



## CITY OF SAUSALITO PLANNING DIVISION MEMORANDUM

Date: November 30, 2011  
To: Historic Landmarks Board (HLB)  
From: Lilly Schinsing, Associate Planner   
Subject: **HLB Study Session Review #1 of a Sign Permit and Modified Design Review Permit for 558 Bridgeway (APNs: 065-322-12, -13, -15)**

### Summary:

The applicant Eric Long with Don Olsen Associates, and owner, Bob Freeman, are requesting modifications to an existing Design Review Permit for exterior renovations to an existing commercial building located in the City's C-C (Central Commercial) Zoning District and Historic Overlay District at 558 Bridgeway. In addition, a Sign Permit is requested for restaurant signage in the Historic District. See the applicant's project description in **Attachment 1**.

### Requested Modified Exterior Renovations:

On January 14, 2009 the Historic Landmarks Board and Planning Commission adopted Resolution 2009-01 which approved a Design Review Permit for the creation of an upper level outdoor dining deck to serve Ondine's restaurant. The applicant is requesting modification of this approval as follows:

- ❖ **Expansion of Deck.** The original design included the construction of an upper level dining deck at the eastern corner of the building above an existing interior dining area. The proposal included a new double door, ramp and a set of stairs leading from the existing upstairs dining area to the outdoor dining area. The modifications incorporate the expansion of the deck above the southern side of the building. See **Sheet A1.1 and Sheet A2.1 of Attachment 2** for the floor plan and elevation.
- ❖ **Construction of Exterior Staircase.** The modifications include the creation of a new exterior staircase which would connect the upper and lower level dining areas. See **Sheet A1.1 and Sheet A2.0 of Attachment 2** for the floor plan and elevation.
- ❖ **Modification of Window Openings.** The windows on the southern and eastern elevations are proposed to be modified. See **Sheets A2.0 and A2.1 of Attachment 2** for the floor plan and elevation.
- ❖ **Pergola.** There is a request to install a pergola system on the existing lower level dining deck. There will be a canopy and patio heaters installed in the pergola. See **Sheet A1.1 and Sheet A2.0 of Attachment 2** for the floor plan and elevation.

**The approved plans are provided in Attachment 3.**

### Requested Sign Permit:

The applicant is requesting a sign permit for business identification signage for the Trident restaurant (to replace Horizon's restaurant). The signage would be located above arch on the west elevation to replace the "Horizon's" sign and in two locations on

the south and north elevations to replace the "live music" boxes. Signage is depicted in **Attachment** Error! Reference source not found..

HLB Study Session:

Pursuant to Section 10.46.060 of the Zoning Ordinance, a Design Review Permit to be jointly reviewed by the Historic Landmarks Board and the Planning Commission is required when any exterior modifications to a building in the Historic Overlay District are proposed. Additionally, if a sign is proposed in the Historic Overlay District the HLB and Planning Commission must review the sign pursuant to the Historic District Guidelines for sign permits (see **Attachment 4**). The purpose of the HLB study session is to review the proposed renovations prior to the joint HLB/PC hearing (date yet to be determined) and provide direction to the applicant if necessary.

Attachments:

1. Project Description prepared by Eric Long date stamped October 25, 2011
2. Proposed Modified Project Plans, date stamped October 25, 2011
3. Approved Project Plans, date stamped January 5, 2009
4. Historic District Sign Guidelines

I:\CDD\PROJECTS - ADDRESS\B\Bridgeway 558\DR-EA 11-330\HLB Routing Memo 11-30-11.docx

October 18, 2011

Attn: Lilly Schinsing  
Community Development Department  
City of Sausalito  
420 Litho Street  
Sausalito, CA 94965

RECEIVED

OCT 23 2011

CITY OF SAUSALITO  
COMMUNITY DEVELOPMENT DEPT

Re: Ondine Restaurant 558 Bridgeway (APN: 065-172-12, 13, 15)

Dear Sir / Madam:

We are requesting a Design Review Modification to the Ondines/ Horizons Eastern Elevations. The specifics regarding the modification will point to 3 changes veering from the original Design.

The first change we are going to implement is to wrap the entire upper dining deck around the south side above the lower dining area which house the three arched topped windows, the second change will be supplying a circulation staircase down from the upper dining deck to the lower dining deck, the third change is how the eastern façade present itself on the waters edge. We wanted to loose the hodgepodge of elements and recreate an aesthetic that related back to the old building, when it was still the yacht club. We have taken out a series of arched fenestrations and replaced them with three major openings in the middle of the constructed façade accompanied by two arched openings flanking the middle fenestrations. This overall composition of openings on the eastern façade goes back to the 1920 and the way the yacht club looked from the water as well as having a sweeping veranda from the eastern side of the building to the southern façade as you can see in the historical photograph used on the material board. We have also created a pergola system at the exterior dining deck to allow for some of the functional accessories to remain but be more connected to a structure allowing them to function better at the space in which they are provided. Also new signage is being implemented within this particular design review, as seen on the proposed elevations, the signage will be stand alone letters; powder coated black, mounted 6" off the façade, type face (burtons nightmare).

A list of supplied Docs:

- A. Development Project Application, Zoning Permit Application, and fees.
- B. (7) Sets of drawings
- C. Site Photographs.
- D. Color Sample Sheet.
- E. CD with electronic copies of drawings and photographs.

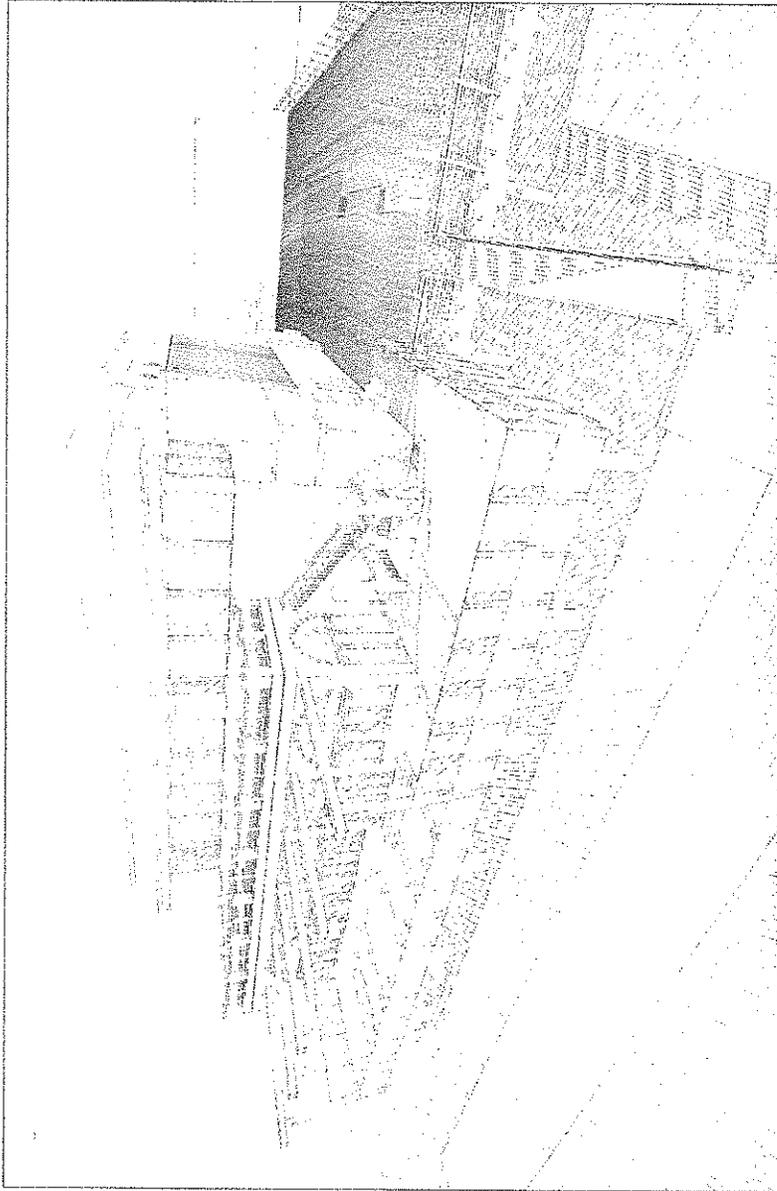
Thank you for your time and attention to this submittal application. Please feel free to call with questions.

Sincerely,

Eric Anthony Long, Assoc.  
Donald K. Olsen, AIA & Associates

666 Bridgeway, Sausalito, CA 94965  
web: [www.dkoarchitects.com](http://www.dkoarchitects.com) tel: 415/332-0297 fax: 415/332-8869 email: [don@dkoarchitects.com](mailto:don@dkoarchitects.com)  
A California Corporation

ATTACHMENT I



**DINING DECK**

- COVER RAISE
- ADD SITE PLAN, PROJECT DIRECTORY
- A1.0 PROPOSED FIRST FLOOR PLAN
- A1.1 PROPOSED SECOND FLOOR PLAN
- A1.2 EXISTING FIRST FLOOR PLAN
- A1.3 EXISTING SECOND FLOOR PLAN
- A2.0 PROPOSED ELEVATIONS
- A2.1 PROPOSED ELEVATIONS
- A2.2 EXISTING ELEVATIONS

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OCT 25 2011

**PAID**

CITY OF SAUSALITO  
COMMUNITY DEVELOPMENT

**ATTACHMENT 2**



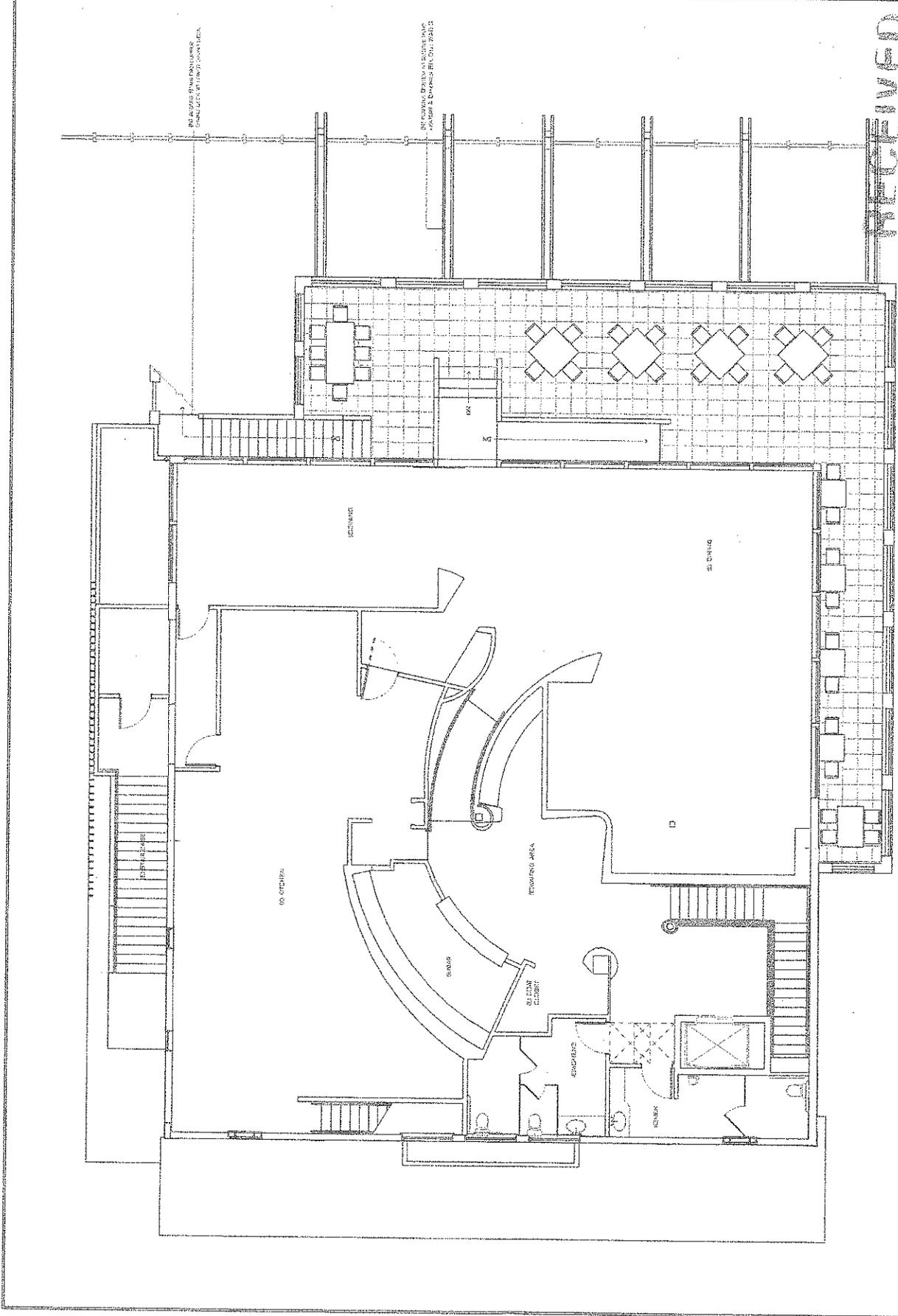


558 BRIDGEWAY RESTAURANT EXT. UPGRADES  
 SAUSALITO, CA 94965  
 A.P.N. 064-822-012,13,15

ONINES RESTAURANT EXT. UPGRADES  
 SAUSALITO, CA 94965  
 A.P.N. 064-822-012,13,15

NO.	DATE	REVISIONS

A1.1  
 DRAWING NO. 2011



PROPOSED SECOND FLOOR PLAN  
 SCALE: 1/8" = 1'-0"

OCT 25 2011

**PROPOSED**

CITY OF SAUSALITO  
 COMMUNITY DEVELOPMENT DEPARTMENT

558 BRIDGEWAY RESTAURANT EXT. UPGRADES  
 SAUSALITO, CA 94965  
 A.P.N. 064-822-012,13,15

ONINES RESTAURANT EXT. UPGRADES  
 SAUSALITO, CA 94965  
 A.P.N. 064-822-012,13,15

NO.	DATE	REVISIONS

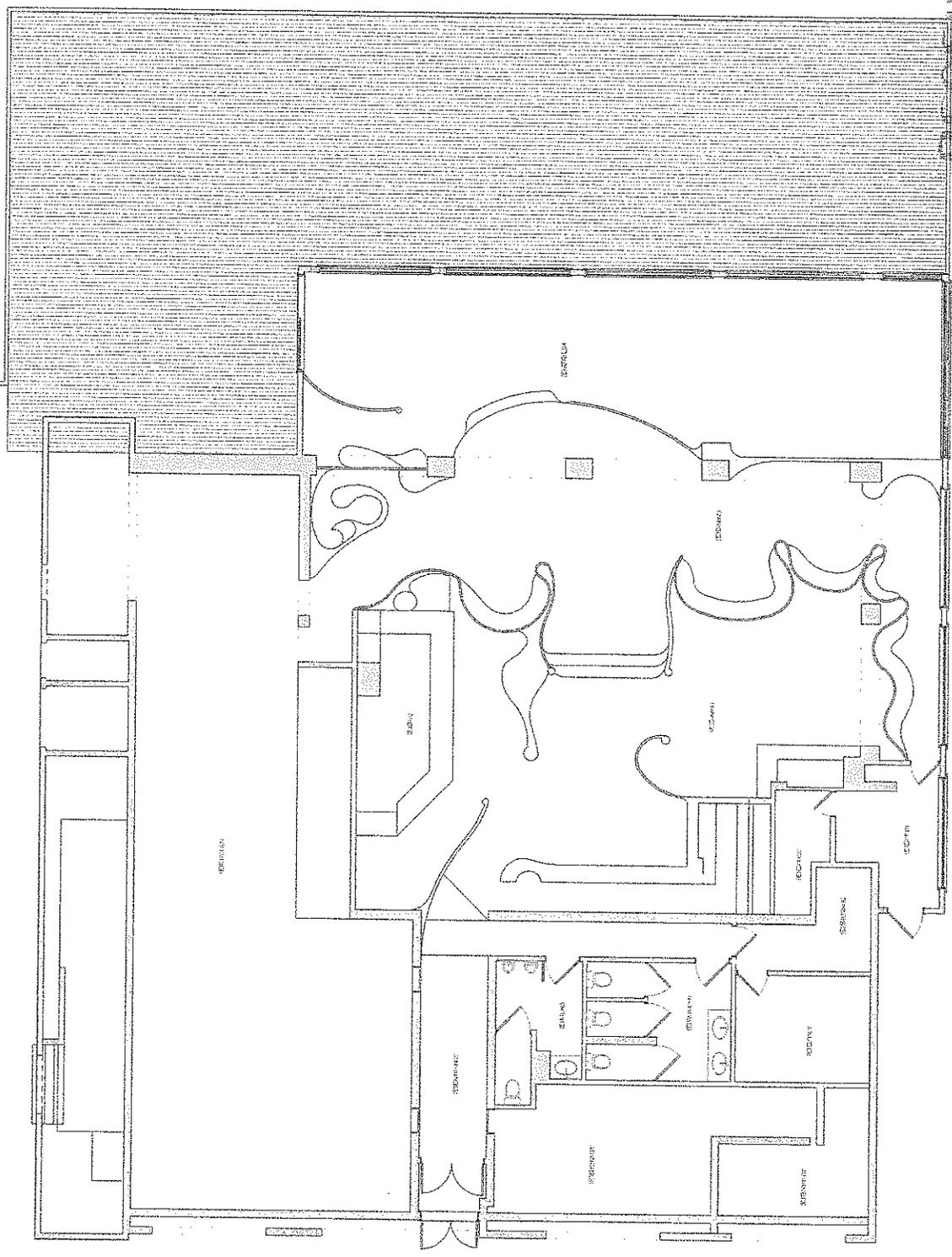
A1.1  
 DRAWING NO. 2011

558 BRIDGEWAY SAUSALITO, CA 94965  
 ARCHITECTS & ASSOCIATES  
 DONALD OLSEN

CHINESE RESTAURANT EXT. UPGRADES  
 558 BRIDGEWAY  
 SAUSALITO, CA 94965  
 A.P.N. 064-322-012, 13, 15

REVISION	DATE

AT.2  
 PROJECT NO. 0011



RECEIVED

OCT 25 2011

EXISTING FIRST FLOOR PLAN  
 SCALE: 1/4" = 1'-0"

Photos

CITY OF SAUSALITO  
 COMMUNITY DEVELOPMENT DEPARTMENT





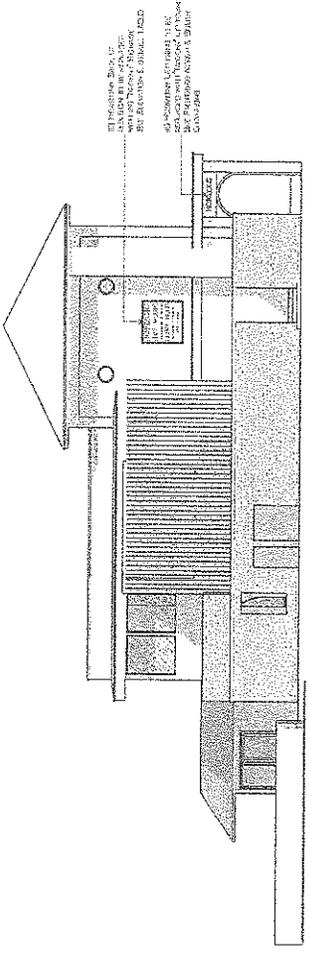


DONALD D L S E N  
 ARCHITECTS & ASSOCIATES  
 646 BRIDGEWAY SAUSALITO, CA 94965 TEL: 415-322-0297  
 FAX: 415-322-0298

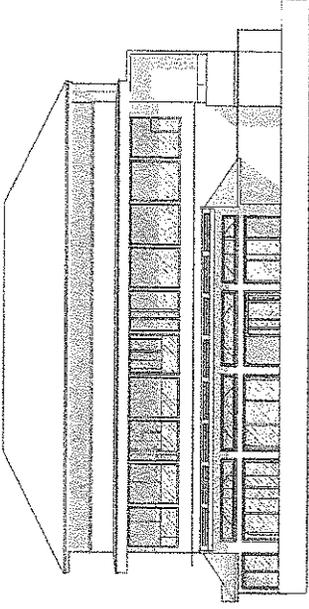
ENGINEER RESTAURANT EXT. UPGRADES  
 558 BRIDGEWAY  
 SAUSALITO, CA 94965  
 A.R.N. 064-222-012,13,15

REVISIONS	NO.

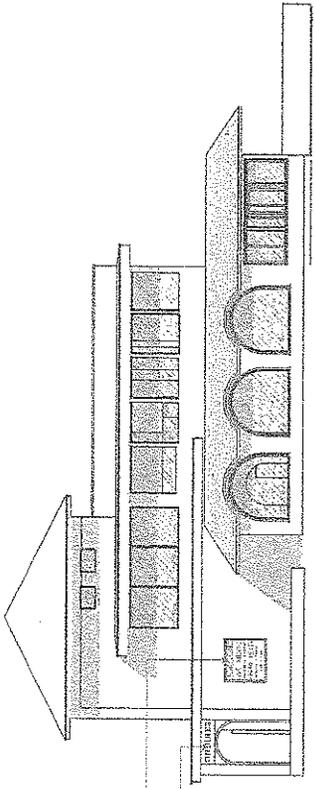
A2.2  
 SHEET NO. 011



(E) NORTH ELEVATION  
 SCALE: 1/8" = 1'-0"



(E) EAST ELEVATION  
 SCALE: 1/8" = 1'-0"

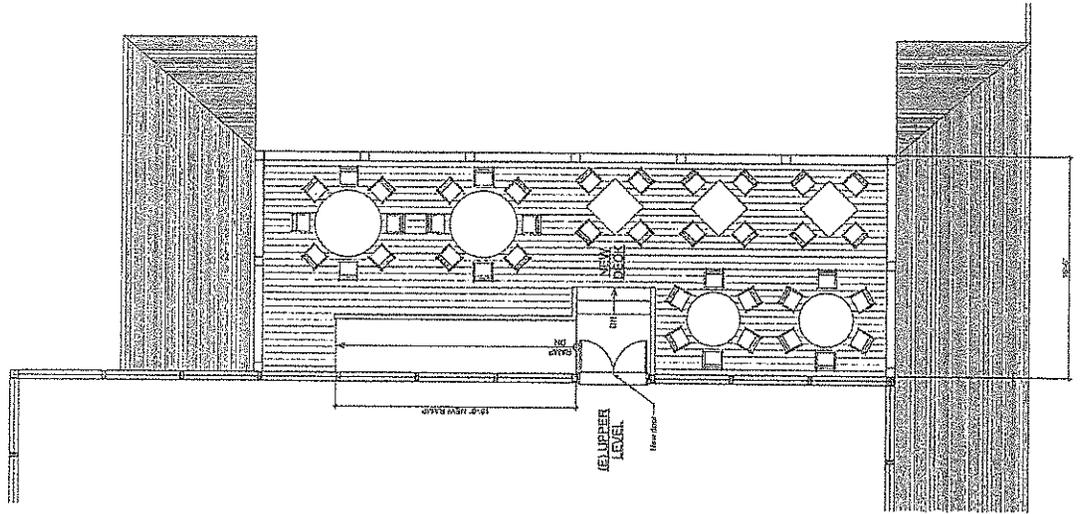


(E) SOUTH ELEVATION  
 SCALE: 1/8" = 1'-0"

RECEIVED  
 OCT 25 2014

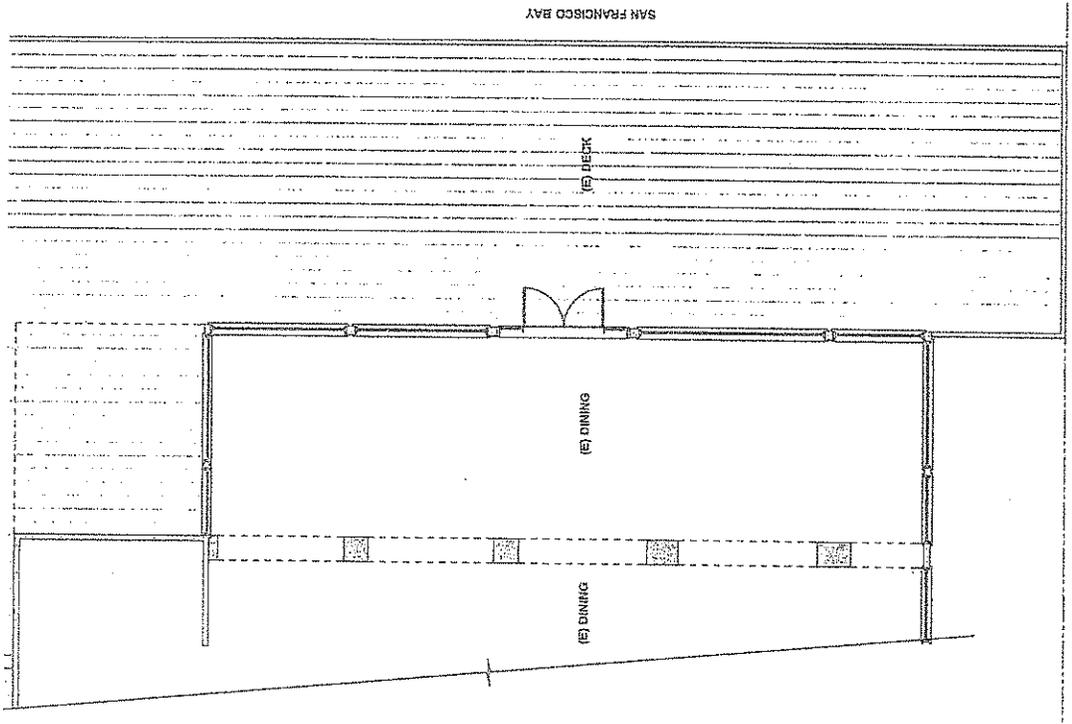
PROPOSED  
 CITY OF SAUSALITO



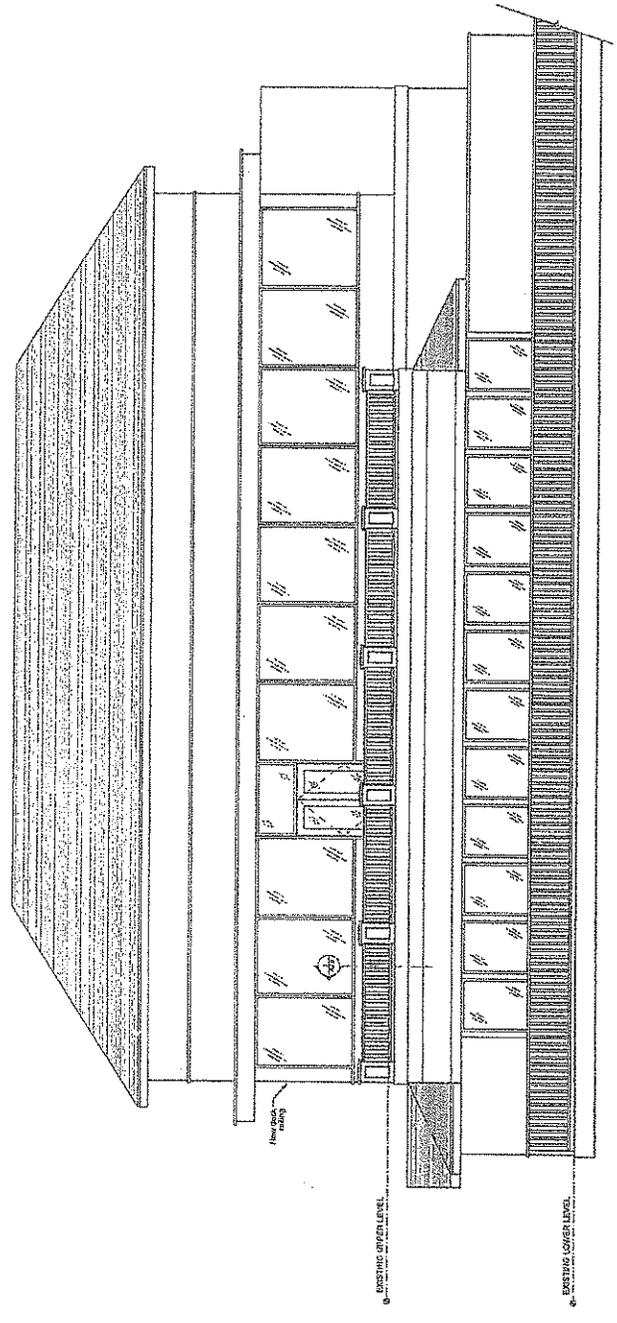


PARTIAL UPPER FLOOR PLAN  
 SCALE: 1/8" = 1'-0"

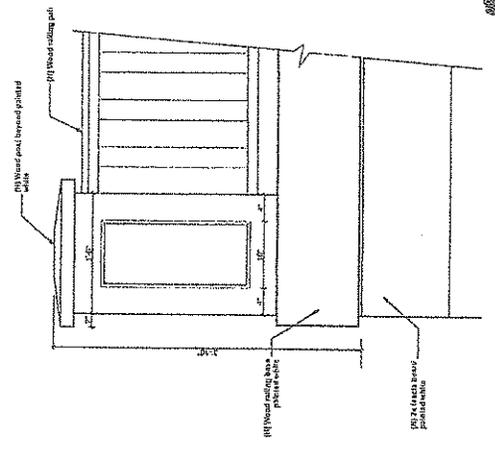
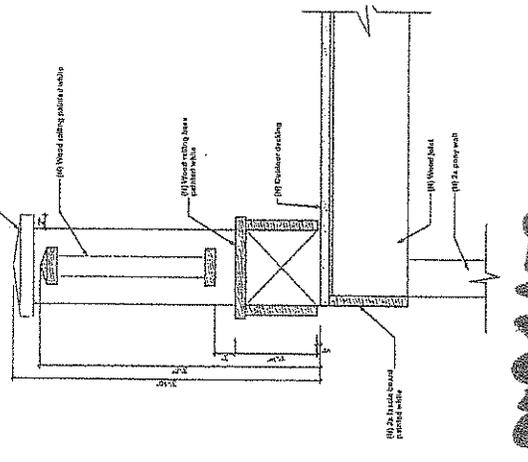
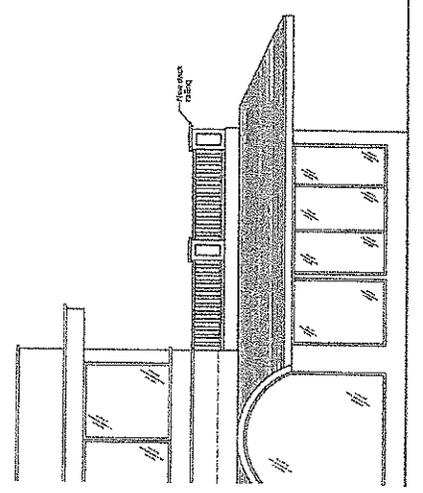
**APPROVED**



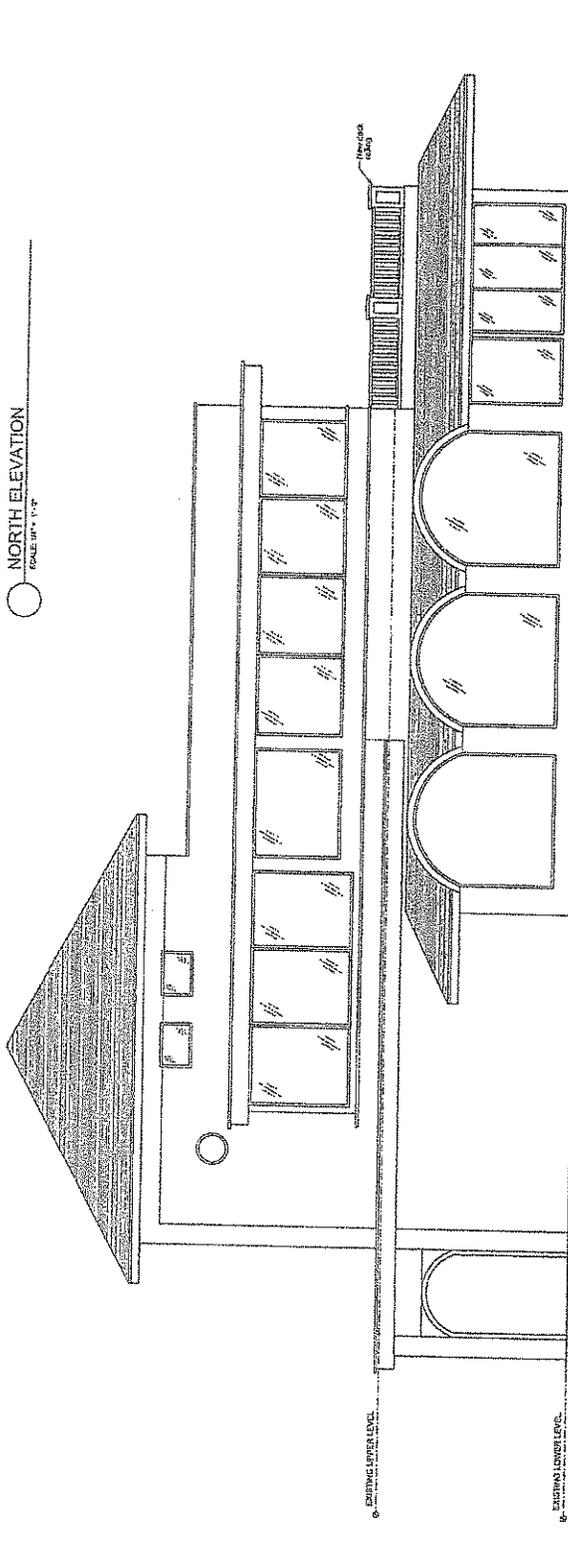
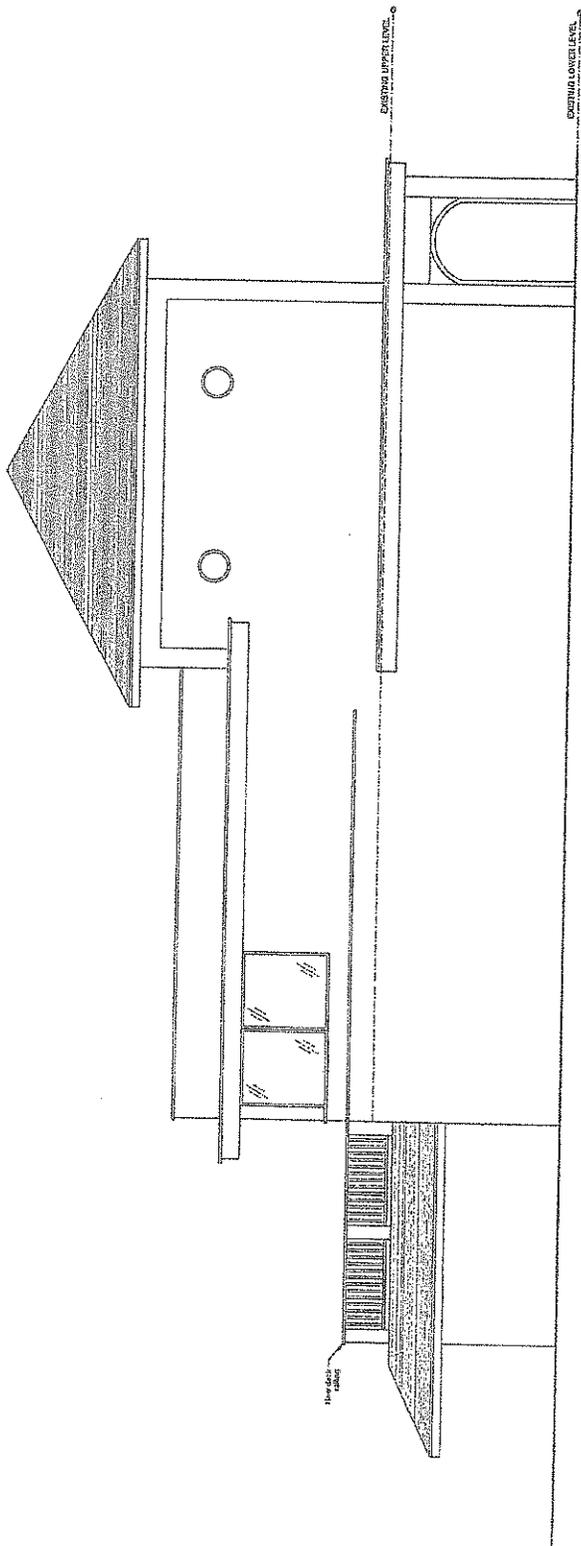
PARTIAL LOWER FLOOR PLAN  
 SCALE: 1/8" = 1'-0"



1 EAST ELEVATION  
SCALE: 1/8" = 1'-0"



Approved



**APPROVED**

**10.42.070 Sign Standards in the Historic Overlay District and for Properties Listed on the Local Register**

A. **Purpose.** In addition to the general purposes of this chapter identified in Section 10.42.010 (Purpose), the purpose of this section establishing regulations for signs in the Historic overlay district and for structures and/or sites listed on the local register are as follows:

1. To establish reasonable standards for business identification in the historic district and for properties listed on the local register;
2. To reinforce the historic qualities of downtown Sausalito;
3. To assist property and business owners in understanding community signage expectations;
4. To encourage creativity within a controlled framework;
5. To promote economic vitality; and
6. To provide a regulatory framework for the Historic District Sign Design Guidelines.

B. **Applicability.** This section applies to all buildings, sites and businesses located within the Historic overlay district and/or listed on the local register. In addition, all signs in the applicable areas are subject to the other applicable sections of this Chapter 10.42 (Sign and Awning Regulations) and the Sausalito Historic District Sign Design Guidelines.

C. **Sign Types Permitted.** The following sign types are permitted in the Historic overlay district and on structures listed on the local register, as determined eligible by the Planning Commission:

1. Wall signs;
2. Projecting signs;
3. Awning signs;
4. Window signs;
5. Hanging signs;
6. Plaque signs;
7. Directory signs;
8. Address signs;
9. Menu signs;
10. Temporary signs; and
11. Special Signs.

D. **Sign Types Strongly Discouraged.** Signs are strongly discouraged which are considered incompatible with the Historic overlay district, which adversely affect the health, safety and/or general welfare of the community, or which might create confusion to the public or to public safety officials responding to community emergencies. In addition, the following sign types are strongly discouraged in the Historic overlay district and on structures listed on the local register:

1. Banner signs (see exception under subsection (P) (Temporary Signs);
2. Neon signs;
3. Roof signs;
4. Interior illuminated signs;

5. Freestanding signs;
6. Electronic and reader board signs;
7. A-frame signs;
8. Changeable letter signs;
9. Flashing, illuminated, phosphorescent signs;
10. Signs incorporating lights or movement as viewed from the public right-of-way or from any area open to the public;
11. Off-premise signs;
12. Floating signs; and
13. Signs containing glossy finish.

**E. Exempt Signs.** The following signs will be allowed in the Historic overlay district without a Sign Permit and shall not be included in the calculation of maximum sign area:

1. Interior signs not visible from any public right-of-way or from any area open to the public;
2. Interior signs located within 15 feet of business frontage and visible by the public that contain lettering of 1 inch or less;
3. Interior signs visible by the public and located more than 15 feet from the business frontage that contain lettering 3 inches or less;
4. Public information signs required by City, State or Federal laws;
5. Name plate signs on doors not exceeding 2" x 24" and administratively approved by the Community Development Director; and
6. One alarm sign not exceeding an aggregate of 1 square foot, indicating presence of alarm device and identifying representative to be contacted in case of alarm activation.

**F. General Regulations.** The following standards shall apply to all sign types in the Historic overlay district or on structures listed on the local register:

1. Total number of signs shall be at discretion of Planning Commission and Historic Landmarks Board.
2. Commercial signage should be limited to 0.5 square feet of signage per lineal foot of street frontage. Exceptions may be granted for narrow buildings. Store information under 1" in height (e.g. hours of operation) shall not be included in size calculations.
3. Materials should be appropriate to historic nature of district and/or structure listed on the local register and may include carved wood signs and individual cast or cut metal letters.
4. All signs should be of high quality workmanship, with clean and finished edges and materials.
5. Colors should be appropriate to the historic district or structure listed on the local register and relative to the location, size and context of the structure, business or site.
6. Lighting should be unobtrusive and controlled by dimmers.
7. Upper floor signage should be limited to six (6) square feet. Upper floor signage may include projecting signs at ground floor level entries, projecting signs at upper floor window level, or lettering applied directly to upper floor windows. Upper floor signage should be generally smaller than signage for ground floor tenants.

8. The use of historical sign precedents that are generally within the parameters of these guidelines shall be encouraged where appropriate to the building and location.
9. Any sign shall be installed in a manner to minimize damage or degradation to historic buildings, consistent with the Secretary of Interior Standards.

**G. Wall Signs.** Wall signs, defined in Section 10.42.030 (Sign Definitions) are subject to the following guidelines:

1. Signs should identify building or major tenant's name only.
2. Wall signs should not be painted directly to wall surfaces unless the Historic Landmarks Board finds they are of historic significance.
3. Signs should consist of individual solid metal, wood, stone or glass letters, or flush-mounted carved, routed or sandblasted wood plaques.
4. Signable area (defined by Section 10.42.030, Sign Definitions) should not exceed 15% of the business façade.
5. Wall signs should be limited in size, as follows:
  - a. Individual letter size: 12". If all capital letters used: 8".
  - b. Total signage area: 40% of signable area.
  - c. Length of signage: 75% of signable area width. For single tenant in multi-tenant building: 2/3 of individual tenant storefront.
  - d. Projection: 4" maximum from face of wall surface.

**H. Projecting Signs.** Projecting signs are encouraged in the Historic overlay district and should be oriented to pedestrians on the sidewalk in front of the building. Projecting signs are also subject to the following guidelines:

1. Maximum projection from building face: 36".
2. Minimum clearance between building face and sign: 6".
3. Maximum area: 6 square feet. Irregular-shaped signs should fit within an imaginary rectangle not exceeding 9 square feet.
4. Mounting brackets shall be reviewed for design, decorative nature, uniqueness and shadowing effects on business wall surfaces.
5. Shape and design of sign shall be reviewed and may include logos, irregular outlines, and two- or three-dimensional icon signs.

**I. Awning Signs.** Awning signs shall be reviewed for conformance to the following guidelines:

1. Size of awning signs should be limited, as follows:
  - a. Letter height: 8".
  - b. Logo height (on sloping awning face): 12".
  - c. Logos and other design elements on sloped awning face: 10% of awning face.
  - d. Letters, logos and other design elements may be allowed on the sides (closed ends of awnings) provided they are smaller than those on the front and do not exceed 40% of the awning end panel area.
2. Upper-level awning signs may be allowed at the discretion of the Historic Landmarks Board and the Planning Commission and should be limited to the business name or type.

**J. Window Signs.** Window signs shall meet the following guidelines, unless otherwise approved by the Historic Landmarks Board or Planning Commission:

1. Copy should be limited to business name, address, hours of operation, emergency telephone numbers and business tenant logos.
2. Area should not exceed 25% of any single window area or 10% of aggregate ground floor window area, whichever is less.
3. Copy should be limited to 8" in height.
4. Store information copy under 1" in height and credit card logos under 2" in height are included in window coverage, but not maximum sign area allowed.
5. Signs taped to windows or suspended independent of the glass are not allowed.

**K. Hanging Signs.** Hanging signs are similar to projecting signs except they are below awnings, balconies or beams and are generally smaller in size. Hanging signs are subject to the following guidelines:

1. Maximum size: 4 square feet.
2. Minimum clearance above pedestrian areas: 8'.
3. Designed to be viewed closely by pedestrians.
4. Located perpendicular to pedestrian movement.

**L. Plaque Signs.** Plaque signs are smaller wall signs attached to surfaces adjacent to shop front entries and generally limited to the business name or logo and designed for viewing by pedestrians at close range. Plaque signs are subject to the following guidelines:

1. Placed near tenant entries.
2. Size limited to fit within an imaginary rectangle of 3 square feet.
3. Limit projection to a maximum of 3".
4. Historic designation plaques are encouraged. Historic designation plaques are subject to review and approval by the Historic Landmarks Board but shall not be counted in calculation of maximum sign area.

**M. Directory Signs.** Tenant directory signs may be allowed for buildings with multiple tenants without direct public street frontage, including buildings with upper floors and buildings with businesses in a courtyard. Directory signs are subject to the following guidelines:

1. Oriented to pedestrians in immediate area.
2. Sign copy may include building and project name, project logo, address, business tenant names, suite numbers or letters.
3. Project name or logos should be limited to 6" in height. Other sign copy should be limited to 2" in height.

**N. Address Signs.** Address signs shall be prominently displayed from the street and limited to the street address number. Address signs are also subject to the following guidelines:

1. Placement limited to doors, transoms, or wall surfaces adjacent to entries.

2. Script letter strongly discouraged, except where appropriate based on demonstrated historic precedence.
3. Individual numbers on glass surfaces on or above doorways encouraged.
4. Numbers on glass in another color field discouraged.

**O. Menu Signs.** Menu signs are encouraged for all restaurants with sit-down dining but are not included in calculation of maximum sign area. The following guidelines shall apply:

1. Mounted on walls adjacent to restaurant entries.
2. Sign boxes or plaques will be reviewed for materials, design features and nighttime lighting.

**P. Temporary Signs.** Temporary signs, as defined in Section 10.42.030 (Sign Definitions), must be approved by the Community Development Director and are subject to the following guidelines:

1. The Historic Landmarks Board and Planning Commission may approve the location, supporting brackets and general banner design of signs for changing events. The Community Development Director may approve subsequent or periodic changes.
2. Temporary signs announcing retail sales will be reviewed for compatibility with the Historic District and are subject to the following:
  - a. Size: 3 square feet.
  - b. Letters: 6" in height.
  - c. Aggregate area of all temporary signs on a business tenant frontage: 10% of display window area.
  - d. Illuminated, luminescent and fluorescent signs strongly discouraged.
3. Temporary real estate sale or lease information and construction, alteration and repair signs shall be reviewed for compatibility with the Historic overlay district and are subject to the following:
  - a. Size: 3 square feet.
  - b. Letters: 3" in height.
  - c. Aggregate area of temporary signs on business frontage: 6 square feet.
  - d. Illuminated, luminescent and fluorescent signs discouraged.
4. The number and duration of temporary signs shall be at the discretion of the Community Development Director, subject to the following:
  - a. Duration: No greater than 30 days.
  - b. Frequency: No more than 4 times per year.
  - c. Period of at least 30 days between any of four display periods, unless waived by the Community Development Director.

**Q. Special Signs.** Creative signs that do not fit within another identified category may be allowed, subject to the following guidelines:

1. Moveable signs require Historic Landmarks Board and Planning Commission approval prior to initial use.
2. Review by the Planning Commission and Historic Landmarks Board shall consider appropriateness to and compatibility with the Historic District.
3. Special signs shall only be approved if the Historic Landmarks Board and Planning Commission can make one or more of the following findings:

- a. Proposal contributes to the vitality of the Historic District.
  - b. Proposed sign provides a better visual building and signage relationship for a difficult building or location.
  - c. Proposal maintains a size and character appropriate to the pedestrian scale of the Historic District.
4. Special signs shall be creative and unique to the business, location, building architecture or neighborhood character.

#### **10.42.080 Administrative Sign Permits**

- A. Applicability.** The following sign applications are subject to the applicable sign standards and may be administratively reviewed and approved by the Community Development Director, or her/his designee, provided that such signs are not located within any historic district or upon any property or structure listed on the local register:
1. Text replacement of existing approved signs where a business has changed ownership or use provided that the size, color, and location of the sign does not change.
  2. In the CN, CR, CC, and CW districts, signs which do not exceed six (6) square feet in area in the aggregate of permanent signs for a business and have no internal illumination.
  3. In the SC, W, and I districts, signs which do not exceed twenty (20) square feet in area in the aggregate of permanent signs for a business and have no internal illumination.
- B. Procedure and Required Information.** An application for administrative sign permit shall be filed in accordance with Section Sections 10.42.090.D (Submittal Requirements).
- C. Findings and Determination.** The Community Development Director, or her/his designee, shall determine whether the proposed sign is consistent with the standards (Section 10.42.060, Sign and Awning Standards) and Findings of Approval (Section 10.42.090.E) of this Chapter. A written determination shall be provided within ten (10) days after the initial submittal.
- D. Conditions of Approval.** In addition to the conditions specified in Section 10.50.090 (Recommended Conditions of Approval) the Community Development Director may impose additional conditions as necessary to assure compliance with the Standards specified in Section 10.42.060 (Sign and Awning Standards.)
- E. Appeal.** Administrative Sign Permit decisions may be appealed to the Planning Commission within ten (10) days of the decision date. Appeals must be submitted in writing and shall be processed in accordance with Chapter 10.84 (Appeals).
- F. Effective Date.** Community Development Director, or her/his designee, decisions of approval or denial of Administrative Sign Permit applications shall become final ten (10) days after date of decision, unless an appeal has been filed.