



## CITY OF SAUSALITO PLANNING DIVISION MEMORANDUM

Date: November 30, 2011  
To: Historic Landmarks Board (HLB)  
From: Heidi Burns, Associate Planner  
Subject: **739 Bridgeway (AKA Copita) (APN: 065-071-27)**  
**HLB Study Session Memo #2**

The applicant, Austin Riley with Arcanum Architecture, on behalf of tenant Larry Mindel, is requesting a Design Review Permit to allow for façade modifications to the former restaurant known as Piccolo Teatro located at 739 Bridgeway.

### Purpose of Review

The purpose of the study session review is to conduct a second study session review of the proposed project prior to scheduling a joint HLB-Planning Commission meeting.

### Background

The HLB conducted a study session of the proposed exterior modifications to the building at 739 Bridgeway (formerly known as Piccolo Teatro). The original building was constructed in the early 1900's (1910-1920). The applicant was proposing tenant improvements and exterior modifications to accommodate a new restaurant. The project proposed consisted of the following:

- ✓ Installation of new pavers.
- ✓ Installation of a new decorative railing at the existing exterior seating area. The railing will be painted Deep Indigo (Benjamin Moore, Semi-Gloss).
- ✓ Installation of a new awning. The color of the awning is red.
- ✓ Installation of new business identification signage. The sign information will be provided at the meeting.
- ✓ Paint the façade of the tenant storefront. The exterior paint color is Bistro Blue (Benjamin Moore, Flat).

The HLB identified concerns regarding the proposed paint colors, outdoor dining barrier railing, landscaping, and tiles. The primary concern regarding the aforementioned design elements was how the project would be compatible with the Downtown Historic Overlay Zoning District. Other more specific concerns were as follows:

1. Paint Colors: The applicant should consider toning down the proposed blue paint color to include more grey tones to better relate to the existing building. A photosimulation should also be submitted in order to see how the proposed paint color will blend with the existing building.
2. Railing: The applicant should describe how and why the railings are compatible with the District. There are no other metal railing barriers located in the Downtown Historic Overlay Zoning District.
3. Tiles: The applicant should describe how and why the railings are compatible with the District. The HLB is concerned that the proposed tiles within the Bridgeway public right-of-way would be precedent setting since there are no other businesses with outdoor seating in the Downtown Historic Overlay Zoning District that have a

different treatment other than the concrete sidewalk standard. Similar to the railing issue.

4. Signage: The applicant should consider submitting the sign application as part of the Design Review Permit application for the exterior modifications to the building.
5. Landscaping: The applicant should reconsider the intent/purpose of the plantings, in addition to how the plantings will look like during the seasons. The rendering prepared for the project shows flowering plantings, however based on Sausalito's climate, the flowers may not bloom throughout the year.

The HLB did support the location of awning.

In response to the HLB's comments, the applicant has revised the scope of the project to include the removal of the previously proposed tile, the removal of the previously proposed metal railing, installation on new planters, and a more detailed planting plan.

The applicant is finalizing the plans and will provide the necessary information at the November 30<sup>th</sup> meeting.

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