original – not the existing – façades provided the bases for the finding that the subject property is a District contributor based on the property's scale and height.

The proposed project explicitly replicates the scale and height of the original building facades, while also directly acknowledging by design other characteristics of the original facades, including patterns of bay windows, door and window openings. Consequently, the proposed project retains the historic character of the property, specifically the District's spatial relationships.

SECTION 6 – SECRETARY OF THE INTERIOR'S *STANDARDS* (SOI STANDARDS)

The Secretary of the Interior's *Standards for the Treatment of Historic Properties* are common sense historic preservation principles in non-technical language. They promote historic preservation best practices that will help to protect our nation's irreplaceable cultural resources.

The *Standards* are a series of concepts about maintaining, repairing, and replacing historic materials, as well as designing new additions or making alterations. The *Guidelines* offer general design and technical recommendations to assist in applying the *Standards* to a specific property. Together, they provide a framework and guidance for decision-making about work or changes to a historic property. The *Standards* and *Guidelines* can be applied to historic properties of all types, materials, construction, sizes, and use. They include both the exterior and the interior and extend to a property's landscape features, site, environment, as well as related new construction. The *Standards* offer four distinct approaches to the treatment of historic properties—Preservation, Rehabilitation, Restoration, and Reconstruction with *Guidelines* for each. In reviewing COA applications, the HPC evaluates the proposed project against the SOI *Standards*, amongst other Findings (SMC 10.46.060.F).

SOI *STANDARDS* TREATMENT APPLIED TO PROJECT DESIGN AND EVALUATION	**[ ] PRESERVATION** **[X] REHABILITATION** (most common treatment—refer to Section 8) **[ ] RESTORATION** **[ ] RECONSTRUCTION**

SECTION 7 – HISTORIC PRESERVATION PROJECT OVERVIEW

A	Is the property being used as it was historically?	**[X] YES [ ] NO [ ] N/A**
B	Does the new use have minimal impact on distinctive materials, features, spaces, and spatial relationship?	**[X] YES [ ] NO [ ] N/A**
C	Is the historic character of the property being maintained due to minimal changes of characteristics in Question B?	**[X] YES [ ] NO [ ] N/A**
D	Are the design changes creating a false sense of history or historical development, possibly from features or elements inspired from other historical properties?	**[ ] YES [X] NO [ ] N/A**
E	Are there elements of the property that were not initially significant but have acquired their own historical significance over time?	**[ ] YES [X] NO [ ] N/A**
F	Are the elements in Question E to be retained and preserved?	**[ ] YES [ ] NO [X] N/A**
G	Have distinctive materials, features, finishes, and construction techniques or examples of fine craftsmanship that characterize the property been preserved?	**[ ] YES [ ] NO [X] N/A**
H	Are all deteriorating historic features being repaired per the Secretary of the Interior's *Standards*?	**[ ] YES [ ] NO [X] N/A**
I	Are there historic features that have deteriorated and need to be repaired or replaced?	**[ ] YES [X] NO [ ] N/A**
J	Do the replacement features match in design, color, texture, and, where possible, materials?	**[ ] YES [ ] NO [X] N/A**
K	Are any chemical or physical treatments being undertaken on historic materials using the gentlest means possible?	**[ ] YES [X] NO [ ] N/A**
L	Are all archeological resources being protected and preserved in place?	**[ ] YES [ ] NO [X] N/A**
M	Do exterior alterations or related new construction preserve historic materials, features, and spatial relationships that are characteristic to the property?	**[X] YES [ ] NO [ ] N/A**
N	Are exterior alterations differentiated from the old, but still compatible with the historic materials, features, size, scale, proportion, and massing to protect the integrity of the property and its surrounding environment?	**[X] YES [ ] NO [ ] N/A**
O	If any alterations are removed one day in the future, will the forms and integrity of the historic property and environment be preserved?	**[X] YES [ ] NO [ ] N/A**

SECTION 8 – FINDINGS OF CONFORMANCE TO SOI *STANDARDS FOR REHABILITATION*

In reviewing COA applications, the HPC evaluates the proposed project against the SOI *Standards*, amongst other Findings. Below are the SOI *Standards for Rehabilitation*, the most common, applicable treatment for projects in Sausalito.

Rehabilitation acknowledges the need to alter or add to a historic property to meet continuing or changing uses while retaining the property's historic character. When repair and replacement of deteriorated features are necessary; when alterations or additions to the property are planned for a new or continued use; and when its depiction at a particular period of time is not appropriate, Rehabilitation may be considered as a treatment.

- Please describe as to *how* and *why* the project meets the ten SOI *Standards for Rehabilitation*. Submit separate sheet(s), as necessary.
- Do not merely conclude that the project is in compliance with a standard; this will automatically deem your submission as incomplete.
- If a standard does not apply to the project, you must explain why it does not apply.

NO.	SOI REHABILITATION STANDARD	PROJECT CONFORMANCE DESCRIPTION
1	A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.	The subject property was historically mixed uses. The proposed project retains mixed uses. As the project proposes to reuse the property for its historic use, Standard 1 is met.
2	The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.	The identified character of the subject property is its compatible scale and height within the Downtown Historic District. The existing building scale and height were directly based on the original 1890s buildings, the fronts of which were otherwise entirely replaced without retention or replication of any architectural features or materials of the original buildings and facades. The District record makes clear that the original facades provided the bases for the finding that the subject property is a District contributor. The proposed project explicitly replicates the scale and height of the original building facades, while also directly acknowledging by design other characteristics of the original facades, including patterns of bay windows, door and window openings. Consequently, the proposed project retains the historic character of the property, specifically the District's historic spatial relationships, and also avoids the loss of any distinctive features or materials, so Standard 2 is met.

NO.	SOI REHABILITATION STANDARD	PROJECT CONFORMANCE DESCRIPTION
3	Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.	The proposed project explicitly respects the overall scale and height of the existing building and its historic context, and the proposed exterior is also evidently intended to reinforce the character of the historic district without conjecture, so the project meets Standard 3.
4	Changes to a property that have acquired historic significance in their own right will be retained and preserved.	With the exception of its scale and height, in the period from 1927 to 1934, the façade of the extant building completely replaced the original 1890s building facades. In actuality, the extensive c1930 exterior alterations extinguished the potential historic architectural character of the original buildings. In 1941, the ground floor was again remodeled for multiple tenants. From the late-1950s through the 1990s, the storefronts and exteriors of the building were repeatedly remodeled. Altogether, the existing building constitutes a hybrid of its eras. Today, the façade is a mix of the 1930s, 1970s and 1990s. Consequently, the changes made to this property have not acquired significance, so Standard 4 is met.
5	Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.	Relative to this historic district evaluation, Standards 5-8 are not applicable.
6	Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.	--

NO.	SOI REHABILITATION STANDARD	PROJECT CONFORMANCE DESCRIPTION
7	Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.	--
8	Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.	--
9	New additions, exterior alterations or related new construction will not destroy historic materials, features and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.	The proposed new construction has been designed to integrate with the forms, proportions and features of the historic district and thus be highly compatible, specifically by again replicating the height and scale of the original 1890s buildings and, thus, reinforcing the spatial relationship between this property and its historic setting. Differentiation is not specifically evident in the proposed design, apparently so that the design defers to the overall character of the Downtown Historic District. However, the building exterior will be of new materials and assemblies, which will necessarily yet, in this case, subtly express their newness. While the proposed forms appear to also intentionally express a relationship to historical building forms and details found within this historic district (as per Sausalito's Historic Design Guidelines) – including a strong storefront, a base, middle and cap, a rectangular building form, bay windows and an upper cornice – it is evident that the design does not directly mimic historic forms or details. Rather, the proposed design replicates patterns of the original yet missing 1890s building facades of this property. The proposed new construction therefore retains and protects all characteristic spatial relationships in order to retain and reinforce the integrity of the District. Consequently, the proposed project meets Standard 9.

NO.	SOI REHABILITATION STANDARD	PROJECT CONFORMANCE DESCRIPTION
10	New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.	Were the proposed new construction to be intentionally removed in the future – an act which would not occur without the consideration of future new construction – any potential effect on the historic district would be unrelated to the removal of the currently proposed building. Therefore, the currently proposed project also meets Standard 10.

SECTION 9 – FINDINGS OF CONFORMANCE TO SAUSALITO HISTORIC DESIGN GUIDELINES

In 2011, the City of Sausalito adopted *Historic Design Guidelines* to provide guidance to property owners, decision-makers, staff, and the public for the preservation of the architectural heritage and integrity of the City's historic resources. Sausalito's *Historic Design Guidelines* identify standards to ensure that changes to the built environment will be sensitive to the community's historical legacy.

In reviewing COA applications, the HPC evaluates the proposed project against Sausalito's *Historic Design Guidelines*. This complements project review against SOI *Standards* and any other applicable state or local ordinances and policies. Submit separate sheet(s), as necessary.

PROJECT CONFORMANCE DESCRIPTION (LIST SAUSALITO *HISTORIC DESIGN GUIDELINES* SECTIONS AND/OR PAGE NUMBERS CONSULTED)	The following sections and provisions from Sausalito's *HISTORIC DESIGN GUIDELINES* have been referenced for project conformance. **CHAP.4 - NEW AND INFILL CONSTRUCTION (pp.59-68)** Construct a New Building in the Historic Overlay District **A. General Principles for New Construction** Architectural Character: 4.1 Design a new building to reflect its time, while respecting key features of its context. 4.2 Contemporary interpretations of traditional designs and details may be considered. 4.3 The exact imitation of older historic styles is discouraged for newer structures. **B. Commercial Buildings** Design of new commercial type buildings: 4.1 Maintain the traditional size of buildings as perceived at the street level. 4.2 Maintain the traditional size of buildings as perceived at the street level. The facade height of a new building should fall within the established range of the block, and respect the traditional proportions of height to width. 4.3 A new building should incorporate a base, middle and cap. 4.5 Establish a sense of human scale in a building design. Building and Roof Form: 4.6 A rectangular form should be dominant on a commercial facade. Materials: 4.8 Building materials shall appear similar in scale, color, texture and finish to those seen traditionally in the context. 4.10 New materials that are similar in character to tradition- al ones may be acceptable with appropriate detailing. **CHAP.5 - DOWNTOWN HISTORIC OVERLAY DISTRICT (pp.69-75)** **B. Design Goals and Vision** Special Design Guidelines: 5.1 Reflect the traditional setbacks seen within the block. Commercial Facade Character: 5.2 Maintain the traditional spacing pattern created by upper story windows. 5.3 Maintain the distinction between the street level and the upper floor. 5.4 A new storefront should incorporate traditional building components. 5.5 Maintain the pattern created by recessed entryways along the street.

SECTION 10 – ADDITIONAL FINDINGS FOR CERTIFICATE OF APPROPRIATENESS REVIEW

Pursuant to Sausalito Municipal Code Section 10.46.060.F, additional Certificate of Appropriateness Findings apply to projects involving the following:

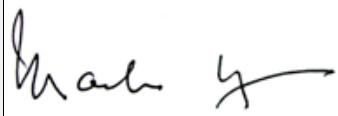
- Local Historic Property
- Property in Historic Overlay District
- Sign Permit Application
- Demolition Application

ADDITIONAL COA FINDINGS	**[X] APPLY TO PROJECT [ ] DO NOT APPLY TO PROJECT**
PROJECT CONFORMANCE DESCRIPTION (IF APPLICABLE)	**10.46.060 Property and Review Requirements** F.3. Additional Findings for Properties in Historic Overlay Districts: a. Any new construction, addition or exterior change shall be compatible with the character of the historic overlay district as described in the designating ordinance; b. Exterior change shall preserve, enhance or restore, and shall not damage or destroy, the exterior architectural features of the subject property which are compatible with the character of the historic overlay district; and c. For any exterior change where the subject property is not already compatible with the character of the historic overlay district, reasonable efforts shall be made to produce compatibility, and in no event shall there be a greater deviation from compatibility. Additionally, an independent *Historic Resource Technical Memorandum* (Page & Turnbull, April 9, 2019) has been prepared and in which the originally proposed 719-725 Bridgeway project was reviewed and evaluated relative to the *Guidelines.* Therein, recommendations were made in order for the project to better conform to the *Guidelines* regarding Architectural Character for New and Infill Construction of Commercial Buildings (Guidelines 4-A-4.1 through 4-A-4.3; 4-B-4.1 through 4-B-4.10) and projects within the Historic Overlay Zoning District (5-B-5.1 through 5-B-5.5). Such recommendations included that “appropriate forms and materials should be used for ground-floor and second-story glazing,” and that “the ground-floor setback and storefront composition should adhere to the characteristics of commercial storefronts within the Historic Overlay Zoning District.” The current project plans have been revised to fully conform to the *Guidelines* based on the independent review and recommendations.

SECTION 11 – APPLICATION PREPARER AFFIDAVIT AND SITE VISIT CONSENT

Under penalty of perjury, the following declarations are made:

- The facts and information submitted in/with the Certificate of Appropriateness application are true and accurate to the best of my knowledge.
- The undersigned is the owner or authorized agent of the owner of this property.
- I understand that other applications and/or information may be required and that all documents/exhibits submitted are retained for the project's permanent public record.
- I hereby authorize City of Sausalito staff and Historic Preservation Commission members to conduct a site visit of this property, making all portions of the interior and exterior accessible.
- I have provided the required supplemental information identified on page 1 of this application.

PRINTED NAME	Mark Hulbert
SIGNATURE	
PROFESSIONAL QUALIFICATION	Preservation Architect and Historic Resources Consultant
RELATIONSHIP TO PROJECT	**[ ] OWNER [X] AUTHORIZED AGENT**

HISTORIC PRESERVATION COMMISSION RESOLUTION NO. 2020-01
APRIL 29, 2020
DR-CUP-EA-TM-TRP-SP 17-487
719-725 BRIDGEWAY

EXHIBIT D: PUBLIC REVIEW DRAFT OF THE INITIAL STUDY/ MITIGATED NEGATIVE DECLARATI

PUBLIC REVIEW DRAFT

INITIAL STUDY / MITIGATED NEGATIVE DECLARATION

LANGSAM BUILDING REPLACEMENT PROJECT

Prepared for:

City of Sausalito

COMMUNITY DEVELOPMENT DEPARTMENT
420 LITHO STREET
SAUSALITO, CA 94965

PREPARED BY:

LAMPHIER – GREGORY
1944 EMBARCADERO
OAKLAND, CA 94606

FEBRUARY 2019

This page intentionally left blank

TABLE OF CONTENTS

page

Introduction to this Document 1
Public Review 1
Project Information 2
Project Description 5
Mitigated Negative Declaration 13
Proposed Findings 18
Initial Study Checklist 19
Environmental Factors Potentially Affected 19
Evaluation of Environmental Effects 19
Aesthetics 20
Agriculture and Forestry Resources 22
Air Quality 23
Biological Resources 28
Cultural Resources 30
Energy 35
Geology and Soils 36
Greenhouse Gas Emissions 38
Hazards and Hazardous Materials 39
Hydrology and Water Quality 41
Land Use and Planning 44
Mineral Resources 45
Noise 46
Population and Housing 48
Public Services 49
Recreation 50
Transportation and Traffic 51
Tribal Cultural Resources 52
Utilities and Service Systems 53
Wildfire 54
Mandatory Findings of Significance 55
Document Preparers 56
Sources 56

ATTACHMENTS

Attachment A: Historic Resource Technical Memorandum A-1

Attachment B: 719-725 Bridgeway – Analysis of Revised Project A-2

Attachment C: A Cultural Resources Evaluation of 719-725 Bridgeway, Sausalito, Marin County, California A-3

TABLES

Table 1: Project Summary 8

FIGURES

Figure 1: Project Location 9
Figure 2: Project Rendering 10
Figure 3: Ground Floor Plan 11
Figure 4: Second Floor Plan 12

INTRODUCTION TO THIS DOCUMENT

The California Environmental Quality Act (California Public Resources Code §21000, CEQA), enacted in 1972, requires the environmental consequences of all projects needing discretionary approval by local, regional or state governmental agencies be disclosed to the public and taken into account before approvals can be granted. Approval of the Langsam Building Replacement Project ("Project") is considered a discretionary action by the City of Sausalito, requiring an appropriate level of environmental analysis and documentation for compliance with CEQA.

This document serves as the Initial Study for the Project. Per CEQA Guidelines Section 15063, the Lead Agency (City of Sausalito) shall conduct an Initial Study to determine if the project may have a significant impact on the environment. The purposes of an Initial Study are to provide the Lead Agency with information to use as the basis for deciding whether to prepare an Environmental Impact Report (EIR) or a Mitigated Negative Declaration. The Initial Study is also used to enable the project applicant or the Lead Agency to modify a project by mitigating adverse impacts before an EIR is prepared, thereby enabling the project to qualify for a Negative Declaration. An Initial Study can also serve to focus the EIR on the effects determined to be significant, identifying the effects determined not to be significant, and for other reasons.

This document is organized in three sections as follows:

- **Introduction and Project Description**. This section introduces the document and discusses the project description including location, setting, and specifics of the lead agency and contacts.
- **Mitigated Negative Declaration**. This section lists the impacts and mitigation measures identified in the Initial Study and proposes findings that would allow adoption of this document as the CEQA review document for the proposed project.
- **Initial Study**. This section discusses the CEQA environmental topics and checklist questions and identifies the potential for impacts and proposed mitigation measures to avoid these impacts.

PUBLIC REVIEW

The Initial Study and Proposed Mitigated Negative Declaration will be circulated for a 30-day public review period. Written comments may be submitted to the following address:

Lilly Whalen, Community Development Director
City of Sausalito Community Development Department
420 Litho Street
Sausalito, CA 94965
Email: lwhalen@sausalito.gov
Phone: 415.289.4133

Adoption of the Mitigated Negative Declaration does not constitute approval of the project itself, which is a separate action to be taken by the approval body. Approval of the Project can take place only after the Mitigated Negative Declaration has been adopted.

PROJECT INFORMATION

1. PROJECT TITLE: Langsam Building Replacement Project

2. PROJECT ENTITLEMENTS: The project requires several approvals from the City of Sausalito's decision-making bodies including the Historic Preservation Commission, Planning Commission and City Council as indicated in the table below:

Request	Reviewing Body	Notes
Certificate of Appropriateness (C of A)	Historic Preservation Commission (HPC)	• HPC provides input on the IS/MND • HPC considers C of A and IS/MND before project goes to PC • HPC reviews signage under the C of A
Design Review Permit	Planning Commission (PC)	Required for any commercial, industrial or similar structure proposed for construction
Conditional Use Permit (CUP) for "formula retail"	Planning Commission	Napa Farms Market is proposed for the ground floor commercial space
CUP for Waiver or Reduction of Parking Requirements	Planning Commission	Applicant requests utilization of the Sausalito Downtown Parking Survey and Shared Parking Model by Robert Harrison
Sign Permit	Historic Preservation Commission; Planning Commission	• HPC reviews signage as part of the C of A; • PC reviews signage with other requests concurrently
Tree Removal Permit	Planning Commission	
Encroachment Agreement for bay windows and signage extending into the public right-of-way	Planning Commission City Council	PC makes recommendation to Council; Council makes final decision after Design Review
Minor Use Permit for Sidewalk Dining	Planning Commission	
Sidewalk Dining Encroachment Permit	Planning Commission	
Parcel Map Approval – to create 4 condominiums, 3 residential on 2nd floor and commercial unit on ground floor	Planning Commission City Council	
Demolition, Building and other Construction-Related Permits	Building Department	

3. LEAD AGENCY NAME &ADDRESS: City of Sausalito
Community Development Department
420 Litho Street
Sausalito, CA 94965

4. CONTACT PERSON &PHONE NUMBER: Lilly Whalen, Community Development Director
City of Sausalito Community Development Department
420 Litho Street
Sausalito, CA 94965
Phone: 415.289.4133

5. PROJECT LOCATION: The project is located at 719-725 Bridgeway, Sausalito, a site consisting of approximately 4,763 square feet. The assessor's parcel number is 065-171-21. **Figure 1** shows the project location.

6. PROJECT SPONSOR'S NAME &ADDRESS: Langsam Properties I, LLC
725 Bridgeway, Suite C
Sausalito, CA 94965
Contact: Marsha August
Phone: 415.332.2663

7. GENERAL PLAN DESIGNATION: CC (Central Commercial)

8. ZONING: CC-H (Central Commercial, with Historic Overlay)

9. DESCRIPTION OF PROJECT: The Project would demolish the existing 2-story mixed-use commercial/residential building which is a contributor to an historic district and replace it with a new building of similar scale and mix of uses. The new building would consist of one ground floor retail space and three residential units on the second floor, one of which would be restricted for affordability.

10. EXISTING USES: The Project Site is currently occupied by a 2-story mixed-use commercial / residential building. Ground floor uses consist of two commercial retail businesses - the former Burlwood Gallery, now vacant, and Sunrise Gifts. The second floor includes three small residential dwelling units (a studio, a 1-bedroom and a 2-bedroom unit) and the offices of the project sponsor.

11. SURROUNDING LAND USES &SETTING: Land uses adjacent to the Project site are primarily commercial enterprises including retail shops restaurants, banks, real estate offices and other personal service businesses. Some properties, including the Project site, include residential uses on upper floors. Behind the commercial buildings that front on Bridgeway are high density residential uses. Across Bridgeway are parking lots that serve the commercial area, the Sausalito – San Francisco Ferry terminal and small public parks.

12. OTHER PUBLIC AGENCIES WHOSE APPROVAL IS REQUIRED None

13. HAVE CALIFORNIA NATIVE AMERICAN TRIBES TRADITIONALLY AND CULTURALLY AFFILIATED WITH THE PROJECT AREA REQUESTED CONSULTATION PURSUANT TO PUBLIC RESOURCES CODE SECTION 21080.3.1? No

PROJECT DESCRIPTION

This section describes the proposed Project that is evaluated in this Initial Study and includes a description of the Project site, existing site conditions, the proposed development and required Project approvals.

Project Background and Context

The Project proposes to demolish an existing 2-story mixed-use building, located at 719 – 725 Bridgeway in Sausalito, and replace it with a similarly scaled 2-story mixed –use building. The existing building fronts on Bridgeway, the City's main thoroughfare, and extends into the hillside by a rear yard concrete retaining wall. A steep northeast facing slope rises beyond the retaining wall. Both the existing and proposed replacement structures are similar in that both would provide commercial retail uses on the ground floor and residential units above. The existing building is considered a contributor to the Downtown Sausalito Historic District, which was established by the Sausalito City Council in 1981.

The existing building's history and merit as an historic resource are described in several related documents.[1,2,3,4] The existing building was originally two separate buildings constructed in about 1894. Historic photos from the early 1900s captured the fronts of the buildings as a side-by-side pair of 2-story, Victorian-style commercial buildings with residential flats above. Alterations to the buildings in the 1930s included merging the two buildings to function as one integrated building. Many additional alterations were made to the combined building in subsequent decades. The Project applicant's architect has indicated in a letter to City staff that "The structure(s) have been renovated so many times the original Victorian architecture is no longer evident. Following an extensive structural analysis of the existing structure, it has been determined that it is structurally inadequate and beyond reasonable restoration. For this reason, we propose constructing a new building in place of the existing one.[5] The Project applicant proposes to replace the existing building with a new building of similar scale and land uses and with design features intended to conform to and reflect the character of the Downtown Sausalito Historic District. To address differing professional opinions and render a fully considered assessment of the impacts to historic resources, an Historic Resource Technical Memorandum has been prepared for this Initial Study, a copy of which is attached hereto as **Attachment A.**

Project Setting and Access

Sausalito's downtown commercial district is centered around the intersection of Princess Street and Bridgeway. Land uses consist primarily of retail shops, restaurants, ice cream parlors, larger commercial enterprises including banks and real estate offices and personal services. Commercial stores that front on Bridgeway look out and across the nearby mini parks and parking lots to Richardson and San Francisco Bay. Across Bridgeway from the Project site is the Sausalito – San Francisco Ferry Terminal which, in addition to providing transit service to San Francisco, is heavily used by tourists who are attracted to the small scale of Sausalito's commercial district. This commercial district consists of a consistent grouping of late 19th Century architectural styles.

---

[1] Preservation Architecture, *Preliminary Historic Resource Summary, 721-725 Bridgeway, Sausalito*, November 21, 2016

[2] Preservation Architecture, *Historical and Project Evaluations 719-725 Bridgeway, Sausalito* June 16, 2018

[3] VerPlanck Historic Preservation Consulting, *Peer Review 721-25 Bridgeway,* May 9, 2018

[4] VerPlanck Historic Preservation Consulting, *Peer Review Memo, 719-25 Bridgeway*, August 22, 2018

[5] Letter from Michael Rex, Architect to Planning Commission, c/o Department of Community Development - Planning Division, December 20, 2017, p. 1

Access to the Project site is from Bridgeway, which is a major arterial street in Sausalito located along or near the waterfront. Bridgeway generally runs in a north-south direction from Downtown Sausalito to the northern City Limit, where it connects to US Highway 101. Southern access to Bridgeway is via Alexander Avenue and the Alexander Avenue exit from U. S. 101. Access from the north is from the Marin City exit from U. S. 101.

Transit service is provided by the Sausalito –San Francisco Ferry and by several bus routes including Commute Routes 2 and 92, Regional Route 30 and Marin Transit Routes 17,61,66 and 71x.

General Plan and Zoning

The property is designated Central Commercial (CC) in both the City of Sausalito General Plan and Zoning maps; the zoning designation is CC-H which reflects that the property is within the Historic District. The Central Commercial land use designation in the City's 1995 General Plan is described as follows:

> "Located along Bridgeway and a small portion of Princess Street. This designation describes the intense retail shopping area serving residents and visitors. First floor uses should be retail commercial with general office and residential uses on the upper floors of buildings in this area. The vast majority of the parcels in this area are located within the City's Historical District and all development must respect its historic character."

The zoning designation for the site is CC-H which reflects "CC" (Central Commercial) as the base land use district and the additional designation "H" that indicates it is part of the Historic District. The intent and purpose of the H Overlay District, as stated in the City's Zoning Ordinance is:

> **"A. Purpose and Intent**. The City Council may designate an area containing a number of structures having a special character or special historic, architectural, or aesthetic interest or value, and constituting a distinct section of the City, as a historic overlay district (-H). The historic overlay district designation shall have additional protections for the contributing structures and to ensure that physical alterations to properties within this overlay, including those to noncontributors, are compatible with the character of the district, but shall not affect the underlying base zoning district regulations. In addition to the general purposes of this chapter, the specific purposes of the historic overlay district are to provide the ability to acknowledge, honor, and encourage the continued maintenance and preservation of those select properties in the City that contribute to the City's architectural and cultural history. Further, it is the purpose of this chapter to promote the public health, safety, and general welfare by providing for the identification, recognition, designation, protection, enhancement, perpetuation, and use of historic resources that reflect associations important in the City's history and to:
>
> 1. Safeguard the character and history of the City which is reflected in its unique architectural, historic, and cultural heritage through the designation of historic overlay districts;
>
> 2. Provide a method for the identification and designation of historic overlay districts;
>
> 3. Deter the demolition, alteration, misuse or neglect of historic or architecturally significant structures and sites;
>
> 4. Encourage preservation and adaptive reuse of properties in historic overlay districts by allowing changes to accommodate new functions and uses;

5. Provide a review process for alterations, modifications and additions on properties within a historic overlay district, including applying applicable adopted guidelines and policies as adopted by the City;

6. Enhance property values, stabilize neighborhoods, and render City properties in historic overlay districts eligible for benefits and incentives;

7. Foster civic and neighborhood pride and a sense of identity based on the recognition of the City's past accomplishments as reflected through its buildings, structures, objects, landscape, natural features, infrastructure, and engineering;

8. Strengthen the City's economy by protecting and enhancing the City's attraction to residents, tourists, visitors, and others, thereby serving as a stimulus and support to local business and industry; and

9. Identify incentives that are intended to encourage owners to designate, maintain, reuse, rehabilitate, and improve properties within historic overlay districts."

Zoning Restrictions and Development Standards for Sites Designated CC

Relevant provisions from the City's Zoning Ordinance for CC-designated sites include the following:

Minimum Lot Size	5,000 sq. ft.
Maximum FAR	1.3
Front Setback	0 feet
Upper Story Residential	Permitted, up to six dwelling units
Ground Floor Commercial	Permitted uses include restaurants, food service, art galleries, groceries, liquor store, retail sales. Formula retail, as proposed by the Project, requires a Conditional Use Permit.
Parking	If off street parking is required for the proposed project the means for satisfying the requirements through the use of nearby public parking lots would be addressed through the Conditional Use Permit process. A Conditional Use Permit for parking reduction is also an option.

Project

As proposed, the project would consist of a new, two-story building totaling 4,948 sq. ft., having a similar mass and height as the existing building. The new building would include a retail space on the ground floor and three residential units on the second floor. The ground floor retail use would be a market hall providing take-out food and beverages, primarily for consumption elsewhere, but the Project would include limited seating for consumption on site. The proposed tenant, Napa Farms Market, is considered "formula retail" as defined in the City's Municipal Code,[6] requiring a Conditional Use Permit. One of the three residential rental units on the second floor would be deed restricted for purchase or rental only to a low income household. A Tentative Subdivision Map has been prepared

[6] Sausalito Municipal Code Section 10.44.240.

that would allow each of the three residential units and the retail space to be individually purchased as a condominium.

Table 1. Project Summary	
Total site area	4,763 sf
Gross floor area	4,948 sf
Lot Coverage	3,270 (68%)
Gross residential area	2,251 sf
Gross commercial/retail area	2,697 sf
Residential Units	3
Building Height	32’ 5”
Open Space (Balconies, Patios)	780 sf

Access

The ground floor retail space would open directly onto the sidewalk. Access to the studio and 1-bedroom apartments upstairs (units 1 and 2) would be via a stairway located along the north side of the building with an entry door adjacent to the commercial space. Access to the 2-bedroom apartment (Unit 3) would be via a door and stairway adjacent to the south edge of the building. The building would occupy the entire site with no separation on either north or south edges, resulting in no access to the building from the rear.

Project Construction

Implementation of the Project would begin with complete removal of the existing building. New concrete footings and building slab foundation would be poured followed by vertical construction of structural steel and wood elements. Hoisting would be via movable equipment from the Bridgeway frontage. Once the perimeter walls are in place construction work would occur mostly inside. Total duration of construction work is estimated to extend approximately 12 months.

Required Approvals

After adoption of the environmental review document for compliance with CEQA, the Project requires the following approvals:

Request	Reviewing Body	Notes
Certificate of Appropriateness (C of A)	Historic Preservation Commission (HPC)	• HPC provides input on the IS/MND • HPC considers C of A and IS/MND before project goes to PC • HPC reviews signage under the C of A
Design Review Permit	Planning Commission (PC)	Required for any commercial, industrial or similar structure proposed for construction
Conditional Use Permit (CUP) for “formula retail”	Planning Commission	Napa Farms Market is proposed for the ground floor commercial space
CUP for Waiver or Reduction of Parking Requirements	Planning Commission	Applicant requests utilization of the Sausalito Downtown Parking Survey and Shared Parking Model by Robert Harrison
Sign Permit	Historic Preservation	• HPC reviews signage as part of the C of A;

Request	Reviewing Body	Notes
	Commission; Planning Commission	• PC reviews signage with other requests concurrently
Tree Removal Permit	Planning Commission	
Encroachment Agreement for bay windows and signage extending into the public right-of-way	Planning Commission City Council	PC makes recommendation to Council; Council makes final decision after Design Review
Minor Use Permit for Sidewalk Dining	Planning Commission	
Sidewalk Dining Encroachment Permit	Planning Commission	
Parcel Map Approval – to create 4 condominiums, 3 residential on 2nd floor and commercial unit on ground floor	Planning Commission City Council	
Demolition, Building and other Construction-Related Permits	Building Department	

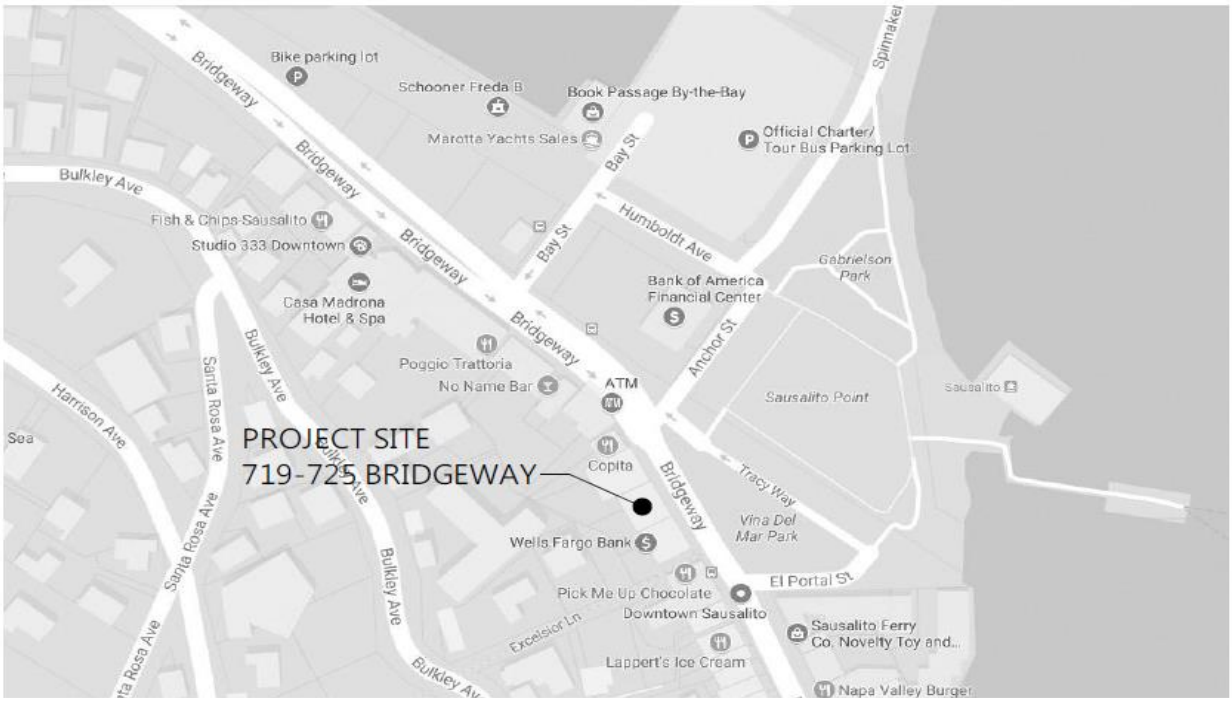


Figure 1: Project Location

Source: Michael Rex Architects



Figure 2: Rendering of Proposed Bridgeway Elevation (without Street Trees)
Source: Michael Rex Architects

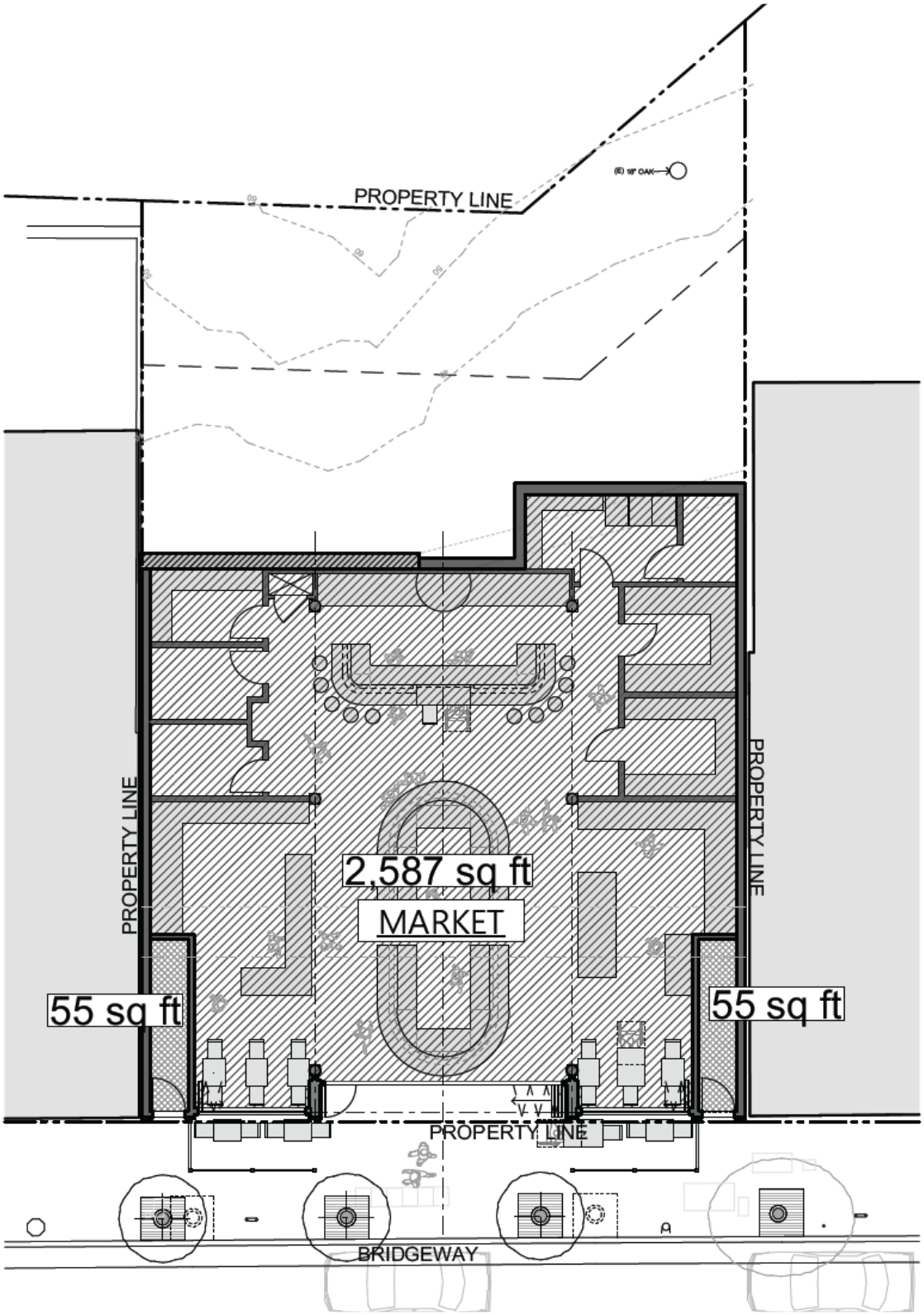


Figure 3: Ground Floor Plan

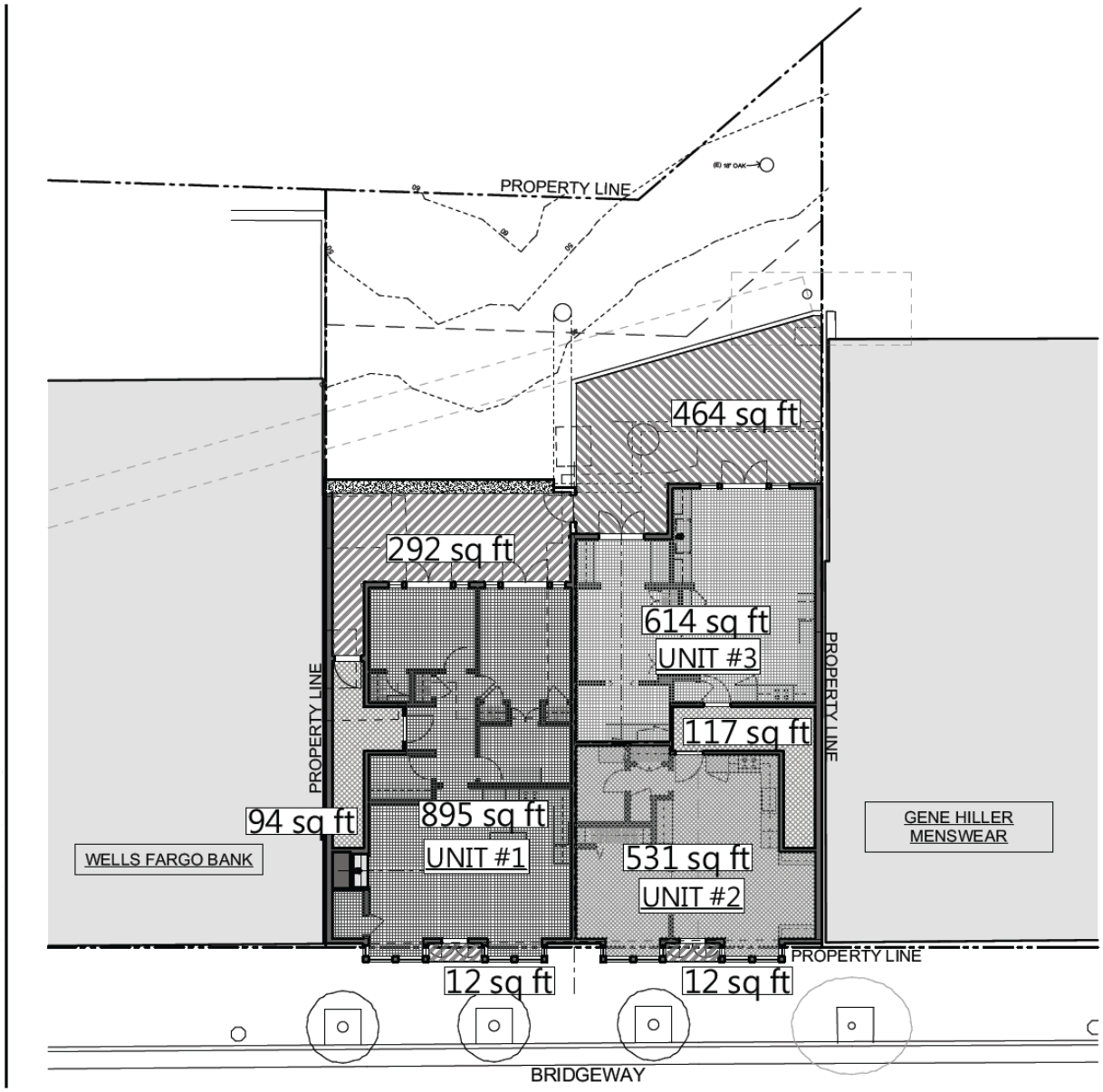


Figure 4. 2nd Floor Residential Unit Floor Plan

MITIGATED NEGATIVE DECLARATION

PROJECT DESCRIPTION, LOCATION, AND SETTING

This Mitigated Negative Declaration has been prepared for the Langsam Building Replacement Project. See the Introduction and Project Information section of this document for details of the Project.

POTENTIALLY SIGNIFICANT IMPACTS REQUIRING MITIGATION

The following is a list of potential Project impacts and the mitigation measures recommended to reduce these impacts to a less than significant level. Refer to the Initial Study Checklist section of this document for a more detailed discussion.

Potential Impact	**Mitigation Measures**
Air Quality, Construction Emissions: Construction of the Project would result in emissions of criteria pollutants and fugitive dust. Due to the small size of the Project relative to recommended screening criteria, significant construction period emissions are not anticipated. However, the Bay Area Air Quality Management District (BAAQMD) recommends implementation of mitigation measures to reduce construction-related criteria pollutant and fugitive dust emissions for all projects. These basic measures are included in Mitigation Measure Air-1, below and would further reduce construction-period criteria pollutant impacts.	
	Mitigation Measure **Air -1:** **Basic Construction Management Practices.** The Project shall demonstrate proposed compliance with all applicable regulations and operating procedures prior to issuance of demolition, building or grading permits, including implementation of the following BAAQMD "Basic Construction Mitigation Measures". 1. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day. 2. All haul trucks transporting soil, sand, or other loose material off-site shall be covered. 3. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited. 4. All vehicle speeds on unpaved roads shall be limited to 15 mph. 5. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used. 6. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points. 7. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition

Potential Impact	Mitigation Measures
	prior to operation. 8. Post a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. BAAQMD's phone number shall also be visible to ensure compliance with applicable regulations.
Air Quality, Construction TAC Exposure: Construction activity would use diesel-powered equipment that would emit toxic air contaminants (TACs) including diesel particulate matter and fine particulate matter ($PM_{2.5}$), which are considered TACs and a potential health risk. The short duration of proposed construction activities would generally not result in a significant amount of TAC emissions. However, due to the proximity of residences near the Project site, potential health risks due to construction-period emissions impacts should be further minimized through implementation of construction management practices detailed in Mitigation Measure Air-2.	
	Mitigation Measure **Air-2: Construction Emissions Minimization Practices**. The project shall minimize construction TAC emissions by complying with the following practices during demolition, building or grading: 1. Where access to alternative sources of power are available, portable diesel engines shall be prohibited. 2. All off-road diesel-powered equipment greater than 25 horse power (hp) and operating for more than 20 total hours over the entire duration of construction activities shall meet the following requirements: i. Engines that meet or exceed either U.S. Environmental Protection Agency (U.S. EPA) or California Air Resources Board (ARB) Tier 2 off-road emission standards, and/or ii. Engines that are retrofitted with an ARB Level 3 Verified Diesel Emissions Control Strategy (VDECS). 3. Exceptions to the off-road equipment requirement may be granted if the project sponsor submits information providing evidence to the satisfaction of the City that a particular piece of off-road equipment with an ARB Level 3 VDECS is: (1) technically not feasible, (2) would not produce desired emissions reductions due to expected operating modes, (3) installing the control device would create a safety hazard or impaired visibility for the operator. If granted an exception, the project sponsor shall provide the next cleanest piece of off-road equipment, including a Tier 2 engine standard and the following emissions control/alternative fuel in order of preference if available: 1) ARB Level 2 VDECS, 2) ARB Level 2 VDECS, or 3) Alternative Fuel.
Cultural Resources, Historic Resource Impact. The Project has the potential to cause a substantial adverse change in the significance of the Sausalito Downtown Historic District pursuant to Section 15064.5 of the CEQA Guidelines. The impact may be reduced to a less than significant level through implementation of Mitigation Measures Cult-1 and Cult-2.	

Potential Impact	Mitigation Measures
	Mitigation Measure **Cult-1:** **Conformance to City of Sausalito Historic Design Guidelines:** The design of the new building within the Project site shall conform to the City of Sausalito's 2011 *Historic Design Guidelines* regarding Architectural Character for New and Infill Construction of Commercial Buildings (4-A-4.1 through 4-A-4.3; 4-B-4.1 through 4-B-4.10) and projects within the Historic Overlay Zoning District (5-B-5.1 through 5-B-5.5). Forms, materials, and setbacks shall be consistent with the characteristics described for commercial storefronts within the Historic Overlay Zoning District.
	Mitigation Measure **Cult-2:** **Construction Design and Monitoring:** ***Cult 2.1 Pre-Construction Survey***: The project sponsor shall engage a historic architect or qualified historic preservation professional to conduct a pre-construction survey of the two adjacent historic buildings at 715 Bridgeway and 731 Bridgeway to establish baseline documentation of their existing conditions. The survey report shall include written and photographic descriptions of the existing conditions of the visible exteriors from public rights-of-way of these buildings, and may include interior locations adjacent to the shared lot line with 719-725 Bridgeway upon permission of the property owners. A Pre-Construction Survey Report shall be prepared, which will include annotated photographs of the building facades, and detail photographs and descriptions of specific conditions. This report shall be submitted to City of Sausalito Planning Division staff prior to the start of demolition at 719-725 Bridgeway. The acceptance of the report / compliance with this mitigation measure, shall be to the satisfaction of the Community Development Director and City Engineer. ***Cult 2.2: Vibration Monitoring Program for Adjacent Historical Resources***: The project sponsor shall engage a qualified structural engineer or vibration consultant to prepare and implement a vibration monitoring program for protection of the historical resources at 715 Bridgeway and 731 Bridgeway. Based on the findings of the Pre-Construction Survey, the consultant shall establish a maximum vibration level that shall not be exceeded at each building, based on existing conditions, character-defining features, soils conditions, and anticipated construction practices (a common standard is 0.2 inch per second, peak particle velocity). A copy of the vibration analysis report shall be submitted to City of Sausalito Planning Division staff prior to the start of demolition at 719-725 Bridgeway. To ensure that vibration levels do not exceed the established standard, the project sponsor shall monitor vibration levels at each structure and shall prohibit vibratory construction activities that generate vibration levels in excess of the standard. Should vibration levels be observed in excess of the standard, construction shall be halted and alternative construction techniques be put into practice to the extent feasible. The consultant shall conduct regular inspections of each building during ground disturbing activity and construction on the project site. Should damage to either building occur, the damage shall be

Potential Impact	Mitigation Measures
	documented and the building(s) shall be remediated to the pre-construction condition at the conclusion of ground-disturbing or construction activity on the site. Monitoring reports shall be submitted to City of Sausalito Building Division staff monthly during project demolition and construction. The acceptance of the report / compliance with this mitigation measure, shall be to the satisfaction of the Community Development Director and City Engineer. ***Cult 2.3. Construction Specifications:*** The project architect shall establish construction specifications which include the requirement that construction contractors use all feasible means to avoid damage to the adjacent historic buildings at 715 Bridgeway and 731 Bridgeway. Such methods shall be informed by the findings of the pre-construction survey and vibration analysis, and may include preliminary stabilization before construction to prevent further deterioration or damage, use of construction techniques that reduce vibration, excavation shoring methods to prevent movement of adjacent structures, ensuring adequate drainage, and providing adequate security to minimize the risks of vandalism and fire. The specifications shall include measures to protect character-defining features from construction equipment that may inadvertently come in contact with the resources. ***Cult 2.4. Historic Resource Protection Training:*** The project sponsor shall engage a historic architect or qualified historic preservation professional to implement a historic resource protection training program for construction workers assigned to the project site. This program shall include information on recognizing historic fabric and materials, and directions on how to exercise care when working around and operating equipment near the historic structures, including storage of materials away from historic buildings. The program shall include information on means to reduce vibrations from demolition and construction, and procedures for reporting damage to historic buildings. ***Cult 2.5 Construction Monitoring:*** The project sponsor shall engage a qualified historic architect or historic preservation professional to conduct regular periodic inspections of 715 Bridgeway and 731 Bridgeway during ground-disturbing activity on the project site in concert with the qualified acoustical/vibration consultant or structural engineer (see Cult 2.2). Should damage to either building occur, the damage shall be documented and the building(s) shall be remediated to its pre-construction condition at the conclusion of ground-disturbing or construction activity on the site. The consultant shall submit monthly monitoring reports to the City of Sausalito Community Development Department.
Cultural Resources, Potential Disturbance of Archaeological Resources. Disturbance of archaeological resources or human remains during construction activities would be significant impact under CEQA.	
	Mitigation Measure **Cult-3: Inadvertent Discovery of Archaeological Materials.** In the event that an

Potential Impact	Mitigation Measures
	archaeological site is uncovered during construction, all construction work shall be halted within a 50-foot stop-work radius of the discovery. The project sponsor shall engage an archaeological consultant meeting the Secretary of the Interior's Professional Qualifications Standards in Archaeology (36 CFR Part 61) to examine the site, identify the archaeological find, evaluate its significance, and recommend appropriate measures which may include additional testing, data recovery, or preservation in place. A Native American monitor identified by the Native American Heritage Commission (NAHC) may be required if the site is identified to be of Native American affiliation. Work may resume within the stop-work radius only after the City of Sausalito, in consultation with the archaeological consultant, has determined that the appropriate on-site measures have been completed. Continuation of construction may require archaeological and/or Native American monitoring, at the recommendation of the City of Sausalito. Copies of all reports resulting from the discovery, identification, data recovery, and monitoring of archaeological discoveries within the project site shall be submitted to the City of Sausalito..
	Mitigation Measure **Cult-4:** **Inadvertent Discovery of Human Remains**. In the event that human remains are uncovered during construction, all construction work shall be halted within 50 feet of the remains until the appropriate steps defined in 14 CCR Section 150654.5.e are satisfactorily completed.

PROPOSED FINDINGS

On the basis of this evaluation:

☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because mitigation measures to reduce these impacts will be required of the project. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature Date

Lilly Whalen, Community Development Director

INITIAL STUDY CHECKLIST

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

Environmental factors that may be affected by the Project are listed by topic below. Factors marked with an "X" (☒) were determined to be potentially affected by the Project, involving at least one impact that is a potentially significant impact as indicated by the Checklist on the following pages. Unmarked factors (☐) were determined to be not significantly affected by the Project or reduced to a level of less than significant through mitigation, based on discussion provided in the Checklist.

☒ Aesthetics	☐ Agricultural Resources	☒ Air Quality
☐ Biological Resources	☒ Cultural Resources	☐ Energy
☐ Geology/Soils	☐ Greenhouse Gas Emissions	☐ Hazards/Hazardous Materials
☐ Hydrology/Water Quality	☒ Land Use/Planning	☐ Mineral Resources
☐ Noise	☐ Population/Housing	☐ Public Services
☐ Recreation	☐ Transportation	☐ Tribal Cultural Resources
☐ Utilities/Service Systems	☐ Wildfire	☐ Mandatory Findings of Significance

EVALUATION OF ENVIRONMENTAL EFFECTS

The Checklist portion of the Initial Study begins on the following page, with explanations of each CEQA issue topic. Four outcomes are possible, as explained below.

1. A "no impact" response indicates that no action that would have an adverse effect on the environment would occur due to the Project.

2. A "less than significant" response indicates that while there may be potential for an environmental impact, there are standard procedures or regulations in place, or other features of the Project as proposed, which would limit the extent of this impact to a level of "less than significant."

3. Responses that indicate that the impact of the Project would be "less than significant with mitigation" indicate that mitigation measures, identified in the subsequent discussion, will be required as a condition of Project approval in order to effectively reduce potential Project-related environmental effects to a level of "less than significant."

4. A "potentially significant impact" response indicates that further analysis is required to determine the extent of the potential impact and identify any appropriate mitigation. If any topics are indicated with a "potentially significant impact," these topics would need to be analyzed in an Environmental Impact Report.

1. AESTHETICS Except as provided in Public Resources Code Section 21099, would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?				☒
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				☒
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?		☒		
d) Create a new source of substantial light or glare which would substantially and adversely affect day or nighttime views in the area?			☒	

DISCUSSION

a) Scenic Vistas

The proposed building would nearly match the existing building in terms of mass, scale and height resulting in no change to the scenic vistas visible from or towards the Project site. ***No Impact***.

b) Potential Damage to Scenic Resources Within a State Scenic Highway

The Project site is not visible from any state scenic highway. Replacing the existing building with a similarly-sized new building would not affect any scenic resources including trees or rock outcroppings. The environmental effects associated with the proposed removal of the existing building, which is identified as a "contributor" to Sausalito's Downtown Historic District, is discussed in Section 4, Cultural Resources, below. Since there are no scenic highways in the vicinity of the Project site, removal of the building in this context would not be considered an environmental effect. ***No Impact***

c) Visual Character, Public Views and Conflicts with Regulations Governing Scenic Quality

Potential impacts of the Project to the visual character of the Sausalito Downtown Historic District and conflicts with regulations are issues evaluated in the April 2019 *Historic Resource Technical Memorandum* and November 4, 2019 *Analysis of Revised Project* prepared by Page and Turnbull.[7] The conclusions of these documents are presented in Section 5 of this Initial study, Cultural Resources, which include that the revised design adheres to the design guidelines for the Downtown Historic District. The Project is subject to Mitigation Measure **Cult-1**, **Conformance to City of Sausalito Historic**

[7] Page & Turnbull, *719-725 Bridgeway Historic Resource Technical Memorandum,* April 2019. This document is included in this CEQA document as Attachment A; Page & Turnbull, *719-725 Bridgeway, Sausalito – Analysis of Revised Project*, November 4, 2019. This document is included in this CEQA document as Attachment B.

Design Guidelines. Compliance with this measure would reduce the impact to a level of ***Less than Significant with Mitigation.***

d) Light and Glare

Given the similarity in scale, height and the degree of fenestration between the existing building and the proposed Project, there would be minimal change in the degree of light and glare emitted from the Project. The Project would be required to comply with City regulations regarding lighting that will ensure glare is minimized and light levels are limited to those expected in commercial developments and that exist in the surrounding developed area. The Project's impact related to light and glare is ***less than significant***.

2. AGRICULTURE AND FORESTRY RESOURCES In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				☒
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				☒
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production(as defined by Government Code section 51104(g))?				☒
d) Result in the loss of forest land or conversion of forest land to non-forest use?				☒
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				☒

a-e) Agriculture and Forestry Resources.

The Project site is located in an urban area on a lot designated for commercial and mixed-use (residential) development. The site is not zoned for or used for agricultural or forestry purposes, nor is it subject to the Williamson Act. ***No impact.***

3. AIR QUALITY Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?				☒
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?		☒		
c) Expose sensitive receptors to substantial pollutant concentrations?		☒		
d) Create objectionable odors affecting a substantial number of people?			☒	

a) Conflicts with the Air Quality Plan

The Project is subject to the Bay Area Clean Air Plan (CAP), adopted by the Bay Area Air Quality Management District (BAAQMD) in association with the Metropolitan Transportation Commission and the Association of Bay Area Governments. BAAQMD is the regional agency responsible for overseeing compliance with State and federal laws, regulations and programs within the San Francisco Bay Area Air Basin. BAAQMD has prepared and/or implements plans to meet applicable laws, regulations, and programs. The Bay Area CAP was most recently updated in 2017. It provides a regional strategy to protect public health and the climate. The 2017 CAP is a call to action to "Spare the Air and Cool the Climate." To protect public health, the CAP describes how the BAAQMD will continue to make progress toward attaining all state and federal air quality standards, and eliminating health risk disparities from exposure to air pollution among Bay Area communities. To protect the climate, the 2017 CAP defines a vision for achieving reduction targets for greenhouse gases (GHGs) by years 2030 and 2050 and provides a regional climate protection strategy that will put the Bay Area on a pathway to achieve those GHG reduction targets. The 2017 CAP includes a wide range of control measures designed to decrease emissions of those air pollutants that are most harmful to Bay Area residents to reduce emissions of methane and other "super-GHGs" and to decrease emissions of carbon dioxide by reducing fossil fuel combustion.

Many of the Clean Air Plan's control measures are targeted to area-wide improvements, large stationary source reductions, or large employers; none of these are applicable to the proposed Project. However, the Project would meet current standards of energy efficiency and would not conflict with applicable control measures aimed at improving access/connectivity for bicycles and pedestrians. The Project would be consistent with the growth projections and assumptions for vehicle miles traveled as assumed in the Clean Air Plan.

The Project would not be inconsistent with the Clean Air Plan. ***No Impact***

b) Cumulatively Considerable Increase in Criteria Pollutants

Ambient air quality standards have been established by state and federal environmental agencies for specific air pollutants most pervasive in urban environments. These pollutants are referred to as

criteria air pollutants because the standards established for them were developed to meet specific health and welfare criteria. These pollutants include ozone precursors (NOx and ROG), carbon monoxide (CO), and suspended particulate matter (PM_{10} and $PM_{2.5}$). The Bay Area is considered "attainment" for all of the national standards, with the exception of ozone. It is considered "nonattainment" for State standards for ozone and particulate matter.

Past, present and future development projects contribute to the region's adverse air quality impacts on a cumulative basis. By its very nature, air pollution is largely a cumulative impact. No single project is sufficient in size to, individually, result in nonattainment of ambient air quality standards. Instead, a project's individual emissions contribute to existing cumulatively significant adverse air quality impacts. If a project's contribution to the cumulative impact is considerable, then the project's impact on air quality would be considered significant.[8] Emissions from a project could potentially contribute to cumulative air pollutant levels in the region.

The Project is located in the San Francisco Bay Area Air Basin and therefore under the jurisdiction of BAAQMD. BAAQMD's *California Environmental Quality Act Air Quality Guidelines* ("BAAQMD Guidelines") provide guidance for evaluating air quality impacts of development projects and local plans, determining whether an impact is significant, and mitigating significant air quality impacts. The most recent version of the District's CEQA Guidelines is dated May 2017. [9]

Construction Emissions – Criteria Pollutants

BAAQMD Guidelines present screening criteria that identify the size of projects, by type, that have the potential to result in emissions over criteria levels. Projects that are smaller than these screening criteria would not generate significant t air quality effects. From among the various land uses listed in the BAAQMD screening tables, the two that best fit the character of the proposed Project are "Apartment, low rise" and "high turnover restaurant." The screening size for emissions of construction-period criteria pollutants (i.e., reactive organic gas, or ROG) is 240 dwelling units for a low rise apartment and 277,000 square feet for a high turnover restaurant. Both land use elements of the Project are well below these screening levels, and the Project's emission of construction-period criteria pollutants would be ***less than significant***.

However, BAAQMD recommends implementation of construction measures to reduce construction-related criteria pollutant and fugitive dust emissions for all projects, regardless of the size of the project or the significance of construction-period impacts. These basic measures are included in Mitigation Measure Air-1 below, and would reduce construction-period criteria pollutant impacts.

Mitigation Measure

Air-1: **Basic Construction Management Practices.** The Project shall demonstrate proposed compliance with all applicable regulations and operating procedures prior to issuance of demolition, building or grading permits, including implementation of the following BAAQMD "Basic Construction Mitigation Measures".

i) All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.

[8] BAAQMD, May 2011, *California Environmental Quality Act Air Quality Guidelines*, p. 2-1.

[9] BAAQMD, *Update to the current CEQA Guidelines and Thresholds of Significance, accessed at: http://www.baaqmd.gov/plans-and-climate/california-environmental-quality-act-ceqa/updated-ceqa-guidelines*

ii) All haul trucks transporting soil, sand, or other loose material off-site shall be covered.

iii) All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.

iv) All vehicle speeds on unpaved roads shall be limited to 15 mph.

v) All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.

vi) Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.

vii) All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.

viii) Post a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. BAAQMD's phone number shall also be visible to ensure compliance with applicable regulations.

Mitigation Measure Air-1 would further reduce the Project's ***less than significant*** construction-period criteria pollutant impacts. Construction-period emissions would not exceed applicable significance thresholds and additional construction mitigation measures would not be required.

Operational Emissions

BAAQMD Guidelines also present screening criteria that identify the size of projects that have the potential to generate significant operational emissions. Projects that are smaller than these screening criteria would not generate significant air quality impacts. The Project falls below applicable BAAQMD screening criteria for operational pollutants, which is 451 dwelling units for a low rise apartment project and 33,000 square feet for a high turnover restaurant. The Project is well below these operational criteria pollutant screening levels, and therefore not anticipated to result in emissions of criteria pollutants over threshold levels during operations.[10] Therefore, operation of the Project would have a ***less than significant*** impact on regional air quality.

Carbon monoxide hot spots can occur near heavily traveled and delayed intersections. BAAQMD also presents traffic-based screening criteria for carbon monoxide impacts. The Project site is not near a carbon monoxide hot spot and would not result in significant congestion on nearby street intersections. The Project's CO emissions would be below carbon monoxide threshold levels.

[10] Bay Area Air Quality Management District, *California Environmental Quality Act Air Quality Guidelines*, May 2011, Table 3-1.

The Project would not result in a cumulatively considerable increase in the emission of criteria pollutants, either related to construction or operational emissions. ***Less than significant impact.***

c) Construction Emission Toxic Air Contaminants

For the purpose of assessing impacts of a proposed Project on exposure of sensitive receptors to risks and hazards, the threshold of significance is exceeded when the Project-specific cancer risk exceeds 10 in one million, the non-cancer risk exceeds a Hazard Index of 1.0 (or cumulative risk of 100 in one million or a Hazard Index of 10.0 respectively is exceeded), and/or the annual average $PM_{2.5}$ concentration would exceed 0.3 µg/m^3 (or 0.8 µg/m^3 cumulatively). Examples of sensitive receptors are places where people live, play or convalesce and include schools, hospitals, residential areas and recreation facilities. No quantitative analysis of the Project was conducted for this Initial Study in light of the qualitative discussion below.

Construction-Period Health Risks

The Project site is located adjacent to existing commercial uses and approximately 90 feet from the closest residence. Construction-period emissions from toxic air contaminants (TACs) could contribute to increased health risks to nearby residents. BAAQMD does not provide a screening level to determine projects that are small enough that they can be assumed to be below significance thresholds. Based on the experience of the preparers of this document, significant construction-period health risks are not usually seen for residential projects of about 200 dwelling units or more. Additionally, modeling tools available to quantify health risks are not intended for emissions periods spanning less than 7 years, and not recommended for construction periods of less than a 2 year period.

Due to the small size of the Project and relatively low potential for health risk impacts to nearby sensitive receptors, potential health risks due to construction-period emission of TACs shall be minimized through implementation of best management practices (BMPs) as presented in Mitigation Measure Air-2, below.

Mitigation Measure

Air-2: Construction Emissions Minimization Practices. The project shall minimize construction TAC emissions by complying with the following practices during demolition, building or grading:

1. Where access to alternative sources of power are available, portable diesel engines shall be prohibited.
2. All off-road diesel-powered equipment greater than 25 horse power (hp) and operating for more than 20 total hours over the entire duration of construction activities shall meet the following requirements:
    i. Engines that meet or exceed either U.S. Environmental Protection Agency (U.S. EPA) or California Air Resources Board (ARB) Tier 2 off-road emission standards, and/or
    ii. Engines that are retrofitted with an ARB Level 3 Verified Diesel Emissions Control Strategy (VDECS).
3. Exceptions to the off-road equipment requirement may be granted if the project sponsor submits information providing evidence to the satisfaction of the City that a particular piece of off-road equipment with an ARB Level 3 VDECS is: (1) technically not feasible, (2) would not produce desired emissions reductions due to expected operating modes, (3) installing the control device would create a safety hazard or impaired visibility for the operator. If granted an exception, the project sponsor shall provide the next cleanest piece

of off-road equipment, including a Tier 2 engine standard and the following emissions control/alternative fuel in order of preference if available: equipment, including a Tier 2 engine standard and the following emissions control/alternative fuel in order of preference if available: 1) ARB Level 2 VDECS, 2) ARB Level 2 VDECS, or 3) Alternative Fuel.

Mitigation measure Air-2 would ensure construction-period health risk impacts remain at a level of ***less than significant with mitigation***.

Operational Health Risks

The small scale of the proposed mixed-use Project is not a significant source of operational TACs.

Future residents of the Project would be new sensitive receptors, subject to ambient air quality conditions. The effects of the environment on a project are not considered a CEQA impact (which is focused on the effects of a project on the environment, and not the reverse).[11] The following is included for informational purposes:

BAAQMD recommends consulting screening tools to identify whether any substantial TAC sources are located within 1,000 feet of the project. BAAQMD's county-specific Google Earth Stationary Source Screening Analysis Tool indicates there are no stationary sources of TACs within 1,000 feet of the Project site.

Since there are no substantial sources of TACs within 1,000 feet future residents would not be subjected to substantial levels of TACs.

d) Objectionable Odors

During construction, diesel-powered vehicles and equipment would create odors that some may find objectionable. However, these odors would be temporary and not likely to be noticeable much beyond the Project site's boundaries.

As a small scale mixed-use development, operation of the Project is not likely to be a source of objectionable odors. Pursuant to Section 10.60.010 of the City's Municipal Code, objectionable odor from the operation of a proposed use requiring a Conditional Use Permit is a factor to be considered as part of the Conditional Use Permit process. Any concerns regarding potential odors from the operation of the proposed commercial tenant, Napa Farms Market, would be addressed during the City's evaluation of the Project for a Conditional Use Permit. The potential for objectionable odor impacts is considered ***less than significant***.

[11]California Building Industry Assn. v. Bay Area Air Quality Management Dist., (2015) 62 Cal.4th 369, Case No. S213478.

4. BIOLOGICAL RESOURCES Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?				☒
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?				☒
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				☒
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				☒
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				☒
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				☒

a, b) Special Status Species and Habitat

The Project site is located in a fully developed urban setting populated by commercial buildings, local and visitor serving businesses and a range of residential densities, hotels and other businesses. Most existing commercial buildings cover nearly 100 percent of their lot area. Biological resources in the vicinity of the Project site are limited to street trees and related non-native landscaping. The two street trees in front of the existing building would be retained and unaffected by the Project. The site does not provide habitat for candidate, sensitive or special status species. The City's General Plan does not identify any sensitive species that are near or would be affected by the Project. The Project would not involve the removal of any biological resources or affect habitat. ***No impact.***

c) Wetlands

The small (<5,000 sf) Project site is about 70 percent covered by the existing building and the remainder of the site is in the rear yard. There are no wetlands on or near the site nor are there any creeks near or on the Project site. The Project would have no impact in regard to wetlands. ***No Impact.***

d) Wildlife Corridors

The Project site is surrounded by roadways and other developed areas, is not adjacent to a stream or other water course and for these reasons does not have the potential to act as a wildlife corridor. The Project would have no impact related to movement of wildlife. ***No impact.***

e, f) Local Policies and Ordinances and Conservation Plans

The Project site is not subject to any habitat conservation or natural community conservation plans and thus would not conflict with any approved local, regional, or state habitat conservation plan. A tree removal permit is requested to remove two protected trees and install two replacement trees. Compliance with the City's Tree Preservation Ordinance would reduce the potential impact to ***less than significant***.

5. CULTURAL RESOURCES Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource pursuant to 15064.5?		☒		
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Public Resources Section 15064.5?		☒		
c) Disturb any human remains, including those interred outside of formal cemeteries?		☒		

a) Historic Resources

The following is a summary of information presented in the *719-725 Bridgeway Historic Resource Technical Memorandum and 719-725 Bridgeway – Analysis of Revised Project,* prepared by Page & Turnbull, and included in this document as **Attachment A** and **Attachment B,** respectively.

Demolition of the existing building. The subject building does not appear to rise to the level of significance for eligibility for individual listing as a local landmark or in the California Register and is thus not individually an historic resource and therefore demolition of the building would not, by itself, be an environmental impact under CEQA.

Other potential impacts of the Project on historic resources are described below, focused on two related issues:

1. Does the Project result in a significant impact under CEQA by adversely affecting the character of the Sausalito Downtown Historic District as a result of removal of one contributing property; and,

2. Does the Project result in a significant impact due to incompatibility of the Project's design in relation to the character of the Sausalito Downtown Historic District.

Loss of Contributing Resources to Sausalito Downtown Historic District. The Project will result in the irreplaceable loss of one contributing resource to the Sausalito Downtown Historic District. The Sausalito Downtown Historic District includes 56 contributors assigned individual California Historical Resource Status Codes of 2D, 2D2, 2S2 or 1S. Properties listed or under review by the State of California Office of Historic Preservation are assigned a California Historical Resource Status Code of "1" to "7" to establish their historical significance in relation to the National Register of Historic Places (National Register or NR) or California Register of Historical Resources (California Register or CR). Properties with a Status Code of "1" or "2" are either eligible for listing in the California Register or the National Register, or are already listed in one or both of the registers.[12] A "D" within the status code denotes a contributor to a National Register or California Register-eligible or listed historic district. Demolition of

[12] California State Parks, Office of Historic Preservation, "California Historical Resource Status Codes" (version of 12/8/2003), electronic resource at http://ohp.parks.ca.gov/pages/1069/files/chrstatus%20codes.pdf accessed February 24, 2019.

the subject property will remove its status as a contributor and could create a noticeable change within its immediate area. However, its demolition would not pose an impact on the Sausalito Downtown Historic District to the degree that the historic district's overall eligibility for listing and historic integrity would be compromised. The loss of 719-725 Bridgeway would not substantially impact the amount or eligibility of existing contributors, and a sufficient number of contributors and character defining features of the district would remain to continue conveying the historic character of the resource.

Compatibility of the Proposed New Construction with the Sausalito Downtown Historic District. The relatively prominent location of the subject property enhances the potential for the Project to have a significant impact on the visual continuity and cohesiveness of the historic district. An incompatible façade in this location could have a significant impact on the district as a whole. The compatibility of the revised proposed project is analyzed in the *719-725 Bridgeway – Analysis of Revised Project* **(Attachment B)**. The Project design, as depicted in the Design Review Response Drawings dated June 24, 2019, adheres to the design guidelines for the Downtown Historic Overlay Zoning District.

The potential for the Project to cause an adverse change in the significance of the Sausalito Downtown Historic District depends on the compatibility of the proposed new construction rather than the demolition of the existing contributing building. The potential for the Project to have a potentially significant impact on the historical resource, and thereby have a significant effect on the environment under CEQA, can be mitigated by ensuring continued conformance of the Project design to the City of Sausalito's 2011 design guidelines for new construction within the Historic Overlay Zoning District.

In addition, inadvertent demolition- or construction-related damage to adjacent historic buildings which contribute to the Sausalito Downtown Historic District, 715 Bridgeway and 731 Bridgeway, may cause an adverse change in the significance of the historic district. Measures to prevent and mitigate the effects of such damage are described in the following mitigation measures.

Mitigation Measures

Cult-1: **Conformance to City of Sausalito Historic Design Guidelines:** Any alterations to the design of the new building within the Project site shall conform to the City of Sausalito's 2011 Historic Design Guidelines regarding Architectural Character for New and Infill Construction of Commercial Buildings (4-A-4.1 through 4-A-4.3; 4-B-4.1 through 4-B-4.10) and projects within the Historic Overlay Zoning District (5-B-5.1 through 5-B-5.5). Forms, materials, and setbacks shall be consistent with the characteristics described for commercial storefronts within the Historic Overlay Zoning District.

Cult-2: **Construction Design and Monitoring:**

Cult 2.1 Pre-Construction Survey: The project sponsor shall engage a historic architect or qualified historic preservation professional to conduct a pre-construction survey of the two adjacent historic buildings at 715 Bridgeway and 731 Bridgeway to establish baseline documentation of their existing conditions. The survey report shall include written and photographic descriptions of the existing conditions of the visible exteriors from public rights-of-way of these buildings, and may include interior locations adjacent to the shared lot line with 719-725 Bridgeway upon permission of the property owners. A Pre-Construction Survey Report shall be prepared, which will include annotated photographs of the building facades, and detail photographs and descriptions of specific conditions. This report shall be submitted to City of Sausalito Planning Division staff prior to the start of demolition at 719-725 Bridgeway. The acceptance of the report / compliance with this mitigation measure, shall be to the satisfaction of the Community Development Director and City Engineer.

Cult 2.2: Vibration Monitoring Program for Adjacent Historical Resources: The project sponsor shall engage a qualified structural engineer or vibration consultant to prepare and implement a vibration monitoring program for protection of the historical resources at 715 Bridgeway and 731 Bridgeway. Based on the findings of the Pre-Construction Survey, the consultant shall establish a maximum vibration level that shall not be exceeded at each building, based on existing conditions, character-defining features, soils conditions, and anticipated construction practices (a common standard is 0.2 inch per second, peak particle velocity). A copy of the vibration analysis report shall be submitted to City of Sausalito Planning Division staff prior to the start of demolition at 719-725 Bridgeway. To ensure that vibration levels do not exceed the established standard, the project sponsor shall monitor vibration levels at each structure and shall prohibit vibratory construction activities that generate vibration levels in excess of the standard. Should vibration levels be observed in excess of the standard, construction shall be halted and alternative construction techniques be put into practice to the extent feasible. The consultant shall conduct regular inspections of each building during ground disturbing activity and construction on the project site. Should damage to either building occur, the damage shall be documented and the building(s) shall be remediated to the pre-construction condition at the conclusion of ground-disturbing or construction activity on the site. Monitoring reports shall be submitted to City of Sausalito Building Division staff monthly during project demolition and construction. The acceptance of the report / compliance with this mitigation measure, shall be to the satisfaction of the Community Development Director and City Engineer.

Cult 2.3. Construction Specifications: The project architect shall establish construction specifications which include the requirement that construction contractors use all feasible means to avoid damage to the adjacent historic buildings at 715 Bridgeway and 731 Bridgeway. Such methods shall be informed by the findings of the pre-construction survey and vibration analysis, and may include preliminary stabilization before construction to prevent further deterioration or damage, use of construction techniques that reduce vibration, excavation shoring methods to prevent movement of adjacent structures, ensuring adequate drainage, and providing adequate security to minimize the risks of vandalism and fire. The specifications shall include measures to protect character-defining features from construction equipment that may inadvertently come in contact with the resources.

Cult 2.4. Historic Resource Protection Training: The project sponsor shall engage a historic architect or qualified historic preservation professional to implement a historic resource protection training program for construction workers assigned to the project site. This program shall support include information on recognizing historic fabric and materials, and directions on how to exercise care when working around and operating equipment near the historic structures, including storage of materials away from historic buildings. The program shall include information on means to reduce vibrations from demolition and construction, and procedures for reporting damage to historic buildings.

Cult 2.5. Construction Monitoring: The project sponsor shall engage a qualified historic architect or historic preservation professional to conduct regular periodic inspections of 715 Bridgeway and 731 Bridgeway during ground-disturbing activity on the project site in concert with the qualified acoustical/vibration consultant or structural engineer (see Cult 2.2). Should damage to either building occur, the damage shall be

documented and the building(s) shall be remediated to its pre-construction condition at the conclusion of ground-disturbing or construction activity on the site. The consultant shall submit monthly monitoring reports to the City of Sausalito Community Development Department.

Implementation of Mitigation Measures Cult-1 and Cult-2 would reduce impacts to historic resources to a level of ***less than significant with mitigation***.

b, c) Archaeological Resources/Human Remains

An archaeological review of the proposed project site, including a records search at the Northwest Information Center (NWIC) of the California Historical Resources Information System (CHRIS), field survey, and NAHC Sacred Lands File Search and Native American contact communication, was conducted for the project sponsor by William Roop of Archaeological Resource Service (included as **Attachment C**).[13] Roop's study finds that no previously recorded archaeological sites have been identified within the project site. Based on examination of the site topography and previous ground disturbance, and a review of reports from previous archaeological surveys performed in the vicinity of the proposed project, Roop identifies the potential for the discovery of buried archaeological materials or deposits within the project site to be low.[14]

The Environmental Quality Element of the City of Sausalito 1995 General Plan identifies three zones of sensitivity where the potential for the presence of archeological materials is high. The three zones are:

Zone 1: The shoreline area from El Portal Park south to South Street

Zone 2: From El Portal Park to Napa Street

Zone 3: The original shoreline between Dunphy Park and Martin Luther King School.

The 1995 General Plan requires that as part of the permitting process for proposed developments that require sub-grade excavation, subsurface archeological testing shall be conducted. In addition, some degree of subsurface testing is required for proposed development located within the remainders of the zones of sensitivity to gain information regarding the presence or absence of unrecorded archeological materials.

The Project site is in Zone 2 and therefore Policy EQ3.10 and related programs as set forth in the City's General Plan apply to the Project. The related Programs include the following requirements:

a) That a database search request be submitted to the Northwest Information Center (NWIC) at Sonoma State University to determine whether prior studies have identified the existence of archaeological resources at the Project site;

b) That archaeological surveys be required prior to excavation on properties near known archaeological sites, and

[13] William Roop, A Cultural Resources Evaluation of 719-725 Bridgeway, Sausalito, Marin County, California (Rohnert Park: Prepared for Langsam Properties), July 31, 2019.

[14] *Ibid*., 14.

c) That when an archaeological site is uncovered during construction all construction work be suspended until the site is examined by a City-approved archaeologist and appropriate mitigation measures are identified and implemented.

Requirements a) and b) are satisfied by Roop's July 2019 study. Although the likelihood of encountering archaeological resources at the Project site during construction activities appears remote based on the physical characteristics of the site and the result of Roop's study, any disturbance of such resources would be considered a significant impact under CEQA and would conflict with the City's General Plan Policy EQ3.10. Accordingly, the following mitigation measures are recommended.

Mitigation Measures

Cult-3: **Inadvertent Discovery of Archaeological Materials.** In the event that an archaeological site is uncovered during construction, all construction work shall be halted within a 50-foot stop-work radius of the discovery. The project sponsor shall engage an archaeological consultant meeting the Secretary of the Interior's Professional Qualifications Standards in Archaeology (36 CFR Part 61) to examine the site, identify the archaeological find, evaluate its significance, and recommend appropriate measures which may include additional testing, data recovery, or preservation in place. A Native American monitor identified by the Native American Heritage Commission (NAHC) may be required if the site is identified to be of Native American affiliation. Work may resume within the stop-work radius only after the City of Sausalito, in consultation with the archaeological consultant, has determined that the appropriate on-site measures have been completed. Continuation of construction may require archaeological and/or Native American monitoring, at the recommendation of the City of Sausalito. Copies of all reports resulting from the discovery, identification, data recovery, and monitoring of archaeological discoveries within the project site shall be submitted to the City of Sausalito.

Cult-4 **Inadvertent Discovery of Human Remains**. In the event that human remains are uncovered during construction, all construction work shall be halted within 50 feet of the remains until the appropriate steps defined in 14 CCR Section 150654.5.e are satisfactorily completed.

Compliance with Mitigation Measures Cult-3 and Cult-4 would reduce any potential impact to a level of ***less than significant with mitigation***.

6. ENERGY Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?			☒	
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?			☒	

a) Wasteful Consumption of Energy Resources

The Project is required to comply with the requirements of CALGreen, to be confirmed and enforced through the City of Sausalito's building permit review and approval process. CALGreen is the California Green Building Standards Code, Title 24, Part 11, of the California Code of Regulations. Its purpose is to improve public health, safety, and general welfare through enhanced design and construction of buildings using concepts which reduce negative impacts and promote those principles which have a positive environmental impact and encourage sustainable construction practices. CALGreen applies to the planning, design, operation, construction, use, and occupancy of every newly-constructed building or structure on a statewide basis.

In its review of the proposed Project, the City of Sausalito will evaluate the Project's consistency with applicable goals, objectives and policies of the City's General Plan including Policy EQ-3.13 Energy Conservation, which encourages the application of energy-efficiency design and energy saving devices in new and existing buildings.

Compliance with the City's General Plan Policy EQ-3.13 and with CALGreen requirements would assure that the Project would not result in wasteful, inefficient or unnecessary consumption of energy resources during project construction or operation. ***Less than significant impact.***

b) Conflict with or Obstruct Renewable Energy or Efficiency Plans

The City of Sausalito adopted a Climate Action Plan in 2015,[15] which sets forth the City's commitment to reduce greenhouse gas (GHG) emissions, prepare for sea level rise, promote energy efficiency, reduce the generation of solid waste and encourage recycling. As part of the City's review and approval of the Project, compliance with applicable provisions of the Climate Action Plan is assumed and would assure that the Project would not conflict with or obstruct the City's CAP. ***Less than Significant Impact.***

[15] *City of Sausalito, Climate Action Plan*, Prepared by the Marin Climate & Energy Partnership, June 16, 2015.

7. **GEOLOGY AND SOILS** Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Directly or indirectly cause substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Refer to Division of Mines and Geology Special Publication 42)			☒	
ii) Strong seismic ground shaking?			☒	
iii) Seismic-related ground failure, including liquefaction?			☒	
iv) Landslides?			☒	
b) Result in substantial soil erosion or the loss of topsoil, creating substantial risks to life, property, or creek/waterways?			☒	
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			☒	
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?			☒	
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				☒
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			☒	

a i-iv, and b-d) Geologic Hazards

Consideration of potential impacts related to geology, soils and seismicity is based on information in a geologic technical report prepared by the Project applicant's geotechnical consultant.[16] The technical report states that the Project site is not within an Alquist-Priolo Special Study Zone for active seismic faults and the risk of seismic failure is relatively low. It states that "…the site is not traversed by an active earthquake fault, but strong to very strong seismic shaking from earthquakes on near-source active earthquake faults should be expected at this site. In the event of a large near-source earthquake on a nearby fault, some spalling of the soil and rock slope should also be expected.[17] The rear of the site slopes sharply uphill at a ratio of 1:1 (horizontal to vertical) and consists of exposed weathered bedrock

[16] Purcell, Rhoades & Associates, Op. Cit.

[17] Ibid., p. 7.

believed to be underlain by Cretaceous-Jurassic age bedrock of either chert or sandstone.[18] The report also states that there are no published maps indicating the presence of landslides at the site, and MarinMaps classified the site area as having few landslides.[19] This is consistent with information presented on a graphic display map entitled "Environment and Infrastructure," prepared for the City of Sausalito's General Plan Update, which indicates that the site is in an area of "few landslides" and where the liquefaction hazard level is very low.[20]

The Purcell Rhoades report cites local building codes and current California Building Code parameters for mitigation of earthquake conditions. Appropriate code requirements are to be utilized for minimum design standards, based on minimum seismic load factors. The report also indicates that the Project site is outside of the area potentially vulnerable to tsunami, based on the Tsunami Inundation Map prepared by the California Geological Survey (2009).

The small size of the Project site (<5,000 sq. ft.) and the proposed Project design that would essentially substitute a new building for the existing building and thereby not involve significant disturbance of soils suggests that potential effects related to erosion would be minimal. Permits from the Regional Water Quality Control Board of State Water Resources Control Board would not be required because of the small size of the site.

In light of the information referenced above and the small scale of the Project, the Project's potential to result adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, Strong seismic ground shaking, seismic-related ground failure, including liquefaction or landslides is ***less than significant***.

e) Septic Tanks

The Project would not include the use of septic tanks and associated disposal facilities. Therefore, the Project would have ***no impact*** in this regard.

f) Paleontological Resources

The fact that the Project site sits primarily on bedrock, as described in the Purcell Rhodes report, suggest that the minimal site disturbance needed for construction of the Project would not encounter a unique geologic feature or disturb paleontological resources buried beneath ground level. ***Less than Significant Impact.***

[18] Ibid., p. 3.

[19] Ibid., p. 3

[20] https://www.sausalitogeneralplan.org/general-plan-update

8. GREENHOUSE GAS EMISSIONS Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			☒	
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?				☒

a) Greenhouse Gas Emissions

BAAQMD has determined that greenhouse gas (GHG) emissions and global climate change represent cumulative impacts. BAAQMD adopted a threshold of significance for operational GHGs of 1,100 metric tons carbon dioxide equivalent (CO_2e) per year or, if the project is too large to meet that threshold, an efficiency threshold of 4.6 metric tons CO_2e per service population per year.

Similar to the analysis for Air Quality impacts (Section 3 of this document), the Project was compared to BAAQMD screening criteria that identify project sizes by type that could have the potential to result in emissions over criteria levels. The Project falls below BAAQMD screening criteria for operational GHG emission, which is 78 dwelling units for a low rise apartment project and 7,000 square feet for a high turnover restaurant.[21] At 3 residential dwelling units and a take-out food court of 2,535 square feet, the Project falls well below these two screening sizes and would therefore be below threshold levels. The impact related to GHG emissions is ***less than significant***.

b) Compliance with Greenhouse Gas Reduction Plans

The Project would be required to meet current standards of energy and water efficiency, as required under Title 24 and CALGreen, and the commercial and residential occupants of the Project would participate in recycling for waste reduction. The Project would not conflict with the City's Climate Action Plan. **No Impact.**

[21] BAAQMD, May 2011, *California Environmental Quality Act Air Quality Guidelines*, pp. 3-2 to 3-3.

9. HAZARDS AND HAZARDOUS MATERIALS Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			☒	
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			☒	
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			☒	
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				☒
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				☒
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				☒
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?				☒

a-c) Hazardous Materials

The Project would result in new space at grade level as a retail food service use and three residential apartments on the second floor. There is nothing about these proposed land uses or activities that would involve the routine transport, use or disposal of hazardous materials other than those materials commonly used as cleaning agents during the operational phase of the Project.

It is likely that equipment used at the site during construction activities could utilize substances considered by regulatory agencies as hazardous, such as diesel fuel and gasoline. All construction activities would be required to conform with Title 49 of the Code of Federal Regulations, U. S. Department of Transportation (DOT), State of California, and local laws, ordinances and procedures, which would minimize the potential for accidental release.

Potential impacts are confined to the temporary construction period. Once operational, residents in the second floor apartments and the proposed food service business on the ground floor would not be considered potential sources for hazardous material use or release. With conformance with applicable existing regulations, the impact related to hazardous materials would be ***less than significant***.

d) Cortese List

Database searches conducted for this Initial Study determined that the Project site is not on the so-called "Cortese List" (i.e., Government Code Section 65962.5) and there are no active hazardous waste cleanup sites within 1,000 feet of the Project site. ***No impact.***

e) Airport Hazards

There are no airports near the Project site. The site is over 17 miles northwest of the Oakland International Airport and also over 17 miles north of San Francisco International Airport. The site is also over 20 miles southwest of the Napa Airport. The Project site is not within an airport land use plan area (generally 2 miles) or the constraints related to heights and airplane safety. There are no other airports, either public or private within the vicinity of the Project. There would be ***no impact*** related to airport hazards.

f) Emergency Response Plan

The Project would not alter any traffic patterns and would not impair implementation of any adopted emergency response plan or emergency evacuation plan. Therefore, the Project would have ***no impact*** in this regard.

g) Wildland Fire

The Project site is in a fully urbanized commercial area near the shoreline of San Francisco Bay. The closest forested area in Sausalito is the area west of and uphill from U.S. 101 near the Spencer Avenue Park N Ride lot, approximately ¾ mile west of the Project site. Based on the physical location of the site, the potential for wildlife fire would be considered low, as the site is surrounded by other development and roadways. Therefore, there would be ***no impact*** in regard to the risk of loss from wildfires.

10. HYDROLOGY AND WATER QUALITY Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?			☒	
b) Decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?				☒
c) substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or through the addition of impervious surfaces, in a manner which would:				
i) Result in substantial erosion or siltation on- or off-site?			☒	
ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?			☒	
iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?			☒	
iv) Impede or redirect flood flows? ?			☒	
d) In flood hazard, tsunami or seiche zones, risk release of pollutants due to project inundation?				☒
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?				☒

a) Violate Water Quality Standards. Waste Discharge Requirements or Degrade Surface Water Quality

Construction Period

The Project is subject to the requirements of the Marin County Stormwater Pollution Prevention Program (MCSTOPP) which requires the Project applicant to submit an Erosion and Sediment Control Plan (ESCP) for approval by the City of Sausalito prior to the issuance of grading and building permits.[22] The ESCP would identify potential pollutant sources that may affect the quality of stormwater runoff discharges from the construction site, document Best Management Practices (BMPs) that will be implemented to prevent site pollutants from leaving the site and entering the storm drain system during construction, and document the controls and good housekeeping BMPs that are to be implemented. Compliance with the ESCP will be verified during the construction process and would reduce the potential for construction-period impacts to runoff volume or water quality to a level of ***less than significant***.

[22] https://www.marincounty.org/-/media/files/departments/pw/mcstoppp/development/mcstoppp-erosion-and-sediment-control-plan-applicant-package.pdf?la=en

Operational Period

Federal Clean Water Act regulations require municipalities to obtain NPDES permits that outline programs and activities to control surface stormwater pollution. Municipalities in Marin County, such as the City of Sausalito, must eliminate or reduce "non-point" pollution, consisting of all types of substances generated as a result of urbanization (e.g. pesticides, fertilizers, automobile fluids, sewage, litter, etc.), to the “maximum extent practicable.”

For cities in Marin County, the County’s Public Works Department is the responsible agency for compliance with applicable federal and state regulations pertaining to stormwater management. Marin County’s program, MCSTOPPP, requires all cities, towns and unincorporated areas to require designated development projects to comply with Provision E.12 of the State Water Resources Control Board (State Water Board) under the Phase II National Pollutant Discharge Elimination System (NPDES) Municipal Stormwater Permit. Provision E.12 requires site designs for new developments and redevelopments that are defined as Regulated Projects to minimize the area of new roofs and paving. Where feasible, pervious surfaces should be used instead of paving so that runoff can infiltrate to the underlying soil. Remaining runoff from impervious areas must be captured and used or treated using bioretention. Regulated Projects must also incorporate pollutant source control best management practices into the site design. Small Projects, such as the Langsam Project must implement at least one site design measure and must show the decrease in runoff from the site. Measures such as these are intended to protect water quality by minimizing pollutants in runoff, and to prevent downstream erosion by: designing each project site to minimize imperviousness, detain runoff, and infiltrate runoff where feasible; treating runoff prior to discharge from the site; ensuring runoff does not exceed pre-project peaks and durations; and maintaining treatment facilities. Project applicants must prepare and implement an Erosion and Sediment Control Plan containing treatment and source control measures that meet the “maximum extent practicable” standard as specified in the NPDES permit.

The existing building on the Project site and rear yard paving combine to nearly cover 100 percent of the site with impervious surfaces. The proposed Project would not substantially change or reduce the extent of impervious surfaces as the footprint of the proposed new building would be approximately the same as the existing building. Marin County’s MCSTOPPP program exempts small projects (i.e., under 5,000 sq. ft. of lot area) from more extensive compliance requirements applicable to larger projects but still must prepare and submit an Erosion and Sediment Control Plan, as noted above. Through compliance with post-construction requirements under the MCSTOPPP, including preparation and implementation of an ESCP, the long-term volume of water and water quality impacts from Project operation would be ***less than significant***.

b) Groundwater Recharge and Supplies

The Project site is connected to the municipal water supply that serves the entire Sausalito community and groundwater at the site is not used directly by this or other properties as a water supply. Additionally, the Project would comply with stormwater drainage requirements including the use of permeable bioretention areas. The Project would not deplete groundwater supplies or interfere with groundwater recharge. ***No impact.***

c) Drainage Pattern Alteration

Implementation of the Project would involve minimal disturbance to the site once the existing building has been removed and the new building would occupy approximately the same portion of the site as is currently occupied by the existing building. Consequently, there would be essentially no change to existing drainage patterns, no effect on the course of a stream or river, not result in substantial erosion

or siltation on- or off-site, not increase the rate or amount of surface runoff and would not create or contribute runoff water which would exceed the capacity of existing stormwater drainage systems and would not impede or redirect flood flows.

As discussed under item "a" above, the Project will maintain the same amount of impervious site area compared with current conditions but will implement stormwater management features that direct runoff to bioretention areas prior to discharge into the storm drainage system. Through compliance with applicable regulations, the runoff from the site will be the same or reduced from that existing and will not cause erosion, siltation, or flooding. Project impacts related to alteration of drainage patterns would be ***less than significant***.

d) Flooding and Inundation

The Project is considered an Area of Minimal Flood Hazard as shown on the website of the Federal Emergency Management Agency (FEMA).[23] The Project site is also outside of projected tsunami limits as mapped by the California Geological Survey (CGS, 2009). The Project would have ***no impact*** related to flood zones or a tsunami impact zone. Therefore, there would be ***no impact*** related to inundation.

f) Conflict with a Water Quality Control Plan

As noted above, the Project would be required to comply with applicable elements of the MCSTOPPP program. Replacing an existing 2-story mixed use building with a similarly sized 2-story mixed use building would not conflict with any water quality control plan or groundwater management plan. ***No impact.***

[23] https://msc.fema.gov/portal/search#searchresultsanchor

11. LAND USE AND PLANNING Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Physically divide an established community?				☒
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?			☒	

a) Physical Division of a Community

The Project involves replacing an existing 2-story mixed-use building in Sausalito's Downtown Historic District with a similarly-sized 2-story mixed-use building. No aspect of the Project would have the potential to divide the established community. ***No Impact.***

b) Conflict with Land Use Plan

Development of the proposed Project would be compatible with existing surrounding land uses. The Project site is within the Sausalito Downtown Historic District and, as such, the zoning for the site is CC-H, reflecting the use of the Historic Overlay designation. Pursuant to Section 10.46.060 of the City's zoning ordinance, proposed projects involving sites with the "H" overlay designation must obtain a Certificate of Appropriateness from the City's Historic Preservation Commission (HPC). The Certificate of Appropriateness is the HPC's advisory recommendation which is forwarded to the Planning Commission for its consideration as part of Design Review, Conditional Use and overall Project approval. A Historic Resource Technical Memorandum has been prepared to evaluate the extent to which the Project would result in significant impacts to historic resources. Based on the findings of the Technical Memorandum, the Project's potentially significant impacts to historic resources would be reduced to a level of Less than Significant with implementation of Mitigation Measures Cult-1 and Cult-2. ***Less than Significant Impact.***

12. MINERAL RESOURCES Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				☒
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				☒

a, b) Mineral Resources

No known mineral resources are located on the site according to the United States Geological Survey (USGS) Mineral Resources Data System.[24] The City's General Plan does not identify mineral resources within City limits. The Project would have ***no impact*** with regard to mineral resources.

[24] US Geological Survey, Mineral Resources Data System, accessed at: https://pubs.er.usgs.gov/publication/ds20

13. NOISE Would the project result in:	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			☒	
b) Generation of excessive groundborne vibration or groundborne noise levels?			☒	
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				☒
d) For a project in the vicinity of a private airstrip, exposure of people residing or working in the project area to excessive noise levels?				☒

a-b) Excessive Noise or Vibration

Construction Noise

Construction activities generate noise. Ambient and maximum intermittent noise levels would increase throughout the construction period. The Sausalito Noise Ordinance (Sausalito Municipal Code Section 12.16) restricts construction activities to the hours of 8:00 a.m. to 6:00 p.m. on weekdays, and 9:00 a.m. to 5:00 p.m. on Saturdays; construction is prohibited on Sundays and locally recognized holidays. Construction of the Project would be required to comply with the Noise Ordinance. Given the small scale of the Project, construction activities involving noisy machinery would not be expected to span more than a few months, and only during one construction season.

Groundborne noise and vibration can result from heavy construction practices utilizing pile drivers or hoe-rams. No such activities are planned for Project construction. Construction truck traffic traveling at low speed (25 mph or less) would access the site via Bridgeway Street, a major thoroughfare. Groundborne vibration from a loaded truck at low speed would be less than 0.08 in/sec Peak Particle Velocity (PPV) at a distance of 25 feet.[25] Vibration levels may be intermittently perceptible, but would be well below a level of 0.30 in/sec PPV that could cause damage to normal structures.[26]

With standard construction practices and hours, consistent with City regulations, impacts from noise and vibration generated by construction of the Project would be ***less than significant***.

[25] Federal Transit Administrating, *Transit Noise and Vibration Impact Assessment Manual, FTA Report No. 0123*, September 2018.

[26] Ibid.

Operational Noise

Operation of residential properties does not produce substantial levels of vibration or noise. Traffic-related noise impacts generally occur with at least a doubling of traffic volumes on roadways adjacent to areas already at or above acceptable noise conditions. Because of the minimal difference between the existing building and the proposed Project in terms of size and use, operational noise levels would likely be similar. Therefore, impacts related to noise and vibration during operation would be ***less than significant.***

c-d) Airport Noise

The Project is not near any airport or private air strip and would not result in changes or increases in airport noise that could affect others. The distance from the closest airport (17 miles) indicates that future residents of the Project would not be affected by airport noise. The Project would have ***no impact*** related to airport noise.

14. POPULATION AND HOUSING Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Induce substantial population unplanned growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			☒	
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?			☒	

a) Substantial Unplanned Population Growth

The proposed Project would result in 3 new dwelling units, replacing the three units in the existing building. The 3 units are consistent with site zoning and the site's land use designation and would be within the population growth assumed in the General Plan. As an infill project surrounded by developed properties and roadways, the Project would not indirectly induce additional population growth. Therefore, the impact in relation to inducement of substantial population growth would be ***less than significant***.

b) Displacement of People or Housing

Currently, two of the three rental units on the second floor of the existing building are occupied. Residents of these two units will need to relocate, at least temporarily, and could be displaced permanently by the Project. The number of people affected by displacement, whether temporary or permanent, would not rise to the level of "substantial numbers" within the context of CEQA, and would not necessitate the construction of replacement housing elsewhere. Impacts related to displacement would be ***less than significant***.

15. PUBLIC SERVICES Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services?	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Fire protection.			☒	
b) Police protection.			☒	
c) Schools.			☒	
d) Parks.			☒	

a-e) Public Services

The proposed Project is located on a developed site in downtown Sausalito that is already served by public services. The Project would replace an existing mixed use building with the same number of dwelling units and commercial space, consistent with development assumptions under the General Plan. The degree of change in the demand for services would be minimal, if any, and the payment of development fees and likely increase in annual property taxes would offset any cost impact or need for improvements to public services. The Project is not large enough to require the need for new or physically altered facilities to address Project demand, and such demand is consistent with and would have been assumed under the General Plan. Therefore, the impact to public services would be ***less than significant***.

16. RECREATION Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated.			☒	
b) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.			☒	

a-b) Recreation

The Project would replace three existing dwelling units with the same number in the new buildings, indicating that at most, the increase in the City's population would consist of three new households occupying the proposed 2nd floor rental apartments. The City's population in 2010 was 7061 and the average household size was approximately 1.5 persons. Thus, the potential increase in the City's population would be perhaps 5 persons. The City's Quimby Act Park dedication ordinance requires three acres of park dedication for every 1,000 persons, which would equate to 0.015 acres of park required for this Project.

A development impact fee would be assessed for the Project to assist in meeting the 0.0157 acre public park requirement. Increased recreational demand of Project residents would be largely met through the contribution to public parks through in-lieu fees, but in any case, would not be large enough to cause substantial physically deterioration at existing parks or require the need for new or physically expanded facilities to address Project demand. Therefore, the Project impact related to recreation would be considered ***less than significant***.

17. TRANSPORTATION Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Conflict with an applicable plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?				☒
b) Would the project conflict with or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?				☒
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				☒
d) Result in inadequate emergency access?				☒

a) Consistency with Plans and Policies

As a replacement for an existing small scaled mixed-use building on Bridgeway Street, with similar land uses, massing and height, the Project would involve no conflict with policies, plans or ordinances that address the circulation system. ***No Impact***.

b) Vehicle Miles Travelled

As a replacement for a similarly-sized existing small-scaled commercial/residential building on Bridgeway with similar land uses, massing and height, the Project would not increase vehicle traffic patterns or result in an increase in vehicle miles traveled as compared with the existing building. ***No Impact***.

c) Hazards

The Project would involve no change in the alignment of local streets or the pattern of alleys, parking areas and local public parks, all of which would remain the same. The Project would have ***no impact*** related to site hazards.

d) Inadequate Emergency Access

The Project would involve no change in how emergency vehicles would access the site or surrounding properties. The Project would have ***no impact*** with regard to inadequate emergency access.

18. TRIBAL CULTURAL RESOURCES Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				☒
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or				☒
ii) resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.				☒

a-I, ii) <u>Status as a Listed Site and its Significance</u>

The existing building on the Project site is identified as a contributor to the Sausalito Downtown Historic District which gives it status as an historic resource, listed in the California Register of Historical Resources, consistent with the criteria provided in Public Resources Code Section 5020.1(k), 5024.1 and CEQA Guidelines Section 15064.5(b), as discussed in Section 5 of this Initial Study. However, a connection to Tribal or Native American interests or history as a sacred place or object has not been identified for the building. ***No Impact.***

19. UTILITIES AND SERVICE SYSTEMS Would the project	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			☒	
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			☒	
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			☒	
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?			☒	
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			☒	
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			☒	
g) Comply with federal, state, and local statutes and regulations related to solid waste?			☒	

a-g) Utilities

The Project would substitute a new building of similar size and land use intensity with the existing building on the Project site. The new building would not be expected to involve any material change, either an increase or a decrease, in the demand for or use of public utilities. Any potential increase in the demand for or use of utilities would be incremental and remain a very small fraction of City or area-wide utility demand that is not expected to substantially contribute to any exceedances of available capacity or requirement for new or expanded facilities. As a project consistent with site zoning and land use designation, the demand for utilities at the site would have been accounted for in the General Plan and utility planning. The impact on utilities and service systems would be ***less than significant***.

20. WILDFIRE If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project::	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?				☒
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?.				☒
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?				☒
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?				☒

a-d) Wildfire

The Project site is located in the commercial center of downtown Sausalito, surrounded by other commercial or mixed use buildings. It is not located within or near a state responsibility area and is not classified as a very high fire hazard severity zone. Replacement of the existing building with the proposed Project would have no effect on an adopted emergency response or evacuation plan, would not exacerbate wildland risks or expose project occupants to pollutant concentrations from wildfire, or expose people or structures to risks associated with flooding or landslides. The Project would not require any change to local infrastructure. ***No Impact.***

21. MANDATORY FINDINGS OF SIGNIFICANCE	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?				☒
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)		☒		
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			☒	

a) Environmental Quality

The Project would have no impact with regard to the physical quality of the environment, would not reduce the habitat of a fish or wildlife species, or cause a fish or wildlife population to drop below self-sustaining levels, or threaten to eliminate a plant or animal community. The Project would not impact rare or endangered wildlife species. The only potentially significant impact of the Project is the proposed removal of an historic resource because the existing building is a contributor to the Downtown Historic District.

b) Cumulative Impacts

The Project would not result in adverse impacts that are individually limited but cumulatively considerable, including effects for which project-level mitigation were identified to reduce impacts to less than significant levels. All of these potential effects would be less than significant with implementation of mitigation measures identified in this document, including mitigation measures Air-1 and Air-2 to address construction period dust and emissions, and would not contribute in considerable levels to cumulative impacts.

c) Adverse Effects on Human Beings

The Project would not result in substantial adverse effects on human beings, either directly or indirectly. Mitigation measures Air-1 and Air-2 will minimize the potential for safety impacts related to construction-period emissions and the potential adverse effects on human beings would be less than significant.

DOCUMENT PREPARERS

Lamphier–Gregory, Inc.
Scott Gregory, President
Nathaniel Taylor, Senior Planner
1944 Embarcadero
Oakland, CA 94606
510.535.6690

SOURCES OF INFORMATION

1. Project Plans
2. City of Sausalito General Plan 1995
3. City of Sausalito General Plan Update
4. City of Sausalito Municipal Code
5. Sausalito Zoning Map
6. Marin County Stormwater
7. Purcell, Rhoades & Associates, Inc., *Phase 1 Geologic/Seismic Hazard Review, 719-725 Bridgeway Sausalito, California*, October 13, 2014
8. Page & Turnbull, *719-725 Bridgeway Historic Resource Technical Memorandum*, April 9, 2019
9. Page & Turnbull, *719-725 Bridgeway – Analysis of Revised Project,* October 22, 2019
10. William Roop, *A Cultural Resources Evaluation of 719-725 Bridgeway, Sausalito, Marin County, California*, July 31, 2 019
11. Letter submitted to the Sausalito Planning Commission, c/o Community Development Department from Michael Rex, the Project Architect, dated December 20, 2017.

ATTACHMENT A:

Historic Resource Technical Memorandum (Page & Turnbull, April 9, 2019)



719-725 BRIDGEWAY
HISTORIC RESOURCE TECHNICAL MEMORANDUM

SAUSALITO, CALIFORNIA
[18402]

PREPARED FOR:
COMMUNITY DEVELOPMENT DEPARTMENT
CITY OF SAUSALITO

PAGE & TURNBULL
imagining change in historic environments through design, research, and technology

APRIL 9, 2019

TABLE OF CONTENTS

INTRODUCTION 1
SUMMARY OF FINDINGS 1
METHODOLOGY 2
PROPERTY DESCRIPTION AND CONSTRUCTION HISTORY 3
PROPERTY DESCRIPTION 4
CONSTRUCTION HISTORY 4
REGULATORY CONTEXT 6
NATIONAL 6
STATE 7
LOCAL 9
PREVIOUS HISTORIC SIGNIFICANCE EVALUATIONS AND DESIGNATIONS .. 11
PREVIOUS EVALUATIONS FOR INDIVIDUAL SIGNIFICANCE, 2016-2018 11
SAUSALITO DOWNTOWN HISTORIC DISTRICT, 1980-1997 12
ANALYSIS OF PROPOSED PROJECT IMPACTS AND COMPATIBILITY 16
PROJECT BACKGROUND 16
PROPOSED PROJECT DESCRIPTION 16
DIRECT IMPACTS 17
CUMULATIVE IMPACTS 21
CONCLUSION 23
REFERENCES 24
APPENDIX A. HISTORICAL AND PROJECT EVALUATIONS: 719-725 BRIDGEWAY," BY MARK HULBERT (PRESERVATION ARCHITECTURE), JUNE 16, 2018.

INTRODUCTION

This Historic Resource Technical Memorandum has been prepared at the request of the City of Sausalito Community Development Department to supplement an Initial Study under the California Environmental Quality Act (CEQA) for a proposed project at 719-725 Bridgeway, Sausalito (APN 065-071-21). The existing two-story mixed-use building was constructed ca. 1894, and currently includes three second-floor dwelling units and an office space over two ground-floor retail spaces. The property is located on the southwest side of Bridgeway north of Excelsior Lane, within the Sausalito Downtown Historic Overlay Zoning District **(Figure 1).** The building is irregular in plan and is set fronting Bridgeway at the north end of a sloped 4,763 square foot lot. Due to the sloped terrain, the second story of the building extends to the southwest beyond the ground floor, which abuts the slope at its southwest side at the primary (northeast) façade. The area is zoned CC-H (Central Commercial, with Historic Overlay).

The project proposes construction of a new two-story, 4,896-square foot mixed-use building at 719-725 Bridgeway with three second-floor dwelling units over a ground-floor retail space. The existing two-story building at 719-725 Bridgeway and all related components would be removed.

SUMMARY OF FINDINGS

719-725 Bridgeway is a contributor to the National Register-eligible and California Register-listed Sausalito Downtown Historic District, and is thus a historical resource for the purpose of the California Environmental Quality Act (CEQA). As the proposed project includes demolition of a district contributor, it does not appear to fully comply with the Secretary of the Interior's Standards for the Treatment of Historic Properties. However, following review of the previous documentation, Page & Turnbull finds that demolition of the existing building at 719-725 Bridgeway will not, by itself, impair the significance of the overall district as a historical resource pursuant to 14 CCR 15064.5.

New construction within the Downtown Historic District that does not adhere to the City of Sausalito's Historic Design Guidelines also has the potential to cause a substantial adverse change, which could impair the district's significance. As designed, the proposed new construction does not appear to adhere to these guidelines. Appropriate mitigation, including design revision to comply with City of Sausalito principles for new and infill construction within the Downtown Historic District, will be required to reduce the proposed project's potential to impact a historical resource to a less than significant level.



Figure 1. 2018 Aerial photograph of 719-725 Bridgeway and vicinity. Subject property shaded yellow. Source: Google Earth, edited by Page & Turnbull.

METHODOLOGY

This report provides an examination of the regulatory context and current historic status of 719-725 Bridgeway; a brief summary of previous historic resource evaluations and peer reviews conducted for the property; and analysis of the potential direct and cumulative impacts of the proposed project on the subject building and on the Sausalito Downtown Historic District.

The following documents were reviewed in the preparation of this memorandum:

- State of California Department of Parks and Recreation Historic Resources Inventory form for 721-725 Bridgeway (R.J. Tracy and Elizabeth M. Robinson, Sausalito Historical Society, 1980).
- National Register of Historic Places Inventory-Nomination Form, Sausalito Historic District (R.J. Tracy and Elizabeth M. Robinson, Sausalito Historical Society, 1980).
- Sausalito Historic District, Revised Edition (Sausalito Historical Society, 1997).
- 721-725 Bridgeway, Sausalito: Historic Resource Summary (Preservation Architecture, November 21, 2016).
- City of Sausalito Historic Landmarks Board Minutes, Thursday, December 8, 2016.
- Peer Review Memorandum of "Re: 721-725 Bridgeway, Sausalito: Historic Resource Summary" (VerPlanck Historic Preservation Consulting, May 9, 2018).
- Historical and Project Evaluations: 719-725 Bridgeway (Preservation Architecture, June 16, 2018).
- Peer Review Memorandum of "Historical and Project Evaluations: 719-725 Bridgeway" (VerPlanck Historic Preservation Consulting, August 22, 2018).
- Letter to Sausalito Community Development Department, re: 721-725 Bridgeway, Sausalito (Preservation Architecture, November 19, 2018).

- Letter to City of Sausalito Historic Landmarks Board, re: Renovations to the Langsam Building – 719-725 Bridgeway – APN 065-071-21, Study Session Before the Historic Landmarks Board" (Michael Rex Architects, November 28, 2018).
- Letter to City of Sausalito Planning Commission, re: Design Review Permit Application for the Langsam Building, A New Mix-Use Building at 719-725 Bridgeway, APN 065-071-21 (Michael Rex Architects, December 3, 2018).

This report does not include an independent evaluation of the property's eligibility for listing in the California Register or for local significance as a landmark or individually listed resource within Sausalito.

PROPERTY DESCRIPTION AND CONSTRUCTION HISTORY

The following summary has been assembled from the information provided in a 1980 Historic Resources Inventory Form for 719-725 Bridgeway and the Sausalito Downtown Historic District, a 1997 update to the Sausalito Downtown Historic District by the Sausalito Historical Society, 2016 and 2018 documentation by Preservation Architecture (Mark Hulbert), and 2018 documentation by VerPlanck Historic Preservation Consulting (Christopher VerPlanck). Page & Turnbull did not conduct additional original research regarding the specific property or broader historical context for the City of Sausalito.

PROPERTY DESCRIPTION

The property at 719-725 Bridgeway was originally constructed as two separate wood-frame buildings in approximately 1894 on what was at the time Water Street. The current, continuous primary façade installed ca. 1934 includes the following features (**Figure 2 through Figure 4**):

- Textured stucco cladding;
- Clay tile parapet (painted green);
- Second-story slanted bay windows with clay tile hoods (painted green) and rectangular, wood-frame fixed and double-hung windows;
- Second-story balconette with metal railing;
- Decorative glazed tiles embedded in stucco;
- A wide central ground-level opening to retail space with recessed sliding glass doors;
- A secondary, recessed ground-level retail space entrance with plate glass sidelites to the right (northwest) of the main retail space;
- Arched openings to recessed part-glazed wood doors at either side of ground-level façade.

CONSTRUCTION HISTORY

The 1980 Historic Resources Inventory Form for 721-725 Bridgeway, prepared as part of the larger Historic District Form No. 23 by R.J. Tracy, Director, and Elizabeth M. Robinson, Archivist, of the Sausalito Historical Society, describes the subject property as follows:

> Two buildings joined as one, with a 1940s' type stucco façade vaguely Mission style, with bays hooded with red tile and a hooded cornice also in red tile. Small entryways on either far side of the façade are recessed in arches […] lead to top floor. The retail novelty furniture store, which occupies the major part of the lower floor, is entirely faced with sliding glass doors. A tiny office, just a door and window wide, occupies a portion of the right-hand side of the building.
>
> 1905 photos show two similar buildings, but not twins […] Eastlake or Stick style, with square bays, false fronts, bracketed hooded cornices; lower portions are storefronts with recessed entrances. Bays have been removed, front flattened, dull.[1]

With respect to alterations at the time of the inventory, Tracy and Robinson state that changes to 719-725 Bridgeway were "so extensive as to bear no resemblance to original."[2] Nonetheless, its condition was noted as "excellent."

A 1997 update to the Sausalito Downtown Historic District description includes the following summary of the subject property:

> Two 1894 buildings joined as one. Similar, but not twins, they were Eastlake style with square bays, false fronts and bracketed hoods. Now 1940s Mission style stucco with hooded bays. A 1901 map indicates flats upstairs with a saloon, barbershop and cigar store below.[3]

[1] R.J. Tracy and Elizabeth M. Robinson, State of California Department of Parks and Recreation Historic Resources Inventory form for 721-725 Bridgeway, Sausalito, 1980, 1.
[2] Ibid., 2.
[3] Sausalito Historical Society, Sausalito Historic District, Revised Edition (Sausalito, 1997), 9.

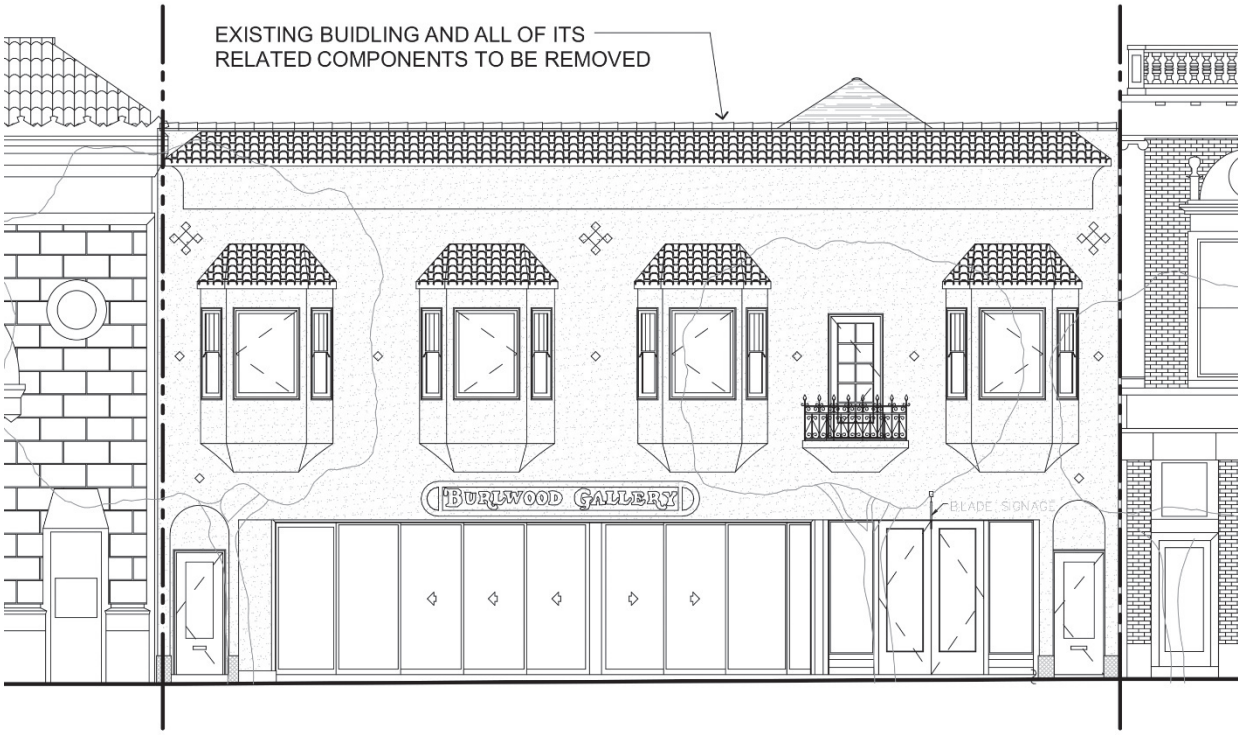


Figure 2. Existing primary façade, 719-725 Bridgeway. Drawing by Michael Rex Architects, 2018.



Figure 3. Primary façade of 719-725 Bridgeway, view southwest.



Figure 4. Detail of central second-story primary-façade window bays.

Hulbert's 2018 memorandum states that based on review of newspaper reports and permit records, the following subsequent alterations are identified:

- 1934, Alterations of the Purity Store;
- 1941, Remodel to accommodate multiple ground-floor tenants;
- 1959-1960, Storefront remodel;
- 1966, Repainting exterior and changing roof tile color;
- 1973, Repainting from white to "yellow brick color;"
- 1975-1976, Installation of current "Burlwood" storefront;
- 1993, "Further storefront alterations."

The full details of these permits and the alterations they describe are not included in Hulbert's report. VerPlanck suggests that the ca. 1934 alteration of the storefronts, including the installation of the stucco façade to join the two previously separate buildings, may have taken advantage of Depression-era financial support through New Deal agencies' "modernization" programs. This remains a possibility, though additional supporting evidence is not provided in either Hulbert's or VerPlanck's documentation and was not found in cursory searches of historic newspaper articles. It is unlikely that proof of an association with such a program would significantly alter either the property's current status as a district contributor or an individual resource. As such, Page & Turnbull did not devote time to further exploring this potential contextual association.

With the exception of the storefront alterations permitted in 1993, the changes documented in the permit records had been completed by the time the building was surveyed for inclusion as a contributor to the Sausalito Downtown Historic District in 1980.

REGULATORY CONTEXT

This section examines the relevant national, state, and local historical preservation contexts and applicable ratings currently assigned to the building at 719-725 Bridgeway.

NATIONAL REGULATIONS

National Register of Historic Places

The National Register of Historic Places (National Register) is the nation's most comprehensive inventory of historic resources. The National Register is administered by the National Park Service and includes buildings, structures, sites, objects, and districts that possess historic, architectural, engineering, archaeological, or cultural significance at the national, state, or local level.

719-725 Bridgeway is not individually listed in the National Register of Historic Places.

National Park Service Certified State and Local Historic Districts

National Park Service (NPS) Certified Historic Districts are state or local historic districts that have been certified by the Secretary of the Interior for purposes of the Tax Reform Act of 1986. These districts must substantially meet all the requirements for listing in the National Register of Historic Places. Thus, Certification status constitutes eligibility for listing in the National Register.[4]

719-725 Bridgeway is a contributor (Property No. 001953, NPS No. 4965-0066-0023) to the National Park Service Certified Sausalito Downtown Historic District.

[4] California State Parks, Office of Historic Preservation, "National Park Service Certified State or Local Historic Districts," electronic resource at http://ohp.parks.ca.gov/?page_id=27283, accessed February 24, 2019.

STATE REGULATIONS

California Register of Historical Resources

The California Register of Historical Resources (California Register) is an inventory of significant architectural, archaeological, and historical resources in the State of California. Resources can be listed in the California Register through a number of methods. State Historical Landmarks and National Register-listed properties are automatically listed in the California Register. Properties can also be nominated to the California Register by local governments, private organizations, or citizens. The evaluative criteria used by the California Register for determining eligibility are closely based on those developed by the National Park Service for the National Register of Historic Places.

719-725 Bridgeway is not individually listed in the California Register of Historical Resources. The district to which it contributes, the Downtown Sausalito Downtown Historic District, is listed in the California Register.

California Historical Resource Status Codes

Properties listed or under review by the State of California Office of Historic Preservation are assigned a California Historical Resource Status Code (Status Code) of "1" to "7" to establish their historical significance in relation to the National Register of Historic Places (National Register or NR) or California Register of Historical Resources (California Register or CR). Properties with a Status Code of "1" or "2" are either eligible for listing in the California Register or the National Register, or are already listed in one or both of the registers. Properties assigned Status Codes of "3" or "4" appear to be eligible for listing in either register, but normally require more research to support this rating. Properties assigned a Status Code of "5" have typically been determined to be locally significant or to have contextual importance. Properties with a Status Code of "6" are not eligible for listing in either register. Finally, a Status Code of "7" means that the resource has not been evaluated for the National Register or the California Register, or needs reevaluation.

719-725 Bridgeway has a California Resource Status Code of 2D2, assigned in 1984, denoting that it is a "Contributor to a district determined eligible for NR by consensus through Section 106 process. Listed in the CR."[5] This listing denotes that the property is a contributor to a California Register-listed, National Register-eligible historic district. Through communication with personnel at the Local Government & Environmental Compliance Unit of the California Office of Historic Preservation and at the Northwest Information Center of the California Historical Resources Information System, Page & Turnbull clarified that a property with the 2D2 status code is not individually listed on the California Register, but is included as a contributor to a California Register-listed, National Register-eligible historic district.

The Sausalito Downtown Historic District as a whole has a California Historic Resource Status Code of 2S2, denoting that it is an "Individual property determined eligible for NR by a consensus through Section 106 process. Listed in the CR."[6]

California Environmental Quality Act (CEQA)

CEQA is state legislation (Pub. Res. Code Section 21000 et seq.) that provides for the development and maintenance of a high quality environment for the present-day and future through the identification of significant environmental effects.[7] CEQA applies to "projects" proposed to be undertaken or requiring approval from state or local government agencies. "Projects" are defined as "activities which have the potential to have a physical impact on the environment and may include the enactment of zoning ordinances, the issuance of conditional use permits and the approval of tentative subdivision maps."[8] Historic and cultural resources are considered to be part of the environment.

---

[5] California State Parks, Office of Historic Preservation, "California Historical Resource Status Codes" (version of 12/8/2003), electronic resource at http://ohp.parks.ca.gov/pages/1069/files/chrstatus%20codes.pdf accessed February 24, 2019.
[6] Ibid.
[7] California Legislative Information, Public Resources Code – PRC Division 13. Environmental Quality [21000 – 21189.57], electronic resource at https://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?lawCode=PRC&sectionNum=21000, accessed March 6, 2019.
[8] Ibid.

According to CEQA, a "project with an effect that may cause a substantial adverse change in the significance of an historic resource is a project that may have a significant effect on the environment."[9] Substantial adverse change is defined as: "physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired."[10] The significance of an historical resource is materially impaired when a project "demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance" and that justify or account for its inclusion in, or eligibility for inclusion in, the California Register.[11] Thus, a project may cause a substantial change in a historic resource but still not have a significant adverse effect on the environment as defined by CEQA as long as the impact of the change on the historic resource is determined to be less-than-significant, negligible, neutral or even beneficial.

A building, structure, site, or object may qualify as a historical resource if it falls within at least one of four categories listed in CEQA Guidelines Section 15064.5(a):

1. A resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources (Pub. Res. Code Section 5024.1, Title 14 CCR, Section 4850 et seq.).
2. A resource included in a local register of historical resources, as defined in Section 5020.1(k) of the Public Resources Code or identified as significant in an historical resource survey meeting the requirements of section 5024.1 (g) of the Public Resources Code, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.
3. Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be an historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing on the California Register of Historical Resources (Pub. Res. Code Section 5024.1, Title 14 CCR, Section 4852).
4. The fact that a resource is not listed in, or determined to be eligible for listing in the California Register of Historical Resources, not included in a local register of historical resources (pursuant to section 5020.1(k) of the Pub. Resources Code), or identified in an historical resources survey (meeting the criteria in section 5024.1(g) of the Pub. Resources Code) does not preclude a lead agency from determining that the resource may be an historical resource as defined in Pub. Resources Code sections 5020.1(j) or 5024.1.[12]

Page & Turnbull considers 719-725 Bridgeway to be a historic resource for CEQA review. Additional discussion is provided in the following sections.

[9] CEQA Guidelines subsection 15064.5(b).
[10] CEQA Guidelines subsection 15064.5(b)(1).
[11] CEQA Guidelines subsection 15064.5(b)(2).
[12] Pub. Res. Code Section 5024.1, Title 14 CCR, Section 4850 et seq.

LOCAL REGULATIONS

City of Sausalito Historic Resources Inventory

The City of Sausalito adopted regulations in 1976 to facilitate the designation of local historic landmarks, in response to a community-wide desire for the City to be more involved in the preservation of historic structures and the built environment. In addition to the establishment of the Local Historic Register in 1976, the City of Sausalito created a "Historic Resources Inventory Listing of Noteworthy Buildings, Sites, and Objects." This list, maintained by the Sausalito Historic Preservation Commission and the Community Development Department, includes buildings in Sausalito that are considered to have Noteworthy, Landmark, or National Register of Historic Places status; or are contributors to the Downtown Historic District. Approximately 70 buildings were originally identified as "noteworthy" and potentially eligible for the Local Register. The Sausalito Downtown Historic District was established in 1981 for the central business district of downtown Sausalito.

719-725 Bridgeway is listed in the Sausalito Historic Resources Inventory as a part of the "Downtown Historic District Buildings, Structures Sites and Objects." It is not listed as a Noteworthy or Landmark building, structure, site or object.

City of Sausalito Downtown Historic Overlay Zoning District

719-725 Bridgeway is within the Sausalito Downtown Historic Overlay Zoning District, which corresponds spatially to the boundaries of the Sausalito Downtown Historic District established in 1981. The purpose of the overlay zoning district is to promote the "conservation, preservation and enhancement of the historically significant structures and sites that form an important link to Sausalito's past."[13] As described in the 2011 Sausalito Historic Design Guidelines, the district represents a relatively long time period spanning the years between the 1890s and the decade following World War II. Façades within the district "share a similar scale, height and style, with several notable exceptions, and they have in common some or all of the following elements: bay windows, boxed cornices, false fronts, Italianate roofline detail, recessed entries and storefronts."[14] Proposed projects involving properties within the Downtown Historic Overlay Zoning District are subject to specific regulations as part of Sausalito's municipal code.

Sausalito Municipal Code

As it is located within the Sausalito Downtown Historic Overlay Zoning District and included in the local Historic Resources Inventory, proposed projects involving 719-725 Bridgeway are subject to certain regulations under the City of Sausalito's municipal code. In July 2018, the City adopted changes to citywide historic preservation regulations to clarify the required processes for the benefit of applicants, City personnel, and other interested parties. As the proposed project is located within the Downtown Historic Overlay Zoning District, and would include application for a permit for demolition, the following local regulations apply:

Section 10.50.080.C, regarding environmental review of "Designated Historic Structures and properties in Historic Overlay Districts:"

> Projects involving the demolition or interior or exterior alterations of sites or structures that are designated on the Local/State/National Historic Register or within a Historic Overlay District shall be subject to environmental review, consistent with SMC 10.46.060 (Property and Review Requirements). The Historic Preservation Commission shall review such projects.[15]

[13] City of Sausalito, Historic Design Guidelines, September 2011, 1.
[14] City of Sausalito, Historic Design Guidelines, September 2011, 70.
[15] Sausalito Planning Commission and Historic Landmarks Board, City of Sausalito Historic Preservation Regulations Update Report, Public Hearing Draft, June 20, 2018, 10.

Under Section 10.28.040.G, a Certificate of Appropriateness is required for projects within a Historic Overlay District as follows:

> No person, owner, or other entity shall restore, rehabilitate, alter, develop, construct, demolish, remove, or change the exterior appearance to a property within a designated Historic Overlay District without first having undergone review for a Certificate of Appropriateness as provided in SMC Chapter 10.46.060 (Property and Review Requirements).[16]

The Historic Preservation Commission is the body empowered in Section 2.28.020.B to:

> Conduct review for a Certificate of Appropriateness for applications of construction, alteration, demolition and other features pertaining to Local/State/National Historic Register structures and Historic Overlay Districts.[17]

An advisory Certificate of Appropriateness is issued by the Historic Preservation Commission, which is taken under consideration by the Planning Commission to be incorporated into its own determination.[18] Review for a Certificate of Appropriateness must find that the Secretary of the Interior's Standards for the Treatment of Historic Properties, and "any applicable State or Local ordinances and adopted guidelines or other policies have been used to review and consider the propose work."[19] Pursuant to Section 10.46.060.F.3, in order for a Certificate of Appropriateness to be issued for a project within the Historic Overlay District, the following additional findings apply:

a. Any new construction, addition or exterior change shall be compatible with the character of the historic overlay district as described in the designating ordinance;
b. Exterior change shall preserve, enhance or restore, and shall not damage or destroy, the exterior architectural features of the subject property which are compatible with the character of the historic overlay district; and
c. For any exterior change where the subject property is not already compatible with the character of the historic overlay district, reasonable efforts shall be made to produce compatibility, and in no event shall there be a greater deviation from compatibility.[20]

Additional findings required for sign applications, described in Section 10.46.060.F.4 include the following:

a. The proposed sign complies with all applicable provisions of Chapter 10.42 SMC (Sign and Awning Regulations);
b. Is consistent with the applicable sign standards and adopted guidelines, where applicable; and
c. The proposed color, design, material, and location of the proposed sign are compatible with the architectural design of the building and historic overlay district.

According to Section 10.46.060.F.6, the requirements for a Certificate of Appropriateness to be issued for a project within the Historic Overlay District and which includes a demolition application are the following:

a. A replacement project shall be proposed.

---

[16] [16] Sausalito Planning Commission and Historic Landmarks Board, City of Sausalito Historic Preservation Regulations Update Report, Public Hearing Draft, June 20, 2018, 52.
[17] Ibid., 5.
[18] Ibid., 42.
[19] Sausalito Municipal Code Chapter 10.46.060.F, electronic resource at https://www.codepublishing.com/CA/Sausalito/?Sausalito10/Sausalito1042.html&?f, accessed April 9, 2019.
[20] Ibid., 63.

b. The requirements of the California Environmental Quality Act and SMC Title 11 (Environmental Protection) have been met.
b. Alternatives to demolition have been considered, including reusing the structure with an alternate use that may not be consistent with existing zoning (see SMC 10.46.070(D), Additional Uses).
c. All financial alternatives have been evaluated, including use of historic tax credit and acquisition by a third party.[21]

As clarified in Section 10.46.060.D, "For projects that require multiple planning approvals subject to CEQA, the Historic Preservation Commission shall conduct review for a Certificate of Appropriateness before any other planning approval action."[22]

PREVIOUS HISTORIC SIGNIFICANCE EVALUATIONS AND DESIGNATIONS

PREVIOUS EVALUATIONS FOR INDIVIDUAL SIGNIFICANCE, 2016-2018

On November 21, 2016, Mark Hulbert of Preservation Architecture completed a Historic Resource Summary memorandum regarding the subject property. Hulbert provided a summary of the previously documented history of 719-725 Bridgeway as two buildings initially constructed ca. 1894 that were renovated and joined with a common façade between 1927 and 1934. The latter estimate is based on the façade's presence in a 1935 photo, and 1927 and 1934 advertisements in the *Sausalito Times* announcing the opening of and improvements to the Purity Grocery, which operated within the ground floor of the subject property between 1927 and 1941.

Hulbert notes in this memorandum that the building's ca. 1920s-1930s-era façade is a "basic Spanish-Eclectic/Mediterranean style design" characteristic of California buildings from the 1920s rather than a 1940s Mission style as noted in the earlier historic district documentation.[23] Although the central ground floor storefronts of this Spanish-Eclectic/Mediterranean façade had been modernized to accommodate broad sliding glass doors, the flanking ground-floor arched entry openings and second story façade remained largely reflective of the ca. 1920s-1930s renovation. Following from Tracy and Robinson's significance statement on the 1980 inventory form, Hulbert concludes that the building only serves as a contributor to the Sausalito Downtown Historic District for its scale and height.[24]

At the request of the City of Sausalito Planning Department, Christopher VerPlanck of VerPlanck Historic Preservation Consulting completed a peer review of Mark Hulbert's November 21, 2016 report. The peer review is dated May 9, 2018. VerPlanck's comments provide additional information regarding the property's status as a contributor to the Downtown Historic Overlay Zoning District.

Subsequent documents prepared by Mark Hulbert and Chris VerPlanck collectively provide additional information regarding the historical context, specific history, and architectural features of the property at 719-725 Bridgeway.[25] VerPlanck's August 22, 2018 peer review memorandum states that the subject property's California Historical Resource Status Code of 2D2 unequivocally indicates that the property is "a contributor to a locally listed and National Register-eligible historic district, as well as a property that is individually listed in the California Register."[26]

---

[21] Ibid., 64
[22] Ibid., 61.
[23] Mark Hulbert, "721-725 Bridgeway, Sausalito: Historic Resource Summary," (Oakland, November 21, 2016), 1.
[24] Ibid.., 2-3.
[25] Mark Hulbert, "Historical and Project Evaluations: 719-725 Bridgeway" (Oakland: Preservation Architecture, June 16, 2018); Chris VerPlanck, Peer Review Memorandum of "Historical and Project Evaluations: 719-725 Bridgeway," (San Francisco: VerPlanck Historic Preservation Consulting, August 22, 2018); Mark Hulbert, Letter to Lilly Whalen, Sausalito Community Development Department, "Re: 721-725 Bridgeway, Sausalito," November 19, 2018.
[26] VerPlanck, August 22, 2018 Peer Review Memorandum, 1.

Hulbert's June 16, 2018 memorandum includes an evaluation of the subject building's individual eligibility for listing in the California Register, which concludes that the subject property lacks significant associations with events or persons; distinctive architectural characteristics or high artistic values; and research potential such that it does not achieve a level of significance necessary for eligibility for listing in the California Register as an individual resource.[27]

Based on Hulbert's and VerPlanck's assessments of eligibility, as well as additional analysis by Page & Turnbull, 719-725 Bridgeway is not individually listed or eligible for listing in the California Register. According to the information presented in the regulatory context section above, the subject property is a contributor to the California Register-listed Sausalito Downtown Historic District, is included as such in the city's Historic Resources Inventory, and is assigned a California Historical Resource Status Code of 2D2. As such, it should be considered a historical resource under CEQA.

SAUSALITO DOWNTOWN HISTORIC DISTRICT, 1980-1997

719-725 Bridgeway's status as a historical resource is based on its role as a contributor to the California Register-listed, National Register-eligible, locally designated Sausalito Downtown Historic District. The following discussion offers an overview of the rationale for the building's initial and continued inclusion in the district, as considered alongside other contributors.

In the 1980 inventory form, 719-725 Bridgeway's significance as a district contributor was described as follows:

> Two buildings. Original addresses: 1017-1019 and 1023-1025 Water Street. Must have been built right after the 1893 fire … Real Estate Appraisal lists them as 31 years old. The 1894 Sanborn Map shows them. The 1901 Map shows uses as a saloon, cigar and barber shops … flats upstairs. Dave Langsam, owner in 1904, of both buildings, may have been responsible for the change in façades.
>
> Even in its altered form, it contributes to the scale and height of the streetscape.[28]

A 1980 National Register of Historic Places Inventory-Nomination Form completed for the Sausalito Downtown Historic District by R.J. Tracy and Elizabeth M. Robinson of the Sausalito Historical Society similarly describes the subject property as a contributor to the historic district:

> Two buildings joined as one with a 1940s-type mission style façade. Bays hooded with red tile, hooded cornice also in red tile. Retail store on street floor entirely faced with sliding glass doors. A tiny office occupies north corner of building. Originally two Eastlake-style buildings with square bays and bracketed, hooded cornices. Two building now flattened and joined as one.[29]

At the time of its initial survey and description in 1980, the Downtown Historic District was consciously defined with the goal of inclusiveness for a wide variety of buildings and structures which were appreciated for their contribution to the character of the city's central business district. While many of the contributors were of late nineteenth- and early-twentieth century construction with features typical of two- and three-story Italianate commercial buildings, the standards for inclusion in the district were by no means restrictive. For example, the arched façade of the Purity Market building at 660 Bridgeway reflects none of the characteristics of its neighbors in the district, with an appearance that was forward-looking at the time of its construction in

[27] Hulbert, Historical and Project Evaluations, June 16, 2018, 4-5.
[28] Ibid.
[29] R.J. Tracy and Elizabeth M. Robinson, National Register of Historic Places Inventory-Nomination Form, Sausalito Historic District, 1980.

1935. Nonetheless, the building is a district contributor. The goal of district designation at this time was primarily to prevent the demolition of buildings which had long been part of the city's growing, changing streetscape, and replacement with buildings whose design was inconsistent with the city's existing character. In their 1980 discussion of the district's significance, R.J. Tracy and Elizabeth Robinson wrote:

> Two years ago, it appeared that Sausalito's business district would seriously be threatened by the same real estate wheeling and dealing that had occurred in the 1950's and that it was only a matter of time before demolition might be the choice of some of the downtown property owners, sixty-one percent of whom are non-residents. While an historic district survey was underway, one building was hastily demolished and replaced by one of the two buildings in the district that could be considered truly intrusive.[30]

While 719-725 Bridgeway itself is aesthetically and architecturally unremarkable and shows evidence of extensive alterations, as VerPlanck points out, historic districts frequently include contributors which lack individual architectural distinction or significant historic associations. The subject property was not an anomaly as an altered building within the Sausalito Downtown Historic District at the time it was initially described in 1980. Other contributors included in the district were clearly altered from their initial dates of construction. Indeed, the preface to the historic district survey notes that:

> […] in many cases, two buildings have been joined as one with new façades, stucco has covered over most of the original shiplap Italianate façades, there is evidence of the asphalt shingle, aluminum and aggregate salesmen. […] However, the scale, height, and character remain. [31]

Table 1 provides descriptions of several district contributors which, like 719-725 Bridgeway, featured alterations from their original appearance (Shaded orange in **Figure 5**).

The Sausalito Downtown Historic District includes a diverse collection of contributors such as faithfully-maintained nineteenth-century buildings; buildings renovated in the 1920s and 1930s to reflect changes in taste; and buildings with a mix of late twentieth-century storefronts at ground level below earlier, late nineteenth- and early twentieth-century upper story façades. At the time the district was designated, 719-725 Bridgeway was included not because it had once been two Stick-Eastlake-style buildings, but because its wide, two-story massing, symmetrically-placed slanted bays, tile roofline and window bay hoods, and stucco cladding were consistent with many of the other buildings recorded within the district and with the character that the Sausalito Historical Society sought to preserve.

Table 1. Contributors to Sausalito Downtown Historic District Altered Prior to Designation.

Address	Year Built	Description[32]
625 Bridgeway	1894-1901	"Early photos show an express building with a gable roof and a shed-like false front. In 1922, when the auto-ferry service was inaugurated across the street, this was converted to a garage with the present façade: a stepped false front with a narrow dropped molding. The dado, recessed entryway and plate glass windows may have been slightly later additions."
687 Bridgeway	ca. 1902	"This was originally two slanted-bay, two-story Italianate structures possibly with a shared roof, separated below by an open hallway. Now joined as one with a stucco façade relieved by four slanted bay windows, store entrances are recessed, transoms have been painted over. No roofline detail. The remodeling is of the type that would have been done in the 1920s."

[30]Descriptive quotes are excerpted from the 1980 National Register of Historic Places Inventory-Nomination form for the district: R.J. Tracy and Elizabeth M. Robinson, National Register of Historic Places Inventory-Nomination Form, Sausalito Historic District, 1980.
[31] Sausalito Historical Society, Sausalito Historic District, Revised Edition (Sausalito, 1997), 1.
[32] Ibid.

Address	Year Built	Description[32]
693 Bridgeway	ca. 1897	"Now, grey asbestos shingles have obscured the façade, aluminum frame windows punched in. A single clue as to the original appearance: a bracketed boxed cornice. Has potential."
701 Bridgeway	ca. 1879, 1890	"Originally, one small building that housed the post office. Prior to 1891, it became the El Monte Hotel with the addition of a second, dissimilar three-story structure; the two connected with a second floor porch. Substantial alterations followed; remodeled in 1924 to its present appearance: upper portion of building is shingled with slanted bays like columns of stucco. The entrances and shop windows below are an inharmonious clutter."
755 Bridgeway	1899	"A two-story slanted bay Italianate. Stucco over the original drop siding. Boxed cornice and decorated brackets of the false front roofline are repeated in the upper window trim; the modernized storefront repeats the design elements of the upper floor. The bay windows were added between 1910 and 1925."
777 Bridgeway	1924	Originally Mason's Garage. A typical 1920s concrete parking garage now used to house dozens of small craft and gift shops. A bulky, unadorned structure; exterior contrast paint suggests more architectural detail than actually exists. A Romanesque "arcade" has been removed since 1924. The parking ramp has been used as a unique walkway to the varied shop levels. A well recycled building."
3 Princess St.	1885	Built in 1885 for Thomas Ryan, hotelkeeper. Early photos show a wood frame building with a veranda like a wild west movie set. In 1901, a brick structure was built by Ryan on Princess, the two separated by a narrow alleyway. In the early thirties, the two were joined as one, stuccoed, and topped with a red Spanish tile false roof. The Italianate boxed cornice, brackets and paneled frieze remained from the earlier version. The combined buildings present four façades to the street located on the wide curved southwest corner of Bridgeway and Princess. A key location in the District, across from Yee Tock Chee Park."
4 Princess St.	1878	Jacob Schnell's boarding house and saloon was one of Sausalito's earliest businesses--strategically located opposite the (then) ferryboat landing. The appearance could still be described as New England waterfront boarding house, although the original drop ·siding has been covered with stucco and the ground level has been altered with shop entrances and windows. A plain, three-story building with truncated hip roof. Double hung windows on the upper floors were originally topped with triangular pediments, which are to be replaced."
12 Princess St.	1892	"Constructed for -Jean Baptiste to house his meat market on the ground floor with living quarters above. Drop siding exterior features unusual square bays with dormer-like hoods and a frieze of vertical board and batten. Lower portion has been considerably remodeled, as with many of the older buildings, little attention was given to the overall appearance in the design of the shop fronts."



Figure 5. Map of contributors to the Sausalito Downtown Historic District. Source: District Documentation, Sausalito Historical Society, edited by Page & Turnbull.

While generally inclusive, the historic district did not include stylistically or temporally incompatible properties. The nine properties that were specified as non-contributors to the district (676-686 Bridgeway, 688 Bridgeway, 28 El Portal, 30 El Portal, 763-771 Bridgeway, 675 Bridgeway, 671-673 Bridgeway, 36-38 Princess, 565 Bridgeway) were assigned this status due to incompatible alterations or late construction dates.[33]

Despite the building's individually unremarkable and highly altered style, there is no basis on which to assume that the building was erroneously designated a district contributor or that its current status as contributor should be revised.[34]

As its historical status is as a contributor to a historic district rather than as an individual resource, the following section assesses the potential impacts of the proposed project relative to the overall district's significance and eligibility for listing in the California Register.

ANALYSIS OF PROPOSED PROJECT IMPACTS AND COMPATIBILITY

This section includes a description of the proposed project, an analysis of the proposed project's direct impacts on historical resources, an analysis of the proposed project's compatibility with the Sausalito Downtown Historic District, and analysis of cumulative impacts.

PROJECT BACKGROUND

At the time of Mark Hulbert's initial, November 21, 2016 historical resource summary letter for 719-725 Bridgeway, the project proposed rehabilitation of the existing building rather than demolition and replacement. On November 28, 2016, the architect of the proposed project contacted the City of Sausalito Historic Landmarks Board to request a study session to discuss the planned renovation of the two-story building at 719-725 Bridgeway. At the time of this request, the proposed project involved rehabilitation of the existing building(s) in a manner consistent with their existing massing and symmetry, and the character of the historic district.[35] As reported in the minutes of the December 8, 2016 Historic Landmarks Board meeting, Board members were provided with an overview of the project, and responded to the property owner with comments regarding the design and implementation of the proposed renovation project.[36] At this point, complete demolition of 719-725 Bridgeway and replacement with entirely new construction had not been proposed. Following the March 9, 2018 completion of a structural assessment by Consulting Engineer, Peter Nissen, P.E., the proposed project was altered to include demolition rather than rehabilitation of the existing building. The current analysis is based on plans by Michael Rex Architects dated April 27, 2018.

PROPOSED PROJECT DESCRIPTION

The Project proposes to demolish the existing 2-story mixed-use building, located at 719-725 Bridgeway, Sausalito, and replace it with a similarly scaled 2-story mixed-use building (**Figure 6**). The existing building fronts on Bridgeway with a rear yard that extends to the foot of the hillside behind, protected by a rear yard concrete retaining wall. A steep northeast-facing slope rises beyond the retaining wall. Both the existing and proposed replacement buildings include commercial retail uses on the ground floor and residential apartments above; the small commercial office use on the second floor of the existing building would not be replaced in the Project. The proposed primary façade of the new building attempts to be compatible with and reflect the important features of late nineteenth- and early twentieth-century buildings found within the

[33] Ibid.
[34] Hulbert, November 19, 2018 letter to Lilly Whalen, Sausalito Community Development Department, 3-4.
[35] Michael Rex Architects, Letter to City of Sausalito Historic Landmarks Board, "RE: Renovations to the Langsam Building – 719-725 Bridgeway – APN 065-071-21, Study Session Before the Historic Landmarks Board," November 28, 2018.
[36] City of Sausalito Historic Landmarks Board Minutes, Thursday, December 8, 2016.

Historic District, including their vertical proportions, horizontal lines, use of square bay windows, and arched doorways that access the second-floor apartments. The design of the proposed project will distinguish itself from the surrounding historic buildings through the use of simple façade details, metal-frame windows, and smooth stucco cladding with crisp outside corners.[37]

DIRECT IMPACTS

The potential direct impacts of the proposed project are assessed in relation to the Sausalito Downtown Historic District, and in the context of the relevant regulatory context and Hulbert's *Secretary of the Interior's Standards* analysis, which was included in his Historical and Project Evaluations report (June 16, 2018).[38] *The Secretary of the Interior's Standards for Rehabilitation & Guidelines for Rehabilitating Historic Buildings* provide guidance for reviewing proposed work on historic properties, with the stated goal of making possible "a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values."[39] The Standards are used by federal agencies in evaluating work on historic properties.

The Secretary of the Interior's Standards have also been adopted by local government bodies across the country for reviewing proposed rehabilitation work on historic properties under local preservation ordinances. They are a useful analytic tool for understanding and describing the potential impacts of substantial changes to historic resources. According to Section 15126.4(b)(1) of the Public Resources Code (CEQA), if a project complies with the *Standards*, the project's impact "will generally be considered mitigated below a level of significance and thus is not significant."[40] Projects that do not comply with the *Standards* may cause either a substantial or less-than-substantial adverse change in the significance of a historic resource.

The Secretary of the Interior's Standards offers four sets of standards to guide the treatment of historic properties: Preservation, Rehabilitation, Restoration, and Reconstruction. Typically, one treatment (and the appropriate set of standards) is chosen based on the project scope. The proposed project scope is seeking to alter a portion of the Sausalito Historic District (the "historic resource") by demolishing an existing contributing building and constructing a new building on the same lot. Therefore, the *Standards for Rehabilitation* are most applicable.

The following analysis focuses on two parts: 1) a discussion of the potential impact under CEQA to the character of the Sausalito Downtown Historic District caused by the removal of one contributing property, and 2) the compatibility and the potential impact of the proposed new building in relation to the character of the Sausalito Downtown Historic District.

[37] Michael Rex Architects, Letter to City of Sausalito Planning Commission, Re: Design Review Permit Application for the Langsam Building, A New Mix-Use Building at 719-725 Bridgeway, APN 065-071-21.
[38] Hulbert, "Historical and Project Evaluations: 719-725 Bridgeway," 6-7.
[39] National Park Service, "Rehabilitation as a Treatment," electronic document at https://www.nps.gov/tps/standards/four-treatments/treatment-rehabilitation.htm, accessed March 6, 2019.
[40] CEQA Guidelines, subsection 15064.5(b)(3).



Figure 6. Proposed primary façade, rendering and drawing by Michael Rex Architects, 2018.

Demolition of the Existing Building at 719-725 Bridgeway

In his July 2018 analysis of the impacts on the Sausalito Downtown Historic District of the proposed project, Hulbert concludes that demolition and replacement of the existing building at 719-725 Bridgeway and construction of a new, two-story mixed-use building is compliant with five of the ten *Standards for Rehabilitation*: Standards 1, 2, 3, 9, and 10. The analysis did not include discussion of Standards 4, 5, 6, 7, and 8, which were considered to be inapplicable to the proposed project (see Appendix A). This conclusion is predicated on the assumption that the existing building "has no individual historic resource potential."[41] While Page & Turnbull agrees that the subject building does not appear to rise to the level of significance for eligibility for individual listing as a local landmark or in the California Register, 719-725 Bridgeway is a contributor to the Sausalito Downtown Historic District.

A thorough analysis according to the ten *Standards for Rehabilitation* is beyond the scope of this memorandum. However, a brief discussion of the proposed project's adherence to four of the five standards deemed inapplicable in Hulbert's analysis assists in structuring an assessment of the project's potential to impact a historical resource.[42] Rehabilitation Standards 4, 5, 6, and 7 relate to the treatment of historic materials, features, finishes, and construction techniques, both those original to a historic resource and those alterations which have acquired significance in their own right.

The project proposes to remove all existing historic features and finishes of an existing district contributor through demolition of 719-725 Bridgeway. Those individual features present on the primary (northeast) façade include the stucco cladding, slanted window bays, clay tile parapet and window bay hoods, iron balconette railing, and wood-frame multi-lite windows. Each of these features is represented in various combinations with Italianate and Spanish Eclectic/Mediterranean elements on other contributing buildings within the district, and this repetition of features lends to the historic district's visual continuity and overall character. The proposed replacement building, while generally compatible with the character of the district, will not retain original features or finishes, or examples of historic construction techniques or craftsmanship currently present on 719-725 Bridgeway.

Further, 719-725 Bridgeway was constructed as two separate buildings ca. 1894, which were renovated ca. 1934 with a unified, continuous stucco façade. At the time of its inclusion in the historic district, the combined and altered nature of 719-725 Bridgeway was acknowledged as representative of a pattern of building renovations and modernizations present on a number of contributors. As the district includes buildings constructed over a four- to five-decade span, its composition reflects not only the changing stylistic trends in new construction through this time period but also the alterations to contributing buildings made in the decades following their initial construction. 719-725 Bridgeway is representative of a handful of contributing buildings in the historic district that display the practice of combining two smaller buildings behind a unified façade to create a larger, modernized storefront. Demolition of the building will remove irretrievably from the district an example of downtown Sausalito's historic pattern of adaptability in building renovations.

It appears that the proposed project as designed would not comply with Standards 2, 4, 5, 6, 7, 9, and 10 of the *Standards for Rehabilitation*. As it would not be fully compliant with all ten standards, the potential impact of the proposed project cannot be assumed to be less than significant. Further consideration is given in following paragraphs to whether the proposed project may constitute a substantial adverse change in the significance of the Sausalito Downtown Historic District.

As designed, the proposed project will result in the irreplaceable loss of one contributing resource to the Sausalito Downtown Historic District. At present, based on aggregated information from the April 5, 2012 version of the Office of Historic Preservation Directory of Historic Properties in the Historic Property Data

[41] Ibid., 6.
[42] Project compliance with Standard 8, regarding archaeological resources, may be achieved by following the City of Sausalito's standard approaches regarding the discovery and treatment of archaeological sites and deposits.

File for Marin County, the Sausalito Downtown Historic District includes 56 contributors assigned individual Historic Resource Status Codes of 2D, 2D2, 2S2, or 1S. Although the demolition of the subject property will remove its status as a contributor and could create a noticeable change within its immediate area, its demolition would not pose an impact on the Sausalito Downtown Historic District to the degree that the historic district's overall eligibility for listing and historic integrity would be compromised. The relatively large size of the area and the high number of contributing properties it contains suggests that the loss of 719-725 Bridgeway would not substantially impact the amount or eligibility of existing contributors. Therefore, it appears that the proposal to demolish a contributing resource will not materially impair the Sausalito Downtown Historic District, as a sufficient number of contributors and character-defining features of this district would remain to continue conveying the historic character of this resource

Compatibility of Proposed New Construction with the Sausalito Downtown Historic District

The relatively prominent location of the subject property on the Bridgeway frontage, opposite the contributing Vina del Mar park and located between two minimally-altered contributors (the 1924 Bank of Sausalito, now Wells Fargo, at 715 Bridgeway and the 1894 bakery, bank, and former City Hall building at 731 Bridgeway) enhances the potential for the new construction proposed by the project to have a significant impact on the visual continuity and cohesiveness of the historic district. An incompatible façade in this location could have a significant impact on the district as a whole.

As designed, the proposed project plans to construct a two-story building with similar height and massing to that which will be demolished. The proposed façade design for the new commercial building (**Figure 6**) includes several features compatible with the overall design of the historic district, and is consistent with the following General Principles for New Construction and Special Design Guidelines for the Downtown Historic Overlay Zoning District:[43]

- Stylistic elements provide an interpretation of a historic style that is authentic to the district while subtly distinguishable as new construction (4.A.4.3).;
- The proposed building's height, proportional width, and building spacing are consistent with the established pattern of the block (4.B.4.1, 4.2);
- The proposed building has a rectangular roof form with flat roof (4.B.4.6, 4.7);
- Finishes include building materials similar to those seen traditionally in the context (stucco, wood), with new materials similar in scale, proportion, texture, and finish to those used traditionally (metal window elements);
- The proportion, placement, and spacing of windows is consistent with that of "traditional" downtown buildings of similar massing (5.B.5.2);
- The proposed ground-level façade consists predominantly transparent glass and is visually distinct from the second floor, which is predominantly opaque stucco with smaller window openings (5.B.5.3);
- The ground-level storefront features a kick plate and large display windows (5.B.5.4).

The proposed design does not adhere to the following design guidelines for the Downtown Historic Overlay Zoning District:

- The design guidelines specify minimal setback, with the majority of a building's façade (excepting a recessed entry) at the property line (5.B.5.1). The dominant central portion of the proposed storefront is recessed from the property line, with the projecting portion of the upper story supported by two rectangular, stucco-clad concrete columns. This storefront design is not consistent with commercial buildings of comparable scale within the district, which have ground-floor storefronts characterized by façades extending to the property line with recessed entries.

[43] City of Sausalito, Historic Design Guidelines, September 2011, 59-72.

- The design guidelines specify that new storefronts incorporate traditional building components, such as transoms, display windows, kickplates, and recessed entries (5.B.5.4). The proposed storefront does include large expanses of glazing and kickplates in the proposed folding doors, but transoms are limited to the flanking arched doorways and the design does not demonstrate that operable panels will allow storefront components (such as the display windows and kickplate) to be visible when folded.
- The façade characteristics described for commercial buildings within the Downtown Historic Overlay Zoning District include second-story windows which "are usually double-hung."[44] The proposed large, undivided-pane casement windows in the second-story bays are inconsistent with the traditional character of storefronts within the district. Divided-light or double-hung windows in second-story bays are more aligned with the design guidelines.

These design guidelines offer guidance rather than codified requirements for proposed projects within the downtown historic district, but do offer applicants assistance in developing proposed projects which will be in compliance with the municipal codes regarding issuance of Certificates of Appropriateness for proposed projects within the Historic Overlay Zoning District. While the proposed design for the two-story mixed-use building is overall consistent with guidelines for height, spacing, and massing relative to the surrounding district contributors, it includes proposed second-story window styles and ground-floor features, specifically the recessed folding panels and prominent rectangular support columns, that are not consistent with the character of contributing commercial buildings in the district.

As discussed in the preceding paragraphs, the potential for the proposed project to cause an adverse change in the significance of the Sausalito Downtown Historic District depends on the compatibility of the proposed new construction rather than the demolition of the existing contributing building. The potential for the proposed project to have a potentially significant impact on the historical resource, and thereby have a significant effect on the environment under CEQA, may be mitigated by conformance of the proposed project design to the City of Sausalito's 2011 design guidelines for new construction within the Historic Overlay Zoning District.

CUMULATIVE IMPACTS

Cumulative impacts under CEQA are defined as follows:

> "Cumulative impacts" refers to two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts. The individual effects may be changes resulting from a single project or a number of separate projects. The cumulative impact from several projects is the change in the environment which results from the incremental impact of the project when added to other closely related past, present, and reasonably foreseeable probable future projects. Cumulative impacts can result from individually minor but collectively significant projects taking place over a period of time.[45]

With respect to the Sausalito Downtown Historic District, consideration of the potential cumulative impacts involving the proposed project may include recent alterations to district contributors, incompatible new construction within the district, and foreseeable future projects which may alter the district's significance.

Based on a cursory overview of the current features of other contributors to the Sausalito Downtown Historic District, several alterations have been made to contributors in the decades since the district's initial designation:

[44] Ibid., 72.
[45] CEQA Guidelines, Article 20, subsection 15355.

- The current brick façade of the ca. 1915 Princess Theater building at 668 Bridgeway bears little resemblance to its 1981 description: "The mission revival style façade has been covered over with stucco and a modern wood arched facing." The status of this building as a district contributor may need to be reevaluated;
- A second story was added to the brick commercial building at 670 Bridgeway. While clearly attempting to harmonize with other district buildings, the gabled roof and flush, modern windows with false muntins detract from the original building below;
- The original 12-pane window recorded to occupy much of the primary façade of 585 Bridgeway has been replaced by a large, undivided plate glass window;
- It appears that a tiled dado was removed from 605 Bridgeway;
- The half-timbering recorded on the then-altered façade of 737 Bridgeway has been removed;
- An incompatible wrought iron railing was installed on the porch and entry staircase of 90 Princess Street.

In addition to alterations to district contributors, the non-contributing building at 676-686 Bridgeway was recently demolished, and is being replaced by a two-story mixed-use building in a design compatible with requirements for construction within the Downtown Historic Overlay Zoning District.

Taken together, these alterations do not suggest the potential for a cumulative impact which would materially impair the significance of the Sausalito Downtown Historic District. The minor alterations to contributors listed above appear to have been undertaken over a period of several years, and while potentially impacting the individual eligibility of a small number of buildings, these changes do not diminish the eligibility of the historic district for local, state, or national designation.

Current municipal codes regarding proposed alteration and new construction within the Sausalito Downtown Historic Overlay Zoning District include the stated intent to "Deter the demolition, alteration, misuse or neglect of historic or architecturally significant structures and sites" and to provide adequate review and consideration of alternatives for proposed demolition of properties in the Historic Overlay Zoning District.[46] There is low potential for future projects conducted in adherence with these regulations to collectively cause a significant impact on the historic district.

[46] Section 10.28.040.A.3, Sausalito Planning Commission and Historic Landmarks Board, City of Sausalito Historic Preservation Regulations Update Report, Public Hearing Draft, June 20, 2018, 10.

CONCLUSION

Following review of documentation regarding the existing building at 719-725 Bridgeway, the Sausalito Downtown Historic District, and descriptions and drawings provided by Michael Rex Architects, Page & Turnbull finds that the proposed project as designed has the potential to cause a change to the significance of a historical resource, the National Register-eligible and California Register-listed Sausalito Downtown Historic District.

Demolition of the existing building at 719-725 Bridgeway will not materially impair the National Register, California Register, or local eligibility of the district, as a sufficient number of contributors will remain to convey its character and significance.

However, as designed, the proposed new construction does not adhere fully to the City of Sausalito's Historic Design Guidelines. As such, the proposed new construction at the location of 719-725 Bridgeway does have the potential to change the significance of the district through the introduction of incompatible architectural styles and building elements. The proposed project's potential impact on historical resources may be reduced to a less-than-significant level through appropriate mitigation, including better design conformance of any new construction on the site with the principles and guidelines of the City of Sausalito's 2011 Historic Design Guidelines for projects within the Downtown Historic Overlay Zoning District.

REFERENCES

California Office of Historic Preservation. "California Historical Resource Status Codes" (version of 12/8/2003). Electronic resource at http://ohp.parks.ca.gov/pages/1069/files/chrstatus%20codes.pdf accessed February 24, 2019.http://ohp.parks.ca.gov/pages/1069/files/chrstatus%20codes.pdf, accessed January 16, 2019.
——— "National Park Service Certified State or Local Historic Districts." Electronic resource at http://ohp.parks.ca.gov/?page_id=27283, accessed February 24, 2019.
——— "State Codes and Regulations Related to CEQA and Historical Resources." Electronic document at http://www.parks.ca.gov/pages/1054/files/california%20code%20of%20regulations.pdf, accessed March 7, 2019.

City of Sausalito. Historic Design Guidelines, 2011.
——— Historic Landmarks Board Minutes, Thursday, December 8, 2016.

Grimmer, Anne. *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings*. Washington , D.C: National Park Service, 2017, 76.

Hulbert, Mark (Preservation Architecture). Letter to Sausalito Community Development Department, "Re: 721-725 Bridgeway, Sausalito," November 19, 2018.
——— "Historical and Project Evaluations: 719-725 Bridgeway." Oakland: Preservation Architecture, June 16, 2018.
——— "721-725 Bridgeway, Sausalito: Historic Resource Summary." Oakland: Preservation Architecture, November 21, 2016.

National Park Service. "Rehabilitation as a Treatment," electronic document at https://www.nps.gov/tps/standards/four-treatments/treatment-rehabilitation.htm, accessed March 6, 2019.

Rex, Michael. Letter to City of Sausalito Planning Commission, Re: Design Review Permit Application for the Langsam Building, A New Mix-Use Building at 719-725 Bridgeway, APN 065-071-21, December 3, 2018.
——— Letter to City of Sausalito Historic Landmarks Board, "RE: Renovations to the Langsam Building – 719-725 Bridgeway – APN 065-071-21, Study Session Before the Historic Landmarks Board." Sausalito: Michael Rex Architects, November 28, 2018.

Sausalito Historical Society. Sausalito Historic District, Revised Edition, 1997.

Sausalito Planning Commission and Historic Landmarks Board. City of Sausalito Historic Preservation Regulations Update Report, Public Hearing Draft, June 20, 2018.

State of California. Public Resources Code – PRC Division 13. Environmental Quality [21000 – 21189.57]. Electronic resource at https://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?lawCode=PRC&sectionNum=21000, accessed March 6, 2019.

Tracy, R.J. and Elizabeth M. Robinson. , State of California Department of Parks and Recreation Historic Resources Inventory form for 721-725 Bridgeway, Sausalito, 1980.
——— National Register of Historic Places Inventory-Nomination Form, Sausalito Historic District, 1980.

VerPlanck, Chris (VerPlanck Historic Preservation Consulting). Peer Review Memorandum of "Historical and Project Evaluations: 719-725 Bridgeway." San Francisco: VerPlanck Historic Preservation Consulting, August 22, 2018.

——— Peer Review Memorandum of "Re: 721-725 Bridgeway, Sausalito." San Francisco: VerPlanck Historic Preservation Consulting, May 9, 2018.

APPENDIX A

"Historical and Project Evaluations: 719-725 Bridgeway," by Mark Hulbert (Preservation Architecture), June 16, 2018.

PRESERVATION
ARCHITECTURE

June 16, 2018

719-725 Bridgeway, Sausalito
Historical and Project Evaluations

The following report is intended to develop evaluations for the subject property, including 1) an evaluation of the existing building's individual historical resource potential, and 2) the evaluation of a proposed project relative to the property's setting within Sausalito's locally designated Downtown Historic District.

The subject property (assessor's parcel no.065-071-21) is located on the west side of Bridgeway in downtown Sausalito (figs.1-2). The property houses an existing, two-story mixed-use building with retail uses on the ground floor and office and residential uses on the second floor.

In 2016, this resource was reviewed and a preliminary historic architectural summary by the current author submitted to the owner for their use. That previous summary was based on site visits along with historic research at the City of Sausalito and the Sausalito Historical Society. The current evaluation develops the historic record by completing additional historical and architectural research, including deed research at the County of Marin and historic newspaper searches.

Summary History and Descriptions

The subject parcel was first mapped c1880 as a part of block 2 of the lands of the Sausalito Land and Ferry Company (fig.3).

The existing building at 721-725 Bridgeway is identified as a contributing historic resource to a locally designated historic district, the Sausalito Downtown Historic District. Based on the associated inventory form for this resource, the original building(s) on this site date to 1894 and were constructed in the wake of an 1893 fire in downtown Sausalito. The 1894 Sanborn map affirms the existence of two such side-by-side and 2-story buildings at 20-21 Water Street, #20 (to the north) housing a saloon and #21 a cigar and barber shop (fig.4). Thus, as presently understood, the 1894 buildings remain at least in part.

While the chronology of the existing parcel is at this juncture inconclusive, the current lot and its building appear to have been consolidated in the mid-1930s, prior to which it may have been two or more lots. A news clipping from the mid-1920s indicates that a portion of the northern half of the lot, corresponding to 721 Water Street, may have been a separate legal parcel. That possibility also partly explains the original configuration of the overall lot, which had two side-by-side buildings rather than one large building.

Based on advertisements in the Sausalito News (SN), the Pioneer Barber Shop, whose proprietor was Jacques Thomas, was in this location from 1893-1897. While there were evidently no relevant street numbers in that period – when advertisements simply stated, for example, "Water Street" – there is sufficient evidence for a barber and cigar shop and with which to confirm that the Pioneer Barber Shop existed on this site in that period. The adjoining saloon has not been identified as there were, early on, some five other saloons in adjoining buildings.

Beginning in the 1910s, the address range for these two buildings became 1019-1025 Water Street, with 1019 being the southernmost address and which apparently corresponded to the second floor

446 17th Street #302 Oakland 94612
510 418 0285 mhulbert@earthlink.net

units (as does #719 Bridgeway today). Thus, a 1924 news report listed the Harry J. Thomas residence at 1019 Water. Other SN advertisements for this period identify:

1021 Water St. –	Cangelosi's (ice cream) -	1919
	Mike Susie's (cigars) -	1927
1023 Water St. –	Sausalito Furniture Co. -	1922-1923
1025 Water St. –	E. Puharich (plumbing) -	1914-1918
	M. Cangelosi (crabs) -	1920

At this juncture, despite relatively extensive efforts, no evidence has been located to identify the original or early owner(s) of this property or properties. The first ownership evidence dates to 1926. In 1927, another SN article reported that a Purity grocery market had opened "just west of the City Hall," when Sausalito City Hall was in the directly adjoining building to the north (*Sausalito News*, 3 December 1927). More definitively, in late 1934, the SN again reported that the Purity Store at 1021 Water Street had been "enlarged and renovated" (*Sausalito News*, 14 December 1934). The latter article was accompanied by a photo of the subject building in its just renovated state and along with the information that the building owner was Dave Langsam (fig.5). Searches for deed reports and records for Langsam have again been inconclusive. However, in 1926 the SN reported a trust deed for D. and Eura Langsam for a 25 foot wide portion of lot no. 5 of the Sausalito Land and Ferry Co.'s block no. 2, which corresponds to the extant parcel, which was formerly lot 5 of block 2 (*Sausalito News*, 27 March 1926). In 1931 another trust deed was recorded for Langsam and for a lot on the "westerly line of Water St.," and with another reported reconveyance for Dave Langsam and wife for a portion of lot 5. While these reports are inconclusive and associated records have not been located, it is understood that the Langsams owned at least a portion of the subject property as early as 1926 and, by 1934, owned the entire property and its building.

Further, while deed searches for Langsam were inconclusive – there are numerous deed records for Langsam, who was a realtor who evidently collected real estate – a Notice of Completion was recorded by the County of Marin for Dave Langsam, who was specifically identified as the land owner, and for "alterations" of the Purity Store. That notice additionally identified the completion date of 17 December 1934 and the contractor as Vincent Maggiora.

In 1937, the Golden Gate Bridge opened. By 1939, the former Water Street was renamed Bridgeway, the address range for the subject property and building were reassigned 719-723 Bridgeway and where, in 1939, the Purity Store was listed at 721 Bridgeway. In 1940, having resided in the ground floor of this building for some 14 years, the Purity Store relocated to a new building of their own making at 660 Bridgeway. During their occupancy, they were evidently the sole occupants of the ground floor along with whoever occupied the second floor residential units (the only identified early residential occupant being Harry Thomas, in 1924, as noted above).

Following Purity's departure, the commercial floor of this building was again subdivided. Langsam himself moved his real estate and insurance office into #723 in 1941, where his office remained until c1960 and which he shared with another real estate and insurance office, the Eastman-Parizza Agency, from c1947-c1954. The 1941 SN advertisement that announced Langsam's move included a sketch of the front while announcing its modernity, though that sketch does not correspond to anything that remains or has been identified (fig.6). Another 1941 SN article reported that Langsam and the Sausalito Hardware and Plumbing Company would soon share these remodeled quarters (*Sausalito News*, 17 April 1941). Such quarters were depicted in the subsequent, 1945 Sanborn.

Again, per advertisements, in addition to the Langsam and Eastman Parizza offices at 723 Bridgeway, post-1940 occupants of these commercial spaces included, at 721 Bridgeway:

- Sausalito Plumbing & Hardware - 1941-1955;
- Café Lito - 1959-1964.

In that period, news reports also identify several residents of the upper units at 719 Bridgeway, including:

- Elizabeth Calhoun - 1951 (re: apartment fire);
- W.C. Drechsler – 1947 (re: classified ad);
- George D. Tripp – 1953 (re: obituary);
- Juanita Tripp – 1954 (re: crime).

It must also be noted, to further confound this record, that the Sanborn map of 1919 depicted only the northern 1023-1025 Water St. building, the southern half of the subject site being shown vacant along with the overall lot to the south. As there is no specific evidence for the 1019-1021 Water St. building having been removed or replaced, and as the existing building appears to correspond to earlier depictions then, at this juncture, it may be presumed that the 1919 Sanborn was inaccurate. However, were the 1019-1021 Bridgeway portion of this building built anew when the Purity Store was opened in 1927 or in 1934, despite the lack of specific evidence (excepting the completion notice yet which records “alterations” along with a contract date of 28 August and a completion date in less than four months), the only consequence would be the association of that expanded new construction to the Langsams rather than any further construction or architectural implication, as this tentative information further reinforces the physical and architectural incomprehensibility of this property (with the exception of its front).

There are several historic photos from the early 1900s that clearly depict the pair of side-by-side, 2-story Victorian style buildings at the subject location (figs.7-8). While they apparently shared a wall and their fronts likewise joined, they were then two buildings under two separate and clearly different roofs. Thus, the clear potential that they were separately owned in their original and early periods.

The rearward portions of those two 1894 buildings appear to remain, though again inconclusively, as their fronts were completely removed and replaced in 1934, leaving rearward buildings and their roofs that lack period characteristics other than simply being old. How old is not known, yet the presumption must be that the rearward building parts under individual gabled roofs are the original 1894 structures, even if not actual or intact buildings.

While the historic district record for this building acknowledges that alterations to the building were “so extensive as to bear no resemblance to the original [1894 building]” the record concluded that the building at 721-725 “contributes to the scale and height of the streetscape.” The 1980 Historic Resource Inventory for 721-725 Bridgeway that supports that finding dates the design of the building front to the 1940s and summarizes that design as a basic Mission style. With respect to these findings:

- The 1934 façade is not Mission style, as it does not incorporate any of the exuberant elements associated with that style. Rather, it is a basic Spanish-Eclectic/Mediterranean style design.
- Only the upper portion of the building front remains, along with the two arched doorways at each end of the ground floor.
- Alterations from c1960 on have been both substantial – the building’s storefront level having been entirely replaced; as well as elemental – the existing clay tiles have been added over the 1920s tiles and the stucco finish has also been altered.

Thus, while there are a range of building forms and features that exist on this building front from 1934, the original two buildings were seriously altered. The only place where there are two buildings visible is at the roof and from the rear, yet neither of those perspectives are potentially historic. Furthermore, and decisively, the storefront level of the 1930s building front was substantially altered in the 1960s-70s and further since. Based on the historic photo of the 1930s front, it is evident that the best part of that façade was its broad base and period storefront. Based on available permit records, that early storefront was remodeled in 1941, 1959-1960 and again in 1966, while the current (Burlwood) storefront dates to 1975-76 (fig.9). Another 1966 permit included repainting of the exterior and a note about the proposed roof tile color, thereby apparently identifying the date of that change. A "yellow brick color" replaced the white color in 1973. Further storefront alterations were completed in 1993.

Historic Resource Evaluation

To be eligible for listing on the California Register (CR), a resource must be historically significant at the local, state, or national level, under one or more of the following four CR criteria:

1. *It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;*

   There are no identifiable events or patterns of any potential historic importance related to the development of the subject property. Its development followed a general pattern over the prolonged course from its 19th century origins to the present. While apparently once a pair of buildings that exemplified turn-of-the-20th-century downtown development, those original buildings have since altered beyond recognition of their origins.

2. *It is associated with the lives of persons important to local, California, or national history;*

   The Langsam family has been associated with the subject property since the mid-1920s, originally via David and Eula Langsam, who were Sausalito realtors and insurance brokers with investments and holdings in Sausalito real estate as well as other Marin County locales. Langsam was the overall owner of the subject property in 1934, when it was renovated for its then grocery store use. He opened his offices in this building in 1941. Prior to then, he operated out of the former Sausalito Central School building, which had been relocated to the corner of Litho and Caledonia streets when the new Central School building was constructed, and which he owned and where he operated a furniture store from 1928-1937. The Langsam real estate holdings also included the Marin Theater building on Caledonia Street. Property deed records indicate that their first Sausalito property transactions dated to 1919, when he was a new arrival to Sausalito from Poland via New York. When David and Eula Langsam separated in 1938, fourteen separate parcels were identified as part of their combined holdings. David Langsam passed away at the age of 82 in 1962. His obituary identified him as a "longtime Sausalito furniture dealer and real estate man" ("Dave Langsam Rites Held," *Daily Independent Journal*, 24 Nov. 1962, p9).

   While David Langsam was evidently a noteworthy person in his time, based largely on his real estate activities and holdings as well as on his longstanding Sausalito residency (1919-1962), there is no evidence for a finding that he or his activities were important to Sausalito history.

3. *It embodies the distinctive characteristics of a type, period, region, or method or construction, or*

represents the work of a master, or possesses high artistic values;

Based on the research reported herein, the subject resource is a mix – a hybrid – of the prolonged and multiple periods of its construction. As presently understood, the original part or parts of the existing building date to 1894, those parts being one or both of the original 2-story gabled-roof structures, along with the possibility that the original southern structure was removed and subsequently replaced in 1934, at which point one or both of the original Victorian facades were removed and replaced with a Spanish-Eclectic/Mediterranean style façade and when the overall ground floor of the building was renovated for a grocery store. In 1941, the ground floor was again remodeled for multiple tenants, with one of the storefronts then depicted as a Moderne style design. From the late-1950s through the 1990s, the storefronts and exteriors of the building were repeatedly remodeled, along with a range of alterations and additions at the building rear. Altogether, the existing building constitutes a hybrid of its eras, including a partial 1894 structure or structures, a 1930s exterior and possible structure, along with the consequences of frontward exterior changes from each subsequent decade. Today, the façade is predominately a mix of the 1930s, 1970s and 1990s (figs.10-16), while the rearward building is, at least in part, from 1894 (figs.17-18). Consequently, there is no potential distinction based on a given historical or architectural period or historic architectural character.

Additionally, it is difficult to specifically analyze the building's historical integrity relative to a given design or period, except to generally conclude that there is no potential design or construction integrity as the overall building is overly hybrid. Focusing solely and surfacially on the 1934 building front as a 1930s period Mediterranean style design, the existing façade lacks design and material integrity as that 1930s building front remains only in its general form and at the second floor façade plus a couple of small entry openings at the ground floor, while a range of its primary features have been altered, specifically its clay tiles but its stucco finish as well. Consequently, the extant building front has very plain design characteristics and is not an architectural design that retains period architectural integrity.

No architects, engineers, etc. have been identified as associated with the subject building. Otherwise, in the Notice of Completion, the 1934 alterations were identified as having been contracted to and completed by contractor Vincent Maggiora, who was then located in Sausalito and whose contracting services were largely dedicated to civil construction (roads, sewers, etc.). The Maggiora contractors are still present in name by way of their successor firm, Maggiora & Ghilotti. While Vincent Maggiora may be a person of historic importance to Sausalito and the region, if so, such importance would be associated with civil construction efforts, not with general building alterations. Nonetheless, it is of interest to note that Maggiora was engaged on the alteration of the subject building in 1934.

4. *It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.*

   Relative to potential historic architectural resources, the subject property has not yielded and at this juncture is highly unlikely to yield information of any historical importance.

Historic Resource Evaluation Summary

In conclusion, the existing building at 719-725 Bridgeway does not individually qualify for the CR, as it lacks requisite associations as well as distinction.

Project Evaluation

The previous historic record identifies the 1920s building as a contributor to Sausalito's locally designated Downtown Historic District and on the matter-of-fact bases of its compatible scale and height.

As a result of its inclusion in that identified historic district, this effort proceeds by evaluating a current project and which proposes to replace the subject building ("Langsam Building, 719-725 Bridgeway," Michael Rex Architects, 23 architectural sheets, dated 27 April 2018).

The building has no individual historic resource potential. This evaluation therefore does not assess effects on the existing building but, rather, addresses the proposed work with respect to the proposed building's external relationship to the Downtown Historic District.

In sum, the Downtown Historic District's overall character exhibits a consistent architectural grouping of late 19th and early 20th Century styles centered at the Princess/Bridgeway crossroads. The District's period of significance is the 1890s to 1950s. The subject property stands within its northern portion (north of Princess St.), where buildings relate to one another harmoniously as they are similar in scale, height and period.

Per the City of Sausalito Zoning Ordinances (Chapter 10.46 Historic Overlay District and Local Register; Section F. Design Review Findings), this effort proceeds by evaluating the proposed project relative to the U.S. Secretary of the Interior's *Standards for the Treatment of Historic Properties (Standards)*. As the project will essentially alter the historic district, the appropriate treatment and evaluation *Standard* is that of *Rehabilitation*. The following lists the ten *Standards for Rehabilitation* and analyzes the proposed project with respect to each.

1. *A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*

   The subject property was historically mixed uses. The proposed project retains mixed uses. As the project proposes to reuse the property and its historic structure for its historic use, Standard 1 is met.

2. *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*

   The identified characteristics of the subject property are its compatible scale and height within the Downtown Historic District. The proposed project explicitly replicates the scale and height of the existing building facade, so Standard 2 is met.

3. *Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*

   The proposed project explicitly respects the overall scale and height of the existing building and the proposed exterior is also evidently intended to reinforce the character of the historic district without conjecture, so the project meets Standard 3.

4. *Changes to a property that have acquired historic significance in their own right will be retained and preserved.*

5. *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

6. *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*

7. *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*

8. *Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*

   Relative to this historic district evaluation, Standards 4-8 are not applicable.

9. *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

   The proposed new construction has evidently been designed to integrate with the forms, proportions and features of the historic district and thus be highly compatible, specifically by replicating the height and scale of the existing building to be replaced and, thus, reinforcing the relationship between this property and its historic setting.

   Differentiation is not specifically evident in the proposed design, apparently so that the design defers to the overall character of the historic district. However, the building exterior will be of new materials and assemblies, which will necessarily yet, in this case, subtly express their newness. While the proposed forms appear to also intentionally express a relationship to historical building forms and details found within this historic district, it is also evident that they do not directly mimic historic forms or details.

   The proposed new construction therefore retains and protects all characteristic spatial relationships in order to retain and reinforce the integrity of the historic district. Consequently, the proposed project meets Standard 9.

10. *New additions and adjacent or related new construction will be undertaken in a such a manner that, if removed in the future, the essential form and integrity of the historic [district] and its environment would be unimpaired.*

    Were the proposed new construction to be removed in the future any potential effect on the historic district would be unrelated to the removal of the proposed building, so the currently proposed project also meets Standard 10.

Project Evaluation Summary

In conclusion, since the proposed project meets each applicable *Standard*, then the proposed building at 719-725 Bridgeway in Sausalito meets the *Standards for Rehabilitation*.

Signed:

Mark Hulbert
Preservation Architect

Figs.1-18 (pp.8-18)



Fig.1 – 721-725 Bridgeway (bounding box) - Aerial view (google maps, 2016, north is up)

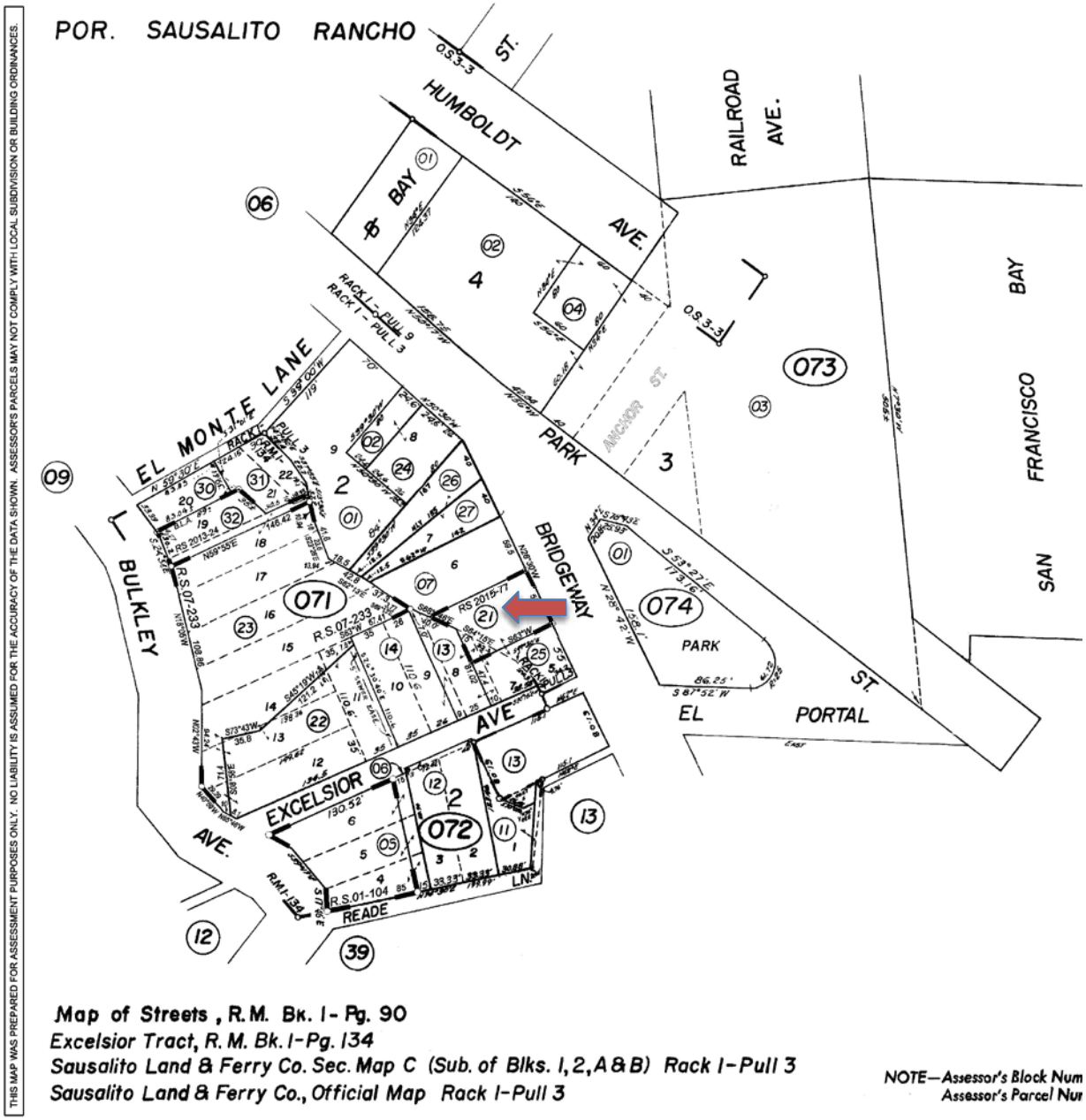


Fig.2 – 721-725 Bridgeway (arrow) - Marin County Assessor's parcel map (north is up)

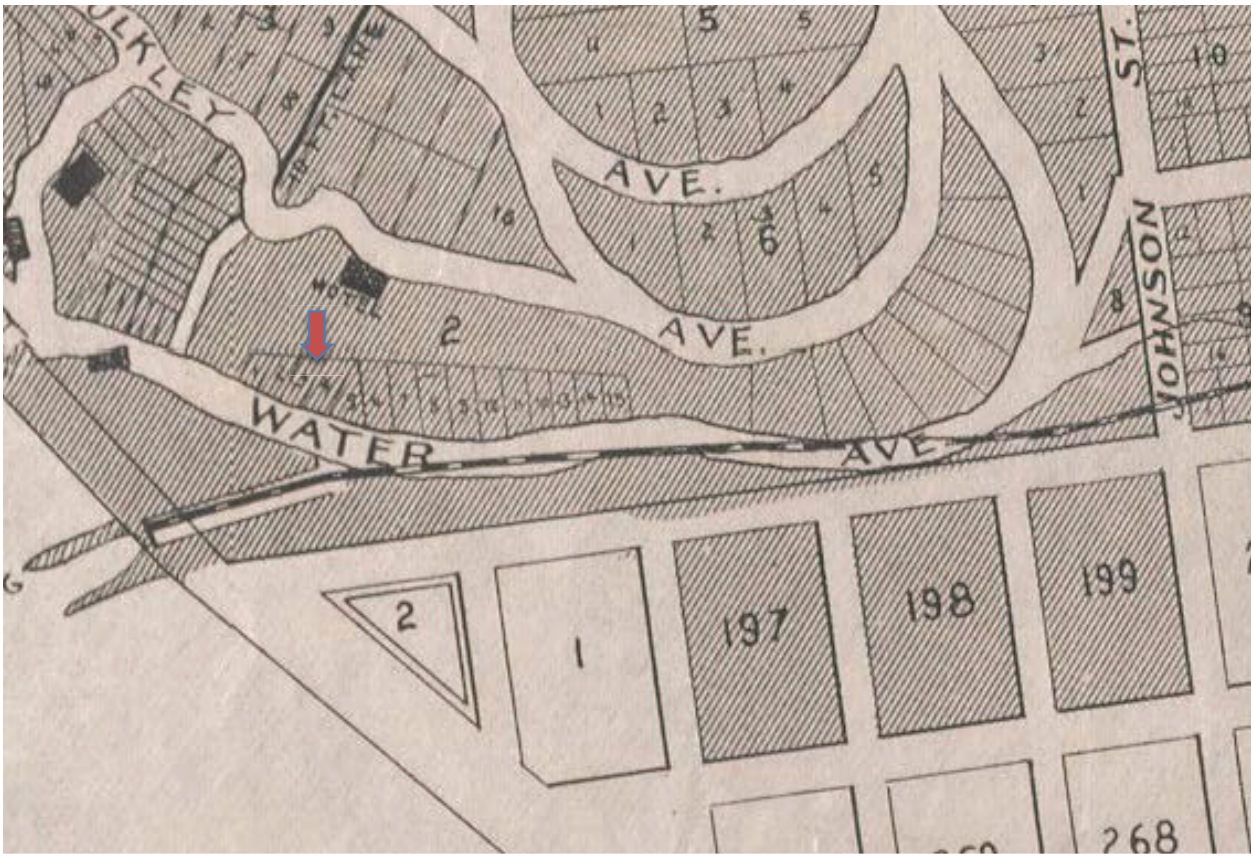


Fig.3 – 721-725 Bridgeway (arrow, approx) - Block 2, Sausalito Land & Ferry Co. map, 1880s (north at right)

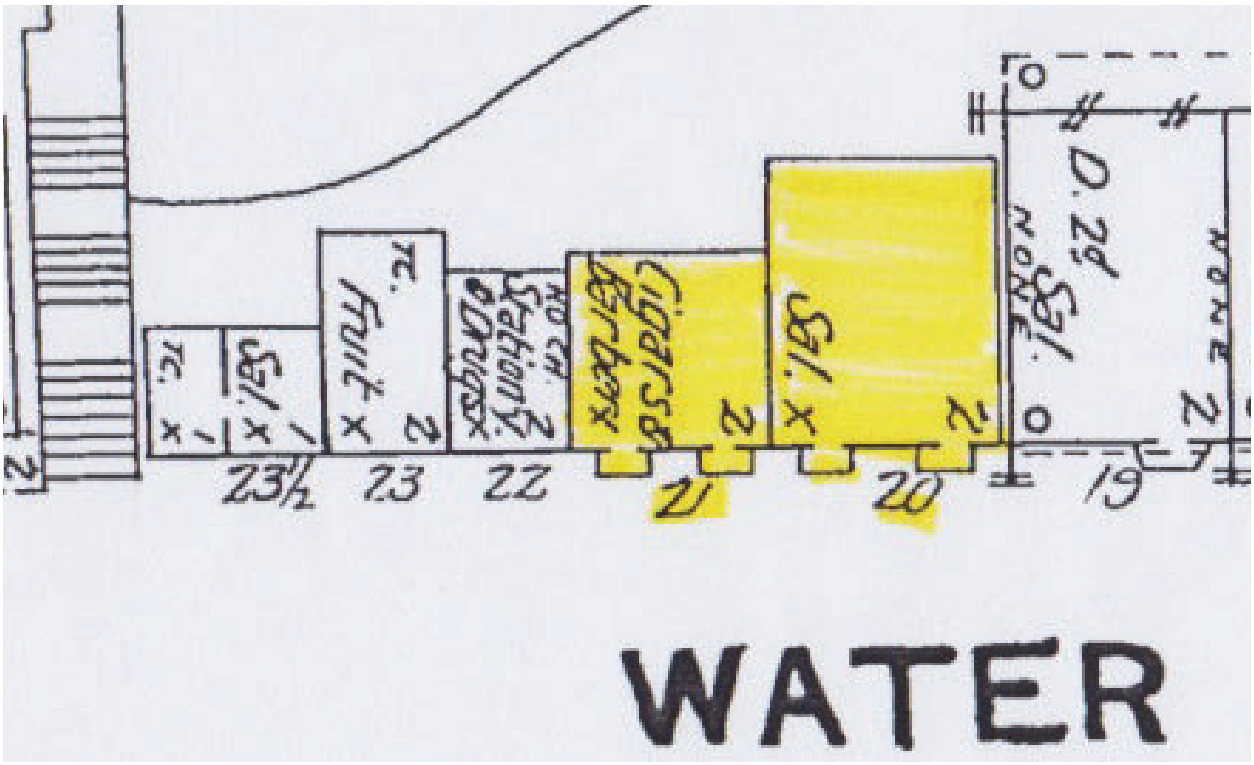


Fig.4 – 721-725 Bridgeway (highlighted) - Sanborn map, 1894 (north is up)



Fig.5 – 1021 Water Street (721-725 Bridgeway), 1935 (from *Marin Memories*, p19)

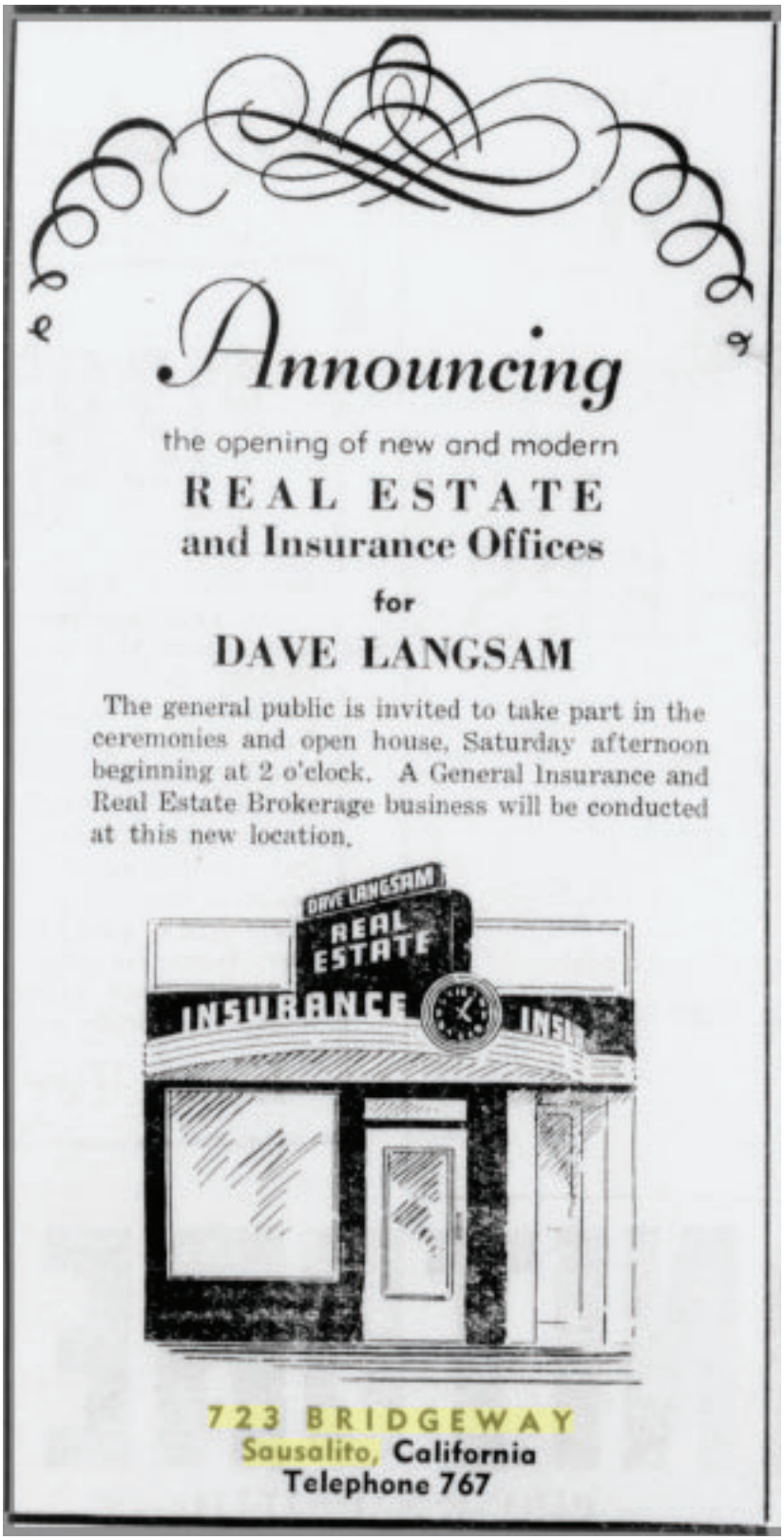


Fig.6 – 721-725 Bridgeway – Langsam Agency, 1941 (from *Sausalito News*, 24 April 1941)

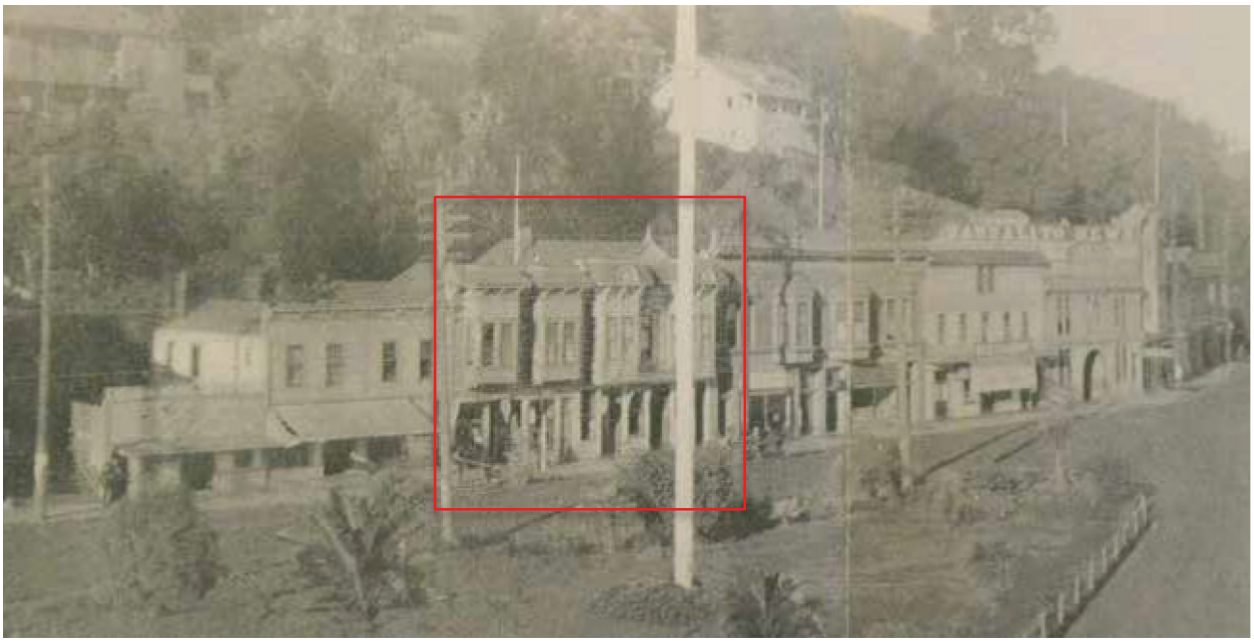


Fig.7 – 1017-1025 Water St. (721-725 Bridgeway), c1911 (from *Sausalito: The Geneva of America;* courtesy the Sausalito Historical Society)



Fig.8 – 1017-1025 Water St. (721-725 Bridgeway), c1910 (courtesy the Sausalito Historical Society)



Fig.9 – 721-725 Bridgeway, c1975 (from Sausalito Historical Society)



Fig.10 – 721-725 Bridgeway, 2016



Fig.11 – 721-725 Bridgeway, showing range of extant features at upper building façade, 2016

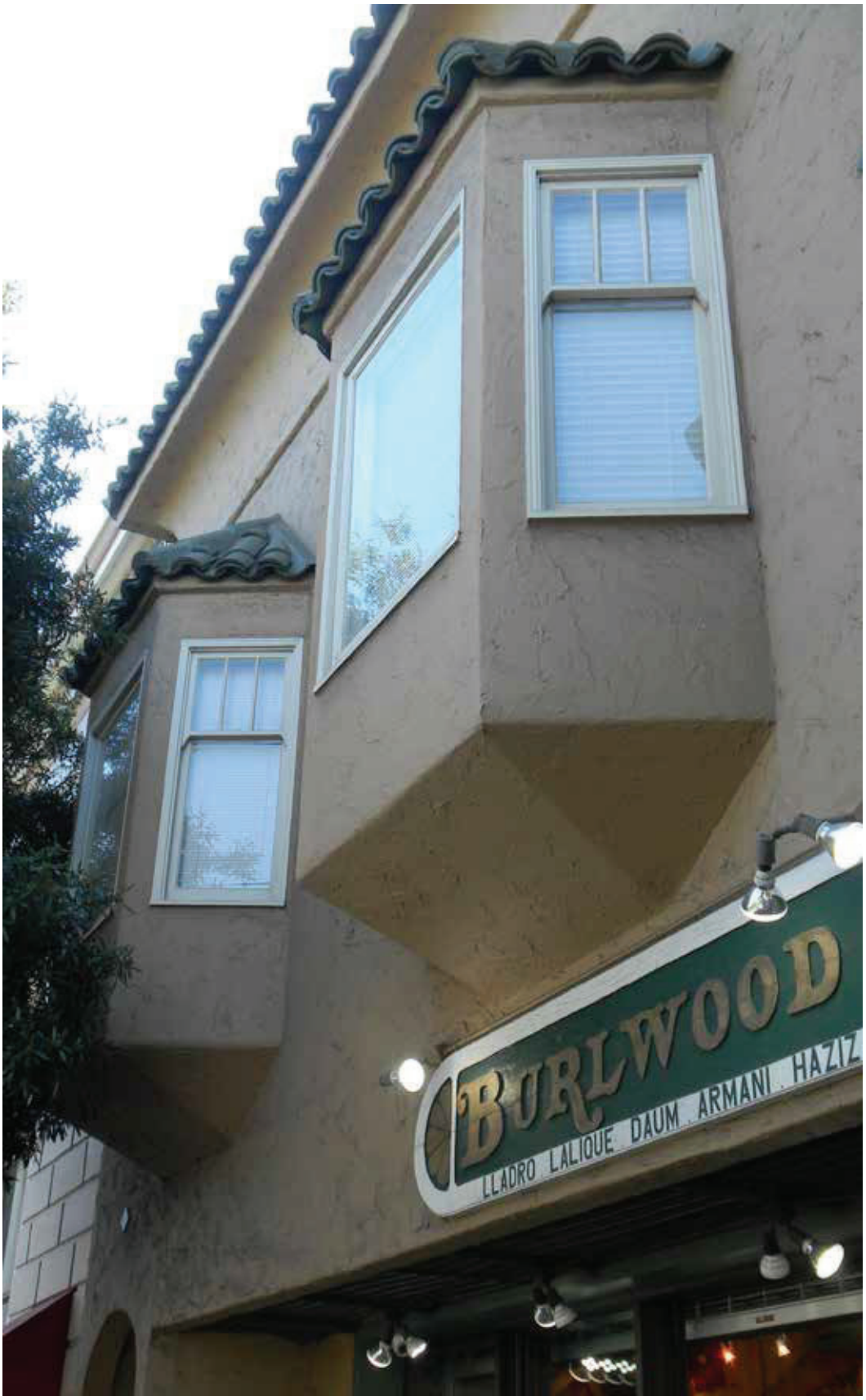


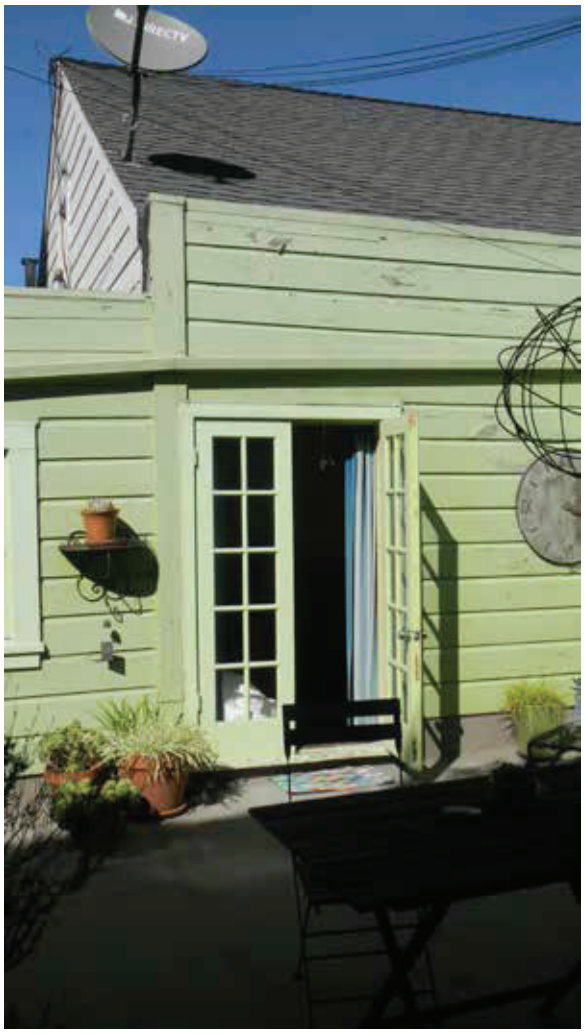
Fig.12 – 721-725 Bridgeway, showing range of extant features at upper building façade, 2016




Figs.13-14 – 721-725 Bridgeway, showing range of extant features at upper building façade, 2016




Figs.15-16 – 721-725 Bridgeway, showing range of extant features at lower building façade, 2016




Figs.17-18 – 721-725 Bridgeway, rearward views of north (left) and south (right), 2016

ARCHITECTURE
PLANNING & RESEARCH
PRESERVATION TECHNOLOGY

www.page-turnbull.com

417 S. Hill Street, Suite 211
Los Angeles, California 90013
213.221.1200 / 213.221.1209 fax

2401 C Street, Suite B
Sacramento, California 95816
916.930.9903 / 916.930.9904 fax

417 Montgomery Street, 8th Floor
San Francisco, CA 94104
415.362.5154 / 415.362.5560 fax

ATTACHMENT B:

719-725 Bridgeway – Analysis of Revised Project (Page & Turnbull, November 4, 2019)

MEMORANDUM

DATE	November 4, 2019	PROJECT NO.	18402
TO	Community Development Department	PROJECT	719-725 Bridgeway
OF	City of Sausalito 419 Litho Street Sausalito, CA 94965	FROM	Stacy Kozakavich, Cultural Resources Planner, Page & Turnbull
CC	Ruth Todd, Page & Turnbull	VIA	Email

REGARDING: **719-725 Bridgeway, Sausalito – Analysis of Revised Project**

INTRODUCTION

This memorandum reports the results of Page & Turnbull's review of the revised project plans for the Langsam Building at 719-725 Bridgeway, Sausalito, prepared by Michael Rex Architects and dated June 24, 2019.

At the request of the City of Sausalito (City), Page & Turnbull conducted a review of the plans for the proposed project, prepared by Michael Rex Architects and dated April 27, 2018 for compliance with the *Secretary of the Interior's Standards for Rehabilitation* relative to the Downtown Sausalito Historic District, and conformance with the City's Historic Design Guidelines. Based on this review, Page & Turnbull found that the proposed project would not fully adhere to the City of Sausalito's Historic Design Guidelines, particularly the Special Design Guidelines for the Downtown Historic Overlay District.[1] In response to this finding, the project applicant submitted revised plans to the City of Sausalito.

Methodology

The following documents were reviewed in preparation for this memorandum:

- Langsam Building, Design Review Response drawings, (Michael Rex Architects, June 24, 2019)
- Letter to Ms. Lilly Whalen, Community Development department, re: The Langsam Building – A New Mixed-Use Building at 719-725 Bridgeway, APN 065-071-21 (Michael Rex Architects, July 15, 2019)

ANALYSIS OF REVISED PROJECT PROPOSAL

Table 1 lists Page & Turnbull's April 9, 2019 findings of the April 27, 2018 proposed project plans' conformance with the Special Design Guidelines for the Downtown Historic Overlay District

[1] Page & Turnbull, *Historic Resource Technical Memorandum, 719-725 Bridgeway, Sausalito, California* (San Francisco: Prepared for the City of Sausalito, April 9, 2019).

170 Maiden Lane, 5th Floor, San Francisco, CA 94108 | T 415.362.5154 F 415.362.5560 | www.page-turnbull.com

alongside a case-by-case analysis of how the revised June 24, 2019 project plans address each deficiency.

The revised project plans include the addition of a sidewalk dining area located at each side of the central entry. This dining area will have a removable wrought iron guardrail that matches the design of guardrails at the second-story balconies. The guardrails appear to be of a low height and transparent in nature. Based on this design, Page & Turnbull finds that the addition of this seating area and guardrails will not disrupt the pattern of recessed entries along the street and adheres to the Special Design Guidelines for the Downtown historic Overlay District.

Table 1. Revised Plan Analysis Findings

Historic Resource Technical Memorandum[2]	Analysis of Revised Project Proposal
The design guidelines specify minimal setback, with the majority of a building's façade (excepting a recessed entry) at the property line (5.B.5.1). The dominant central portion of the proposed storefront is recessed from the property line, with the projecting portion of the upper story supported by two rectangular, stucco-clad concrete columns. This storefront design is not consistent with commercial buildings of comparable scale within the district, which have ground-floor storefronts characterized by façades extending to the property line with recessed entries.	The project has been revised such that the portions of the façade on either side of the central entry have been brought forward to the property line and align with the building's façade; the central portion of the façade remains set back from the property line to create a recessed entry. This revision brings the project into compliance with design guideline 5.B.5.1 of the Special Design Guidelines for the Downtown Historic Overlay District.
The design guidelines specify that new storefronts incorporate traditional building components, such as transoms, display windows, kickplates, and recessed entries (5.B.5.4). The proposed storefront does include large expanses of glazing and kickplates in the proposed folding doors, but transoms are limited to the flanking arched doorways and the design does not demonstrate that operable panels will allow storefront components (such as the display windows and kickplate) to be visible when folded.	Transoms have been added above all storefront windows and doors. Bi-fold doors on either side of the recessed central entry have been replaced with bi-fold windows with a three-panel kickplate that will remain in place and visible when the windows are folded. This revision brings the project into compliance with design guideline 5.B.5.4 of the Special Design Guidelines for the Downtown Historic Overlay District.
The façade characteristics described for commercial buildings within the Downtown Historic Overlay Zoning District include second-story windows which "are usually double-hung." The proposed large, undivided-pane casement windows in the second-story bays are inconsistent with the traditional character of storefronts within the district. Divided-light or	Large, undivided-pane casement windows on the second story have been replaced with double-hung windows that are consistent with the types of windows that characterize traditional commercial buildings in the Historic Overlay District.

[2] The findings in this column are copied from Page & Turnbull's Historic Resources technical Memorandum, dated April 9, 2019.

Historic Resource Technical Memorandum[2]	Analysis of Revised Project Proposal
double-hung windows in second-story bays are more aligned with the design guidelines.	This revision brings the project into compliance with the Special Design Guidelines for the Downtown Historic Overlay District.

CONCLUSION

The revisions to the proposed project at 719-725 Bridgeway appear to address Page & Turnbull's comments in the Historic Resource Technical Memorandum, dated April 9, 2019. The addition of transom windows, inclusion of double-hung windows at the second-story bays, and revised design and positioning of the side portions of the storefront are consistent with historic patterns and characteristics of traditional commercial buildings in the Historic Overlay Zone. These revisions bring the project into compliance with the City of Sausalito's Historic Design Guidelines.

ATTACHMENT C:

A Cultural Resources Evaluation of 719-725 Bridgeway, Sausalito, Marin County, California (William Roop, July 31, 2019)

A CULTURAL RESOURCES EVALUATION OF 719-725 BRIDGEWAY, SAUSALITO, MARIN COUNTY, CALIFORNIA

SUBMITTED BY

William Roop, M.A., RPA, ARCHAEOLOGICAL RESOURCE SERVICE

SUBMITTED FOR

Langsam Properties c/o Martha August

July 31, 2019 **A.R.S. Project 19-026**

INTRODUCTION

As requested and authorized, Archaeological Resource Service has conducted an archaeological evaluation of the parcel described below. The following basic tasks are to be accomplished as part of this project:

1. A check of the information on file with our office and the Regional Office of the California Historical Resources Information System, to determine the presence or absence of previously recorded historic or prehistoric cultural resources,
2. A check of appropriate historic references to determine the potential for historic era archaeological deposits, and;
3. Contact with the Native American Heritage Commission to determine the presence or absence of listed Sacred Lands within the project area;
4. Contact with all appropriate Native American organizations or individuals designated by the Native American Heritage Commission as interested parties for the project area;
5. A surface reconnaissance of all accessible parts of the project area to locate any visible signs of potentially significant historic or prehistoric cultural deposits.
6. Preparation of a report describing the work accomplished, the results of the research, and making appropriate recommendations for further action, if warranted.

PROJECT DESCRIPTION

The proposed project would construct a new building on the property at 719-725 Bridgeway. The new construction would not impact the existing neighboring buildings at 715 and 731 Bridgeway undamaged and would take steps to protect both historic structures. The archaeological investigation has been undertaken to determine the potential presence or absence of archaeological features within the property.

PROJECT LOCATION

The project area is located at 719-725 Bridgeway, Sausalito, Marin County, California. The parcel consists of less than one acres of fully developed land bounded by urban properties, also fully developed.

The project area lies in the Mexican era land grant of Saucelito within unsectioned land of Township 1 South, Range 6 West, Mt. Diablo Base and Meridian. The Universal Transverse Mercator Grid coordinates to the approximate center of the project area, as determined by

measurement from the USGS 7.5' San Francisco North Quadrangle Map (1954 (photorevised 1968 and 1973)) are:

4189850 Meters North,

545950 Meters East, Zone 10

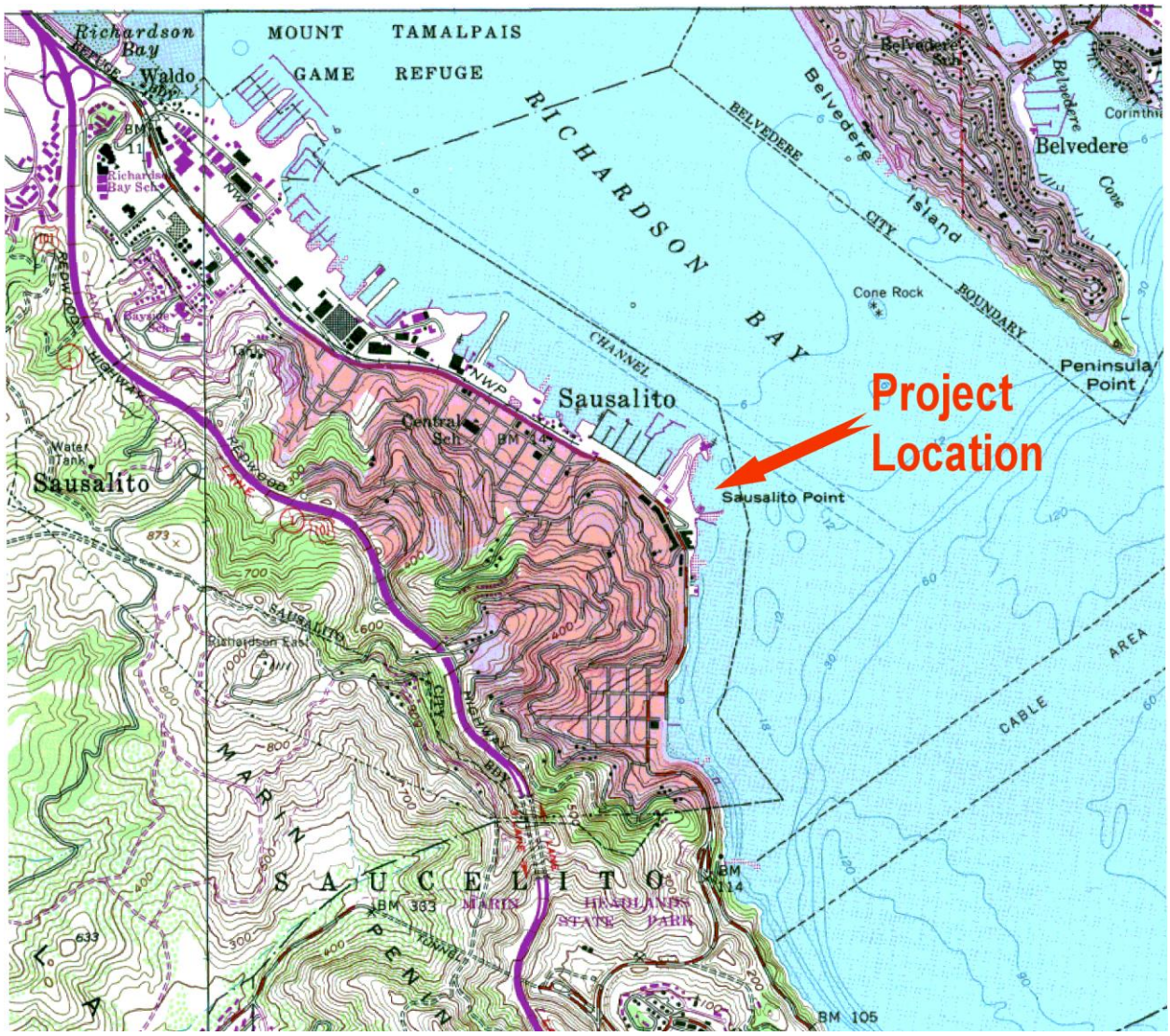


FIGURE 1 -- THE PROJECT LOCATION ON THE USGS SAN FRANCISCO NORTH QUADRANGLE MAP

The project is at Sausalito Point in the City of Sausalito

REGULATORY SETTING

There are no previously recorded prehistoric or historic resources located within the project area. Archaeological resources, once identified, are evaluated using criteria established in the California Environmental Quality Act (CEQA) (14 CCR 15064.5 and PRC 21084.1). Significant historical resources need to be addressed before environmental mitigation guidelines are developed and approved. A “significant historical resource” (including both a prehistoric and historic resource) is one that is found eligible for listing in the California Register of Historical

Resources. As per Title 14, California Code of Regulations Section 15064.5, historical resources are those that are:

- Listed in, or eligible for listing in, the California Register of Historic Resources (Public Resources Code 5024.1, Title 14 CCR, Section 4850 et. seq.);
- Listed in, or eligible for listing in, the National Register of Historic Places (CRHR);
- Included in a local register of historical resources, as defined in an historical resource survey meeting the requirements of Section 5024.1(g) of the Public Resource Code; or
- Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California, provided the lead agency's determination is supported by substantial evidence in light of the whole record.



FIGURE 2 -- THE PROJECT LOCATION FROM GOOGLE EARTH

The project area lies on the west side of Bridgeway at the base of the cliff.

Additionally, historical resources and historic districts designated or listed as city or county landmarks or historic properties or districts pursuant to any city or county ordinance can also be listed in the California Register, if the criteria for listing under the ordinance have been determined by the Office of Historic Preservation to be consistent with California Register criteria adopted by the commission (pursuant to Section 5024.1(e) of the PRC).

A resource may be listed as an historical resource in the California Register if it has integrity and meets any of the following National Register of Historic Places criteria:

1) Is associated with events that have made a significant contribution to the broad patterns of our history; or
2) Is associated with the lives of persons important in our past; or
3) Embody the distinctive characteristics of a type, period, or method of construction, or represent the work of a master, or possesses high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction; or
4) Has yielded, or may be likely to yield, information important in prehistory or history.



FIGURE 3 -- A CLOSER LOOK FROM GOOGLE EARTH

719-725 Bridgeway lies at the base of the cliff between the hillside and Bridgeway. Sausalito Point lies at the right edge of the photo.

CEQA (PRC 21083.2) also distinguishes between two classes of archaeological resources: archaeological sites that meet the definition of a historical resource as above, and "unique archaeological resources." A "unique archaeological resource" has been defined in CEQA as an archaeological artifact, object, or site about which it can be clearly demonstrated that, without merely adding to the current body of knowledge, there is a high probability that it meets any of the following criteria:

1) Contains information needed to answer important scientific research questions and that there is a demonstratable public interest in that information,
2) Has a special and particular quality such as being the oldest of its type or the best available example of its type, or

3) Is directly associated with a scientifically recognized important prehistoric or historic event or person.

Buildings, sites, structures, objects, and districts representative of California and United States history, architecture, archaeology, engineering, and culture convey significance when they also possess integrity of location, design, setting, materials, workmanship, feeling, and association. A resource has integrity if it retains the characteristics that were present during the resource's period of significance. Enough of these characteristics must remain to convey the reasons for its significance.

As of July 2015, two new classes of resources have been defined. Tribal cultural resources and Tribal cultural landscapes can be any of a variety of cultural sites as defined by the individual tribe. These resources, once identified, are treated as significant resources under CEQA.

The fact that a resource is not listed in, or determined to be eligible for listing in the CRHR, or included in a local register of historical resources (pursuant to Section 5020.1(k) of the PRC), or identified in an historical resources survey (meeting the criteria in Section 5024.1(g) of the PRC) does not preclude a lead agency from determining that the resource may be an historical resources as defined in PRC sections 5020.1(j) or 5024.1.

SACRED LANDS INVENTORY / NATIVE AMERICAN CONSULTATION

The California Native American Heritage Commission (NAHC) works to identify, catalogue, and protect places of special religious or social significance, graves, and cemeteries of Native Americans per the authority given the Commission in Public Resources Code 5097.9. A check with the NAHC was done to determine if there are sites listed in the Sacred Lands file located within or near to the current project area.

No response was received from the NAHC. It is recommended that the lead agency consult with the Federated Indians of Graton Rancheria, the recognized Native tribe in this area.

RESULTS OF LITERATURE CHECK

Prior to undertaking the field survey, archaeological base maps, reports and historical documents were consulted, including material on file at the Northwest Information Center of the California Historic Resources Information System (CHRIS), as well as at Archaeological Resource Service (ARS). Information was consulted regarding all previously recorded archaeological sites, historic properties and previously evaluated properties within a one-mile radius of the current project area. This research was used to assess the project area's archaeological sensitivity and determine if any known cultural resources might be impacted by the proposed project.

PREHISTORIC BACKGROUND

The artifacts and features left by the earliest identified prehistoric inhabitants of this part of California are referred to as the Post Pattern of archaeological deposits and features (Fredrickson 1973, 1974). This assemblage of artifacts is contemporaneous with the Paleo-Indian period, from about 10,000 to 6,000 B.C. The economic focus of the Post Pattern appears to have revolved around hunting and exploitation of lakeshore (lacustrine) resources. Attributes of the Post Pattern include the inferred use of the dart and atlatl tipped with fluted projectile points (Origer and Fredrickson 1980:47). Chipped stone crescents also occur during this period.

The Post Pattern is followed by the Borax Lake Pattern, which lasted through the Lower Archaic (ca. 6,000 to 3,000 B.C.) and the Middle Archaic (ca. 3,000 to 500 B.C.) periods (Fredrickson 1973, 1974). Two projectile point traditions are recognized for the southern aspect of the Borax Lake Pattern. The earlier, wide-stemmed tradition may have a temporal range from 6,000 to

about 4,000 B.C. while the later, concave base tradition may date from the period from about 3,000 to 500 B.C. (Origer and Fredrickson 1980:48). The economy of the Borax Lake Pattern focused on the collecting and processing of hard seeds with hunting of possibly equal importance. Significant attributes of the Borax Lake Pattern include the milling slab and handstone and relatively large projectile points which suggest the use of the dart and atlatl (Origer and Fredrickson 1980:48).

During the Upper Archaic period (ca. 500 B.C. to A.D. 500), the Borax Lake Pattern was replaced in the southern North Coast Ranges by the Houx Aspect of the Berkeley Pattern (Fredrickson 1973; Origer and Fredrickson 1980). Influenced by the cultures of the Sacramento Valley and the San Francisco Bay regions, the Houx Aspect had a continuing economic focus on hunting, but was also marked by the acorn economy as inferred from the presence of the bowl mortar and pestle (Origer and Fredrickson 1980:48). Houx attributes include large lanceolate projectile points suggestive of the continued use of the dart and atlatl, and the replacement of milling slab and handstone technology by the bowl mortar and pestle (Origer and Fredrickson 1980:48; Fredrickson 1984).

The Emergent Period (ca. A.D. 500 to 1800) is typified in this area by the Augustine Pattern which represents a fusion of introduced elements with those of the older Berkeley Pattern (Fredrickson 1973, 1984). The Augustine Pattern is distinguished by intensive fishing, hunting, and gathering (especially of acorns); large, dense populations; highly developed exchange systems; social stratification; and the mortuary practices of cremation and pre-interment grave-pit burning of artifacts, coupled with flexed burial (Fredrickson 1973; Moratto 1984). Augustine Pattern technological innovations included shaped mortars and pestles, bone awls for making baskets, and the bow and arrow (Fredrickson 1973; Moratto 1984).



FIGURE 4 -- COAST MIWOK TERRITORY (KROEBER 1925)

This map from the Handbook of California Indians shows one ethnographic village site south of Sausalito. Color added to enhance the information.

ETHNOGRAPHIC BACKGROUND

The project property lies within the ethnographic territory of the Coast Miwok speakers of the broader language, Miwok or Miwokan. Miwok is a linguistic subfamily of the Utian family of the Penutian stock. Other members of the Penutian stock include the Maidu, Winton, Costanoan, and Yokut (Kelly 1978). The Coast Miwok occupied an area that included modern day Marin County and southern Sonoma County, north to around Duncans Point, and northeast

to Glen Ellen (Barrett 1908; Kelly 1978).

The Coast Miwok can be divided into two groups with their own distinct dialects; the Western-Bodega Miwok (Olamentko), and the Southern Marin, or Hookooeko tribe, who spoke the Southern Marin dialect with some linguistic differences between valley and coastal peoples (Kelly 1978: 414). Merriam (1907) discusses a third group from the northern area of Southern Marin Valley known as the Lekahtewutko tribe. Bennyhoff (1977) and Slaymaker (1982) have further divided the Coast Miwok into political tribelets. Within the Hookooeko territory included the Huimen tribelet. This tribelet is believed to have been located the closest to the project area (Evans 2004).

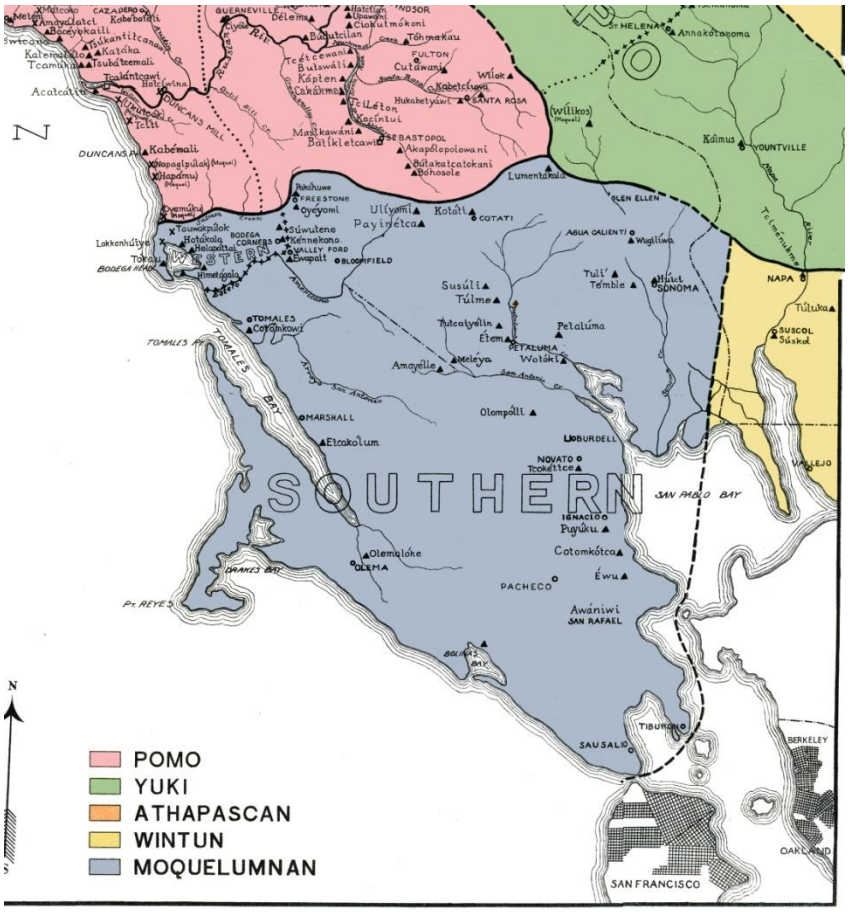


FIGURE 5 -- MIWOK TERRITORY ACCORDING TO BARRETT (1908)

This map shows about the same information as Kroeber's map from 17 years later. Barrett referred to the Coast Miwok as Moquelumnan, a reference to related groups on the Moquelumne River in the Sierra foothills.

Due to the diverse supply of resources throughout this region, the Coast Miwok were well suited to an economy based on hunting, fishing and the gathering of acorns (Kelly 1978: 415). They were well adapted to exploiting the wetland and marsh areas in particular, and wetland plants and shellfish from the ocean and bays were a prime source of food. They used dip nets and spears to catch salmon and steelhead, as well as bow and arrows with obsidian points to kill small and large game. Along with acorns, which were ground down to make mush or bread, the Coast Miwok utilized the buckeye fruit, the pepperwood fruit, and a variety of greens. The collecting of shellfish led to the formation of shell deposits known as midden heaps, mounds, or scatters, which are now the primary remains of most prehistoric sites around the bay (Kelly 1978: 417-418).

The Coast Miwok lived in conical structures that were small and made from two forked and interlocking poles, onto which additional poles were lashed to form a cone shaped frame, then covered by grass (Kelly 1978: 417). Approximately 6 to 10 people would reside in one of these structures. Larger villages often contained a large, circular sweathouse that was dug four feet into the ground and covered with a frame of poles topped with grass, and a large ceremonial house that was built in the same manner as the sweathouse.

Tools were made from locally obtained materials including chert, obsidian, basalt, bone, antler, and various types of plants. Beads and pendants were manufactured from locally obtained shell and include clamshell disc beads (used as money), Olivella beads and abalone shell pendants.

Clothing was minimal, but based on seasonal weather. Women wore a double apron made of deerskin and men wore a similar type of loincloth. Baskets were important to the Coast Miwok and were used for portage, storage, and cooking containers, as well as for seed beating, winnowing, and as hoppers for groundstone mortars. The Coast Miwok also traded for venison, medicinal plants, yellow paint, and turtles (Kelly 1978: 419).

The Coast Miwok culture became severely disrupted after the establishment of surrounding missions in San Francisco (1776), San Rafael (1817), and Sonoma (1823) (Kelly 1978). The rapid and forceful desocialization and acculturation imposed upon the Coast Miwok by the missionaries left very little of their culture intact. European diseases eventually decimated the population, and due to the use of Coast Miwok lands for lumbering, dairying, and agriculture, the Coast Miwok people almost disappeared completely. By 1920, only five Coast Miwok descendants remained. Ethnographic data on the Coast Miwok is based primarily the accounts of two Miwok informants, Tom Smith and Maria Capa Frias, who were interviewed between 1931 and 1932 by Isabel Kelly (Breece & Lipo 1990).

The typical indications of Coast Miwok habitation consists of a shell midden deposit which is represented by a dark, ashy, or loamy soil with shellfish, fish, and animal remains throughout the deposit. Because stone tools and debitage (manufacturing waste) tend to preserve well, these materials are also often associated with Coast Miwok habitation sites. Thus, prehistoric shell midden sites often contain chipped stone tools, debitage, and ground stone tools such as mortars, pestles, manos, metates, and hammerstones. Fire cracked rock, charcoal, and ash from cooking fires can also be associated with Coast Miwok shell midden sites. More permanent habitation sites may also contain house depressions, usually identifiable by a hard packed earthen floor containing stone and other cultural materials (Kelly 1978, Slaymaker 1977).

There is also the potential for isolated artifacts to be present from the result of basic subsistence activities such as



FIGURE 6 -- THE DISENO FOR THE RANCHO SAUCELITO

This is the legal map that fixed the boundaries of the Mexican grant.

gathering and processing fruits and vegetables, and hunting game (Roop 1992). These subsistence activities did not necessarily take place at the more permanent village sites, but would occur in an area where desired materials could be obtained, such as the grasslands between creeks and marshes. These isolated materials include chipped stone or ground stone tools left behind after hunting and gathering activities (Kallenbach 1996, Morre 1997).

HISTORIC BACKGROUND

The project area was part of the 19,571-acre land grant of El Rancho del Saucelito that was acquired by Guillerno Antonio Richardson. Richardson was first mate on a whaling vessel, the Orion, which stopped in the port at Yerba Buena (San Francisco) in 1823, and was then known as William Richardson. Richardson stayed behind to become a Mexican citizen on the condition that he teach his arts of navigation and carpentry (Bancroft 1886: 694). In 1825 he married Maria Antonia Martinez, daughter of Ignacio Martinez, Commandant of the Yerba Buena presidio. This marriage soon elevated Richardson's social and political status in northern California. At the end of 1829 Richardson moved his family to Marin City where he lived until 1835. During this year he went to Sonoma and aided in the founding of Sonoma. In 1836, he acquired the land grant of Saucelito from Jose Antonio Galindo and moved there in 1841. After that he returned to San Francisco and erected the city's first structure. The structure was a "kind of tent, or shanty, replaced in '36 with a large adobe building" (Bancroft 1886:694). Richardson became the owner of several San Francisco town lots and served as Captain of the port at Yerba Buena by Vallejo's appointment.



FIGURE 7 -- A DETAIL FROM THE PREVIOUS GRAPHIC

Notice the word "Saucelito" and the anchor (upside down in this view). This is the original anchorage of Saucelito, now Sausalito, where water was gathered by ships departing for Asia or ports in the Pacific. The project area lies south of the water source, within the area covered by this sketch, but cannot be discerned.

After the U.S. gained possession of California, newly arriving emigrants who did not believe the land should belong to the Rancheros, began moving into the area; and when gold was discovered, the population boom put additional pressure on Richardson's land holdings. Richardson spent much of his time and money in the courts trying to prove the legitimacy of his land ownership, and as a result, his freight and passenger vessels and his cattle businesses declined. To help pay his bills he was forced to sell off a good portion of the southern shores of Sausalito to arriving settlers. In 1868 Richardson sold 1,164 acres to nineteen San Francisco businessmen who formed the Sausalito Land and Ferry Co. Sausalito began to grow and the Sausalito Land and Ferry Company gave 30 acres along the waterfront to the North Pacific Coast Railroad who constructed a line from the ferry terminal in Sausalito to the redwood forests north of Marin (Fissinger 1987).

In 1881 Col. Obediah Livermore purchased 30 acres from the Sausalito Land and Ferry Company. Col. Livermore was a well-known San Francisco real estate agent and descendent of John Livermore who came over in the Mayflower. Col. Livermore died in 1891 and left the

estate to his sister, Mrs. Austin Hungerford. The property was then sold to Chandler Burgess around 1907 (Fissinger 1987). Since this time, the property has been subdivided and portions of it developed for single family residences.

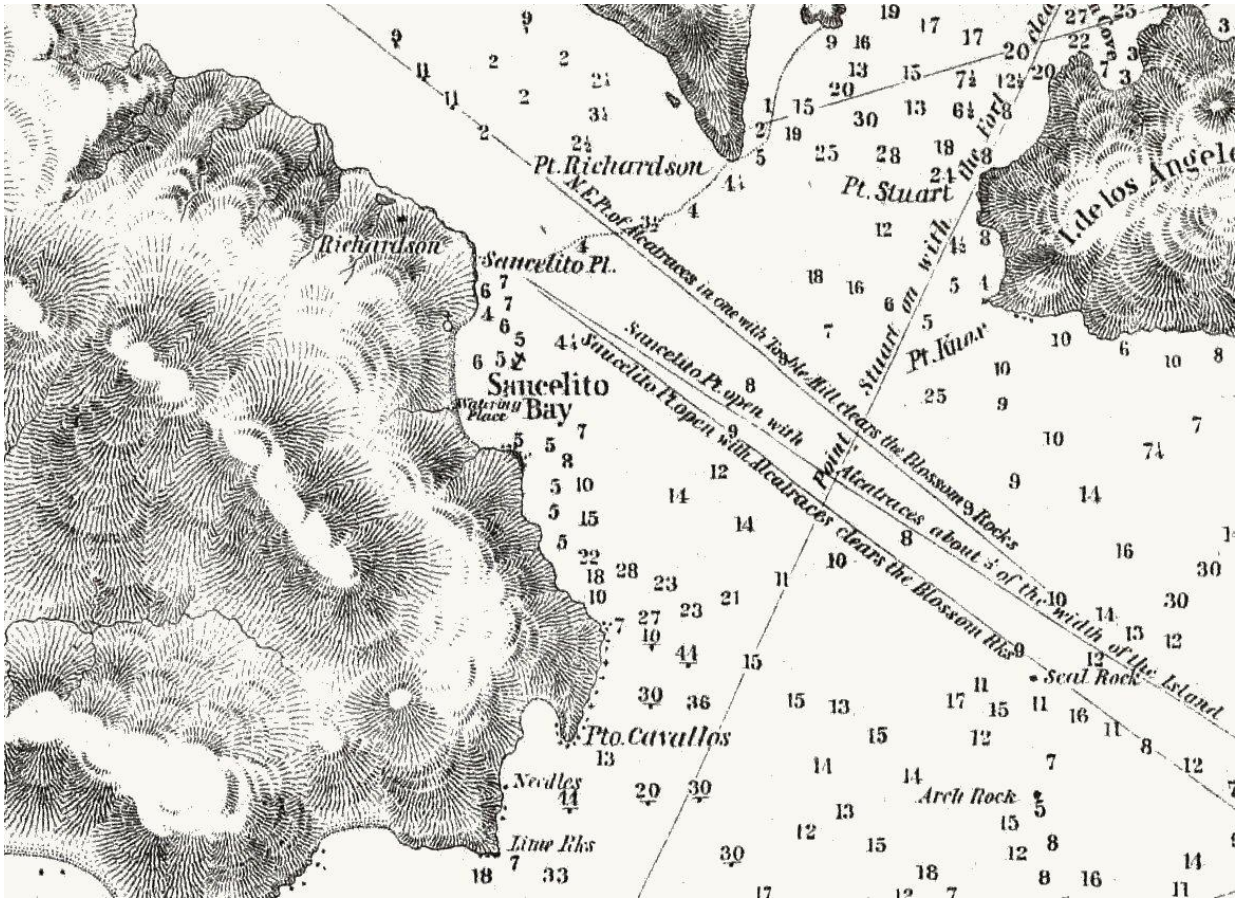


FIGURE 8 -- LT. CADWALADER RINNGOLD'S 1850 MAP OF SAN FRANCISCO AND SAN PABLO BAYS

The Sausalito water source is marked, but no improvements are shown in the Sausalito area.

PREVIOUS STUDIES IN THE AREA

The research indicates that the subject parcel has not been previously examined by an archaeologist, and that no cultural resources have been identified within the project area. However, a few archaeological surveys have been performed within the general area of the project location by researchers from the College of Marin, the Anthropological Studies Center at Sonoma State University and private archaeological firms including Archaeological Resource Service.

Nels C. Nelson, a former student of anthropology at the University of California at Berkeley, spent the spring and summer of 1907 recording approximately 425 shellmound sites around the San Francisco and San Pablo Bays. The results of his investigations were published in 1909 (Nelson 1909). Many of the sites Nelson identified are located in the southern portion of Marin County. None are located in the vicinity of the current project area. Several sites in the area have been investigated by archaeologists, including CA-MRN-5 and-6, northeast of Sausalito. Three additional prehistoric sites, CA-Mrn-610, CA-Mrn-639, and CA-Mrn-635/H, were later discovered by Elizabeth Goerke, an instructor at the College of Marin, and several of her students.

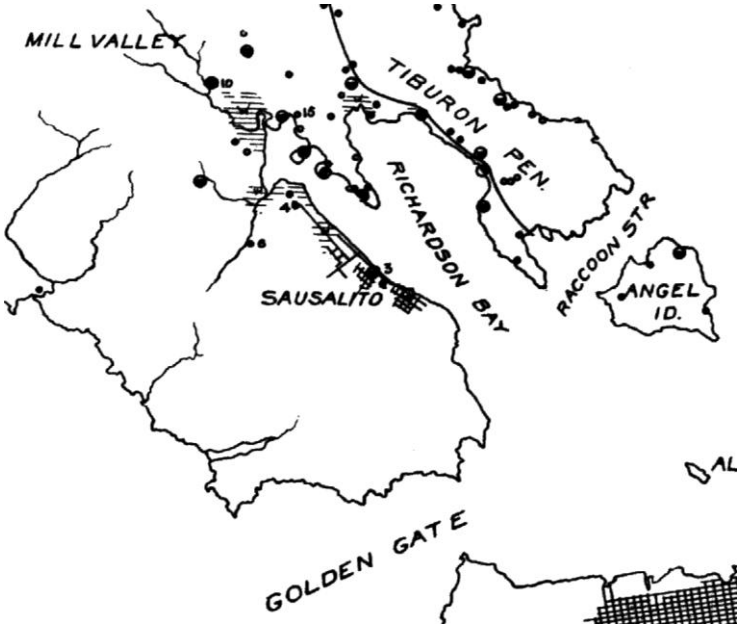


FIGURE 9 -- PART OF NC NELSON'S MAP OF SHELLMOUNDS

Nelson mapped large shellmounds around San Francisco Bay between 1907 and 1909. His Site 3 can be seen on the shoreline at Sausalito. This is well north of the project area.

CA-Mrn-05 is located under the Fireside Motel/Saloon, to the north-northwest of the current project area. The site is a significant prehistoric shellmound known to contain human burials. The site was originally described as being located on low ground, behind a narrow marsh belt, and in a small cove in an abruptly rising wooded hill (Nelson 1907). The site has been severely damaged by construction of a saloon and the Fireside Motel. In the 1950s, during the construction of an addition to the saloon, two burials were encountered and removed (Valdivia 1957). In 2002, a test excavation, to determine the extent and content of the midden, was performed by ARS. During testing K. Flynn and R. Greene found both historic and prehistoric items such as chert and obsidian tools, hand worked bone tools, burnt and cut animal bone, charcoal deposits, ash deposits, processed and unprocessed shell, rusty nails/screws, clay 4" pipe, burnt redwood timber (milled), and a dark, greasy, ashy midden soil. Later that year, Cassandra Chattan performed an historic evaluation of the Fireside structures. She concluded that although the building did not appear eligible for the California Register or the National Register of Historic Places, it is of local importance for its association with events, being well known for selling alcohol during prohibition and its appearance in several movies (Chattan 2003).

CA-Mrn-610 is located over 1 mile to the northwest of the current project area. Students from the College of Marin originally recorded the site in 1983 (Cliff et al. 1983). It was recorded as a shellmound, overgrown with blackberry bushes and bounded on the north by an unnamed creek. No artifacts, features or human remains were noted as being present; however, no recorded excavation has been conducted on the site that would allow for the identification of such material (Evans 2004).

CA-Mrn-06, located some distance west of the current project area, was described by Nelson as a "shellheap [located] ¼ mile beyond the marsh and about 10'-15' above it, in the middle of the valley floor, here 250' wide and rapidly narrowing to a mere pass through the higher hills" (1907). Nelson noted the presence of charcoal, animal bone and large mussel shell. In 1992 Elizabeth Goerke and Robert Rausch found it necessary to relocate the site to be sure that the newly recorded site, CA-Mrn-610, was not Nelson's CA-Mrn-06. A supplemental site record was prepared, which further describes the site's location but does not provide any additional information beyond Nelson's original notes (Goerke and Rausch 1992).

A site recorded by Goerke in 1996, CA-Mrn-638, is located to the northwest of the current project area. This site is a shellheap, but is currently in a very disturbed state. Goerke noted that scattered shell was found on either side of Olima Street and near Coloma Street behind a slaughterhouse that was occasionally used by the owners to kill animals for religious feasts

(Goerke 1996). ARS performed archaeological monitoring in 2000 as part of the Rotary Housing Development. Midden soil containing shell and a few fragments of disarticulated human remains were observed in a very disturbed state. The results of monitoring are outlined in the report and site record supplement prepared by Katherine Flynn of ARS.

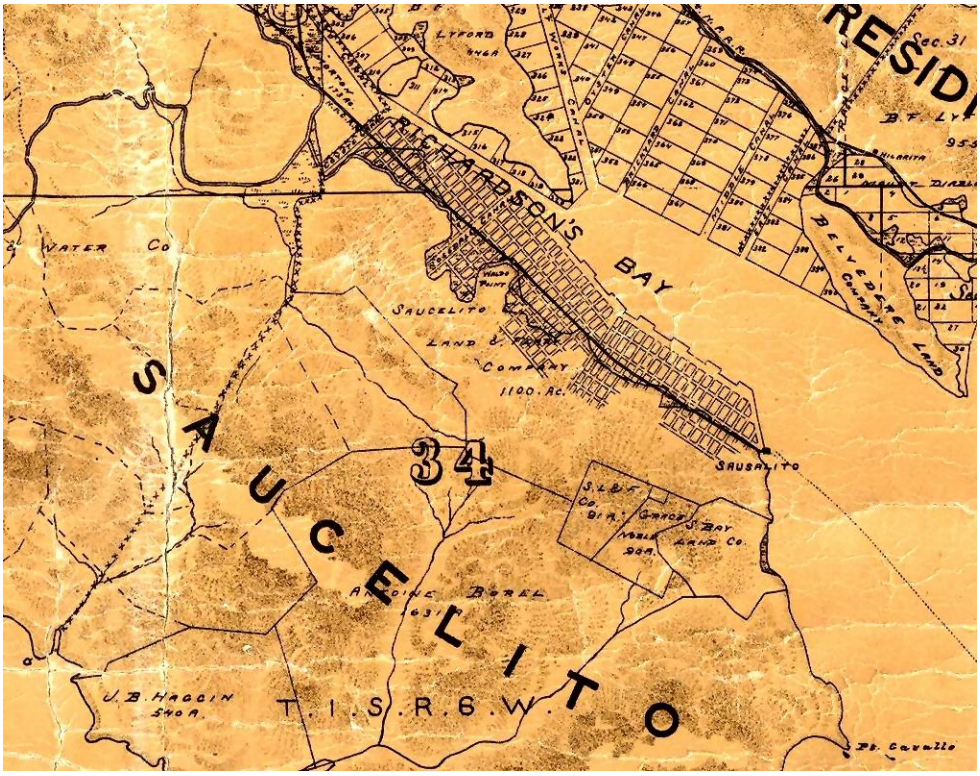


FIGURE 10 -- THE SAUSALITO AREA IN 1892

Marin City had not yet been named when this map was produced. Sausalito Point is marked. Intended improvements, most notably a planned road grid are shown near the project area, which apparently belonged to the Saucelito Land And Water Company at that time.

CA-Mrn-639/H, located on the Oak Hill School property, was recorded by Goerke and Rausch in 1997. The site was described as a shell midden and surrounding shell scatter with a historic house, carriage house, and shed built upon it. During their visit, they excavated one auger hole to a depth of 180 cm below the surface. At that depth tiny bits of shell were observed in yellowish brown clay. However, from 0 - 130 cm, midden soil containing an abundance of shell and some chert debitage was encountered. Overall, they noted the presence of oyster shell, one with a hole purposely drilled in the center, fish vertebrae and mammal bone. In 1881 a house and carriage house was constructed on top of the prehistoric shellmound. Then after the 1906 earthquake a new house was built. The site's "/H" designation represents this historic component (Goerke and Rausch 1997).

In 2004, Sally Evans of ARS conducted a monitoring program at CA-Mrn-639/H during excavation behind the historic house. She collected one obsidian projectile point, a pestle/mano fragment, and examples of fire cracked rock. She also reported observing two prehistoric features described as concentrations of fire cracked rock, as well as a historic oyster shell deposit. Several historic artifacts were also observed, such as a clay pipe and ceramic tableware fragments (Evans 2004).

In 1991, ERC performed a 45-acre survey for commercial and residential development within central Marin City (specifically, the new shopping center and the adjacent townhouses). Their field survey did not locate any evidence of prehistoric or historic cultural resources within the property (ERC 1991).

RESULTS OF SURFACE EXAMINATION

The cultural resource evaluation has resulted in a negative finding. A negative result indicates that no artifacts or potentially significant cultural features were observed.

The presence of a substantial building prevented an inspection of most of the project area. Access around the structure was provided by a public stairway on the southern side of the property, which in turn allowed limited access behind the existing building. Only very limited amounts of soil could be observed around the project area.



FIGURE 11 -- THE STREET SIDE OF THE PROJECT AREA

Between the pavement, the buildings and the street, no soil is exposed in this area to be examined.

An examination of the placement of the current building indicates that it has been built into a niche excavated from the rocky hillside. No original surface or near surface land exists under the existing building. All of the land surfaces in the area in and around the project area have been disrupted by previous development projects. It is also not clear if, or how far back, the cliff face was excavated prior to construction of the present building.



FIGURE 12 -- SOIL EXPOSED ABOVE THE BUILDING

An area of exposed soil was observed about thirty feet up a staircase about 100 feet south of the project area. This was the only soil exposure observed.

No indications of previous use of the property were observed in the investigation. This is primarily due to the entire property being covered by built environment. The same factors that have resulted in the present level of development of the

property also indicate the likelihood of preservation of early historic era or prehistoric era archaeological features, if they were ever present, have been removed by construction of the existing edifice.

CONCLUSIONS

The general terrain of the project location is not particularly conducive to Native American use. Prior to its present development, the area was essentially a steep hillside. The nearest reliable natural water source is further north in the Sausalito area. The shoreline in this area is rocky and not generally conducive to shellfish or other food sources.

The construction of the building that presently occupies the property is highly likely to have removed any evidence of previous land use.

No indications of Native American or historic era archaeological features or artifacts have been observed, or are they expected, within the project area.



FIGURE 13 -- HILLSIDE ACCESS

Wells Fargo Bank borders the project on the south.
This staircase lies on the south side of the bank building. The only exposed soil near the project area was up these stairs to about the second landing and on the right.

RECOMMENDATIONS

The examined area appears unsuitable for settlement by prehistoric populations. Historic period use of the area dates to the early Spanish use of Sausalito as a source of fresh water. Ship captains would divert to Sausalito to refill their water supplies before departing on long voyages. This activity was concentrated to the north of the project area. It is possible that historic era activities in the area did not occur this far south in Sausalito until well into the American period.

The general area was undoubtedly used as a hunting territory in the prehistoric and possibly the early historic eras, and may have contained some usable plant materials before the area was developed as an urban neighborhood. The potential for discovery of artifact concentrations is very low and considered unlikely to occur.

In the unlikely event that a concentration of artifacts or culturally modified soil deposits including trash pits older than fifty years of age are discovered at any time during grading, scraping or excavation within the property, all work should be halted in the vicinity of the find and a qualified archaeologist should be contacted immediately to make an evaluation. If warranted by the discovery of a concentration of artifacts or soil deposits, further work in the discovery area should be monitored by an archaeologist.

Artifacts that are typically found associated with prehistoric sites include humanly modified stone, shell, bone or other cultural materials such as charcoal, ash and burned rock indicative of food procurement or processing activities. Prehistoric domestic features include hearths, firepits, or house floor depressions, whereas typical mortuary features are represented by

human skeletal remains. Historic artifacts potentially include all by-products of human land use greater than 50 years of age.

Although highly unlikely, if human remains are encountered, all work must stop in the immediate vicinity of the discovered remains and the County Coroner and a qualified archaeologist must be notified immediately so that an evaluation can be performed. If the remains are deemed to be Native American and prehistoric, the Native American Heritage Commission must be contacted by the Coroner so that a "Most Likely Descendant" can be designated.



FIGURE 14 -- THE PROJECT AREA VIEWED FROM BRIDGEWAY

The Wells Fargo Bank is to the left. The project includes the building hidden behind vegetation on the right.

REFERENCES CONSULTED

Bancroft, Hubert Howe
1886 The Works of Hubert Howe Bancroft, Volume XXII: History of California, Vol. V. 1846-1848. Reprinted 1970 by Wallace Hebberd, Santa Barbara.

Barrett, S.A.
1908 The Ethno-Geography of the Pomo and Neighboring Indians. University of California Publications in American Archaeology and Ethnography 6 (2).

Breece, William H., and Carl P. Lipo
1990 The Results of an Archaeological Reconnaissance on the Proposed Tam Junction West Commercial. Mixed-Use Development. LSA report JPC001. Unpublished report on file with Northwest Information Center or the California Historical Resources Information System (NWIC/CHRIS) under S-12080.

Chattan, Cassandra
2003 Primary Record and Building, Structure and Object Record for CA-Mrn-05. Unpublished report on file at the CHRIS.

Chattan, Cassandra and Katherine Flynn
2000 A Cultural Resources Evaluation of the Fireside Inn And Motel Property, Marin County. Copy of report on file at Archaeological Resource Service, 00-15, and with CHRIS under S-24355.

Cliff, R. and D. Draft, H. Gryler and J. Kurtz
1983 Archaeological Site Record for CA-mrn-610. Unpublished record on file at the CHRIS.

Elsasser, A. B.
1978 Development of Regional Prehistoric Cultures. In R. F. Heizer, (ed.), Handbook of North American Indians, vol. 8, pp. 37-57, Smithsonian Institute, Washington D.C.

ERC Environmental and Energy Services Co. (ERCE)
1991 Cultural Resources Report for the Marin City U.S.A. Mixed Use / Redevelopment Project EIR / EIS. Report on file at the Marin County Planning Department, San Rafael, CA.

Evans, Sally
2004 Results of Archaeological Monitoring at CA-Mrn 635/H, for the Oak Hill School Modular Classroom Project, Marin City, Marin County, Ca. ARS #04-068.

Fissinger, Catherine
1987 Bickbur. Unpublished paper available at Oak Hill School, Marin City, CA.

Goerke, Elizabeth and Robert Rausch
1992 Archaeological Site Record Supplement for CA-Mrn-6. Unpublished record on file at the CHRIS.

1996 Archaeological Site Record for CA-Mrn-639. Unpublished record on file at the CHRIS.

1997 Archaeological Primary Record for CA-Mrn-635/H. Primary record on file at the CHRIS.

Greene, Richard and Sally Evans
2004 A Cultural Resources Evaluation of APN 52-140-31, Marin City, Marin County, California. Ms on file with ARS (Project 04-088), and the NWIC.

Kelly, Isabelle
1978 Coast Miwok. In William C. Sturtevant (general editor), **Handbook of North American Indians**. Volume 8, **California**, Robert F. Heizer (volume editor), pp. 414-42. Smithsonian Institution, Washington.

Nelson, Nels C.
1907 Site record forms on CA-Mrn-5, and -6. Site record forms on file at the NWIC, HRIS.
1909 Shellmounds of the San Francisco Bay Region. University of California Publications in American Archaeology and Ethnology 7:309-356. Berkeley.

Slaymaker, Charles
1977 The Material Culture of Cotomko'tca. A Coast Miwok Tribelet in Marin County, California. Miwok Archaeological Preserve of Marin. MAPOM Papers #3, San Rafael.
1982 A Model for the Study of Coast Miwok Ethnography. Ph.D. Dissertation, Dept. of Anthropology, University of California, Davis.

Thompson, N.
1990 Site Record for CA-MRN-600. On file at NWIC, HRIS.

Valdivia, Leonard
1957 Site supplemental record on CA-Mrn-05. On file, NWIC, CHRIS.

APPENDIX 1— SIGNIFICANCE IN THE EVALUATION OF CULTURAL RESOURCES AS HISTORIC PROPERTIES

To be significant an archaeological site must qualify for registration as an "historic resource" the following criteria must be met for this listing:

> *An archeological site may be considered an historical resource if it is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military or cultural annals of California (PRC § 5020.1(j)) or if it meets the criteria for listing on the California Register (14 CCR § 4850). CEQA provides somewhat conflicting direction regarding the evaluation and treatment of archeological sites. The most recent amendments to the CEQA Guidelines try to resolve this ambiguity by directing that lead agencies should first evaluate an archeological site to determine if it meets the criteria for listing in the California Register. If an archeological site is an historical resource (i.e., listed or eligible for listing in the California Register) potential adverse impacts to it must be considered, just as for any other historical resource (PRC § 21084.1 and 21083.2(l)). If an archeological site is not an historical resource, but meets the definition of a "unique archeological resource" as defined in PRC § 21083.2, then it should be treated in accordance with the provisions of that section.*

If an archaeological site does not qualify for listing, the directive is clear. The Public Resources Code states:

> *(4) If an archaeological resource is neither a unique archaeological nor an historical resource, the effects of the project on those resources shall not be considered a significant effect on the environment. It shall be sufficient that both the resource and the effect on it are noted in the Initial Study or EIR, if one is prepared to address impacts on other resources, but they need not be considered further in the CEQA process.*

APPENDIX 2 – PROFESSIONAL STANDARDS FOR CONSULTANTS

Secretary of the Interior's Standards

The minimum professional qualifications in archeology are a graduate degree in archeology, anthropology, or closely related field plus:

1. At least one year of full-time professional experience or equivalent specialized training in archeological research, administration or management;

2. At least four months of supervised field and analytic experience in general North American archeology; and

3. Demonstrated ability to carry research to completion.

In addition to these minimum qualifications, a professional in prehistoric archeology shall have at least one year of full-time professional experience at a supervisory level in the study of archeological resources of the prehistoric period. A professional in historic archeology shall have at least one year of full-time professional experience at a supervisory level in the study of archeological resources of the historic period.