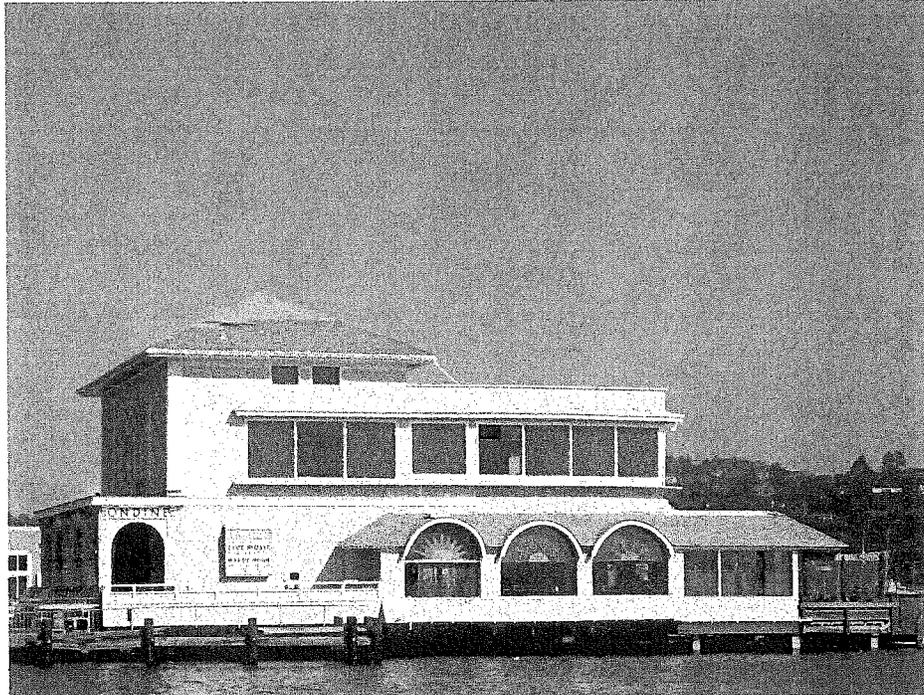


SITE PHOTOGRAPHS for ONDINE RESTAURANT
558 BRIDGEWAY
APN: 065-172-12, 13, 15



Looking north from waterfront sidewalk

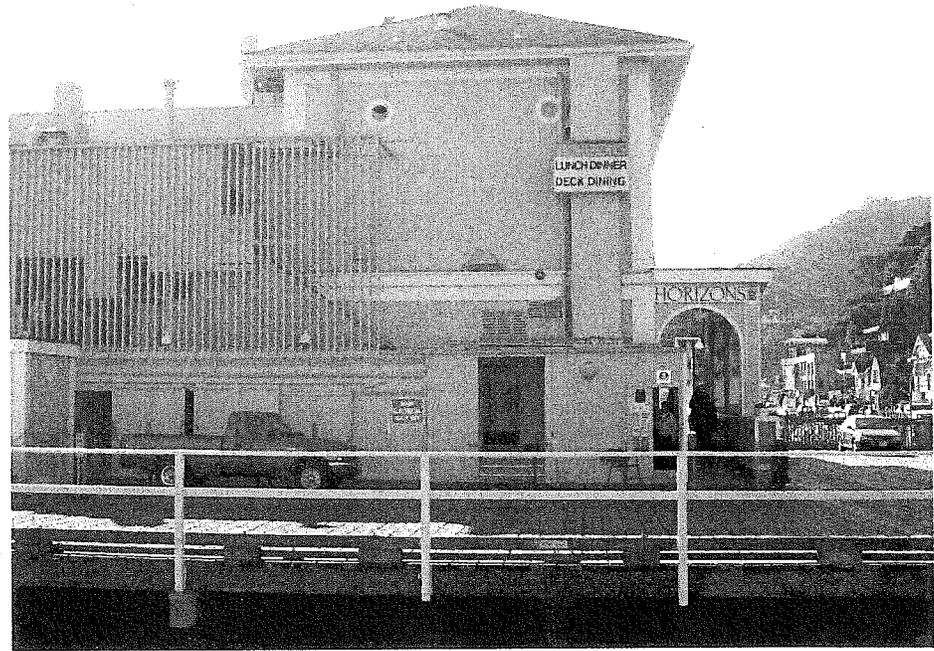


Looking west from floating dock at rear

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SITE PHOTOGRAPHS for ONDINE RESTAURANT
558 BRIDGEWAY
APN: 065-172-12, 13, 15



Looking south from Scoma's



Looking east from Bridgeway (front façade)

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COLOR BOARD for ONDINE/ TRIDENT RESTAURANT

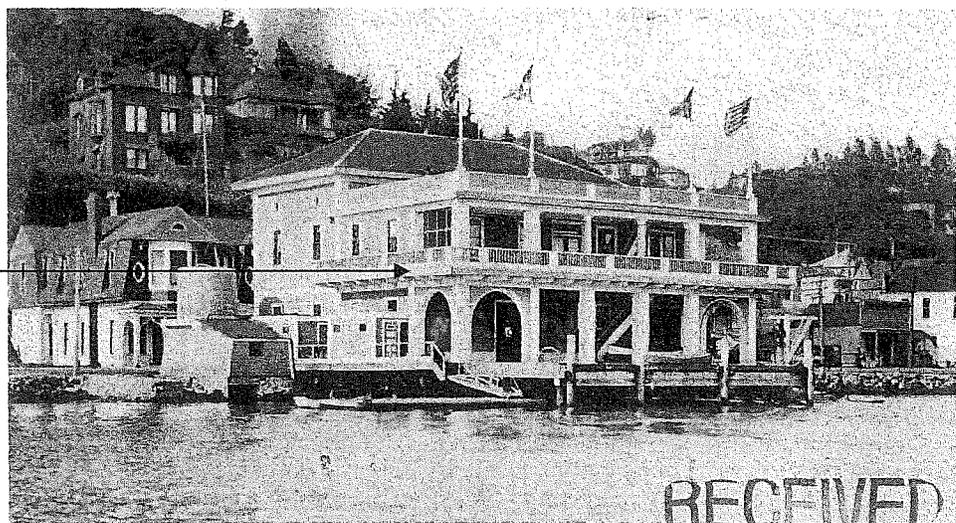
558 BRIDGEWAY

APN: 065-172-12, 13, 15

New exterior deck railing and wood trim will be painted to match this existing trim color.



Historic photograph showing original 2nd floor deck.

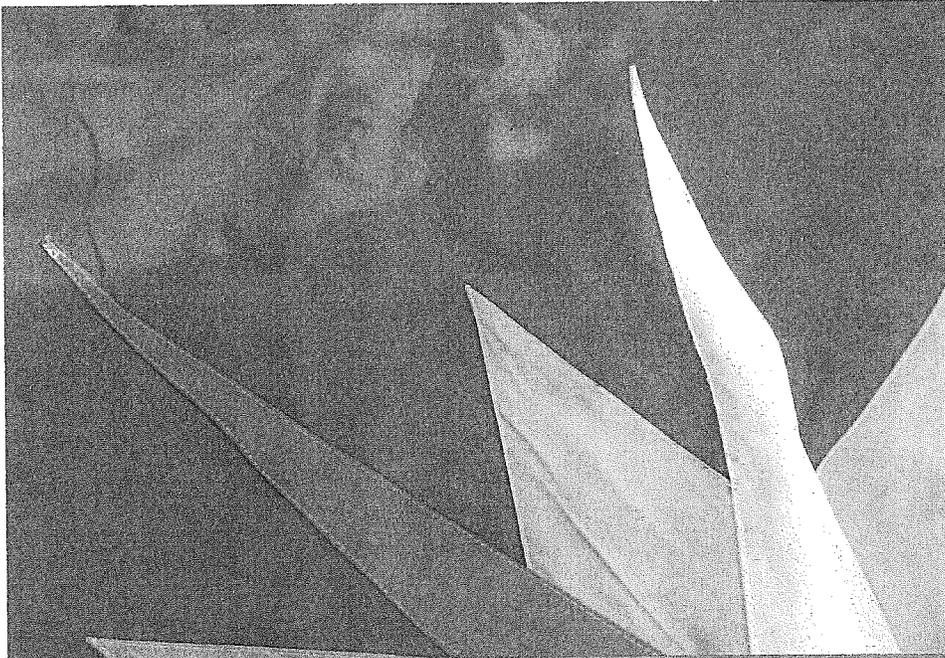


666 Bridgeway, Sausalito, CA 94965 tel: 415/332-0297 fax: 415/332-8869 email: don@dkoarchitects.com

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SITE PHOTOGRAPHS for ONDINE RESTAURANT
558 BRIDGEWAY
APN: 065-172-12, 13, 15

Existing Canopy to be reused @ Fixed Pergola



Existing Canopy to be reused @ fixed Pergola



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CITY OF SAUSALITO
COMMUNITY DEVELOPMENT

EXHIBIT F
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**SAUSALITO PLANNING COMMISSION
RESOLUTION NO. 2009-01**

**RESOLUTION OF THE PLANNING COMMISSION AND HISTORIC LANDMARKS
BOARD APPROVING A DESIGN REVIEW PERMIT FOR AN UPPER LEVEL
OUTDOOR DINING DECK LOCATED AT 558 BRIDGEWAY
DR 08-023**

WHEREAS, an application has been filed by the applicant, Don Olsen, on behalf of property owner View Restaurants, LLC, requesting Planning Commission and Historic Landmarks Board approval of a Design Review Permit for an upper level outdoor dining deck located at 558 Bridgeway (APNs: 065-172-12,-13,-15); and

WHEREAS, the Planning Commission and Historic Landmarks Board conducted a duly noticed public hearing on January 14, 2009, at which time all interested persons were given an opportunity to be heard; and

WHEREAS, the Planning Commission and Historic Landmarks Board find that the proposed project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15301(e) of the CEQA Guidelines; and

WHEREAS, the Planning Commission and Historic Landmarks Board reviewed and considered the project plans titled "Ondine Restaurant" and date stamped January 5, 2009; and

WHEREAS, the Planning Commission and Historic Landmarks Board received and considered oral and written testimony on the subject application; and

WHEREAS, the Planning Commission and Historic Landmarks Board reviewed and considered the information contained in the staff report for the proposed project; and

WHEREAS the Planning Commission and Historic Landmarks Board find that, as conditioned herein and with the Planning Commission's concurrent approval of Minor Use Permit MUP 08-023 to allow outdoor seating with a 40-person capacity, the proposed project complies with the requirements of the Zoning Ordinance as described in the staff report; and

WHEREAS, the Planning Commission and Historic Landmarks Board find that, as conditioned herein, the proposed project complies with the General Plan as described in the staff report.

**NOW, THEREFORE, THE PLANNING COMMISSION AND HISTORIC LANDMARKS BOARD
HEREBY RESOLVE AS FOLLOWS:**

Design Review Permit 08-023 for renovation of the buildings located at 558 Bridgeway is approved based upon the findings provided in Attachment 1, and subject to the conditions of approval provided in Attachment 2. The project plans are provided in Attachment 3.

RESOLUTION PASSED AND ADOPTED, at the regular meeting of the Planning Commission and Historic Landmarks Board on the 14th day of January, 2009, by the following vote:

AYES: Keegin, Cox, Stout, Bair, Keller
NOES:
ABSENT:
ABSTAIN:



Jeremy Graves
Secretary to the Planning Commission

AYES: Paul, Nichols, Chramosta, Theodores
NOES:
ABSENT:
ABSTAIN:



Brad Paul
Secretary to the Historic Landmarks Board

Attachments:

- 1- Findings
- 2- Conditions of Approval
- 3- Project plans entitled "Ondine Restaurant" date stamped January 5, 2009

I:\CDD\PROJECTS - ADDRESS\A-B\Bridgeway 558\DR MUP 08-023\bridgeway 558 pc&hlb approved dr reso 1-14-08.doc

PLANNING COMMISSION and HISTORIC LANDMARKS RESOLUTION
JANUARY 14, 2009
DR 08-023
558 BRIDGEWAY

ATTACHMENT 1: FINDINGS

DESIGN REVIEW FINDINGS

Pursuant to Zoning Ordinance Section 10.54 (Design Review Procedures), the Planning Commission and Historic Landmarks Board find:

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

The project is consistent with General Plan policies, including those related to maintaining the historic character of the downtown, enhancing economic diversity, and maintaining the integrity of historic structures.

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

The project will enhance the existing structure by bringing the building in closer conformance with its historic character through the addition of an upper level exterior dining deck.

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

The project will restore the structure to be cohesive with the Downtown Historic District. The proposed improvements to the structure will not significantly alter the scale of the existing buildings, which are historically representative of the scale of Downtown structures.

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

A three-foot ten-inch railing is proposed along the edge of the existing roof of the lower story. The railing will not impact views from public or private property.

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

The proposed project is not located on a ridgeline to create such impacts.

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

The project does not propose any additional landscaping, and therefore this finding is not applicable.

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

The proposed project does not adversely affect the design and location of the existing building on the site, and thus will not affect light and air for adjacent properties.

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

The proposed project does not include mechanical equipment or chimneys. Exterior lighting is subject to the standard condition that all exterior lighting be shaded and downward facing.

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

The northern and southern lots on either side of the subject lot are vacant and the proposed deck is located at the rear of the building and faces the water. Therefore, the proposed deck is configured appropriately to provide a reasonable level of privacy to the site and adjacent properties.

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

The project proposes new double doors, a ramp and a set of stairs leading from the existing upstairs dining area to the dining area to access the proposed dining deck

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

The proposed project does not impact existing natural features on the site.

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

The project is not subject to Heightened [Design] Review Requirements.

HISTORIC OVERLAY DISTRICT FINDINGS

Pursuant to Sausalito Zoning Ordinance Section 10.46 (Historic Overlay District), the Planning Commission and Historic Landmarks Board find:

1. The proposed new construction or alteration is compatible with the architectural and historical features of the structure and/or district.

The project proposes the addition to an existing historic structure. The proposed dining deck would be constructed similarly to an upper floor dining deck that existed on the structure in the early 20th century.

2. The historical context of the original structure or district has been considered during the development and review of the proposal.

The structure is included in the Downtown Historic District and is one of the older buildings in Sausalito. Due to its age and inclusion in the Downtown Historic District the structure is unique and an irreplaceable asset to the City and its neighborhoods. The historical context of the original structure has been considered as the proposal is for a dining deck would be constructed similarly to an upper floor dining deck that existed on the structure in the early 20th century.

3. The criteria for listing the structure or site on the local register does not apply, or the Historic overlay district will not be affected by the new construction or alterations.

The proposed alternation brings the structure closer in alignment with its original historic appearance.

4. The State Historic Building Code is being applied to minimize alterations to the original historic structure.

The State Historic Building Code was reviewed to consider the proposed addition of the dining deck and found to not apply to the project.

5. The Secretary of Interior Standards for Treatment of Historic Properties have been used to review and consider the new construction and proposed alterations.

The Secretary of Interior Standards for Treatment of Historic Properties were reviewed to consider the proposed addition of the dining deck and found to not apply to the project.

6. Alternative uses and configurations have been considered as part of the Design Review process.

The location of the upper level dining deck was dictated by the location of an upper level dining deck in the early 20th Century. The intent of the design is to replicate the design of this previous dining deck. An alternative configuration of the deck would be inconsistent with the historical context of the original structure. Therefore, this finding does not apply.

7. Findings specified by Chapter 10.54 (Design Review Procedures) can be made.

The Design Review Findings can be favorably made, as discussed in the findings above.

8. The proposed new construction or alteration will be compatible with and help achieve the purposes of the Historic Overlay District (Chapter 10.28.040.A).

The restoration will be compatible with the purposes of the Historic Overlay District, as described below.

- To promote the conservation, preservation, and enhancement of the historic or architecturally significant structures and sites that form an important link to Sausalito's past;

The proposed improvement will add on to a historical building to resemble the structure's early historical development. The addition of the dining deck will alter the building to more closely conform to its historic character.

- To deter demolition, destruction, alteration, misuse or neglect of historic or architecturally significant buildings;

The project proposes to add on to a historical building to resemble the structure's early historical development and is designed with historical integrity in mind.

- To stimulate the economic health and quality of the community and stabilize and enhance the value of property;

The proposed improvements will enhance the aesthetics of the structure thereby contributing to the value of the property.

- To encourage development tailored to the character and significance of the historic district through sign and design review standards;

This project requires a Design Review Permit, approved by the Planning Commission and Historic Landmarks Board. In addition, any sign permits must comply with the requirements for signs in the Historic Overlay District in accordance with Section 10.42.070 of the Zoning Ordinance.

- To provide review of projects located in the Historic overlay district by the Historic Landmarks Board;

This project was reviewed by the Historic Landmarks Board at a joint meeting with the Planning Commission.

- To encourage the protection and reuse of structures, sites and areas that provide significant examples of the past or that are landmarks in the history of architecture;

The structure is one of the older buildings in Sausalito and was once used as the San Francisco Yacht Club. As the proposal is to add a dining deck similar to an original dining deck, the project will provide for the continued use of the structure while bringing it into closer conformance to its historic character.

- To preserve structures that are unique and irreplaceable assets to the city and its neighborhoods; and

The structure is included in the Downtown Historic District and is one of the older buildings in Sausalito. Due to its age and inclusion in the Downtown Historic District the structure is unique and an irreplaceable asset to the City and its neighborhoods.

- To provide appropriate settings and environments for historic structures.

The structure is located in the Downtown Historic District, which is an appropriate setting for the building.

PLANNING COMMISSION and HISTORIC LANDMARKS RESOLUTION
JANUARY 14, 2009
DR 08-023
558 BRIDGEWAY

ATTACHMENT 2: CONDITIONS OF APPROVAL

These conditions of approval apply to the project plans and materials prepared by Donald Olsen Associates Architects entitled "Ondine Restaurant" and date stamped January 5, 2009:

1. The applicant shall notify businesses, residents, and property owners located within 300 feet of the project site at least thirty (30) days prior to the start of on-site construction activities. The applicant shall use the private parking lot across from the project site for the parking of construction-related vehicles. The public sidewalk in front of the project site shall be open to the public at all times. No more than one construction vehicle shall be parked in the street at a time.
2. Within fifteen (15) days following approval of this permit the property owner shall either remove the two unpermitted signs which advertise "Live Music Fri. 8PM Sun. 4PM" on the north and south elevations of the building or submit applications for sign permits to the Community Development Department.

Prior to issuance of a building permit:

3. The sewer lateral(s) shall be video inspected and repairs performed. Concurrent with this inspection an assessment of grease trap needs shall be made subject to review and approval by the City Engineer or designee. Deficiencies found shall be corrected concurrent with lateral repairs.
4. The applicant or designee shall prepare a parking and staging plan subject to the review and approval of the City Engineer. Special parking privileges in the vicinity for construction activities shall be minimized.
5. The applicant or designee shall submit a foundation assessment subject to review by the City Engineer. The assessment may be subject peer review to determine whether the foundation condition is adequate for current and proposed uses. Deficiencies found shall be corrected concurrent with deck construction.
6. The property owner is required to underground all utilities to the buildings on the property prior occupancy of the buildings or tenant spaces.
7. The placement of the construction materials, debris boxes, equipment, and vehicles shall be subject to review and approval by the City Engineer, shall be placed to minimize obstruction of roads and gutters, shall be maintained in a clean and safe condition, and shall not be maintained in a manner that becomes a nuisance to the neighborhood.
8. In the event that any condition imposing a fee, exaction, dedication or other mitigation measure is challenged by the project sponsors in an action filed in a court of law or threatened to be filed therein which action is brought within the time period provided by law,

this approval shall be suspended pending dismissal or final resolution of such action. If any condition is invalidated by a court of law, the entire project shall be reviewed by the City and substitute conditions may be imposed.

9. The applicant shall indemnify the City for any and all costs, including without limitation attorneys' fees, in defending this project or any portion of this project and shall reimburse the City for any costs incurred by the City's defense of the approval of the project.
10. These conditions of approval shall be listed on the construction drawings.
11. Prior to issuance of a building permit the property owner shall provide evidence that the floating dock on the east side of the structure at 558 Bridgeway is in full compliance with all applicable City lease conditions, and: (a) is permitted by all applicable state, regional and local agencies; or (b) submit an application with the Community Development Department for approval of the floating dock.
12. Prior to issuance of a building permit the property owner shall provide the Community Development Department with proof of compliance with Resolution No. 1998-21 including Condition of Approval 13 requiring provisions for a public restroom. Signage shall be installed indicating the availability of the on-site public restroom.

Advisory Notes:

Advisory notes are provided to inform the applicant of (a) Sausalito Municipal Code requirements, or (b) requirements imposed by other agencies. The advisory notes are not a part of the Conditions of Approval.

1. This approval will expire in five (5) years from the date of adoption of this resolution if the property owner has not exercised the entitlements hereby granted.
2. The construction drawings are subject to the review and approval of the Southern Marin Fire Protection District.
3. Pursuant to Ordinance 1143, the operation of construction, demolition, excavation, alteration, or repair devices within all residential areas or within a 500 foot radius of residential zones shall be limited to the following hours:
 - a. Weekdays – Between 8 a.m. and 7 p.m.
 - b. Saturdays – Between 9 a.m. and 5 p.m.
 - c. Holidays – Between 9 a.m. and 7 p.m.

Such operation is prohibited on Sundays except by a homeowner residing on the property. Such work shall be limited to 9 a.m. to 7 p.m.

4. Dumping of residues from washing of painting tools, concrete trucks and pumps, rock, sand, dirt, agricultural waste, or any other materials discharged into the City storm drain system that is not composed entirely of storm water is prohibited pursuant to Sausalito Municipal Code (SMC) Chapter 11.17. Liability for any such discharge shall be the responsibility of person(s) causing or responsible for the discharge. Violations constitute a misdemeanor in accordance with SMC Section 11.17.060.B.

5. No alternative or unrelated construction, site improvements, tree removal and/or alteration, exterior alterations and/or interior alterations and/or renovations not specified in the project plans, or alterations approved by the Community Development Director, shall be performed on the project site. In such cases, this approval shall be rendered null and void unless approved by the Community Development Department or the Planning Commission as a modification to this approval.
6. In accordance with Ordinance No. 1160, the applicant shall pay any and all City costs arising out of or concerning the proposed project, including without limitation, permit fees, attorneys' fees, engineering fees, license fees and taxes, whether incurred prior to or subsequent to the date of this approval. Applicant acknowledges and agrees that City's costs shall be reimbursed prior to this approval becoming valid.
7. An approval granted by the Planning Commission does not constitute a building permit or authorization to begin any construction. An appropriate permit issued by the Building Division must be obtained prior to constructing, enlarging, moving, converting, or demolishing any building or structure within the City.
8. This approval does not authorize the installation of any signage not indicated on the approved plans or exterior lighting. A request for approval for lighting and signage shall be forwarded to the Community Development Department if the applicant would like pursue such approvals.

PLANNING COMMISSION and HISTORIC LANDMARKS RESOLUTION
JANUARY 14, 2009
DR 08-023
558 BRIDGEWAY

ATTACHMENT 3: PROJECT PLANS

558 Bridgeway, Sausalito, CA 94965 Tel: 415.332.0207 Fax: 415.332.8859 Email: don@ondine.com
 558 BRIDGEWAY, SAUSALITO, CA 94965
 A P.N. 065-172-12, 13, 15
 558 BRIDGEWAY
 SAUSALITO, CA 94965
 A.P.N. 065-172-12, 13, 15
 ONDINE RESTAURANT

558 BRIDGEWAY
 SAUSALITO, CA 94965
 A.P.N. 065-172-12, 13, 15
 ONDINE RESTAURANT

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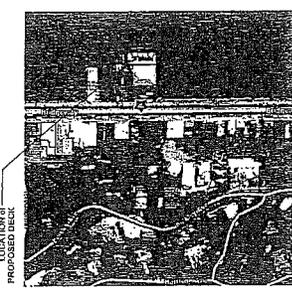
A0.0
 January 5, 2009

OWNER
 View Restaurants LLC
 P.O. Box 2880
 Sausalito, CA 94965
 Tel: 415.331.1398

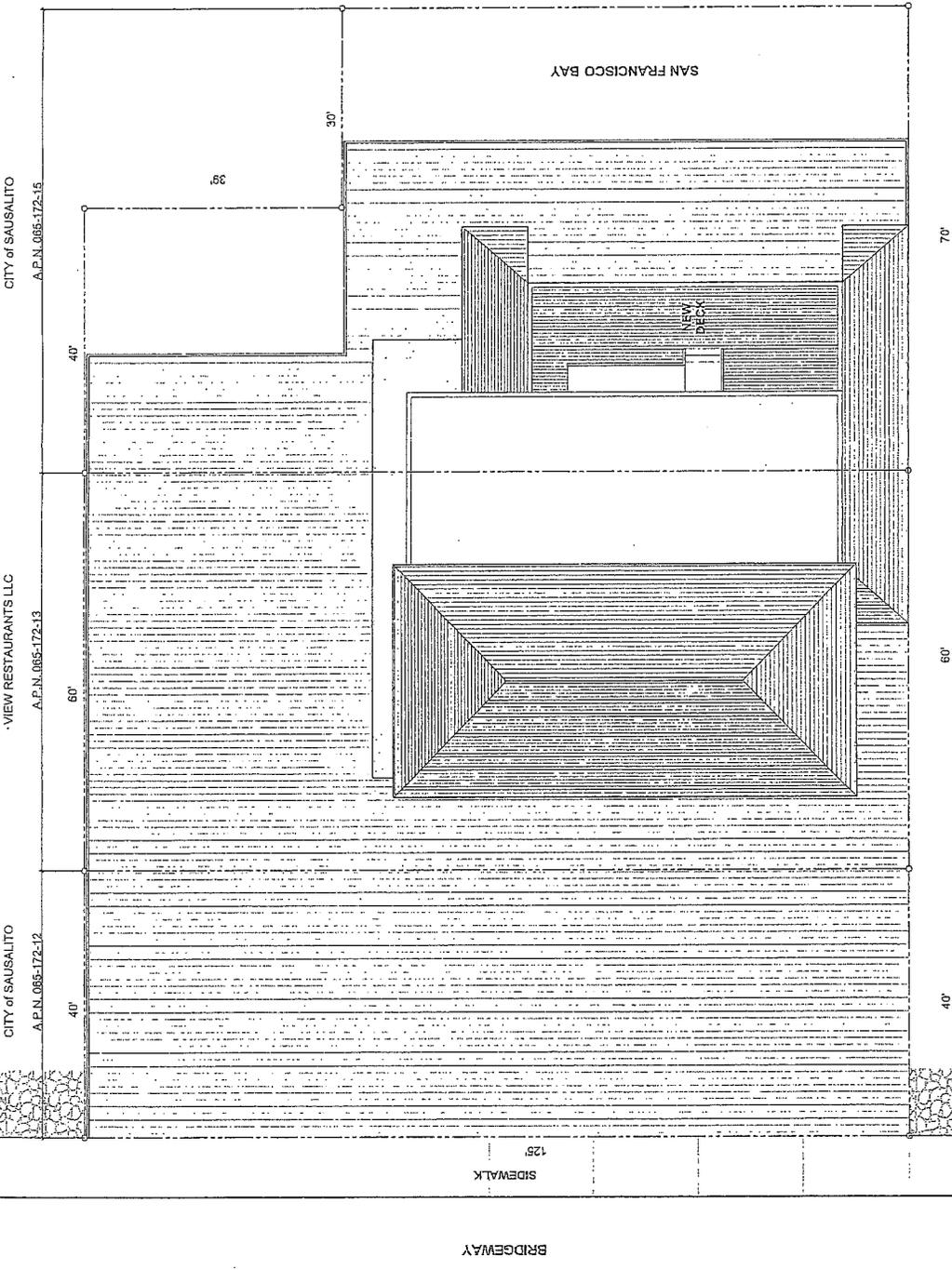
ARCHITECT
 Don Chen, AIA and Associates
 666 Bridgeway, Sausalito, CA 94965
 Tel: 415.332.8859
 Fax: 415.332.8859

PROJECT INFORMATION
 DESCRIPTION: Addition of new vapor story exterior deck.

SHEET INDEX
 A1.0 Project Information, Site Plan, Sheet Index, & Vicinity Map
 A1.1 Floor Plans
 A2.0 Elevations
 A2.1 Elevations



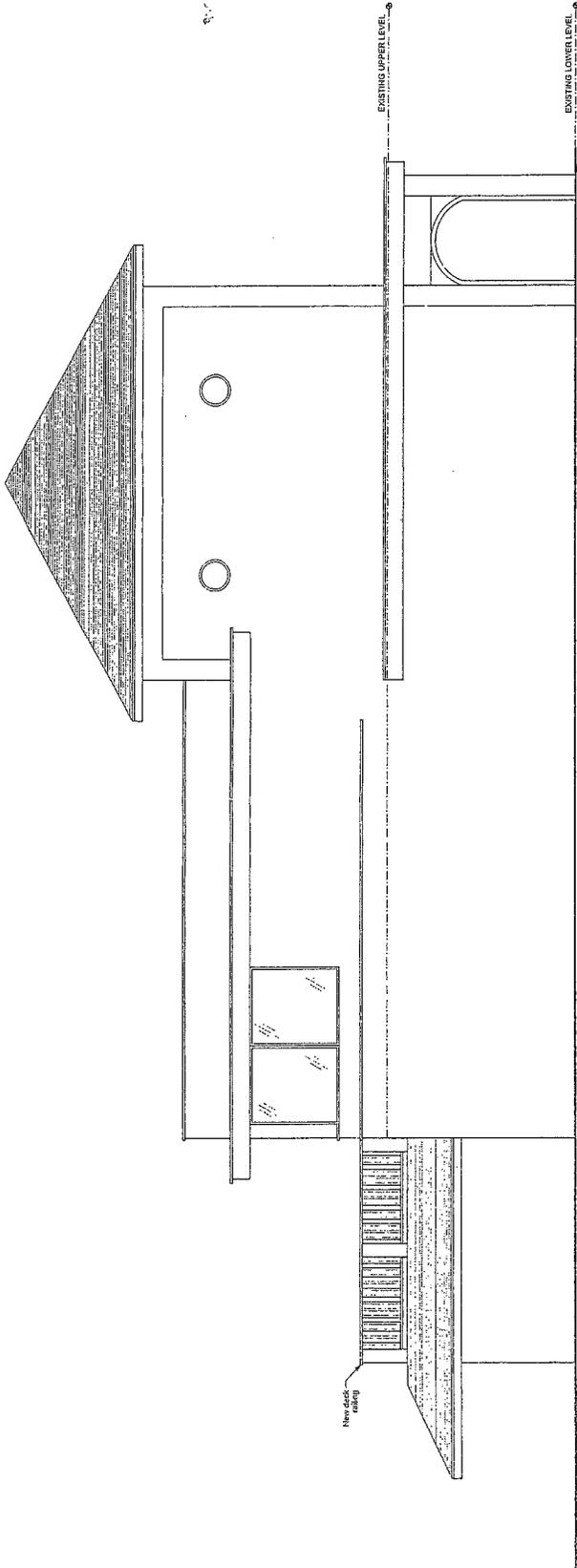
VICINITY MAP



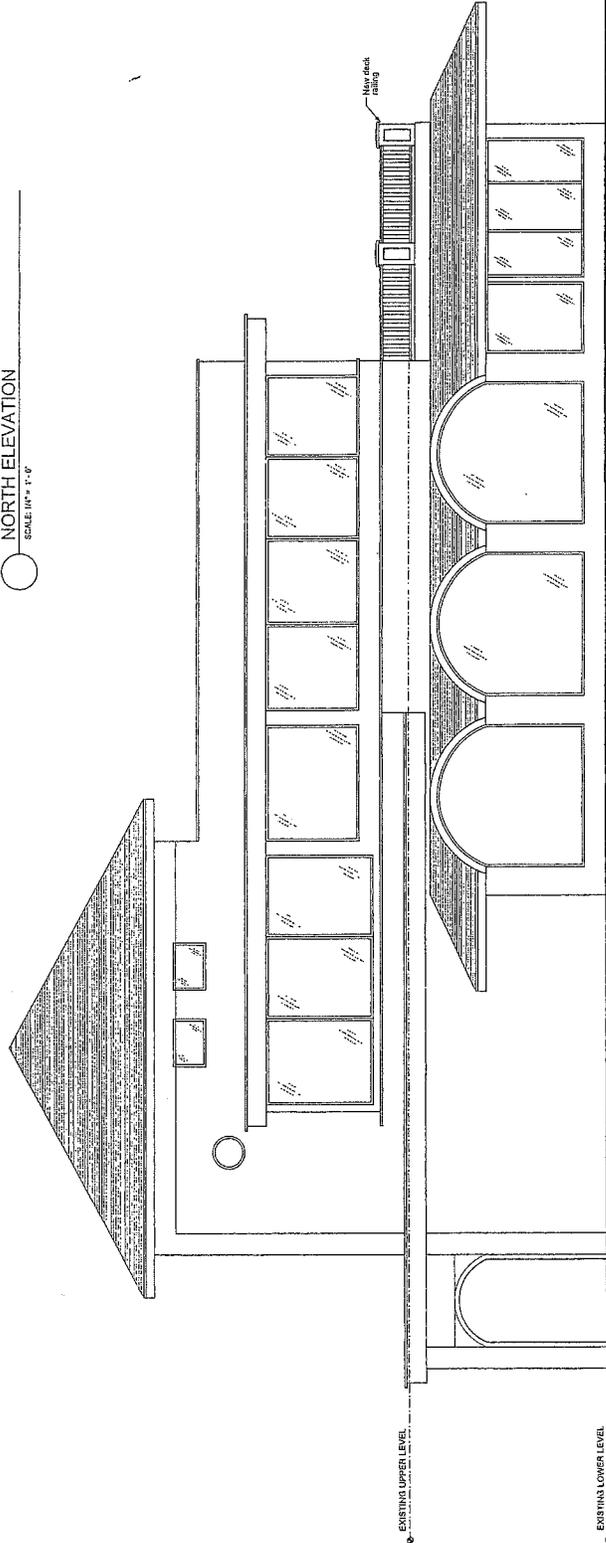
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 JAN - 5 2009
 CITY OF SAUSALITO
 COMMUNITY DEVELOPMENT DEPT



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



NORTH ELEVATION
 SCALE: 1/4" = 1'-0"



PARTIAL SOUTH ELEVATION
 SCALE: 1/4" = 1'-0"

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D O N A L D O L S E N
A R C H I T E C T & A S S O C I A T E S

December 19, 2011

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

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DEC 19 2011

CITY OF SAUSALITO
COMMUNITY DEVELOPMENT

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 North, East & South Elevations @ the existing atrium space. The specifics regarding the modification will point to 4 changes veering from the original approved Design review application on January 2009.

1. The first change to the existing restaurant is to take the new exterior dining deck at Ondines and continue the layout around the building to the south, staying within the existing footprint of the lower floor dining area and hipped roof above.
 - a. The surface of the deck is to be a shade of cool grey (non-reflective) in color. This surface is to be a stone ashlar material that will be laid in an ashlar pattern.
 - b. The deck railing and trim details will match the same color as the existing trim (Benjamin Moore - White). The illuminated interior deck panels on the guardrail columns will be white to match the trim and will expose a soft luminance when the dining deck is in use during the night hours of operation.
2. The second changes was to take out the 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 3 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.
 - a. The glazing trim color will match the existing trim color (Benjamin Moore – white).
 - b. The siding at the new walls will be painted to match the existing façade color (Benjamin Moore – Gray Cloud)
3. The third addition to the overall concept was the inclusion of a pergola system which will hold all the exterior elements within the framework of the pergola structure; existing lighting, heaters and canopies will be positioned within the beams so that their visual impact will be reduced. The existing canopies will be secured to a mechanical system that will remotely retract or expose the canopies. The re-used canopies have been a piece of the exterior motif since the late 80's and if they do not fit within the framework of the new pergola system, the canopies will be re-tailored to work within the set dimensions. See supplied pictures for colors.
4. The last element will be to conform to the signage requirements and eliminate the non-conforming signage with a sign that will be a creative sign design element. This signage is to use "Burton's Nightmare" font for the characters and the larger characters are a derivative of the specific "Burton's Nightmare" font. The material used for the letters will be 3/16" plate steel, the steel will be powder coated matte black. The new signage will be lit with two sign lights extending from the façade with gooseneck arms and a drop down light. The fully assembled lighting fixture will be powder coated to match the (Benjamin Moore – White) paint color as to blend in with the existing / new trim color of the building.

Regards,

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

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

Page 1 of 1

EXHIBIT H
(1 PAGE)

ITEM NO. 2 PAGE 79

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DEC 19 2011

CITY OF SAUSALITO
COMMUNITY DEVELOPMENT

December 19, 2011

Lilly Schinsing
City of Sausalito
420 Litho Street
Sausalito, CA 94965

Dear Lilly:

Please note that there are 66 valet parking space on the site of the restaurant located at 558 Bridgeway.

In addition the two restaurants maintain a "right to park" an additional 62 cars located on a private lot across the street adjacent to the 615 Bridgeway building.

Sincerely,



Bob Freeman
Ondines
558 Bridgeway
Sausalito, CA 94965

EXHIBIT I
(1 PAGE)

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DEC 19 2011

CITY OF SAUSALITO
COMMUNITY DEVELOPMENT

December 19, 2011

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

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

Lilly,

Attached below are the responses to my findings:

10.68.050 Findings

The granting authority (Zoning Administrator or Planning Commission, as applicable) may approve or conditionally approve a variance only if the following findings can be made, as established by California Governemnt Code 65906.

A. There are exceptional or extraordinary circumstances or conditions applying to the property involved or to the intended use of the property, that do not apply generally to other property or uses in the same district.

The exceptional condition regarding the renovations within the existing building envelope at 558 Bridgeway at the southern side yard setback is the fact that the building envelope is already encroaching into the sideyard set back from variances granted in years past to enclose portions of the exterior dining veranda deck. As stated in the General Plan: "Program LU-1.18.5: Additions to Non-Conforming Structures – Amend the zoning ordinance to allow additions to non-conforming structures so long as the specific non-conformity is not exacerbated." Furthermore there are only two businesses (restaurants) that fall within the zoning district, both of which are on the Bridgeway water front with no neighbors directly adjacent. There is 100+ feet of open space on all sides of existing structures and, with that being said, what makes this unique is that the true intent of a required setback is to allow for building separation that would otherwise have none because of density. Ultimately there will be no exacerbating of the conditions; we are only utilizing the existing building envelope to recreate a prominent historic feature of the original yacht club structure.

B. Owing to such exceptional or extraordinary circumstances the literal enforcement of the provisions of the Title would result in practical difficulty or unnecessary hardship.

A historic hardship would be created within this variance because it will allow the structures overall makeup to revive an historic feature by then gaining more historic value, within a historically recognized building, with the proposed details and veranda as it once stood in the early 1900's. The overall roof elements of the structure as it stands are the hardship, holding us within those elements would not allow us to recreate an overall appearance that speaks to the original design and intent of the second story veranda.

C. Such variance is necessary for the preservation of a substantial property right of the petitioner, possessed by other property in the same district.

The building envelope already exists within the setback achieved by past variances which allowed the past tenant to build within the setbacks which enclosed a portion of the exterior dining deck at that specific time.

EXHIBIT J
(2 PAGES)

- D. **The granting of such variance will not be materially detrimental to the public welfare of injurious to the property or improvement in the vicinity or in the district in which the subject property is located.**

The granting of the variance will not be materially detrimental to the public or injurious to the property, if anything it will improve the overall public image of the recognized "historic building" at 558 Bridgeway. Approval of this variance will allow the building to take on characteristics that will bring back the historical values of the overall building back while preserving the appearance of the old yacht club structure.

- E. **The granting of the variance will not constitute a grant of special privilege inconsistent with the limitation on other properties classified in the same zoning district.**

The granting of the variance will not give a special privilege to the property owner because there is already a building envelope within the sideyard setback in which the desired effect will be to renovate above the existing roof structure. The renovations bring back a very important element, the second story veranda, which was utilized in the original building.

- F. **The granting of such variance will be in harmony with the general purpose and intent of this title and the general plan.**

The granting of the variance is the root of creating harmony within the structure. This new feature built within the existing building envelope and allows us to create an outdoor veranda which is in speaking with the original yacht club detailing/ use on the second story veranda. Details will be consistent with the photos provided allowing this structure to develop a look that is consistent with the historic character of the building. Again, as stated in the General Plan:

"Program LU-1.18.5: Additions to Non-Conforming Structures – Amend the zoning ordinance to allow additions to non-conforming structures so long as the specific non-conformity is not exacerbated."

Regards,

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

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