

STAFF REPORT

SAUSALITO PLANNING COMMISSION/HISTORIC LANDMARKS BOARD

Project Trident and Ondine Restaurants/558 Bridgeway
Amendments to a Design Review Permit/Variance
DR/VA 12-198

Meeting Date August 22, 2012

Staff Lilly Schinsing, Associate Planner 

REQUESTS

Approval of amendments to a previously-approved **Design Review Permit** and **Variance** to allow for (1) modifications to the proposed upper level dining deck including the elimination of a portion of the approved southern upper dining deck and (2) accessibility and visibility improvements on the parking deck, including new guardrails, gates and entry planters at 558 Bridgeway.

PROJECT INFORMATION

Applicant Eric Long, Don Olsen Associates

Owners View Restaurants, LLC and the City of Sausalito

Location/Parcel Size 558 Bridgeway; APNs 065-172-12,-13,-15
17,580 square feet total (see **Exhibit B** for vicinity map)

General Plan Open Area

Zoning Open Area (OA) Zoning District
Downtown Historic Overlay Zoning District

Authority Exterior renovation, modification, or remodeling of any structure located within a City-designated historic district requires a Design Review Permit per Section 10.54.050.B.11 and Historic Design Review per Section 10.46.060 of the Zoning Ordinance.

A Variance is required for projections into required side yard setbacks greater than those allowed by Table 10.12-2 of the Zoning Ordinance.

Environmental Review The project consists of a minor alteration to an existing commercial building, thus the project is categorically exempt pursuant to Section 15301 (Existing Facilities) of the State California Environmental Quality Act Guidelines. Section 15301 specifically provides an exemption for the repair, maintenance, or minor alteration of existing private structures.

ROLE OF THE HISTORIC LANDMARKS BOARD AND PLANNING COMMISSION

Since the project is located in the Downtown Historic Overlay Zoning District, the Design Review Permit is under the authority of both the Planning Commission and the Historic Landmarks Board (HLB), and a joint hearing is required to review and act upon the Design Review Permit. As stated in Section 10.46.060, both the Planning Commission and the HLB have the authority to review the requested modifications to the Design Review Permit, and must favorably make the findings listed in Section 10.54.050.D to approve the Design Review Permit. As stated in Section 10.68.020, the

Planning Commission has the authority to review Variance request, and must favorably make the findings listed in Section 10.68.050 to approve the Variance.

PROJECT DESCRIPTION

BACKGROUND

- On **January 14, 2009** the Planning Commission and the Historic Landmarks Board approved a Design Review Permit for the addition of an exterior second floor exterior deck on the eastern portion of the building at 558 Bridgeway (see **Exhibit D** for Resolution No. 2009-01).
- On **January 4, 2012** the Planning Commission and Historic Landmarks Board approved modifications to the Design Review Permit and a Variance for the expansion of the second level deck to the southern portion of the building and a number of other modifications including the addition of a new staircase from the upper dining level to the lower dining level and eastern façade fenestration reconfigurations (see **Exhibit E** for Resolution No. 2012-01).
- On **April 11, 2012** the Planning Commission and Historic Landmarks Board approved modifications to the Design Review Permit to allow for a recessed doorway to access the lower level dining deck, lighting in the pergola system, a sliding door to access the upper level dining deck, modified signage, and the addition of aluminum half round gutters (see **Exhibit F** for Resolution 2012-09).

PROJECT DESCRIPTION

The proposed project consists of the following as shown in the project plans (see **Exhibit C** for the project plans, note that the set includes the proposed, approved January 2009, January 2012 and April 2012, and existing plans, and **Exhibit G** for the applicant's project description letter):

- ✓ Remove most of the approved upper level dining deck on the southern portion of the building. The dining deck would extend into the sideyard setback area but would not complete the southern leg of the dining deck as previously approved. The proposed design is an amalgamation of the 2009 and 2012 approved designs.
- ✓ Replace the guardrail around the parking deck with a steel guardrail.
- ✓ Install two wooden planters (18"x18") at the entrance to the parking deck (see **Exhibit H** for a photograph).
- ✓ Construct a new gate and wall between the public restrooms and the subject building.

The Historic Landmarks Board conducted a study session review of the requested upper dining deck modifications on July 27, 2012 and recommended that the project be considered at a joint Planning Commission and Historic Landmarks Board meeting.

PROJECT ANALYSIS

General Plan Consistency

To approve the proposed project the Planning Commission and HLB must determine that the project is consistent with all applicable General Plan policies. The site is located in an area designated as Central Commercial by the General Plan. The following policies and objective relevant to the project are as follows:

- ✓ *Policy LU-2.0 Promote and Enhance Commercial Economic Diversity. Promote and enhance economic viability of all commercial areas throughout the City, while continuing to recognize residential needs, by establishing distinct commercial districts that preserve the variety of uses serving residents and visitors.*
- ✓ *Policy LU-2.9. Downtown Historic Character: Protect the historical character of the Downtown area.*

The project consists of design elements, such as the modification of the new dining deck and existing parking deck of the previously-approved project which will not alter any significant design characteristics or character defining features associated with building located in the Downtown Historic District. Therefore, staff suggests the project will neither significantly alter the appearance on the building, nor have an adverse impact on the historical character of the downtown area. Additionally, the project is designed to enhance the existing uses of the site as two restaurant spaces. Therefore the enhancement of the building will attract customers and promote the establishment's economic viability as a local business that serves local residents, visitors, and workers in Sausalito.

Zoning Consistency

The project, as proposed, is consistent with the Site Development Standards for the Open Area (OA) Zoning District, as shown in the Project Summary Table below. The project does not propose to expand or otherwise alter the existing structure beyond the proposed improvements as discussed in the *Project Description* section of the Staff Report.

Project Summary Table

	Existing	Code	Proposed	Compliance
Parcel Area:	17,580	6,000 sq. ft.	No change	Yes
Setbacks:				
Front:	n/a	n/a	No change	Yes
Side:				
Right	0'	10'	No change	Yes ¹
Left:	50' ¹	10'	No change	Yes ¹
Rear:	14.6' ¹	20'	No change	Yes ¹
Building Coverage:	6,711 (38.2%)	1,758 sq. ft. max (10%)	No change	Yes ¹
Floor Area:	12,958 (0.737)	1,758 sq. ft. max (0.10)	No change	Yes ¹
Maximum Building Height:	42.7	32'	No change	Yes ¹

Historic Overlay Zoning District Consistency

To approve the proposed project, the Planning Commission and HLB must determine that the project is consistent with all applicable Historic Overlay District regulations. The site is located in the Downtown Historic Overlay Zoning District. Staff concludes that the project is consistent with the purpose and intent of the Downtown Historic Overlay Zoning District (Section 10.28.040.A) as described in the findings listed in the draft Resolution (see **Exhibit A**).

Design Review Permit

As stated above, the Planning Commission and Historic Landmarks Board have previously approved a Design Review Permit (Resolution No. 2009-01) and modifications to the Design Review Permit (Resolutions Nos. 2012-01 and 2012-09) allowing the construction of the upper level dining deck

¹ 1978 Variance legalized all non-conformities

above the atrium on the eastern and southern sides of the building, in addition to other modifications on the upper and lower dining area levels. The prior Design Review Permits continue to be valid provided the Conditions of Approval are met.

The project applicant is requesting the modification to the proposed upper level dining deck including the elimination of a portion of the proposed southern upper dining deck and accessibility and visibility improvements on the parking deck, including new guardrails, gates and entry planters. In order to approve or conditionally approve the modified Design Review Permit, the Planning Commission and HLB must determine that the project is in conformance with the findings listed in Section 10.54.050 (Design Review Findings) of the Zoning Ordinance, which includes the Historic Design Guidelines.

The following policies of the Historic Design Guidelines are relevant to the project:

✓ Additions to Commercial Properties, Policies 2.11, 2.12 and 2.13 (Page 16)

The Historic Design Guidelines provides guidance to ensure that changes to the Downtown Historic Overlay Zoning District's built environment will be sensitive to the community's historical legacy. Upon review of the Historic Design Guidelines relative to the project, the project is consistent with the Additions to Commercial Properties policies. Staff concludes the project is generally consistent with the requisite findings for the Design Review Permit can be made to approve the permit, as summarized in the following and in the findings listed in the draft Resolution (**Exhibit A**).

Dining Deck Compatibility.

If the Planning Commission and/or Historic Landmarks Board cannot find that the requested dining deck modifications are consistent with the requisite Design Review Permit findings there are several options. There may be additional opportunities for design enhancement which would incorporate elements of the previously-approved design into the requested modified dining deck.

- The southern extension of the dining deck could be pulled back to line up with the face of the upper level of the structure and the roofline redesigned to match the barrel eave overhang. The roofline would then become a continuation of the shed/barrel roof over the three windows on the southern façade of the building.
- A faux railing could be installed along the southern side of the building, above the three barrel eave windows, using the same design and materials of the dining deck railing to provide for a continuance wrap-around deck look.

Either of the above modifications could be incorporated into the conditions of approval pursuant to Planning Commission and Historic Landmarks Board direction.

Accessibility Improvements.

The California Building Code requires a detectable delineation for visually-impaired persons between pedestrian areas and vehicular maneuvering areas (such as the subject parking deck). The applicant is proposing to install truncated domes along the western edge of the parking deck adjacent to the back of the public sidewalk along Bridgeway. Since the truncated domes are similar to striping a parking lot, they do not require review by the Planning Commission or Historic Landmarks Board. If, in the event that the applicant decides to use an alternative design to address the detectable delineation requirement from the Building Code (such as the installation of a fence, chain, cable or curb), Planning Commission and Historic Landmarks Board review will be required.

PUBLIC NOTICE AND CORRESPONDENCE

On August 9, 2012 public hearing notices were mailed to all property owners and occupants within 300 feet of the project site. As of the writing of the staff report, the City has not received any comments.

RECOMMENDATION

Staff recommends the Planning Commission and Historic Landmarks Board approve the attached draft resolution (**Exhibit A**) approving modifications to a Design Review Permit and Variance to allow for (1) modifications to the proposed upper level dining deck including the elimination of a portion of the proposed southern upper dining deck and (2) accessibility and visibility improvements on the parking deck, including new guardrails, gates and entry planters at 558 Bridgeway.

Alternatively, the Planning Commission may:

- Continue the hearing for additional information and/or project revisions; or
- Direct staff to prepare a resolution for denial of the modifications to the Design Review Permit and Variance.

EXHIBITS

- A. Draft Resolution
- B. Vicinity Map
- C. Project Plans, July 30, 2012
- D. Planning Commission and Historic Landmarks Board Resolution No. 2009-01
- E. Planning Commission and Historic Landmarks Board Resolution No. 2012-01
- F. Planning Commission and Historic Landmarks Board Resolution No. 2012-09
- G. Applicant's Project Description Letter, date stamped July 30, 2012
- H. Photograph of Wooden Planter, date stamped July 30, 2012

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**SAUSALITO PLANNING COMMISSION AND HISTORIC LANDMARKS BOARD
RESOLUTION NO. 2012-XX**

**RESOLUTION APPROVING AMENDMENTS OF A DESIGN REVIEW
PERMIT AND VARIANCE FOR IMPROVEMENTS TO THE
COMMERCIAL BUILDING LOCATED AT 558 BRIDGEWAY
DR/VA 12-198**

WHEREAS, the Planning Commission and the Historic Landmarks Board adopted Resolution No. 2009-01 on January 14, 2009 approving a Design Review Permit (DR 08-023) for an upper level outdoor dining deck located at 558 Bridgeway; and

WHEREAS, the Planning Commission and the Historic Landmarks Board adopted Resolution No. 2012-01 on January 4, 2012 approving modifications to Design Review Permit DR 08-023 and a Variance for a side yard setback encroachment (DR/VA 11-330) at 558 Bridgeway; and

WHEREAS, the Planning Commission and the Historic Landmarks Board adopted Resolution No. 2012-09 on April 11, 2012 approving modifications to Design Review Permit DR 08-023 and a Sign Permit (DR/SP 12-054) at 558 Bridgeway; and

WHEREAS, an application has been filed by applicant Eric Long, of Don Olsen and Associates, on behalf of the View Restaurants, LLC, requesting Planning Commission and Historic Landmarks Board approval of modifications to Design Review Permit and Variance DR/VA 11-330 for modifications to the proposed upper level dining deck and accessibility and visibility improvements on the driving deck on a building located within the Downtown Historic Overlay Zoning District at 558 Bridgeway (APNs 065-172-12,-13,-15);

WHEREAS, the project site is located within the General Plan Open Area General Plan Land Use Designation, Open Area Zoning District, and Downtown Historic Overlay Zoning District; and

WHEREAS, the Planning Commission and the Historic Landmarks Board conducted a duly-noticed public hearing on August 22, 2012 at which time all interested persons were given an opportunity to be heard; and

WHEREAS, the Planning Commission and the Historic Landmarks Board have reviewed and considered the information contained in the staff reports as well as any and all oral and written testimony on the proposed project; and

WHEREAS, the Planning Commission and the Historic Landmarks Board have reviewed and considered the project plans titled "Trident/Ondines Restaurants" and date-stamped July 30, 2012; and

WHEREAS, the Planning Commission and the Historic Landmarks Board find that the proposed project, as conditioned herein, is consistent with the General Plan and complies with the requirements of the Zoning Ordinance as described in the staff report; and

WHEREAS, approval of the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Existing Facilities, which allows for minor alterations to an existing building.

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

1. The project is exempt from the requirements of CEQA pursuant to CEQA Guidelines Section 15301, Existing Facilities.
2. Modifications to Design Review Permit Design Review Permit and Variance DR/VA 11-330 for amendments to a previously-approved Design Review Permit and Variance to allow for (1) modifications to the proposed upper level dining deck including the elimination of a portion of the proposed southern upper dining deck and (2) accessibility and visibility improvements on the driving deck, including new guardrails, gates and entry planters at 558 Bridgeway is approved based upon the findings provided in Attachment 1 and subject to the conditions of approval provided in Attachment 2. Sheets A0.0, A1.0, A1.1, A2.0, A2.1 and A4.0 of the project plans, "Trident/Ondines Restaurants" and date-stamped July 30, 2012, which supersede . Sheets A1.0, A1.1, A2.0 and A.2.1 of the plans titled "Restaurant Ext Upgrades" and date stamped March 28, 2012, are provided in Attachment 3.

RESOLUTION PASSED AND ADOPTED, at the regular meeting of the Planning Commission and Historic Landmarks Board on the ____ day of _____, 2012, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Jeremy Graves, AICP
Secretary to the Planning Commission

AYES:
NOES:
ABSENT:
ABSTAIN:

Vicki Nichols
Secretary to the Historic Landmarks Board

Attachments:

- 1- Findings
- 2- Project plans entitled "Trident/Ondines Restaurants" and date-stamped July 30, 2012
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**PLANNING COMMISSION and HISTORIC LANDMARKS RESOLUTION
AUGUST 22, 2012
DR/VA 12-198
558 BRIDGEWAY**

ATTACHMENT 1: FINDINGS

DESIGN REVIEW FINDINGS

The Planning Commission and Historic Landmarks Board find that the modifications to the dining deck and parking deck continue to comply with the findings in Zoning Ordinance Section 10.54 (Design Review Procedures), as listed in Planning Commission and Historic Landmarks Board Resolution No. 2012-01.

HISTORIC OVERLAY DISTRICT FINDINGS

The Planning Commission and Historic Landmarks Board find that the modifications to the dining deck and parking deck continue to comply with the findings in Zoning Ordinance Section 10.46 (Historic Overlay District), as listed in Planning Commission and Historic Landmarks Board Resolution No. 2012-01.

SIGN PERMIT FINDINGS

The Planning Commission and Historic Landmarks Board find that the modifications to the dining deck and parking deck continue to comply with the findings in Zoning Ordinance Section 10.68.050 (Variance Findings) as listed in Planning Commission and Historic Landmarks Board Resolution No. 2012-01.

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**PLANNING COMMISSION and HISTORIC LANDMARKS RESOLUTION
AUGUST 22, 2012
DR/VA 12-198
558 BRIDGEWAY**

ATTACHMENT 2: CONDITIONS OF APPROVAL

These conditions of approval apply to Sheets A0.0, A1.0, A1.1, A2.0, A2.1 and A4.0 of the project plans, "Trident/Onidnes Restaurants" and date-stamped July 30, 2012, which supersede Sheets A1.0, A1.1, A2.0 and A.2.1 of the plans titled "Restaurant Ext Upgrades" and date stamped March 28, 2012. All Conditions of Approval in Resolutions Nos. 2009-01, 2012-01 and 2012-09 remain in effect.

General

1. Prior to issuance of a construction permit the applicant shall provide a detectible feature adjacent to the back of Bridgeway public sidewalk to delineate the parking area for the sidewalk. This feature shall be subject to review and approval of the Community Development Director.

Advisory Notes

Advisory notes are provided to inform the applicant of Sausalito Municipal Code requirements, and requirements imposed by other agencies. These requirements include, but are not limited to, the items listed below.

1. This approval will expire in two (2) years from the effective date of this resolution if the property owner has not exercised the entitlements hereby granted, or an extension has not been filed prior to the expiration date.
2. An approval granted by the Planning Commission does not constitute a building permit or authorization for construction. Appropriate construction permit(s) issued by the Building Division must be obtained prior to construction.
3. All applicable City fees as established by City Council resolutions and ordinances shall be paid. Third party review fees (cost plus 10%) shall be paid.
4. Pursuant to Municipal Code Chapter 3.36, Construction Traffic Road Fees shall be paid prior to issuance of a building permit.
5. An encroachment permit shall be obtained from the Department of Public Works prior to use of the public right-of-way for non-public purposes (e.g., materials storage, debris box storage) including any and all construction and demolition activities.
6. Pursuant to Municipal Code Chapter 8.54, applicants shall submit a Recycling Management Plan to the Community Development Department prior to the issuance of any construction permits, unless the requirement is waived pursuant to Section 8.54.050.

7. Pursuant to Municipal Code Chapter 11.17, dumping of residues from washing of painting tools, concrete trucks and pumps, rock, sand, dirt, agricultural waste, or any other materials discharged into the City storm drain system that is not composed entirely of storm water is prohibited. Liability for any such discharge shall be the responsibility of person(s) causing or responsible for the discharge. Violations constitute a misdemeanor in accordance with Section 11.17.060.B.
8. Pursuant to Municipal Code Section 12.16.140, the operation of construction, demolition, excavation, alteration, or repair devices and equipment within all residential zones and areas within a 500 foot radius of residential zones shall only take place during the following hours:
Weekdays – Between 8:00 a.m. and 6:00 p.m.
Saturdays – Between 9:00 a.m. and 5:00 p.m.
Sundays – Prohibited
City holidays (not including Sundays) – Between 9:00 a.m. and 7:00 p.m.

Homeowners currently residing on the property and other legal residents may operate the equipment themselves on Sundays and City holidays between 9:00 a.m. and 6:00 p.m.
9. Pursuant to Municipal Code Section 18.08.020, overhead electrical and communication service drops shall be placed underground when the main electrical service equipment (including the panel) is relocated, replaced, and/or modified.
10. Pursuant to Municipal Code Section 18.12.100, existing sewer service laterals shall be inspected for surface water connections and leakage at the time of remodeling of any building. Deteriorated service laterals shall be repaired prior to approval of the building permit.
11. Pursuant to Municipal Code Section 10.54.100, construction activities undertaken in accordance with a design review permit shall comply with the construction time limit regulations based upon the project's valuation. Construction projects which are not completed within the time limits are subject to daily penalties.
12. Projects involving commercial buildings and/or public accommodations must comply with the accessibility requirements of the California Building Code (Chapter 11B), including the following:
 - a. New buildings must be fully accessible.
 - b. Altered buildings must:
 - i. Provide access within the area of renovation, alteration, structural repair or addition;
 - ii. Provide an accessible primary entrance to the building or facility and an accessible primary path of travel to the specific area of renovation, alteration, structural repair or addition; and
 - iii. Provide accessible restrooms, drinking fountains, signs, and telephones, serving the area of alteration

No renovation, structural repair, alteration or addition shall be undertaken which decreases accessibility or usability of a building below the requirements for new construction.

In order to determine the full scope of accessibility work needed to be included in commercial buildings and public accommodation facilities, applicants are strongly recommended to conduct a detailed accessibility survey of the existing facilities, prepared by a California Certified Access Specialist (CASp). The survey should be conducted early in the project's planning and budgeting process and should fully address the items listed above.

In addition, property owners and their registered design professionals should review the provisions of the Americans with Disabilities Act (ADA) to ensure their properties comply with the respective ADA provisions, including provisions applicable to public accommodations and commercial facilities (ADA Title III).

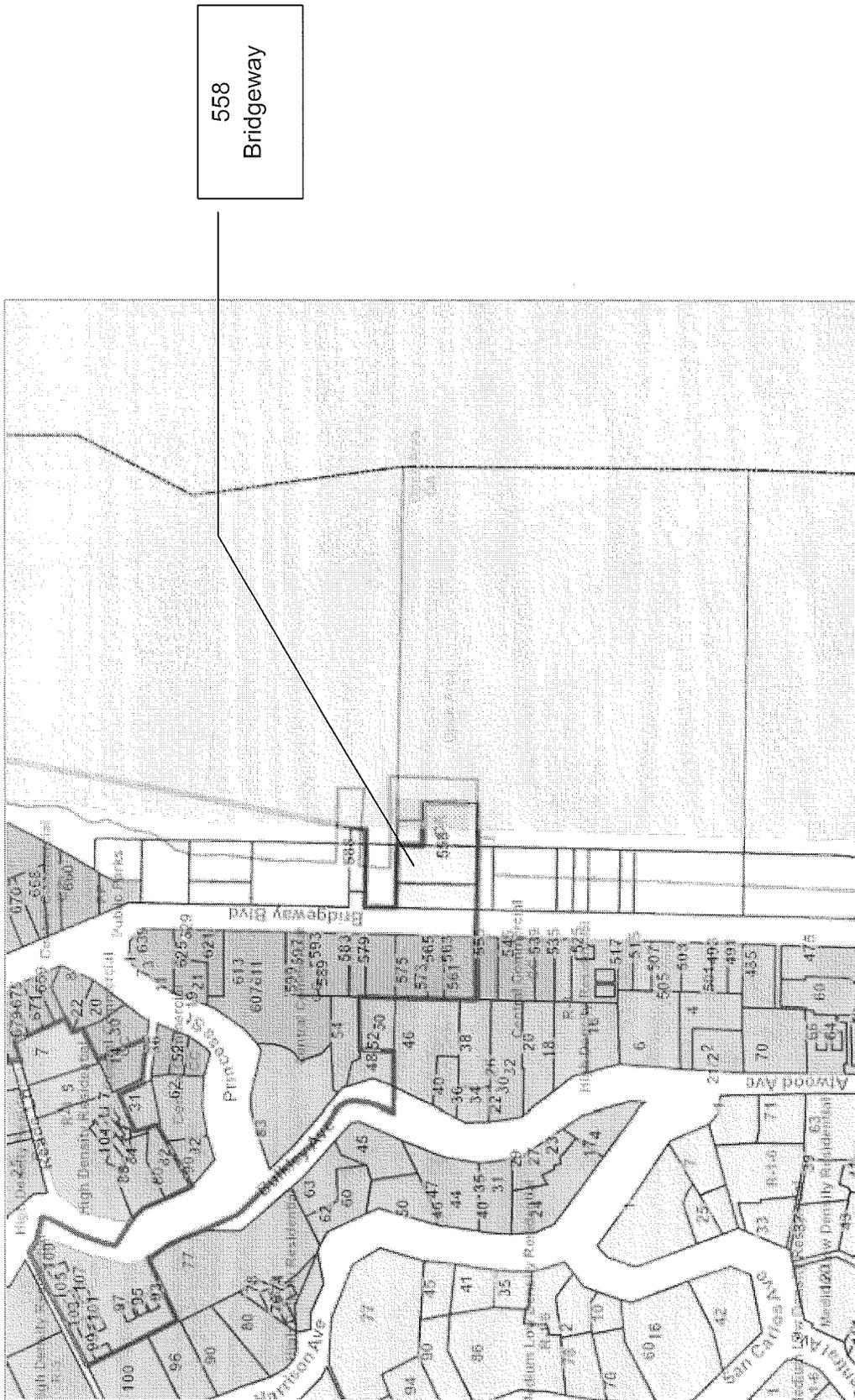
13. Permits required by other agencies having jurisdiction within the construction area must be obtained in accordance with the respective agency's regulations.
 - a. Marin Municipal Water District (415-945-1400), including landscaping and irrigation regulations;
 - b. Marin County Environmental Health Services (415-499-6907), including spas and septic systems, as well as facilities for preparation or sale of food;
 - c. Southern Marin Fire Protection District – (415-388-8182); and
 - d. Bay Conservation and Development Commission – (415-352-3600).

**PLANNING COMMISSION and HISTORIC LANDMARKS RESOLUTION
AUGUST 22, 2012
DR/VA 12-198
558 BRIDGEWAY**

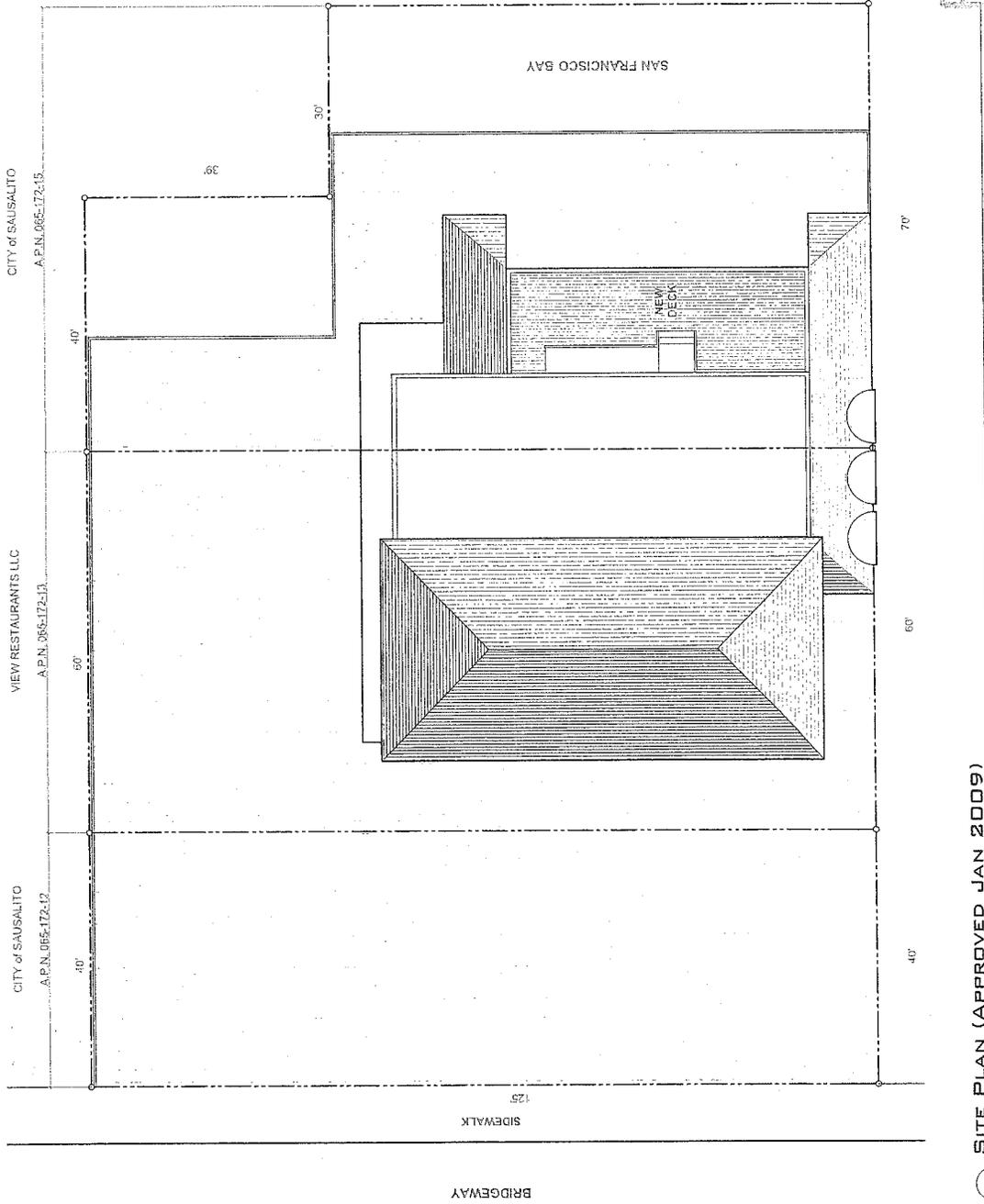
ATTACHMENT 3: PROJECT PLANS

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Vicinity Map



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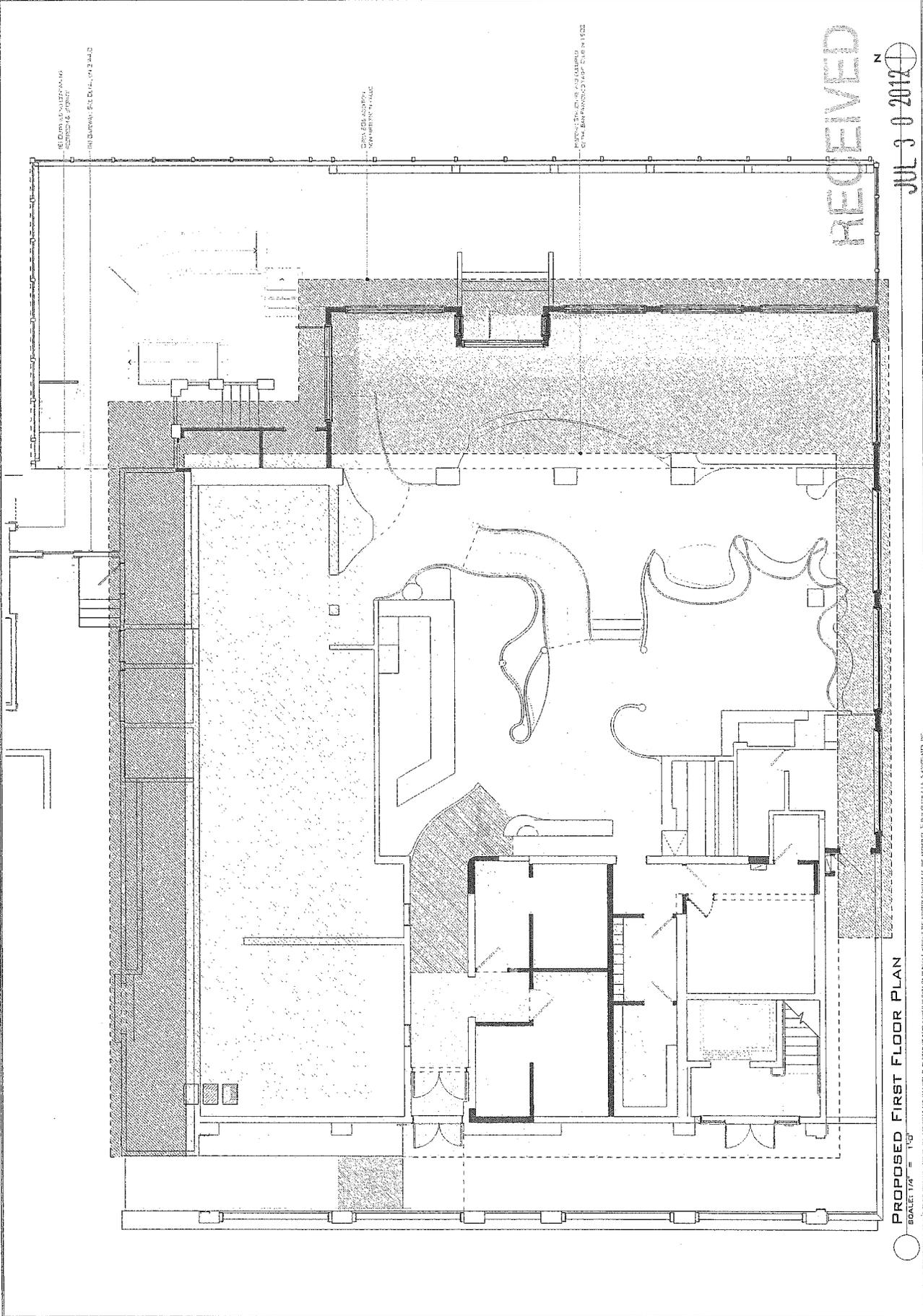


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JUL 30 2012

CITY OF SAUSALITO
 COMMUNITY DEVELOPMENT

SITE PLAN (APPROVED JAN 2009)



RECEIVED
 JUL 30 2012

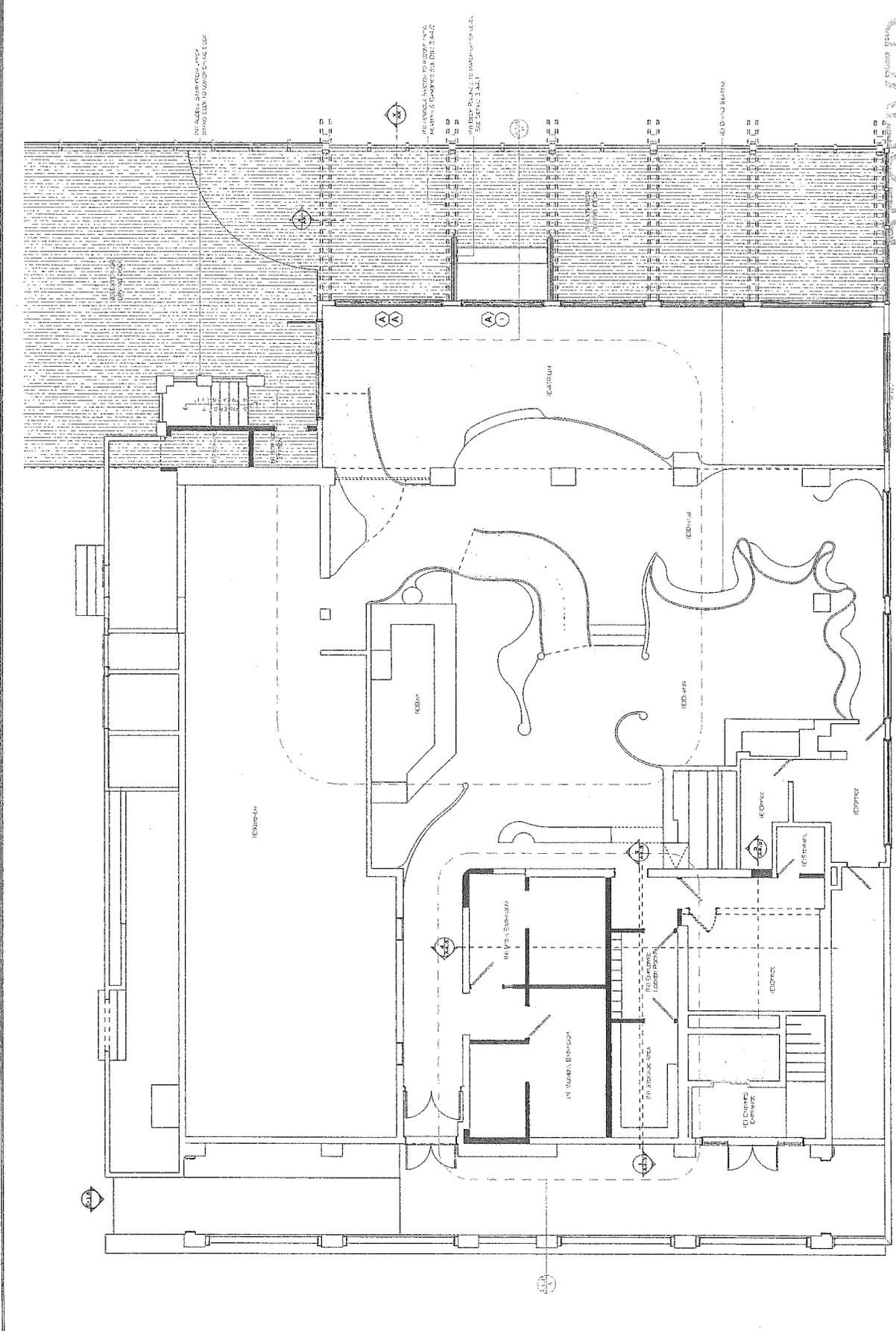
PROPOSED FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"

CITY OF SAUSALITO
 COMMUNITY DEVELOPMENT

TRIDENT / DININES RESTAURANTS
 558 BRIDGEWAY
 SAUSALITO, CA 94965
 A.P.N. 065-172-012,13,15

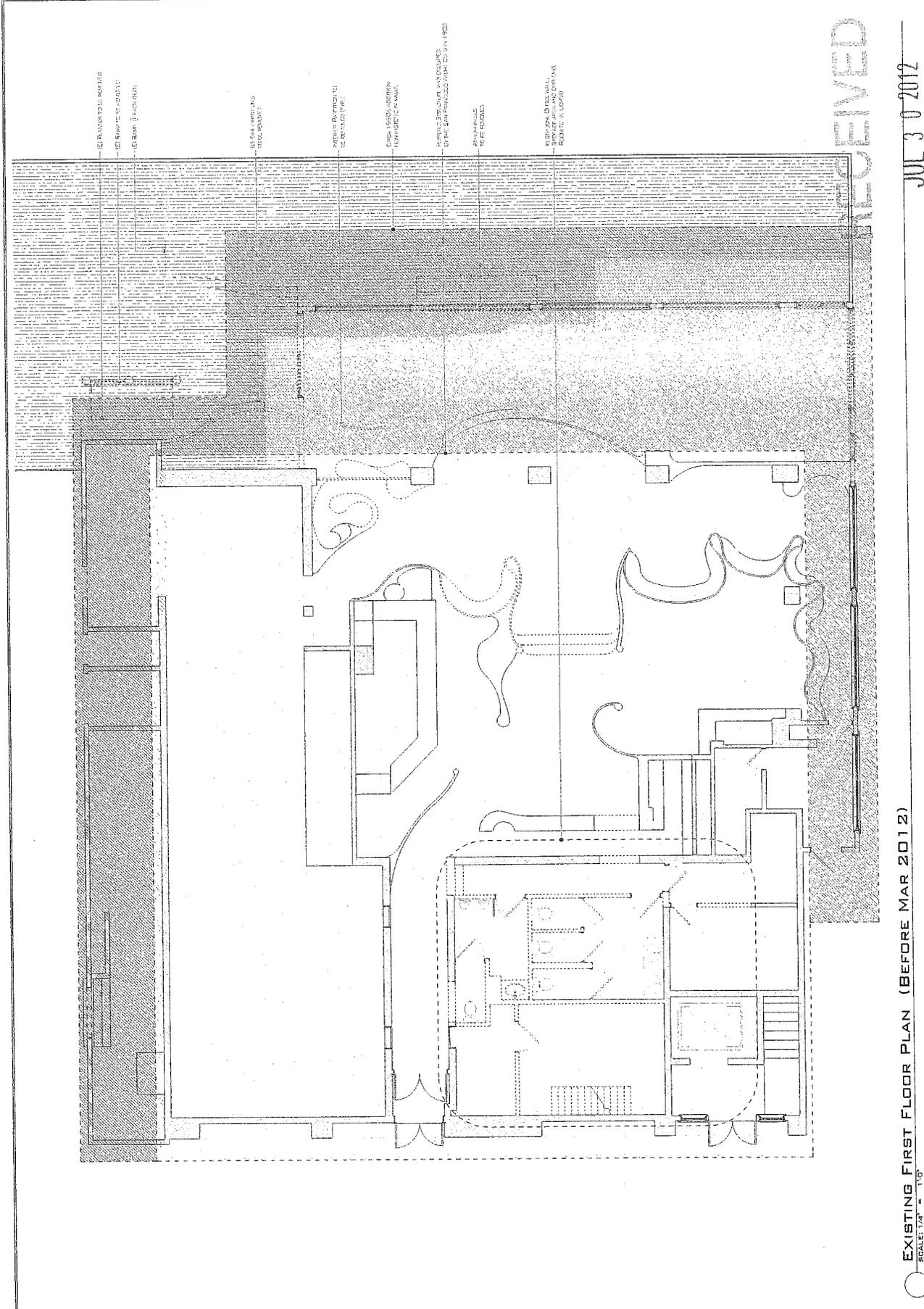
ARCHITECTS & ASSOCIATES	DATE
DININES RESTAURANTS	12/11/11
TRIDENT RESTAURANTS	02/27/12
SAUSALITO, CA 94965	03/27/12
558 BRIDGEWAY	07/25/12

A1.08
 SHEET 2 OF 2



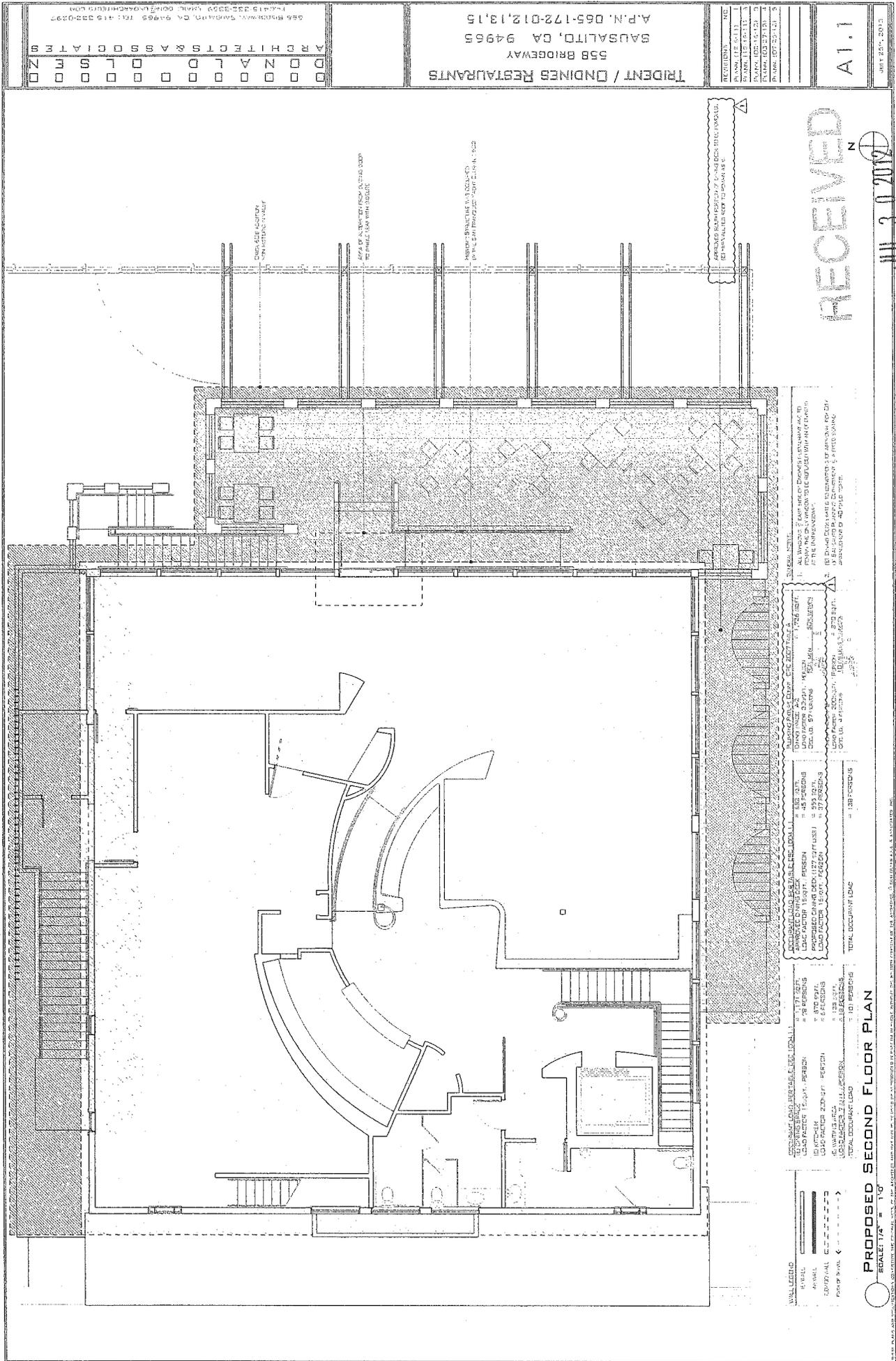
FIRST FLOOR PLAN (APPROVED JAN 2012)
 SCALE: 1" = 1'-0"

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 JUL 30 2012
 CITY OF SAUSALITO
 COMMUNITY DEVELOPMENT



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 CITY OF SAUSALITO
 COMMUNITY DEVELOPMENT

EXISTING FIRST FLOOR PLAN (BEFORE MAR 2012)
 SCALE: 1/4" = 1'-0"



TRIDENT / DININES RESTAURANTS
 558 BRIDGEWAY
 SAUSALITO, CA 94965
 A.P.N. 065-172-012, 13, 15

ARCHITECTS & ASSOCIATES
 558 BRIDGEWAY, SAUSALITO, CA 94965 TEL: 415-332-0297
 FAX: 415-332-0297
 1. PLAN DATE: 04.13.15
 2. DRAWING NO.: 100-101
 3. PROJECT NO.: 15-02-01
 4. SHEET NO.: 27 OF 31
 5. SCALE: 1/8" = 1'-0"

RECEIVED

JUL 30 2015

CITY OF SAUSALITO
 COMMUNITY DEVELOPMENT

ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF SAUSALITO ORDINANCES AND THE CALIFORNIA BUILDING CODE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SAUSALITO AND THE CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS.

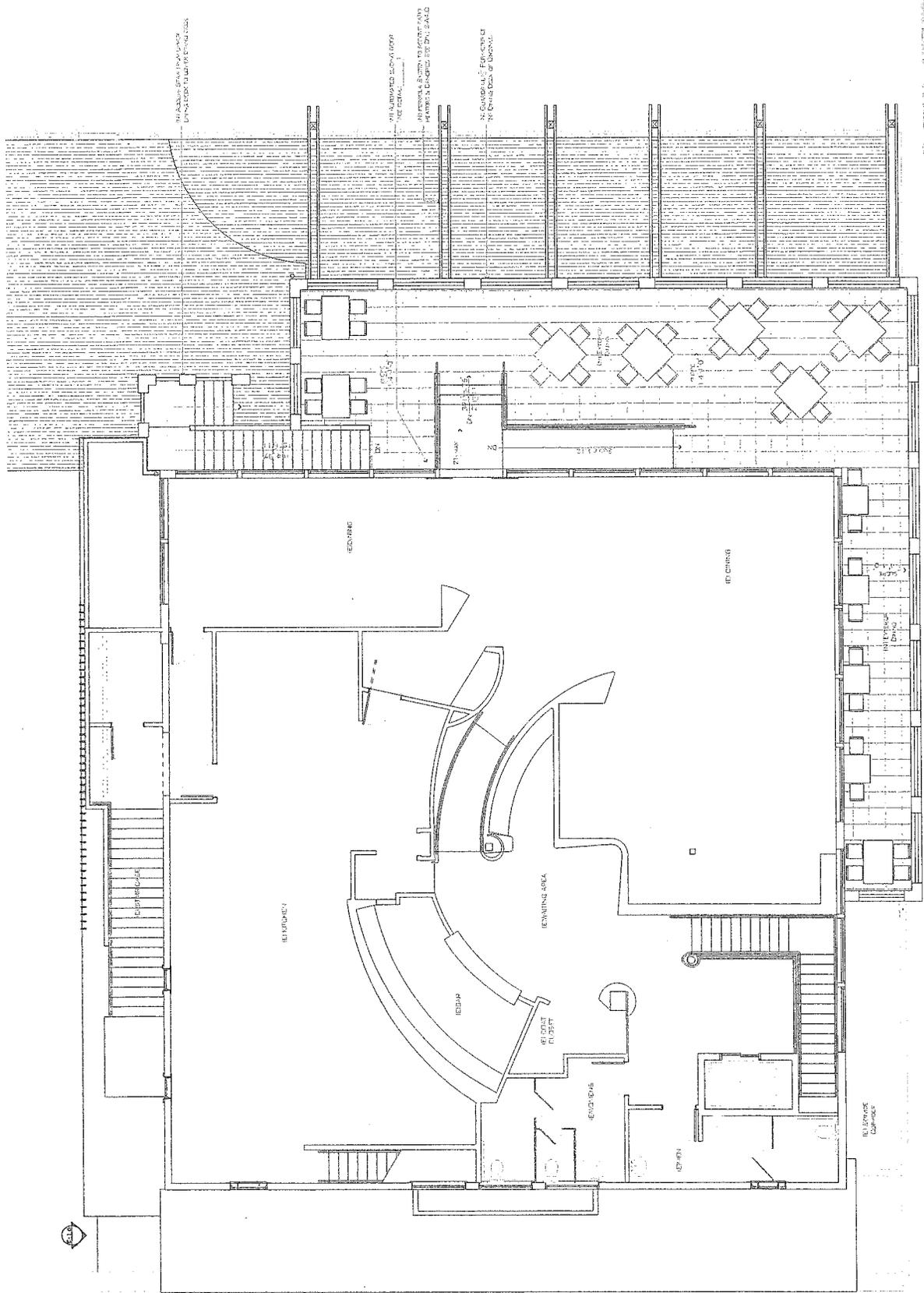
DESIGNED BY: [Name]
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]
 DATE: 04.13.15

CONTRACTOR: [Name]
 PROJECT: [Name]
 ADDRESS: [Address]
 CITY: [City]
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PROPOSED SECOND FLOOR PLAN
 SCALE: 1/8" = 1'-0"

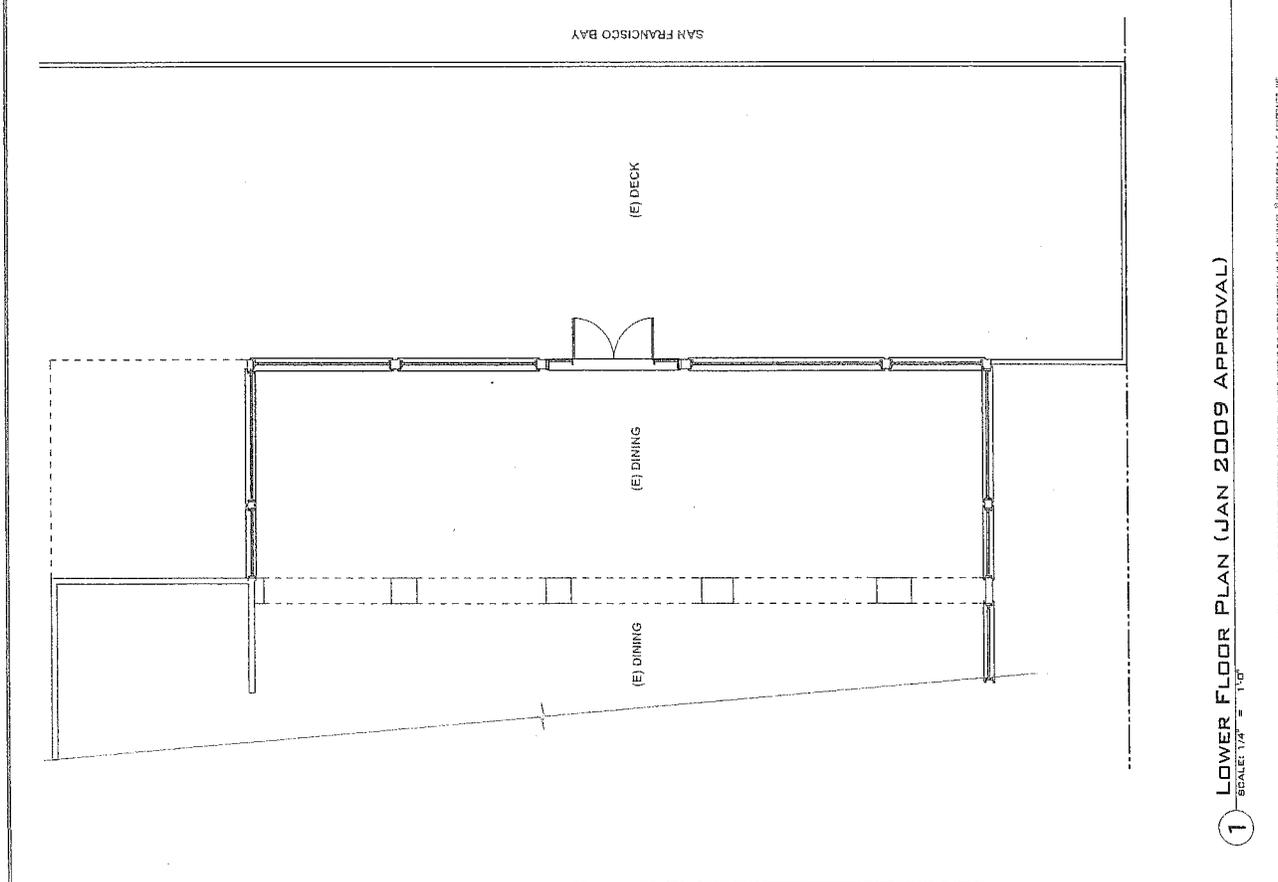
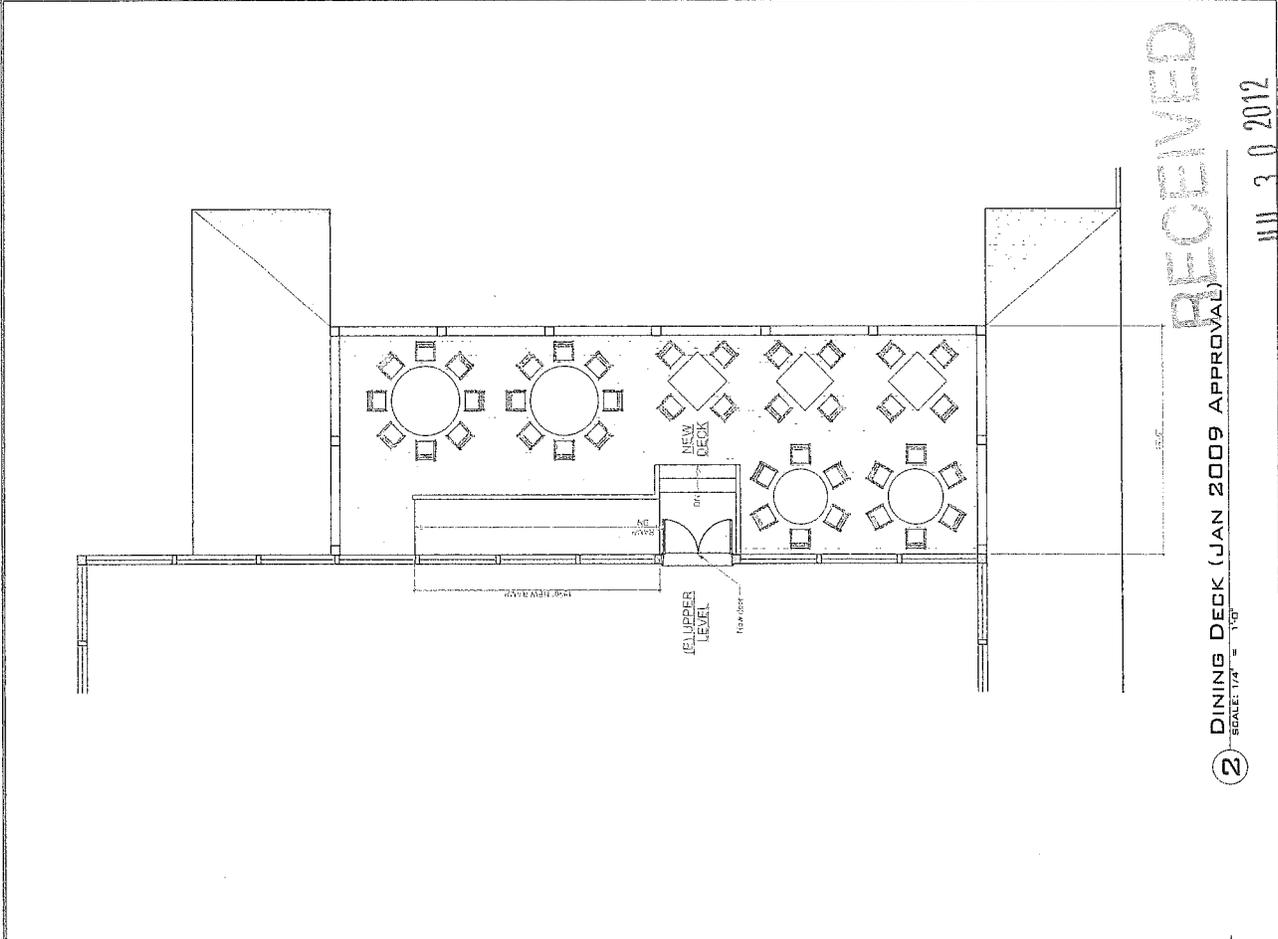


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JUL 30 2012

CITY OF SAUSALITO
 COMMUNITY DEVELOPMENT

SECOND FLOOR PLAN (APPROVED JAN 2012)
 SCALE: 1" = 10'



RECEIVED

JUL 30 2012

2 DINING DECK (JAN 2009 APPROVAL)
 SCALE: 1/4" = 1'-0"

1 LOWER FLOOR PLAN (JAN 2009 APPROVAL)
 SCALE: 1/4" = 1'-0"

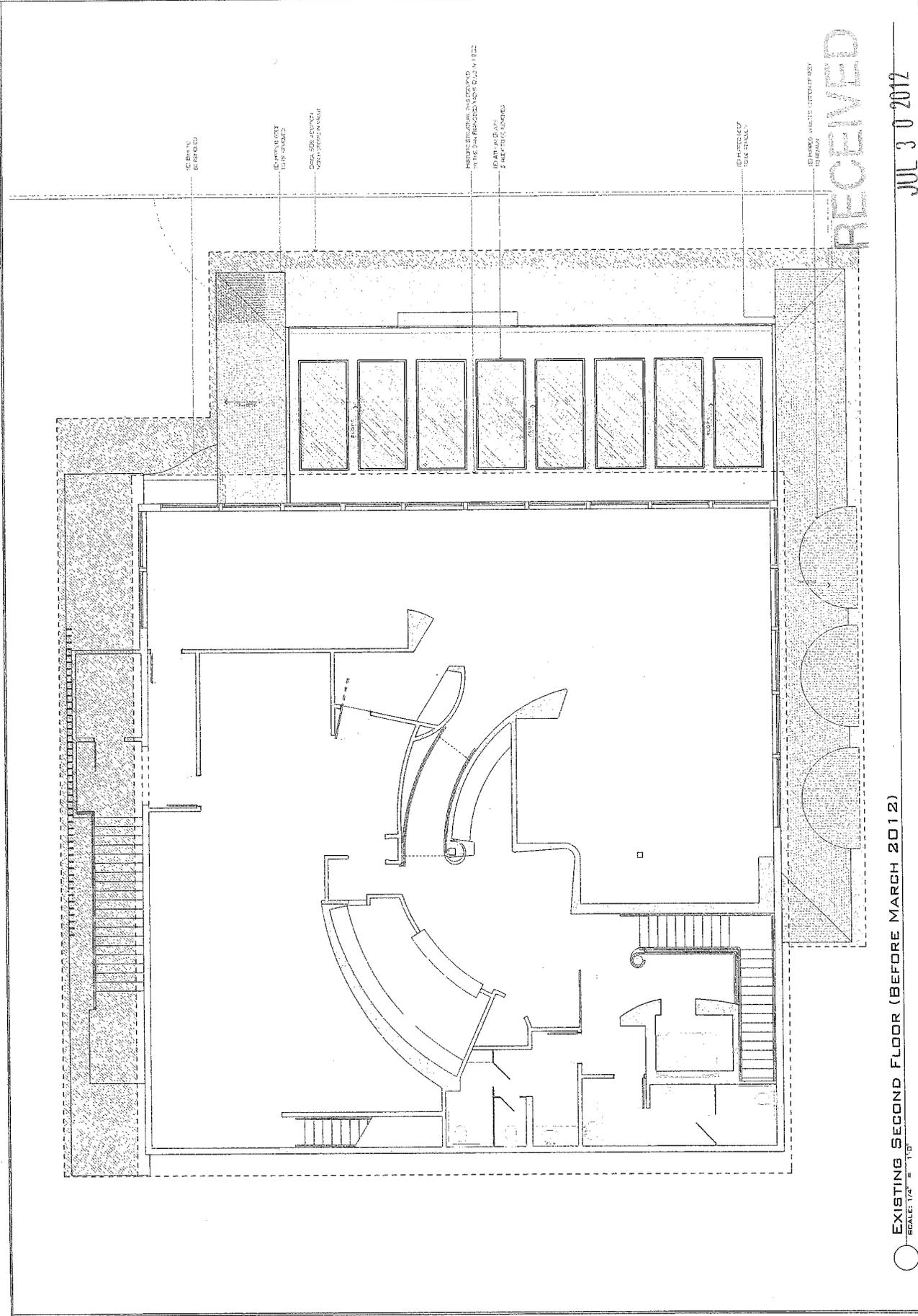
CITY OF SAUSALITO
 COMMUNITY DEVELOPMENT

TRIDENT / DINDINES RESTAURANTS
 558 BRIDGEMWAY
 SAUSALITO, CA 94965
 A.P.N. 065-172-012,13,15

ARCHITECTS & ASSOCIATES
 558 BRIDGEMWAY, SAUSALITO, CA 94965 TEL: 415-333-0207
 FAX: 415-333-0207

REVISION	DATE
1	11-15-11
2	11-15-11
3	11-15-11
4	11-15-11
5	11-15-11

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 JUN 29 2012



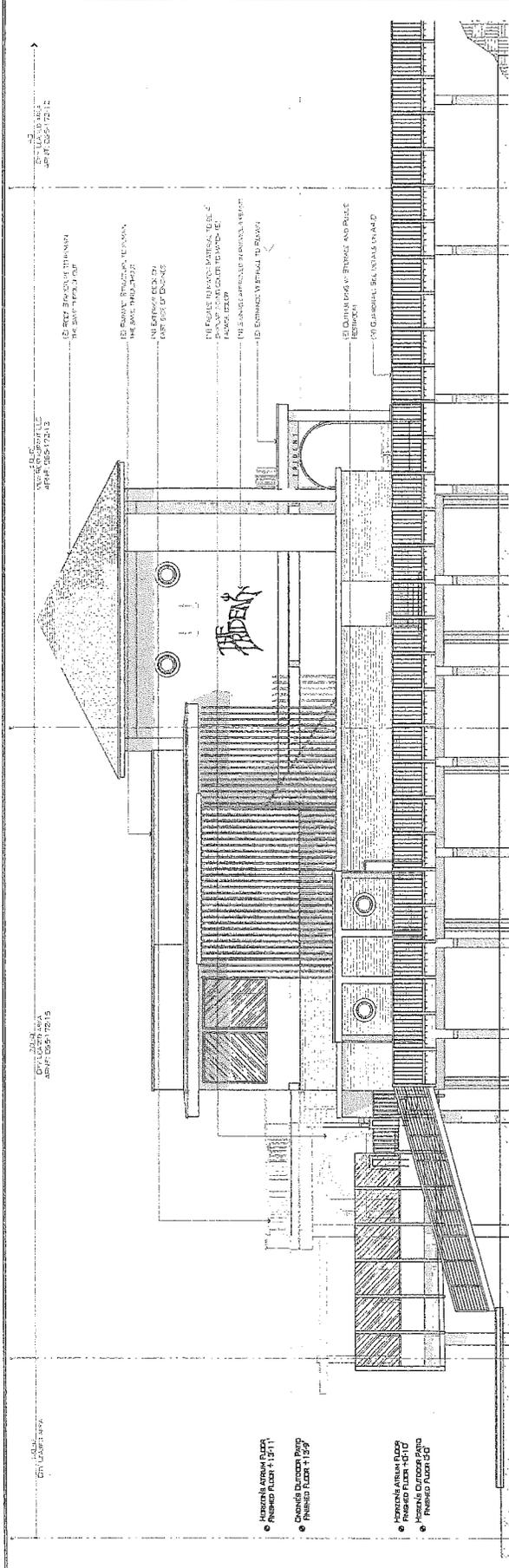
RECEIVED
 JUL 30 2012

EXISTING SECOND FLOOR (BEFORE MARCH 2012)
 SCALE: 1/4" = 1'-0"

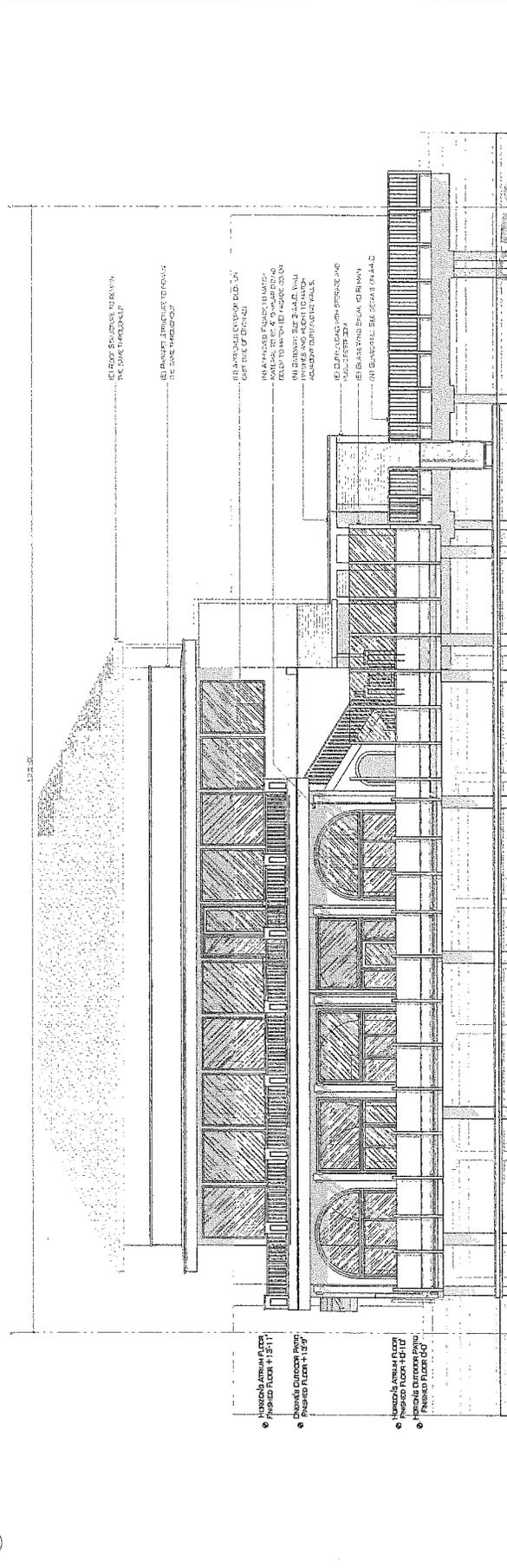
CITY OF SAUSALITO
 COMMUNITY DEVELOPMENT

NO.	DATE	DESCRIPTION
1	05/11/11	ISSUED FOR PERMITS
2	05/11/11	ISSUED FOR PERMITS
3	05/11/11	ISSUED FOR PERMITS
4	05/11/11	ISSUED FOR PERMITS
5	05/11/11	ISSUED FOR PERMITS

A2.0
 DATE: 05/11/2011



1 PROPOSED NORTH ELEVATION
 SCALE: 3/16" = 1'-0"



2 PROPOSED EAST ELEVATION
 SCALE: 3/16" = 1'-0"

ITEM NO. 1 PAGE 32

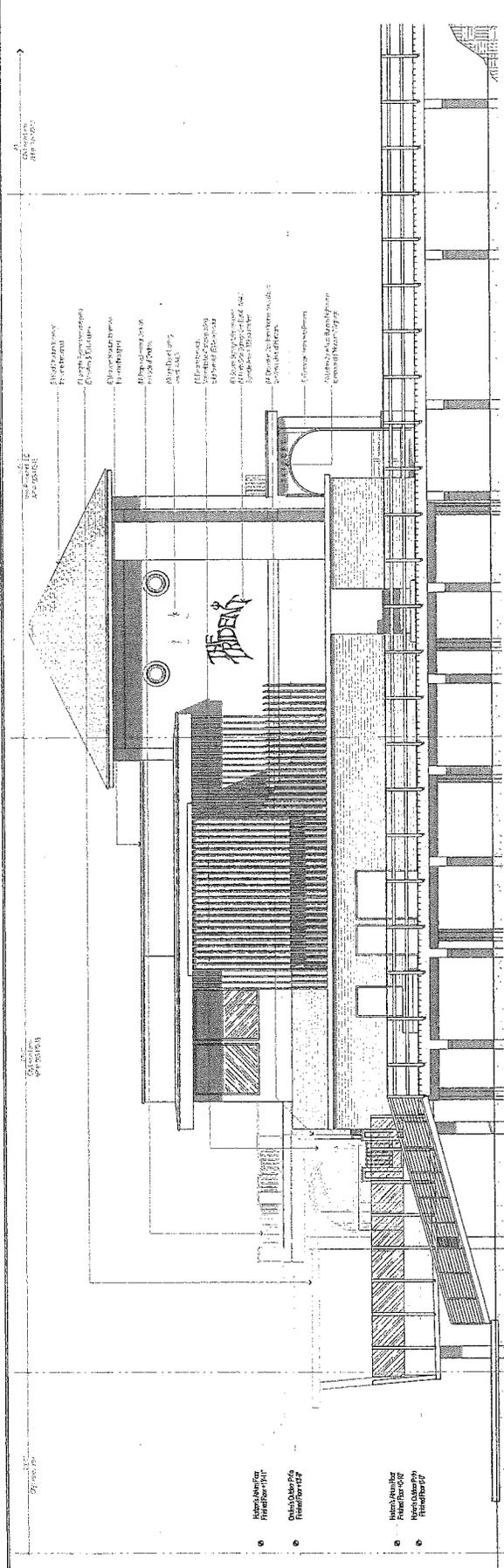
JUL 30 2012
 CITY OF SAUSALITO
 COMMUNITY DEVELOPMENT

TRIDENT / ONDINES RESTAURANTS
 558 BRIDGEWAY
 Sausalito, CA 94965
 A.P.N. 065-172-012, 13, 15

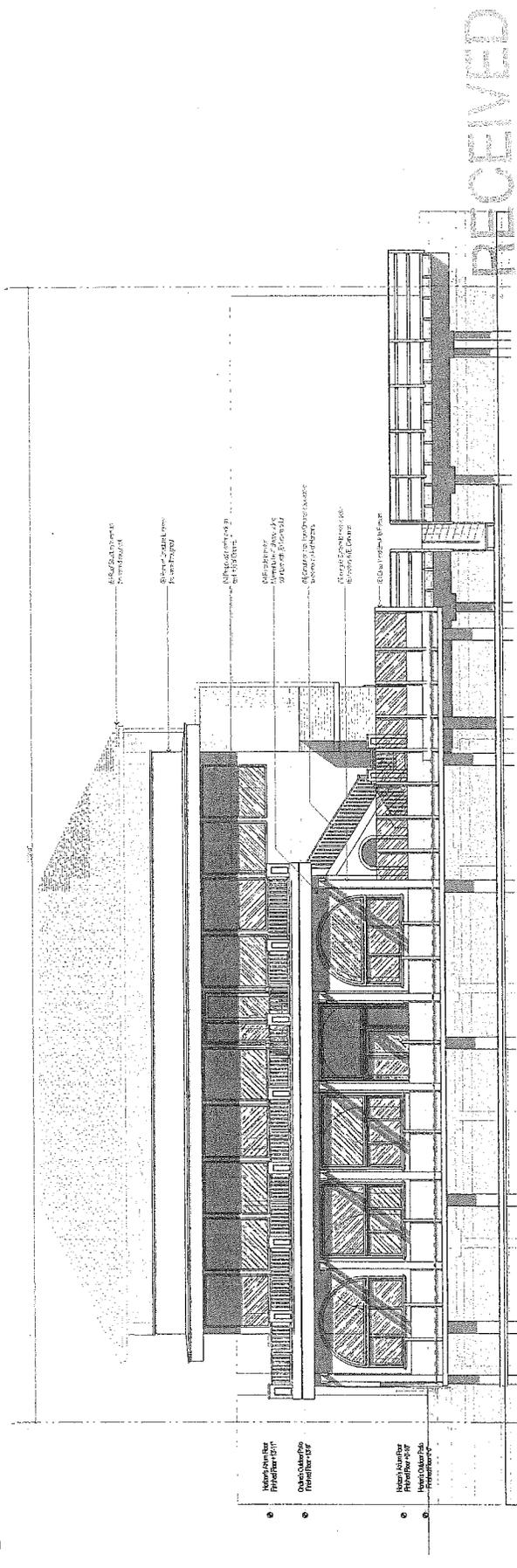
ARCHITECTS & ASSOCIATES
 400 ALDORNO DRIVE
 Sausalito, CA 94965
 TEL: 415-332-0237
 FAX: 415-332-1539
 WWW.ALDORNOARCHITECTS.COM

REVISION	DATE
1	10/20/11
2	11/15/11
3	12/16/11
4	02/07/12
5	07/25/12

A2.0A
 JULY 25, 2012



NORTH ELEVATION (APPROVED MARCH 2012)
 SCALE: 1/8" = 1'-0"



EAST ELEVATION (APPROVED MARCH 2012)
 SCALE: 1/8" = 1'-0"

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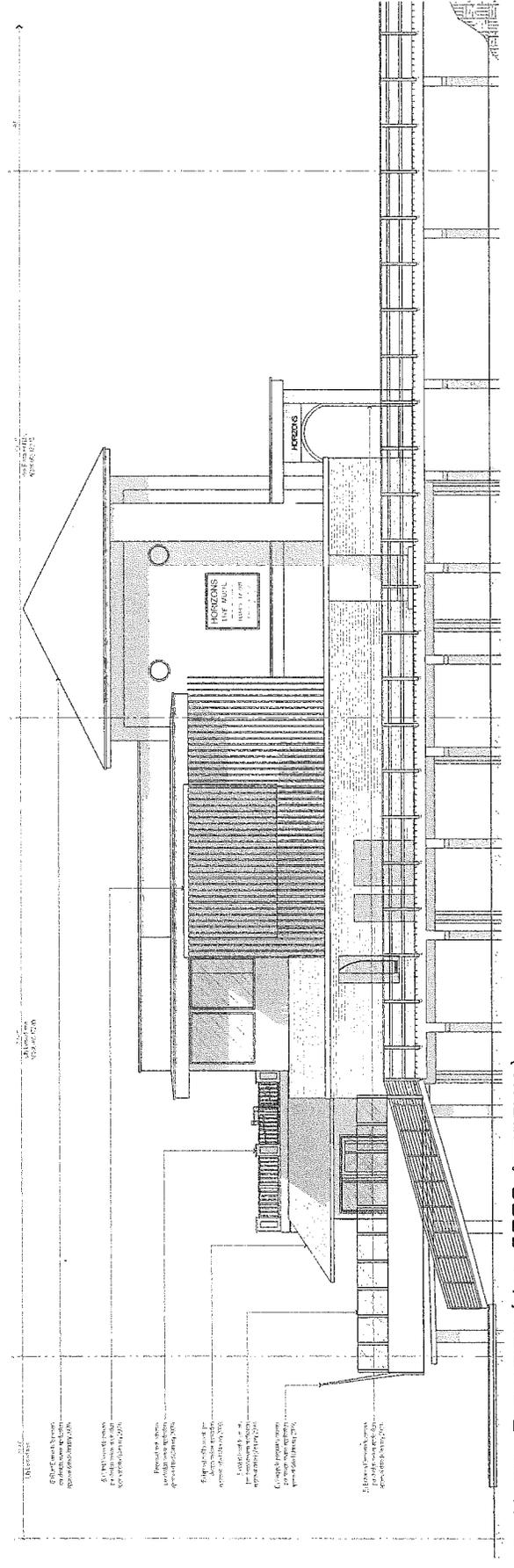
JUL 30 2012
 CITY OF SAUSALITO
 COMMUNITY DEVELOPMENT

TRIDENT / DINES RESTAURANTS
 558 BRIDGEWAY
 SAUSALITO, CA 94965
 A.P.N. 065-172-012,13,15

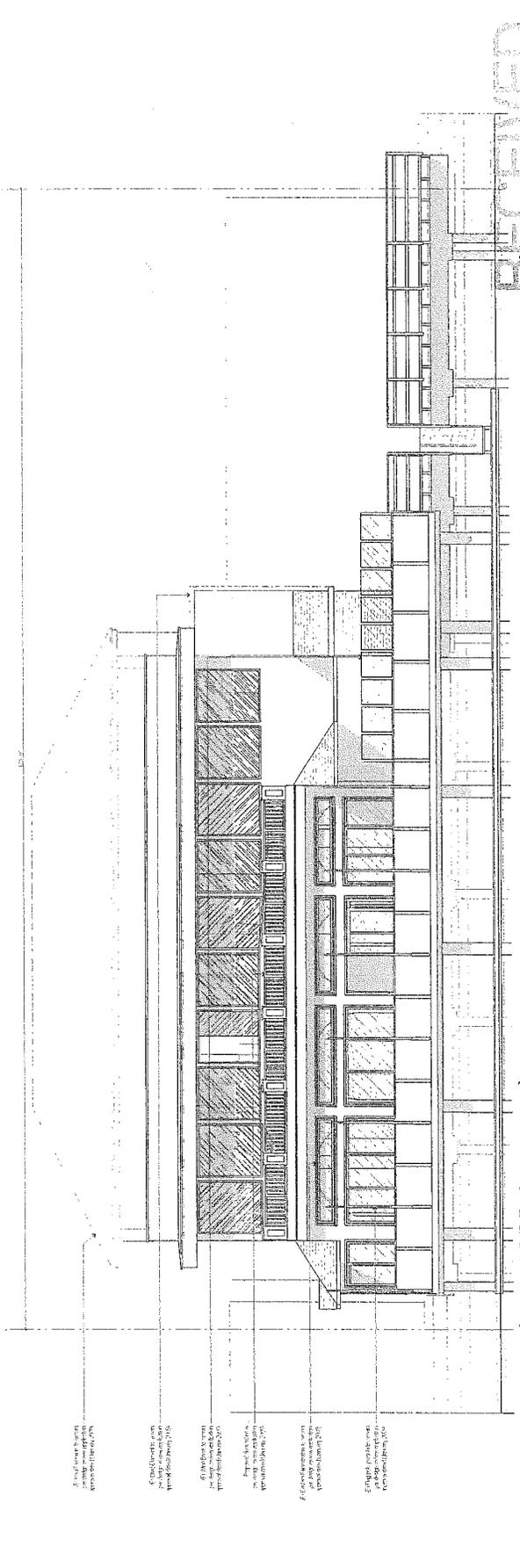
ARCHITECTS & ASSOCIATES
 558 BRIDGEWAY, SAUSALITO, CA 94965
 TEL: 415 232-0027
 FAX: 415 232-0028

REVISIONS	NO.
1	1
2	2
3	3
4	4
5	5

A2.00
 DATE: 07-30-2012



NORTH ELEVATION (JAN 2009 APPROVAL)
 SCALE: 3/8" = 1'-0"



EAST ELEVATION (JAN 2009 APPROVAL)
 SCALE: 3/8" = 1'-0"

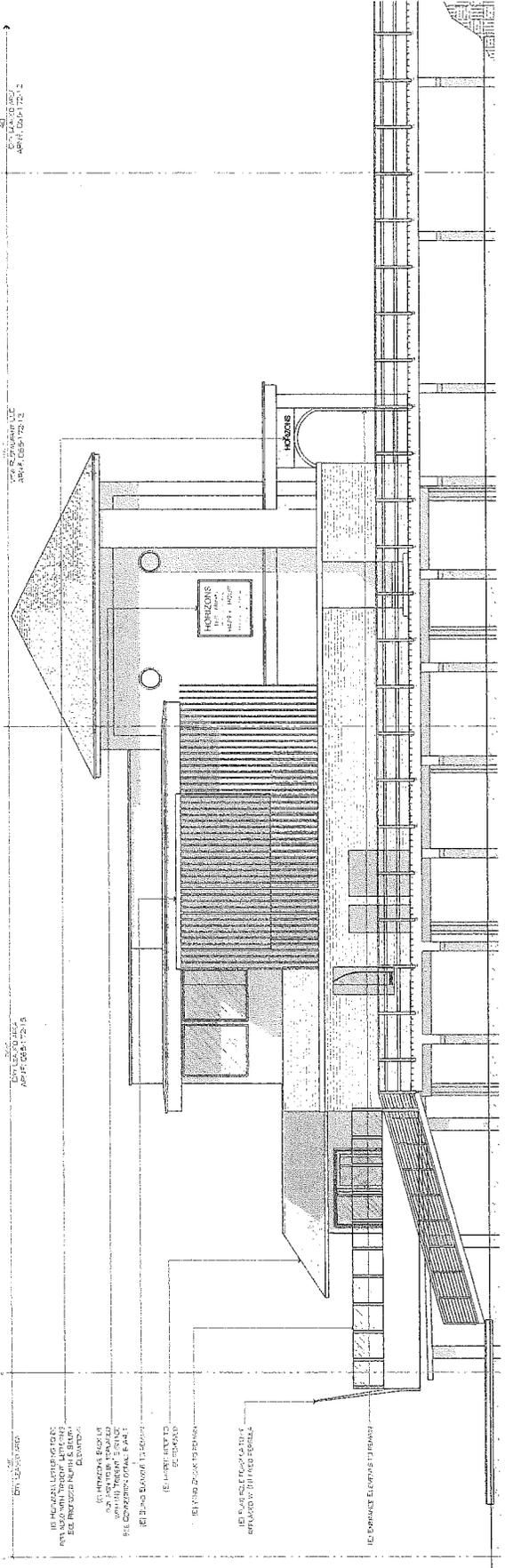
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JUL 30 2012
 CITY OF SAUSALITO
 COMMUNITY DEVELOPMENT

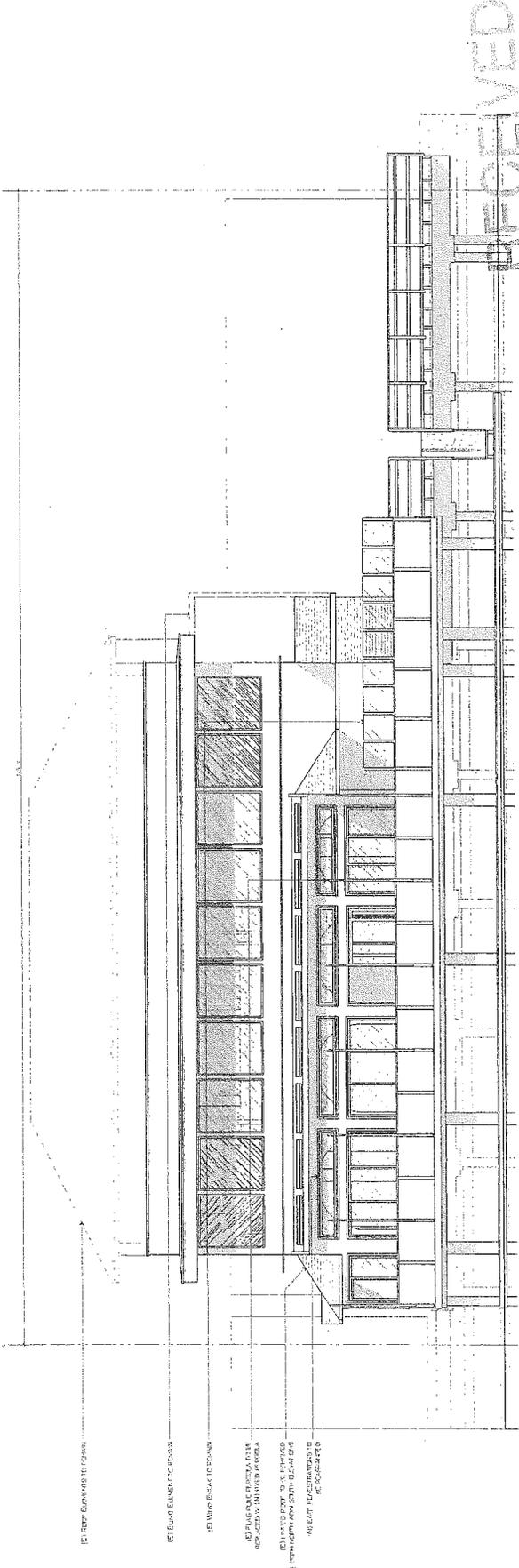
TRIDENT / DINDINES RESTAURANTS
 558 BRIDGEWAY
 SAUSALITO, CA 94965
 A.P.N. 065-172-012, 13, 15

REVISIONS	DATE
1	11/15/11
2	12/15/11
3	01/10/12
4	02/07/12
5	03/07/12
6	03/07/12
7	03/07/12
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11	03/07/12
12	03/07/12
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19	03/07/12
20	03/07/12

A2.00
 30th JULY 2012



(E) NORTH ELEVATION (BEFORE MAR 2012)
 SCALE: 3/16" = 1'-0"



(E) EAST ELEVATION (BEFORE MAR 2012)
 SCALE: 3/16" = 1'-0"

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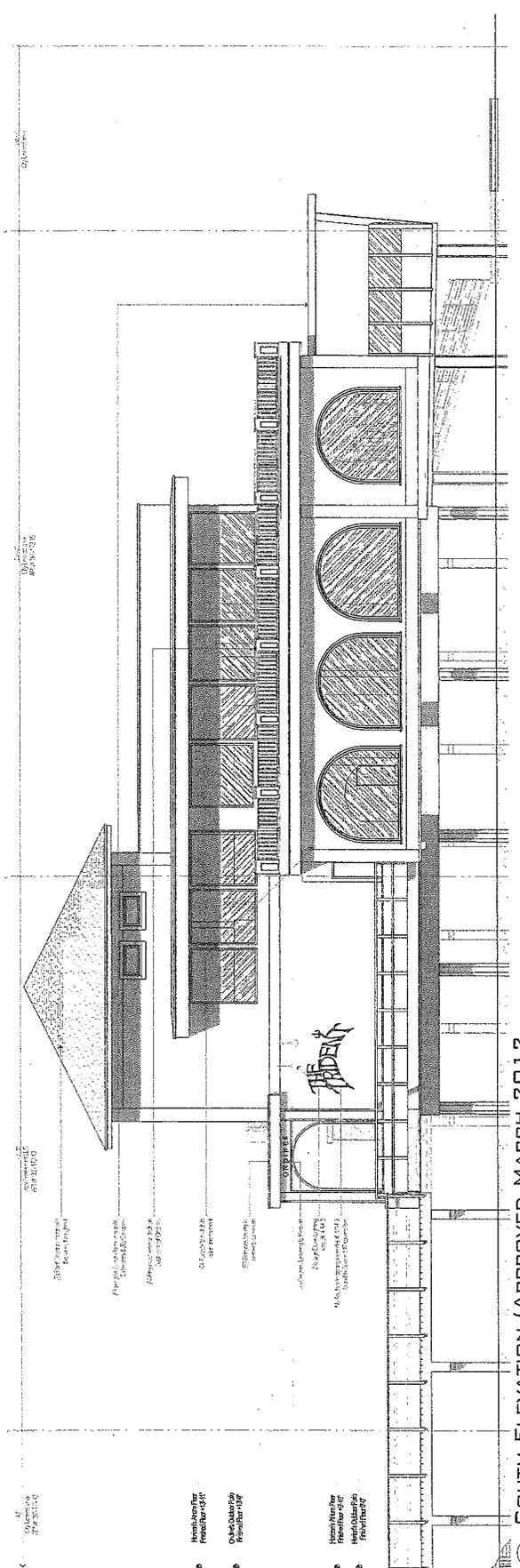
CITY OF SAUSALITO
 COMMUNITY DEVELOPMENT

JUL 30 2012

TRIDENT / DININES RESTAURANTS
 558 BRIDGEWAY
 SAUSALITO, CA 94965
 A.P.N. 065-172-012,13,15

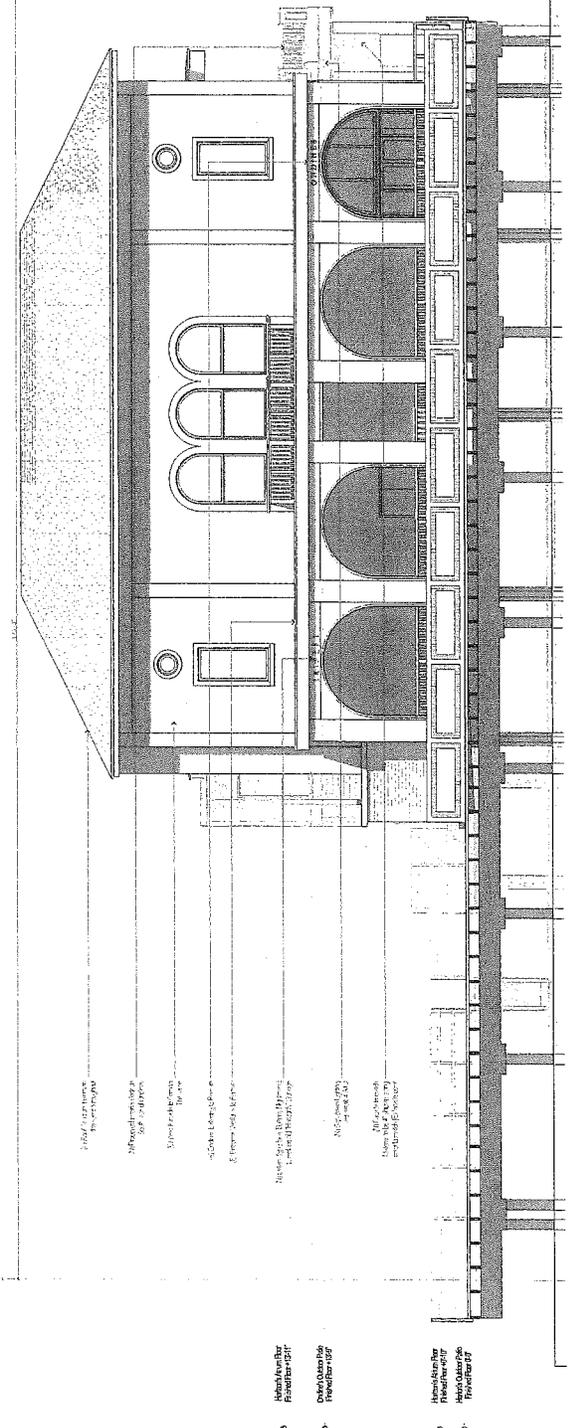
NO.	DATE	DESCRIPTION
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2	07/20/12	REVISIONS
3	07/20/12	REVISIONS
4	07/20/12	REVISIONS
5	07/20/12	REVISIONS
6	07/20/12	REVISIONS
7	07/20/12	REVISIONS
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18	07/20/12	REVISIONS
19	07/20/12	REVISIONS
20	07/20/12	REVISIONS

A2.1A
 JULY 2012



SOUTH ELEVATION (APPROVED MARCH 2012)
 SCALE: 1/8" = 1'-0"

- 1. Window Number: 1501
- 2. Window Number: 1502
- 3. Window Number: 1503
- 4. Window Number: 1504
- 5. Window Number: 1505
- 6. Window Number: 1506
- 7. Window Number: 1507
- 8. Window Number: 1508
- 9. Window Number: 1509
- 10. Window Number: 1510
- 11. Window Number: 1511
- 12. Window Number: 1512
- 13. Window Number: 1513
- 14. Window Number: 1514
- 15. Window Number: 1515
- 16. Window Number: 1516
- 17. Window Number: 1517
- 18. Window Number: 1518
- 19. Window Number: 1519
- 20. Window Number: 1520



WEST ELEVATION (APPROVED MARCH 2012)
 SCALE: 1/8" = 1'-0"

- 1. Window Number: 1501
- 2. Window Number: 1502
- 3. Window Number: 1503
- 4. Window Number: 1504
- 5. Window Number: 1505
- 6. Window Number: 1506
- 7. Window Number: 1507
- 8. Window Number: 1508
- 9. Window Number: 1509
- 10. Window Number: 1510
- 11. Window Number: 1511
- 12. Window Number: 1512
- 13. Window Number: 1513
- 14. Window Number: 1514
- 15. Window Number: 1515
- 16. Window Number: 1516
- 17. Window Number: 1517
- 18. Window Number: 1518
- 19. Window Number: 1519
- 20. Window Number: 1520

RECEIVED

JUL 30 2012
 CITY OF SAUSALITO
 COMMUNITY DEVELOPMENT

**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

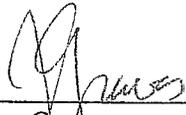
WHEREAS, the Planning Commission and Historic Landmarks Board find that, as conditioned herein, the proposed project complies with the General Plan as described in the staff report.

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&hib 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**

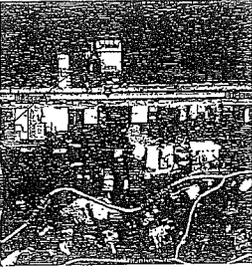
ATTACHMENT 3: PROJECT PLANS

OWNER
 View Restaurant LLC
 P.O. Box 2680
 Sausalito, CA 94965

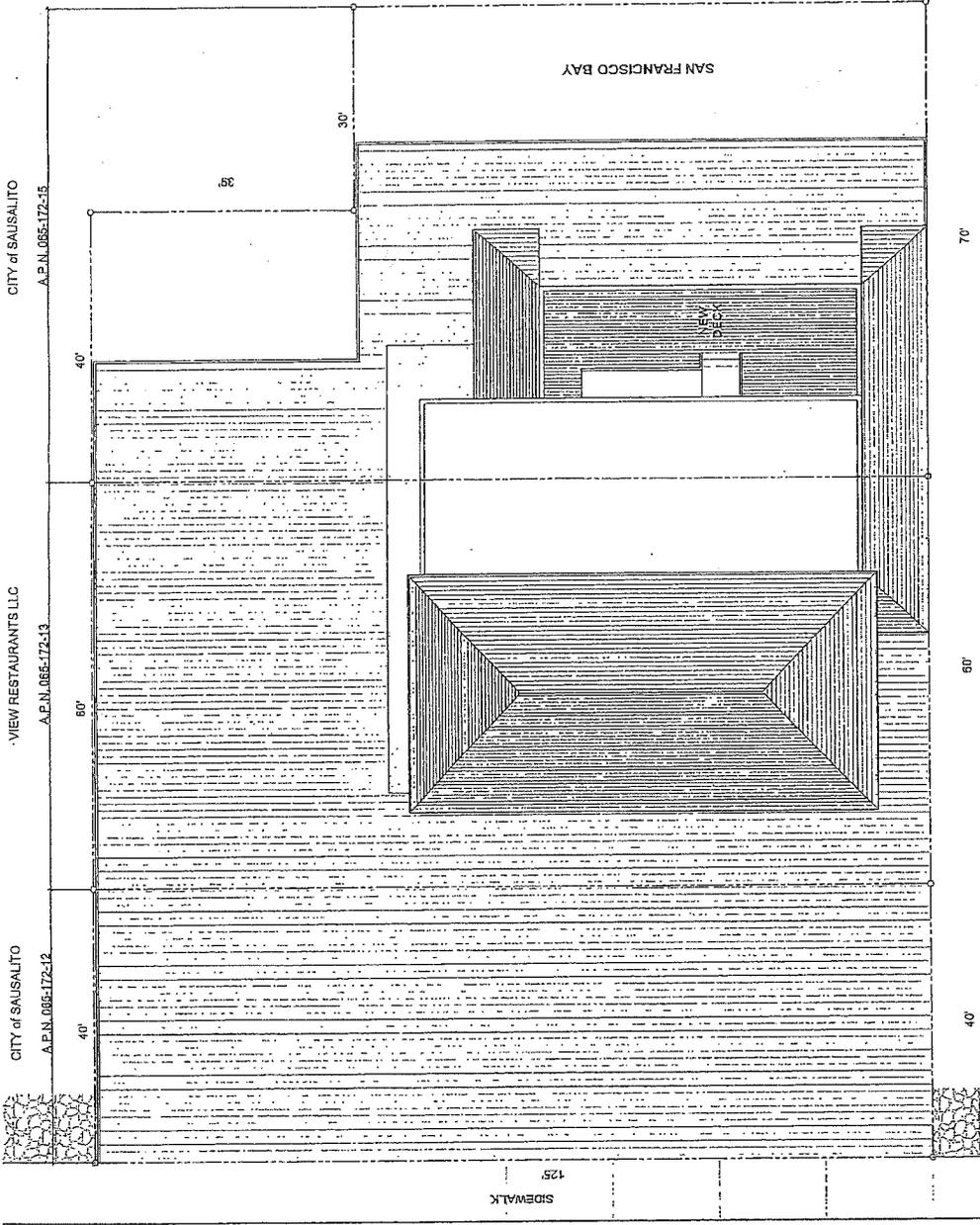
ARCHITECT
 Donald Olson and Associates
 658 Bridgeway, Sausalito, CA 94965
 Tel: 415.332.0277
 Fax: 415.332.8889

PROJECT INFORMATION
 DESCRIPTION: Addition to existing story and/or deck.

SHEET INDEX
 A0.0 Project Information, Site Plan, Street, Utility, & Vicinity Map
 A1.0 Floor Plans
 A2.0 Elevations
 A3.1 Elevations



VICINITY MAP



CITY OF SAUSALITO
 A.P.N. 065-172-15

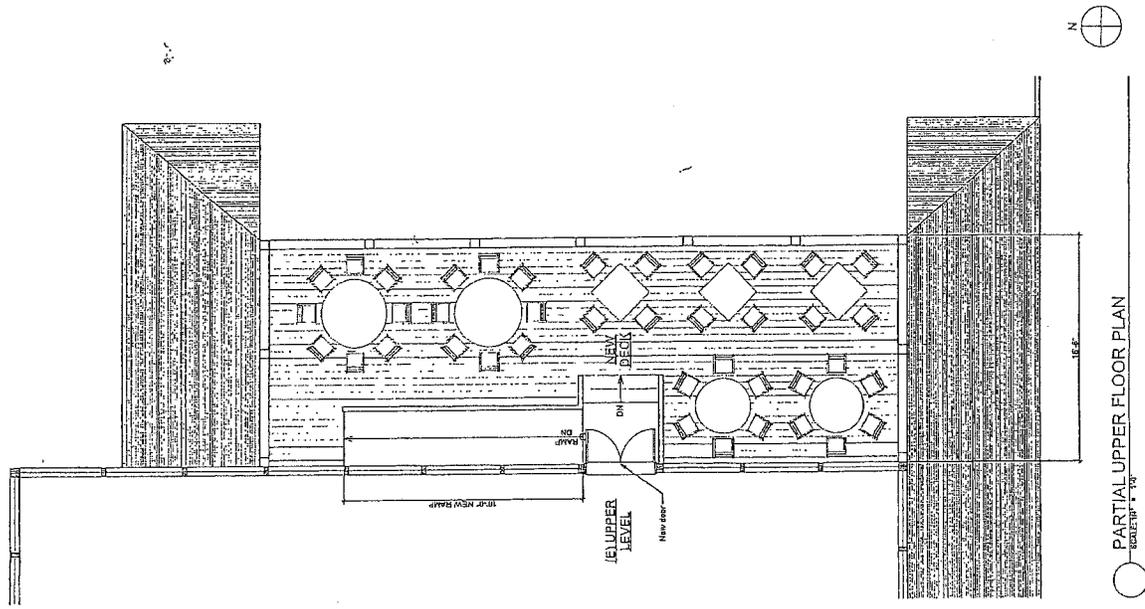
VIEW RESTAURANTS LLC
 A.P.N. 065-172-13

CITY OF SAUSALITO
 A.P.N. 065-172-12

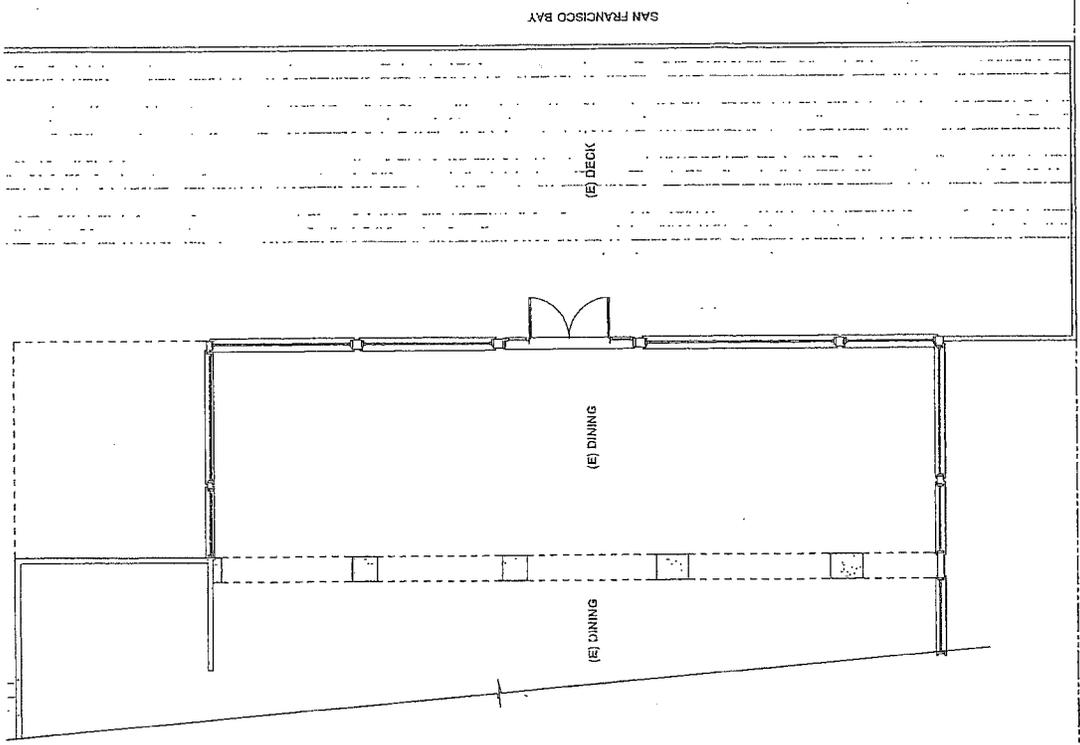


SITE PLAN
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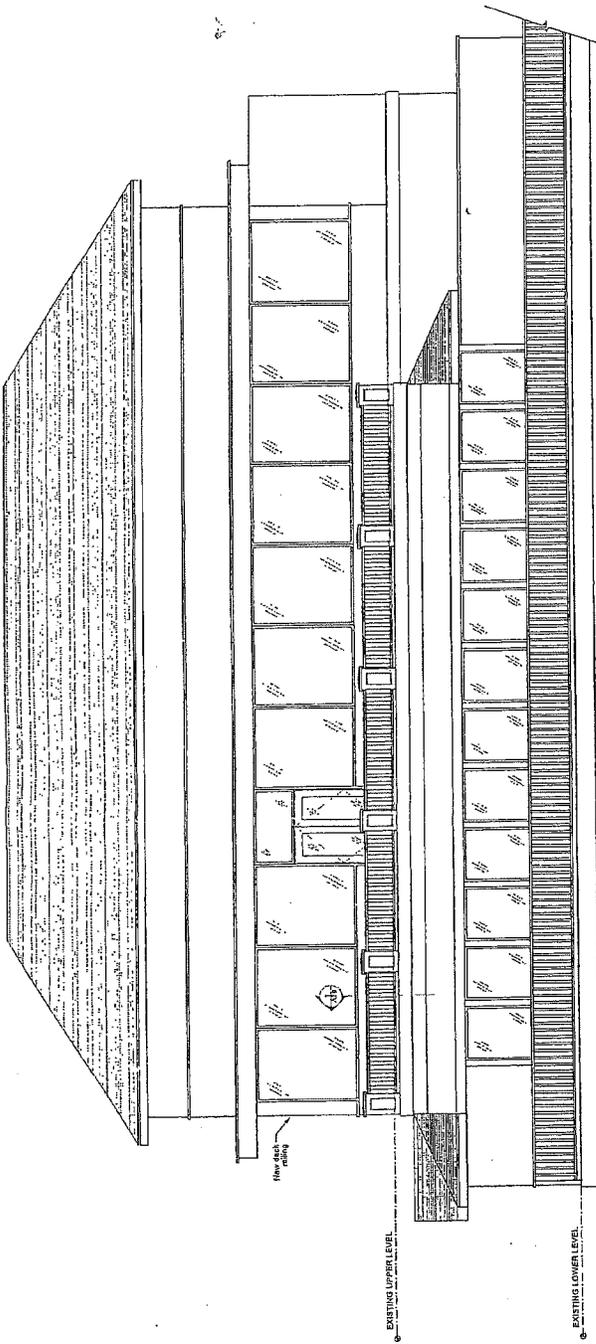
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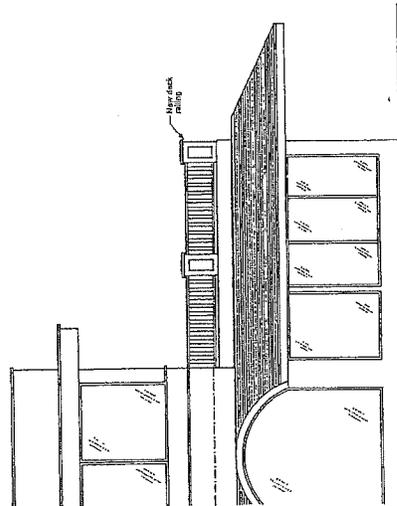
PARTIAL UPPER FLOOR PLAN
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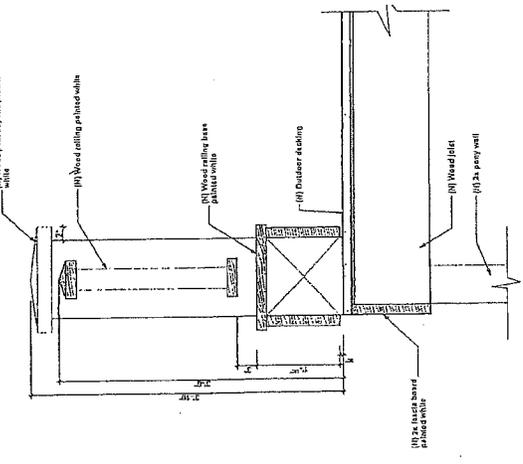
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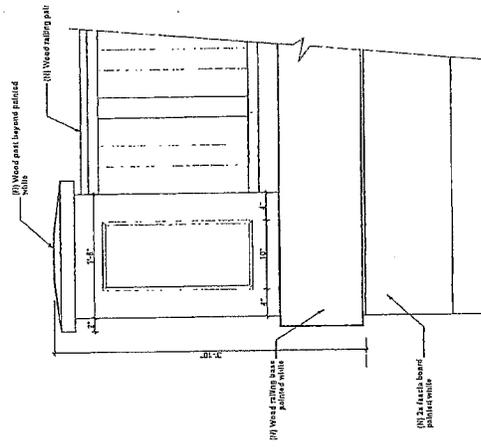
1 EAST ELEVATION
SECTION 1.1



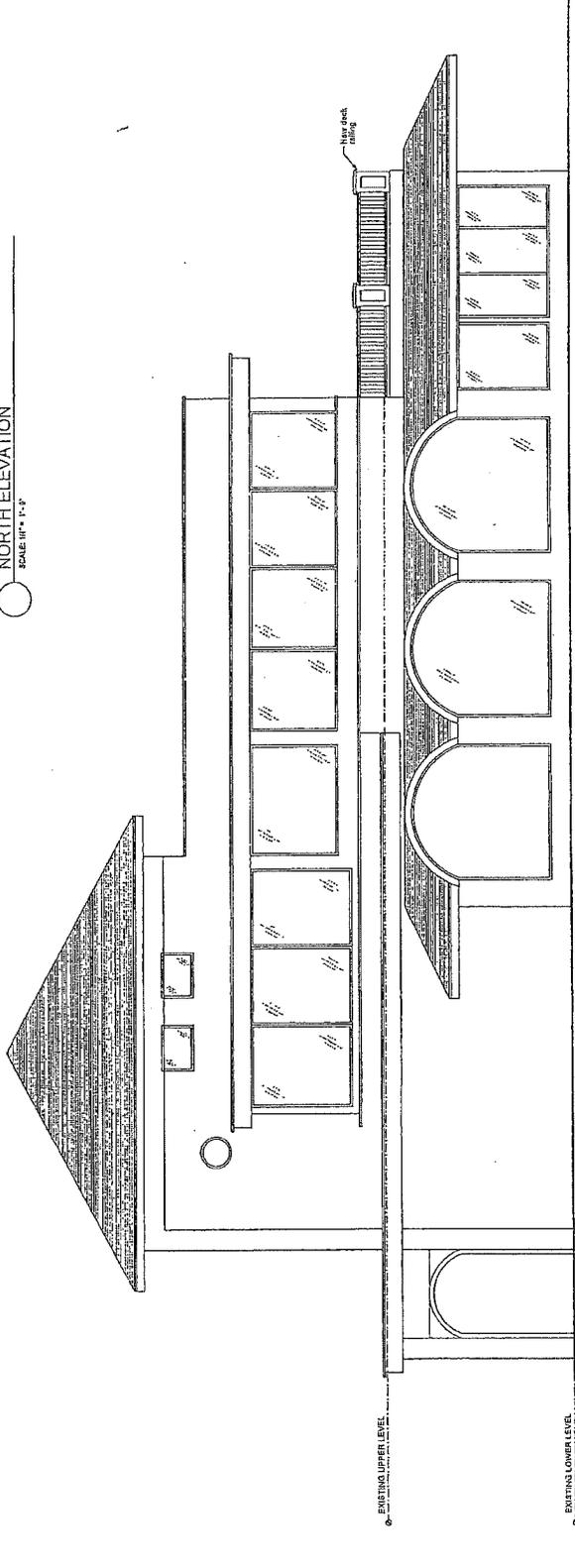
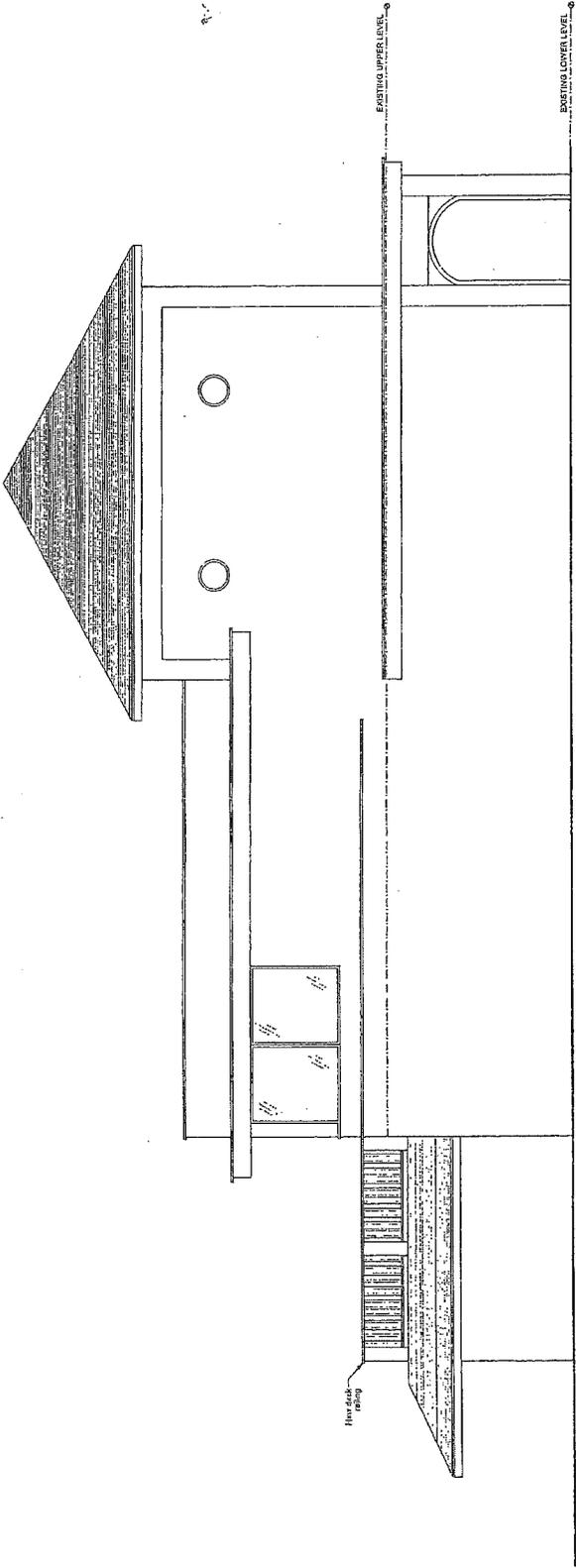
4 PARTIAL SOUTH ELEVATION



RAILING DETAIL



RAILING DETAIL



**SAUSALITO PLANNING COMMISSION AND HISTORIC LANDMARKS BOARD
RESOLUTION NO. 2012-01**

**RESOLUTION APPROVING MODIFICATIONS TO A DESIGN REVIEW PERMIT; A
MINOR USE PERMIT FOR OUTDOOR SEATING AND INDOOR MUSIC AND
DANCING; A VARIANCE FOR A SIDE YARD SETBACK ENCROACHMENT; AND A
SIGN PERMIT FOR BUSINESS IDENTIFICATION SIGNAGE AT A COMMERCIAL
BUILDING LOCATED AT 558 BRIDGEWAY
DR/VA/ MUP/SP 11-340**

WHEREAS, the Planning Commission and the Historic Landmarks Board adopted Resolution No. 2009-01 on January 14, 2009 approving a Design Review Permit (DR 08-023) for an upper level outdoor dining deck located at 558 Bridgeway; and

WHEREAS, the Planning Commission adopted Resolution No. 2009-02 on January 14, 2009 approving a Minor Use Permit (MUP 08-023) for the use of an upper dining deck for an outdoor dining area with 40 seats on private property and music and dancing at 558 Bridgeway; and

WHEREAS, the approval for MUP 08-023 has expired since it was not exercised; and

WHEREAS, an application has been filed by applicant Eric Long, of Don Olsen and Associates, on behalf of the View Restaurants, LLC, requesting Planning Commission and Historic Landmarks Board approval of modifications to Design Review Permit DR 08-023 for façade modifications and an expanded outdoor upper level dining deck on a building located within the Downtown Historic Overlay Zoning District, a Minor Use Permit for flexible outdoor seating for a maximum of 40 upper-level seats, a Minor Use Permit for indoor music and dancing, a Variance for the encroachment of the upper level outdoor dining deck into the southern side yard and a Sign Permit for new business identification signage for the Trident restaurant at 739 Bridgeway (APNs 065-172-12,-13,-15);

WHEREAS, the project site is located within the General Plan Open Area General Plan Land Use Designation, Open Area Zoning District, and Downtown Historic Overlay Zoning District; and

WHEREAS, the Planning Commission and the Historic Landmarks Board conducted a duly-noticed public hearing on January 4, 2012 at which time all interested persons were given an opportunity to be heard; and

WHEREAS, the Planning Commission and the Historic Landmarks Board have reviewed and considered the information contained in the staff reports as well as any and all oral and written testimony on the proposed project; and

WHEREAS, the Planning Commission and the Historic Landmarks Board have reviewed and considered the project plans titled "Ondines Restaurant Ext Upgrades" and date-stamped December 19, 2011; and

EXHIBIT E
(37 PAGES)

WHEREAS, the Planning Commission and the Historic Landmarks Board find that the proposed project, as conditioned herein, is consistent with the General Plan and complies with the requirements of the Zoning Ordinance as described in the staff report; and

WHEREAS, approval of the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Existing Facilities, which allows for minor alterations to an existing building.

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

1. The project is exempt from the requirements of CEQA pursuant to CEQA Guidelines Section 15301, Existing Facilities.
2. Modifications to Design Review Permit DR 08-023 for façade modifications, an expanded outdoor upper level dining deck, a new exterior staircase and a new pergola system with retractable awning is approved based upon the findings provided in Attachment 1, and subject to the conditions of approval provided in Attachment 2. The project plans, "Ondines Restaurant Ext Upgrades" and date-stamped December 19, 2011, which supersede the plans titled "Ondine Restaurant" and date stamped January 5, 2009, are provided in Attachment 3.
3. A Sign Permit for business identification signage 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.

FURTHERMORE, THE PLANNING COMMISSION HEREBY RESOLVES AS FOLLOWS:

4. A Minor Use Permit for outdoor seating and indoor music and dancing 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.
5. Variance for the encroachment of the upper level outdoor dining deck into the southern side yard 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.

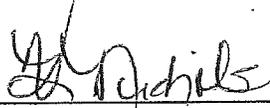
RESOLUTION PASSED AND ADOPTED, at the regular meeting of the Planning Commission and Historic Landmarks Board on the 4th day of January, 2012, by the following vote:

AYES: Graef, Warner, Bair, Cox, Keegin
NOES: None
ABSENT: None
ABSTAIN: None



Jeremy Graves, AICP
Secretary to the Planning Commission

AYES: Flavin, Kiernat, Nichols
NOES: None
ABSENT: Pierce
ABSTAIN: None



Vicki Nichols
Secretary to the Historic Landmarks Board

Attachments:

- 1- Findings
- 2- Conditions of Approval
- 3- Project plans entitled "Ondines Restaurant Ext Upgrades" and date-stamped December 19, 2011

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PLANNING COMMISSION and HISTORIC LANDMARKS RESOLUTION
JANUARY 4, 2012
DR/VA/MUP/SP 11-340
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, any applicable design guidelines, and this chapter.

The project is consistent with General Plan policies, including those related to maintaining the historic character of the downtown, as well as the Historic Design Guidelines.

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 railing is proposed along the edge of the existing roof of the lower story (on the east and southern sides of the building). 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 south and 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.

Vehicular entrances and exits will not be modified.

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 as no addition of building coverage or floor area is proposed.

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 modifications to the Design Review Permit and the project was found to be consistent with the Standards.

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. The requested signage requires a Sign Permit, approved by the Planning Commission and Historic Landmarks Board, which complies 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.

VARIANCE FINDINGS

In accordance with Zoning Ordinance Section 10.68 (Variances), the variance from the setback requirements listed in Table 10.20-2 (Site Development Standards- Open Space and Public Districts) of the Zoning Ordinance is approved based on the following findings:

- 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 building is located on an exceptional site in the City. Constructed on piers over the water and setback from Bridgeway at least 50 feet, the 558 Bridgeway site is the only site in the City with such conditions. With only one exception, the subject site is the only privately owned and improved property within the entire Open Area Zoning District which is overlain by the Downtown Historic Overlay Zoning District. All of these conditions combined are exceptional or extraordinary conditions that applying to the property involved that do not apply generally to other property or uses in the same district.

- 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.

Due to building's existing location in the southern side yard setback, in attempting to make small additions to improve the use and viability of the restaurant, the literal enforcement of the development standards may limit the applicant's ability to maintain a viable and efficient restaurant operation. This would result in an unnecessary hardship.

- 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 literal enforcement of the setback standards in the Open Area Zoning District would result in the property owner not being able to create a dining level above an existing encroaching dining area which was legalized via a Variance in 1978. The structure existed prior to the establishment of zoning in the City. In addition, the building and site have provided services to the public and the site has functioned as part of the City's commercial district since the turn of the 20th century. Other properties in the Downtown Historic Overlay District zoned for central commercial uses do not have setback requirements. Therefore, the property owner maintains a right to expand the business in a manner similar to other properties in the adjacent central commercial district and the variance is necessary for the preservation of a substantial property right of the petitioner, possessed by other property in the same district.

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

The proposed setback encroachment for the creation of the dining deck is located above an existing side yard setback encroachment. The dining deck will not exacerbate this encroachment by impinging on the setback any further than what exists today. Setbacks are required in order to provide adequate light, air, open space and visual relief. As the parcel to the immediate south and east of the subject property is the open waters of the City of Sausalito, relaxation of the setback standards would not be injurious to the public welfare. Therefore the granting of the variance would not be materially detrimental to the public welfare or injurious to the property or improvement in the vicinity or in the district.

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

The only two properties developed with uses in the Open Area Zoning District with the Downtown Historic Overlay are the 558 Bridgeway site and the 588 Bridgeway site (Scoma's). It has been established that the property at 558 Bridgeway has received approval for numerous variance requests in the past. The property at 588 Bridgeway has also received approval for variance requests. Therefore, the approval of a variance for the 558 Bridgeway would not constitute a grant of special privilege inconsistent with the limitations on other properties classified in the same zoning district.

- F) The granting of such Variance will be in harmony with the general purpose and intent of this title and General Plan.

The proposed setback encroachment for the creation of the dining deck is located above an existing side yard setback encroachment. The dining deck will not exacerbate this encroachment by impinging on the setback any further than what exists today. Setbacks are required in order to provide adequate light, air, open space and visual relief. As the parcel to the immediate south and east of the subject property is the open waters of the City of Sausalito, relaxation of the setback standards would not be injurious to the public welfare and would be in harmony with the general purpose and intent of the Zoning Ordinance and the General Plan.

MINOR USE PERMIT FINDINGS

Pursuant to Sausalito Municipal Code Section 10.58 (Minor Use Permits), it has been found that the Minor Use Permits for outdoor dining and indoor music and dancing is approved based on the following findings:

- A. The proposed use is allowed with issuance of a Minor Use Permit, pursuant to Chapters 10.20 through 10.28 (Zoning District Regulations), Chapter 10.44 (Specific Use Requirements) or any other applicable section of this Title 10.

Outdoor dining areas located on private property where an approved restaurant is located are allowed with issuance of a Minor Use Permit, pursuant to Section 10.44.220 (Restaurants-Outdoor Dining Areas). In addition, music and/or dancing are permitted as an accessory use to an approved eating or drinking establishment with the issuance of a Minor Use Permit, pursuant to Section 10.44.210 (Restaurants). The restaurant use at 558 Bridgeway was approved with a Conditional Use Permit in 1967. Therefore, the proposed uses are allowed with the issuance of Minor Use Permit.

- B. The proposed use is consistent with the General Plan, the purposes of the Zoning Ordinance, and the purposes of the applicable zoning district.

The proposed outdoor dining area, music/dancing use are consistent with General Plan policies for promoting the economic viability for commercial neighborhood uses (General Plan Policy LU 2.13). The outdoor dining area is also consistent with all applicable Zoning Ordinance regulations for outdoor dining, as conditioned.

- C. The proposed use, together with the applicable conditions, will not be detrimental to the public health, safety, or general welfare of the City

The proposed outdoor dining area and music/dancing use are not anticipated to be detrimental to the public health, safety, or general welfare of the City.

- D. The proposed use or facility complies with all of the applicable provisions of the Zoning Ordinance.

The proposed uses comply with all applicable provisions of the Zoning Ordinance, including requirements set forth in Section 10.44.220 for seating capacity and additional parking, and, as conditioned, noise testing requirements and time restrictions for music and dancing as described in the staff report dated January 4, 2012.

- E. The proposed use or facility is properly located relative to the community as a whole and to land uses and transportation and service facilities in the vicinity.

The proposed outdoor dining area and indoor music/dancing use will enhance an existing eating establishment in a waterfront area that supports the commercial and residential uses located along Bridgeway and in the vicinity.

- F. The size and shape of the subject property is adequate to provide features needed to ensure reasonable compatibility with land uses normally permitted in the surrounding area. Features may include but not be limited to yards, open spaces, walls and fences, parking, loading, landscaping, and such features as may be required by this Title or the Commission.

The northern and southern lots on either side of the subject lot are vacant and the proposed deck is located at the south and rear of the building and faces the water. Therefore, the proposed deck is configured appropriately on the site to provide reasonable compatibility to adjacent properties. The music/dancing use has been conditioned to only occur indoors and not on the outdoor dining deck.

- G. Public utilities and facilities are or will be adequate to serve the proposed use, including streets and highways paved (and of adequate width) for the quantity and type of traffic it will generate.

All public utilities and facilities are adequate for the proposed use. The site has abundant parking to support 40 additional seats.

- H. The proposed use will not materially adversely affect nearby properties or their permitted uses.

The northern and southern lots on either side of the subject lot are vacant and the proposed deck is located at the south and rear of the building and faces the water. The music/dancing use has been conditioned to only occur indoors and not on the outdoor dining deck. The project has been conditioned to establish ambient noise levels prior to and after commencement of the music/dancing use from residential properties to ensure that the noise source does not exceed audible levels.

- I. Findings required by Chapter 10.44 (Specific Use Requirements) for the approval of specific uses are made.

Pursuant to Sausalito Municipal Code Section 10.58.052 (Required Findings for Minor Use Permits to Allow Music and/or Dancing), it has been found that the permit is approved based on the following findings:

- i. The proposed use is incidental to a primary restaurant use.

Two restaurants are located on the subject site. The music/dancing use has been conditioned to only occur indoors and is incidental to the primary use of the site as a restaurant.

- ii. The proposed use complies with Section 10.44.210 (Restaurants).

The restaurant use was approved with a Conditional Use Permit in 1967 and has been conditioned to comply with Section 10.44.210 with regards to audibility.

- iii. The proposed use will not adversely affect residential uses.

The northern and southern lots on either side of the subject lot are vacant and the music/dancing use has been conditioned to only occur indoors and not on the outdoor dining deck. The project has been conditioned to establish ambient noise levels prior to and after commencement of the music/dancing use from residential properties to ensure that the noise source does not exceed audible levels.

SIGN PERMIT FINDINGS

In accordance with Zoning Ordinance Section 10.42.090(E) (Sign Permit Findings), the Sign Permit for new business signage is approved based on the following findings:

1. The proposed sign complies with all applicable provisions of this Title.

As discussed in the Staff Report dated January 4, 2012, the Planning Commission and the Historic Landmarks Board find the signs comply with the requirements of Chapter 10.42.070 of the Zoning Ordinance.

2. The proposed sign is consistent with the applicable sign standards.

As discussed in the Staff Report dated January 4, 2012, the Planning Commission and the Historic Landmarks Board find the sign regulations allow for signs to be installed at the project site.

3. The proposed sign will not adversely impact the public health, safety, or general welfare.

The Planning Commission and the Historic Landmarks Board find the signs are designed to not adversely impact public health, safety, or general welfare. In addition, a building permit will be required prior to installation of the signs to ensure the signs will be installed to code.

4. The proposed color, design, material and location of the proposed sign are compatible with the architectural design of the building.

The Planning Commission and the Historic Landmarks Board find the color, design, materials, and location of the signs will be compatible with the façade modifications associated with a contributing building located in the Downtown Historic Overlay Zoning District.

5. If the property is located within or near a residential area, the sign is harmonious with the character of the residential neighborhood.

The Planning Commission and the Historic Landmarks Board find the subject site is not in a residential area. Therefore, this finding is not applicable.

6. The proposed sign is restrained in character and is no larger than necessary for adequate identification.

The Planning Commission and the Historic Landmarks Board find the signs will be complimentary to the aesthetic of the building, the site, and the Downtown Historic Overlay Zoning District and are adequate to identify the site.

7. The proposed sign is consistent with the highest graphic standards and composed of durable and appropriate materials.

The Planning Commission and the Historic Landmarks Board find the signs will be constructed out of high quality materials which are durable and compatible with the aesthetic of the project site.

8. If the proposed sign is for an establishment within a commercial or industrial center, the sign is harmonious with the entire center's signage and has been subject to the commercial or industrial center's Design Review.

The Planning Commission and the Historic Landmarks Board find the signs are designed to be compatible and harmonious with not only the aesthetic of the project site and the Downtown Historic Overlay District as a whole.

9. If the proposed sign is oriented toward a residential zoning district and is within 50 feet of said district, the signage is necessary for minimum business identification and will not have an adverse aesthetic effect on the residential character of the adjacent residential neighborhood.

The Planning Commission and the Historic Landmarks Board find the business identification signs will not be located within 50 feet of a residential zoning district. The signs will not have an adverse aesthetic effect on the residential neighborhood located above the commercial district on Bridgeway.

10. Proposed sign serves to primarily identify the business or type of activity being conducted on the same premises, or the product, service or interest being offered for sale or lease on-site.

The Planning Commission and the Historic Landmarks Board find the signs primarily identify the restaurant businesses being conducted on the premises and are necessary to serve the businesses at the project site.

11. If the property is located within a designated historic district, or is listed on the local register, the proposed sign has been reviewed and approved by the Historic Landmarks Board and complies with the Historic District Sign Guidelines and Section 10.42.070 (Sign and Awning Standards in the Historic Overlay District for Properties Listed on the Local Register).

The Planning Commission and the Historic Landmarks Board find the signs will be compatible with the architecture of the project site and the Downtown Historic Overlay District as a whole based on the scale, materials, color, and design of the signage.

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**PLANNING COMMISSION and HISTORIC LANDMARKS RESOLUTION
JANUARY 4, 2012
DR/VA/MUP/SP 11-340
558 BRIDGEWAY**

ATTACHMENT 2: CONDITIONS OF APPROVAL

These conditions of approval apply to the project plans and materials titled "Ondines Restaurant Ext Upgrades" and date-stamped December 19, 2011 which supersede the plans title "Ondine Restaurant" and date stamped January 5, 2009. All Conditions of Approval in Resolution 2009-01 remain in effect.

General

1. The approval for the Variance will expire in two (2) years from the effective date of this resolution if the property owner has not exercised the entitlements hereby granted, or an extension has not been filed prior to the expiration date.
2. Upon building permit submittal the Conditions of Approval in this Resolution and Planning Commission Resolution No. 2009-01 shall be shown on all construction drawings.
3. Upon building permit submittal the applicant shall provide a written response demonstrating compliance with each Condition of Approval in this Resolution and Planning Commission Resolution No. 2009-01.
4. Any request for modification of the fabric for the lower deck canvas awnings shall require review and recommendation by the Historic Landmarks Board and review and approval by the Community Development Director.
5. All exterior lighting shall be shielded and downward facing.
6. During construction the applicant's contractor shall implement a Water Pollution Prevention Plan that at a minimum follows guidelines in MCSTOPPP's "Pollution Prevention It's Part of the Plan" [http://www.mcstoppp.org/acrobat/Pollution%20Prevention_Jan-2009.pdf]. The Plan shall addresses construction related and post-construction related site management practices including demolition, general construction, concrete, paving, dewatering, contaminated soils masonry, tile work, painting litter control, motor vehicle washing and maintenance, storage of hazardous materials.

Minor Use Permit

7. A maximum of forty (40) outdoor dining seats may be located on the upper dining deck. The forty (40) outdoor dining seats may be provided in any configuration which is compliant with applicable codes and regulations regarding access and safety.
8. Music and dancing is only permitted indoors. No music or dancing is permitted in the outdoor dining area.
9. Music and dancing shall only be allowed between the hours of 9AM and midnight.
10. Under Planning Division supervision and at the cost of the applicant, prior to commencement of use the ambient noise levels shall be established from specific residential properties (established by the Community Development Director) within 300 feet of the restaurant premises. Under Planning Division supervision and at the cost of the applicant, noise measurement shall be taken after commencement of the use to ensure that the noise source does not exceed "audible" levels as defined by the Zoning Ordinance and Municipal Code.

Advisory Notes

Advisory notes are provided to inform the applicant of Sausalito Municipal Code requirements, and requirements imposed by other agencies. These requirements include, but are not limited to, the items listed below.

11. The approval for the Design Review Permit will expire in two (2) years from the effective date of this resolution if the property owner has not exercised the entitlements hereby granted, or an extension has not been filed prior to the expiration date.
12. The approval for the Minor Use Permit and the Sign Permit will expire in one (1) year from the effective date of this resolution if the property owner has not exercised the entitlements hereby granted, or an extension has not been filed prior to the expiration date.
13. An approval granted by the Planning Commission does not constitute a building permit or authorization for construction. Appropriate construction permit(s) issued by the Building Division must be obtained prior to construction.
14. All applicable City fees as established by City Council resolutions and ordinances shall be paid. Third party review fees (cost plus 10%) shall be paid.
15. Pursuant to Municipal Code Chapter 3.36, Construction Traffic Road Fees shall be paid prior to issuance of a building permit.
16. An encroachment permit shall be obtained from the Department of Public Works prior to use of the public right-of-way for non-public purposes (e.g., materials storage, debris box storage) including any and all construction and demolition activities.
17. Pursuant to Municipal Code Chapter 8.54, applicants shall submit a Recycling Management Plan to the Community Development Department prior to the issuance of

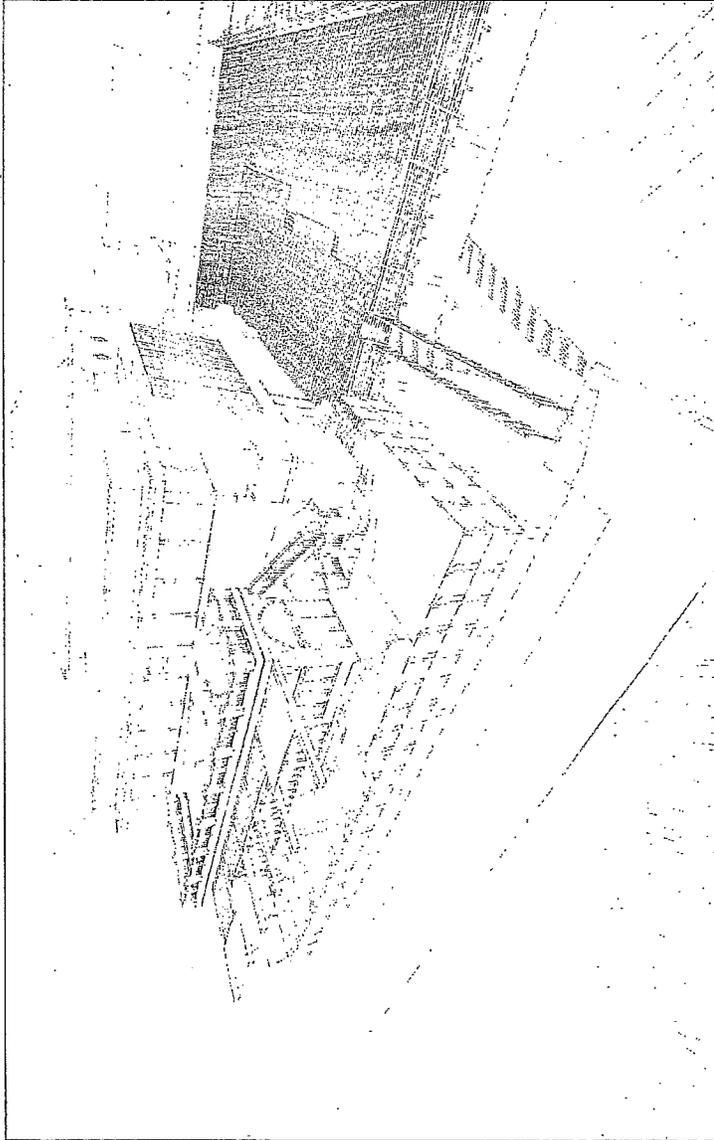
any construction permits, unless the requirement is waived pursuant to Section 8.54.050.

18. Pursuant to Municipal Code Chapter 11.17, dumping of residues from washing of painting tools, concrete trucks and pumps, rock, sand, dirt, agricultural waste, or any other materials discharged into the City storm drain system that is not composed entirely of storm water is prohibited. Liability for any such discharge shall be the responsibility of person(s) causing or responsible for the discharge. Violations constitute a misdemeanor in accordance with Section 11.17.060.B.
19. Pursuant to Municipal Code Section 12.16.140, the operation of construction, demolition, excavation, alteration, or repair devices and equipment within all residential zones and areas within a 500 foot radius of residential zones shall only take place during the following hours:
Weekdays – Between 8:00 a.m. and 6:00 p.m.
Saturdays – Between 9:00 a.m. and 5:00 p.m.
Sundays – Prohibited
City holidays (not including Sundays) – Between 9:00 a.m. and 7:00 p.m.
20. Pursuant to Municipal Code Section 18.12.100, existing sewer service laterals shall be inspected for surface water connections and leakage at the time of remodeling of any building. Deteriorated service laterals shall be repaired prior to approval of the building permit.
21. Permits required by other agencies having jurisdiction within the construction area must be obtained in accordance with the respective agency's regulations.
Marin Municipal Water District – (415-945-1400), including landscaping and irrigation regulations;
Southern Marin Fire Protection District -- (415-388-8182); and
Bay Conservation and Development Commission – (415-352-3600).
22. Pursuant to Municipal Code Section 10.54.100, construction activities undertaken in accordance with a design review permit shall comply with the construction time limit regulations based upon the project's valuation. Construction projects which are not completed within the time limits are subject to daily penalties.

I:\CDD\PROJECTS - ADDRESS\B\Bridgeway 558\DR-MUP-VA-SP 11-330\pccreso 2012-01.doc

**PLANNING COMMISSION and HISTORIC LANDMARKS RESOLUTION
JANUARY 4, 2012
DR/MUP/VA/SP 11-340
558 BRIDGEWAY**

ATTACHMENT 3: PROJECT PLANS



DINING DECK

- COVER PAGE
- A0.0 PROPOSED SITE PLAN, PROJECT DIRECTORY
- A1.0 PROPOSED FIRST FLOOR PLAN
- A1.1 PROPOSED SECOND FLOOR PLAN
- A1.2 SITE PLAN (JAN 2009 APPROVAL)
- A1.3 FIRST / SECOND FLOOR PLAN (JAN 2009 APPROVAL)
- A1.4 EXISTING SITE PLAN
- A1.5 EXISTING FIRST FLOOR PLAN
- A1.6 EXISTING SECOND FLOOR PLAN
- A2.0 PROPOSED ELEVATIONS
- A2.1 PROPOSED ELEVATIONS
- A2.2 APPROVED DECK ELEVATIONS (JAN 2009 APPROVAL)
- A2.3 APPROVED DECK ELEVATIONS (JAN 2009 APPROVAL)
- A2.4 EXISTING ELEVATIONS
- A2.5 EXISTING ELEVATIONS
- A4.0 DESIGN REVIEW DETAILS

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CITY OF SAUSALITO
COMMUNITY DEVELOPMENT

558 BRIDGEWAY, SAUSALITO, CA 94965 TEL: 415-329-2577
 ARCHITECTS & ASSOCIATES
 D O S E N

DINING RESTAURANT EXT. UPGRADES
 SAUSALITO, CA 94965
 A.P.N. 065-172-012,13,15

REVISIONS: _____
 DATE: 11/14/11
 DRAWN: J. S. LITTLE

TRIDENT / ONDINES RESTAURANTS
 558 BRIDGEWAY
 SAUSALITO, CA 94965
 A.P.N. 065-172-012, 13, 15

668 BRIDGEWAY, Sausalito, CA 94965 TEL: 415 332 0119
 FAX: 415 332 0989 EMAIL: DONT@DONTARCH.COM

ARCHITECTS
 D O N T
 A R C H I T E C T S
 A R C H I T E C T S
 A R C H I T E C T S

SCALE: 1/8" = 1'-0"
 SHEET: 108
 PLAN: 02.15.13.1
 PLAN: 02.15.13.2
 PLAN: 02.15.13.3
 PLAN: 02.15.13.4
 PLAN: 02.15.13.5

A.O.D.

DATE: 02/13/13

GENERAL NOTES:
 1. REFER TO ALL SHEETS FOR NOTES.
 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODES AND ALL APPLICABLE ORDINANCES.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SAUSALITO.
 4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
 5. ALL UTILITIES SHALL BE PROTECTED AND DEEPER THAN INDICATED UNLESS OTHERWISE NOTED.
 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.
 7. ALL FOUNDATION WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA FOUNDATION DESIGN MANUAL AND ALL APPLICABLE ORDINANCES.
 8. ALL STRUCTURAL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODES AND ALL APPLICABLE ORDINANCES.
 9. ALL MECHANICAL, ELECTRICAL, AND PLUMBING WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA MECHANICAL, ELECTRICAL, AND PLUMBING CODES AND ALL APPLICABLE ORDINANCES.
 10. ALL FINISHES SHALL BE IN ACCORDANCE WITH THE ARCHITECT'S SCHEDULE AND ALL APPLICABLE ORDINANCES.
 11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SAUSALITO.
 12. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
 13. ALL UTILITIES SHALL BE PROTECTED AND DEEPER THAN INDICATED UNLESS OTHERWISE NOTED.
 14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.
 15. ALL FOUNDATION WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA FOUNDATION DESIGN MANUAL AND ALL APPLICABLE ORDINANCES.
 16. ALL STRUCTURAL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODES AND ALL APPLICABLE ORDINANCES.
 17. ALL MECHANICAL, ELECTRICAL, AND PLUMBING WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA MECHANICAL, ELECTRICAL, AND PLUMBING CODES AND ALL APPLICABLE ORDINANCES.
 18. ALL FINISHES SHALL BE IN ACCORDANCE WITH THE ARCHITECT'S SCHEDULE AND ALL APPLICABLE ORDINANCES.

PROJECT INFORMATION:
 PROJECT: TRIDENT / ONDINES RESTAURANTS
 LOCATION: 558 BRIDGEWAY, SAUSALITO, CA 94965
 CLIENT: TRIDENT / ONDINES RESTAURANTS
 ARCHITECT: DONT ARCHITECTS
 DATE: 02/13/13
 SCALE: 1/8" = 1'-0"
 SHEET: 108
 PLAN: 02.15.13.1

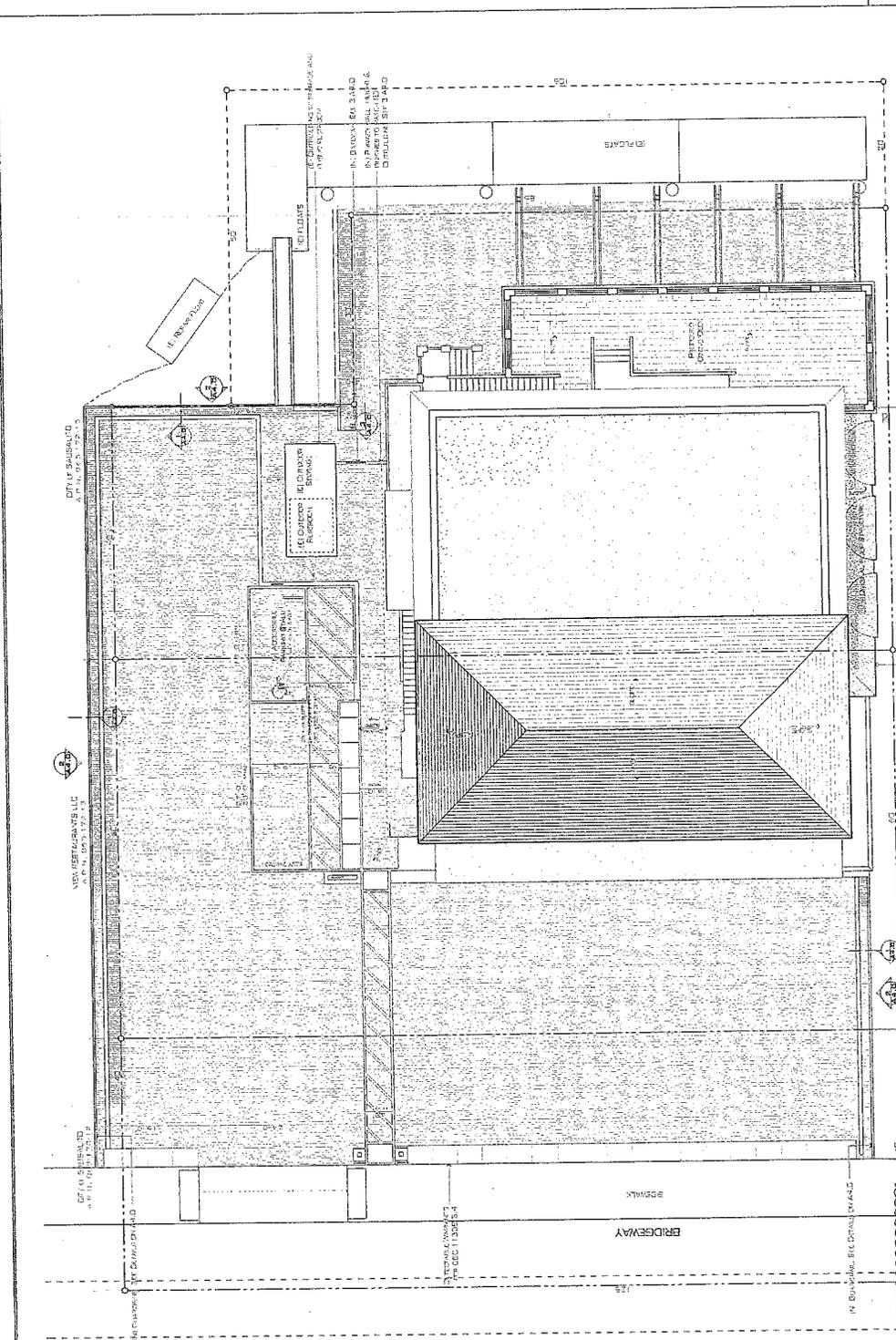
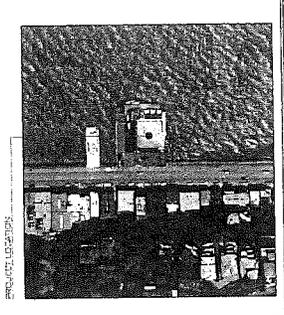
GENERAL CALCULATIONS:
 FOUNDATION: 18" DIA. PIER
 WALL: 18" THICK
 SLAB: 6" THICK
 BEAM: 18" x 24"
 COLUMN: 18" x 18"
 TRUSS: 18" x 18"
 ROOF: 18" x 18"
 FLOOR: 18" x 18"
 CEILING: 18" x 18"
 MECHANICAL: 18" x 18"
 ELECTRICAL: 18" x 18"
 PLUMBING: 18" x 18"
 FINISHES: 18" x 18"
 TOTAL AREA: 18' x 18' = 324 SQ. FT.

STRUCTURAL ENGINEER:
 NAME: [REDACTED]
 LICENSE: [REDACTED]
 ADDRESS: [REDACTED]
 CITY: [REDACTED]
 STATE: [REDACTED]
 ZIP: [REDACTED]

MECHANICAL ENGINEER:
 NAME: [REDACTED]
 LICENSE: [REDACTED]
 ADDRESS: [REDACTED]
 CITY: [REDACTED]
 STATE: [REDACTED]
 ZIP: [REDACTED]

ELECTRICAL ENGINEER:
 NAME: [REDACTED]
 LICENSE: [REDACTED]
 ADDRESS: [REDACTED]
 CITY: [REDACTED]
 STATE: [REDACTED]
 ZIP: [REDACTED]

PLUMBING ENGINEER:
 NAME: [REDACTED]
 LICENSE: [REDACTED]
 ADDRESS: [REDACTED]
 CITY: [REDACTED]
 STATE: [REDACTED]
 ZIP: [REDACTED]



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

DATE: 02/13/13

PROJECT: TRIDENT / ONDINES RESTAURANTS

LOCATION: 558 BRIDGEWAY, SAUSALITO, CA 94965

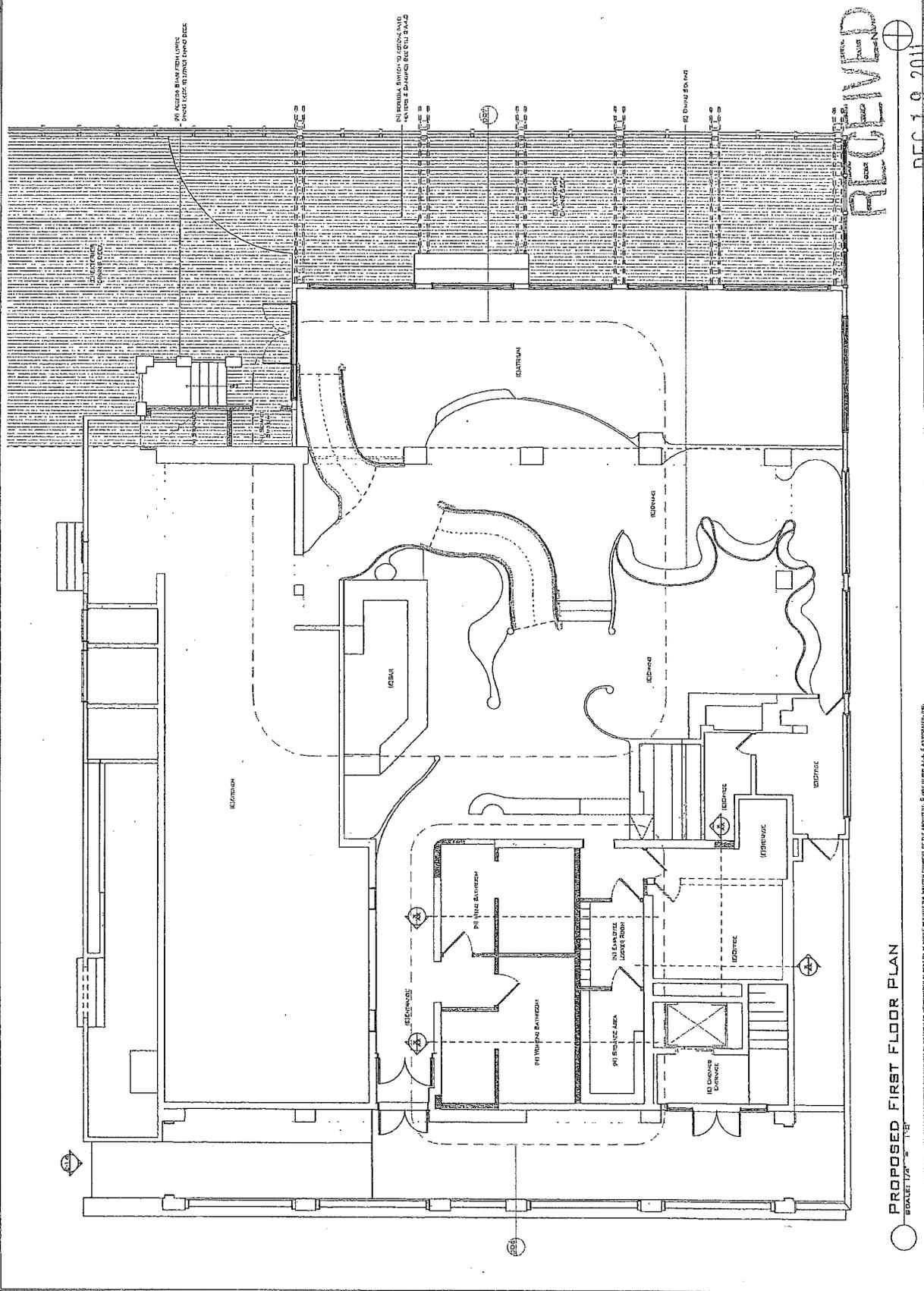
ARCHITECT: DONT ARCHITECTS

STRUCTURAL ENGINEER: [REDACTED]

MECHANICAL ENGINEER: [REDACTED]

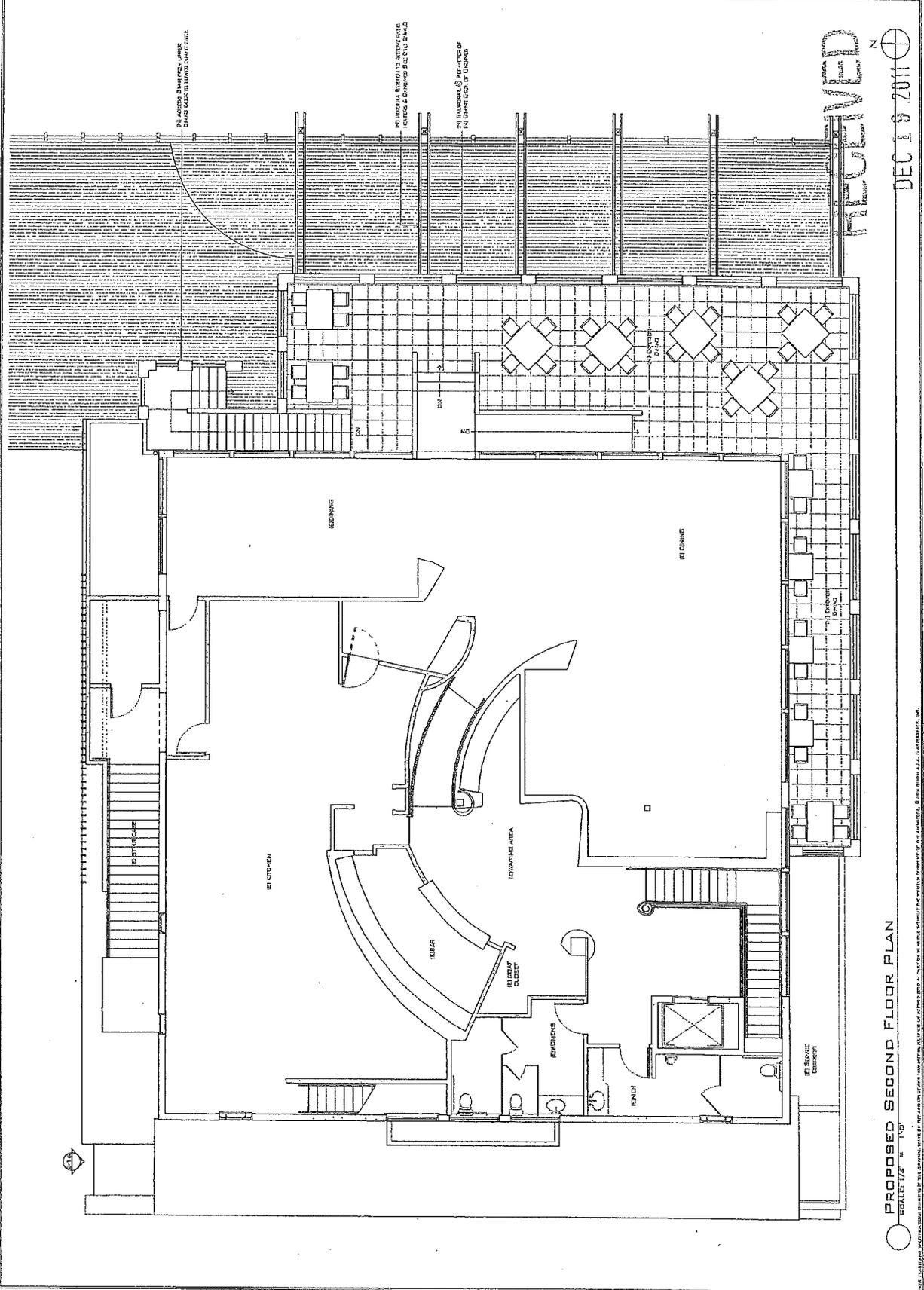
ELECTRICAL ENGINEER: [REDACTED]

PLUMBING ENGINEER: [REDACTED]



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 CITY OF SAUSALITO
 COMMUNITY DEVELOPMENT

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

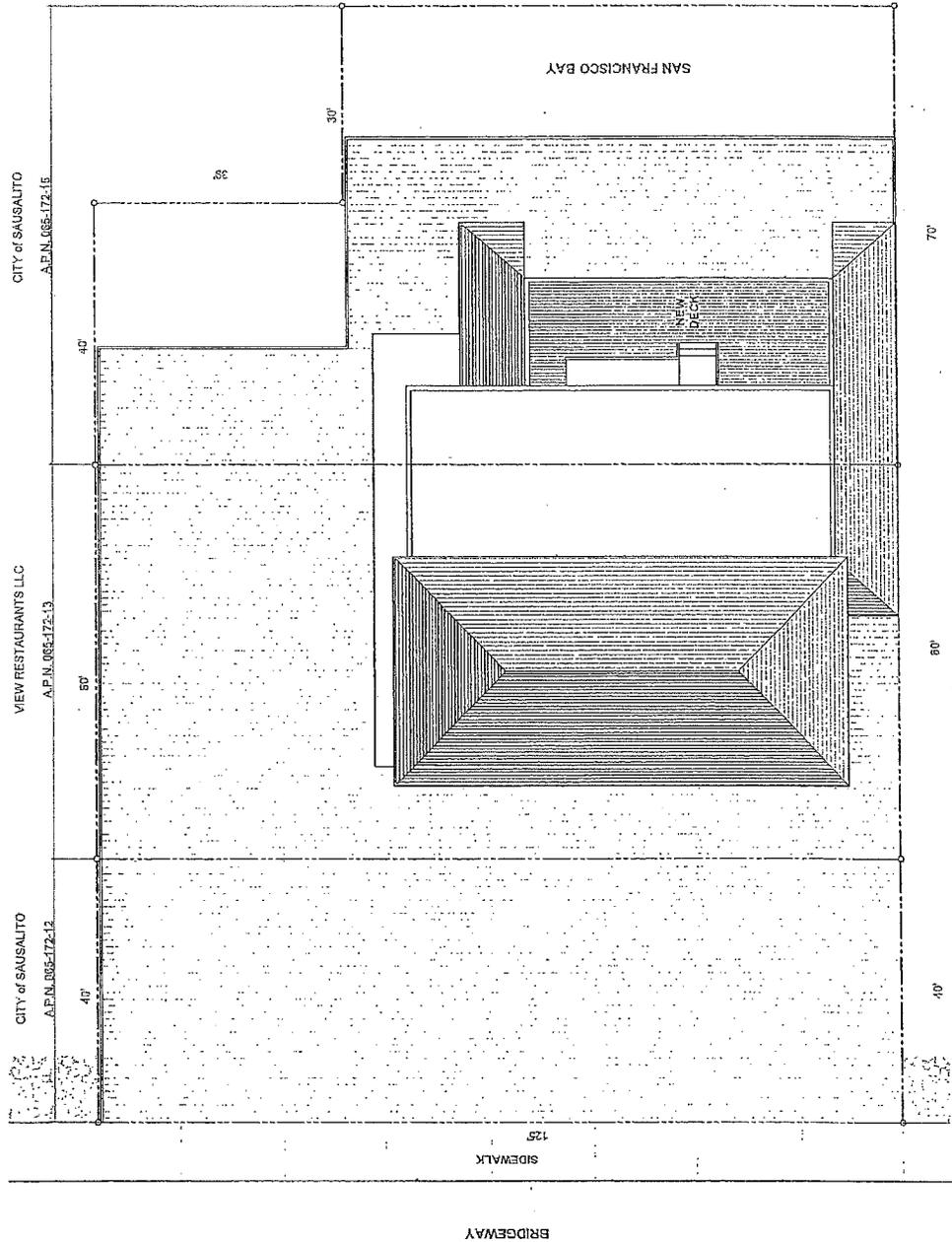


666 BRIDGEWAY, SAUSALITO, CA 94965 TEL: 415.325.0237
 FAX: 415.325.8969 EMAIL: DMH@DMHARCHITECT.COM
 DMH ARCHITECTS & ASSOCIATES
 1 2 3 4 5 6 7 8 9 10 11 12
 A R C H I T E C T S & A S S O C I A T E S
 S A U S A L I T O , C A

ONDINES RESTAURANT
 558 BRIDGEWAY
 SAUSALITO, CA 94965
 A.P.N. 064-322-012,19,15

REVISIONS
 NO. DATE
 1
 2
 3

A1.2
 JANUARY 15, 2010



CITY OF SAUSALITO
 A.P.N. 064-322-012

VIEW RESTAURANTS LLC
 A.P.N. 064-322-013

CITY OF SAUSALITO
 A.P.N. 064-322-015

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SITE PLAN (JAN 2009 APPROVAL)
 SCALE: 1" = 10'

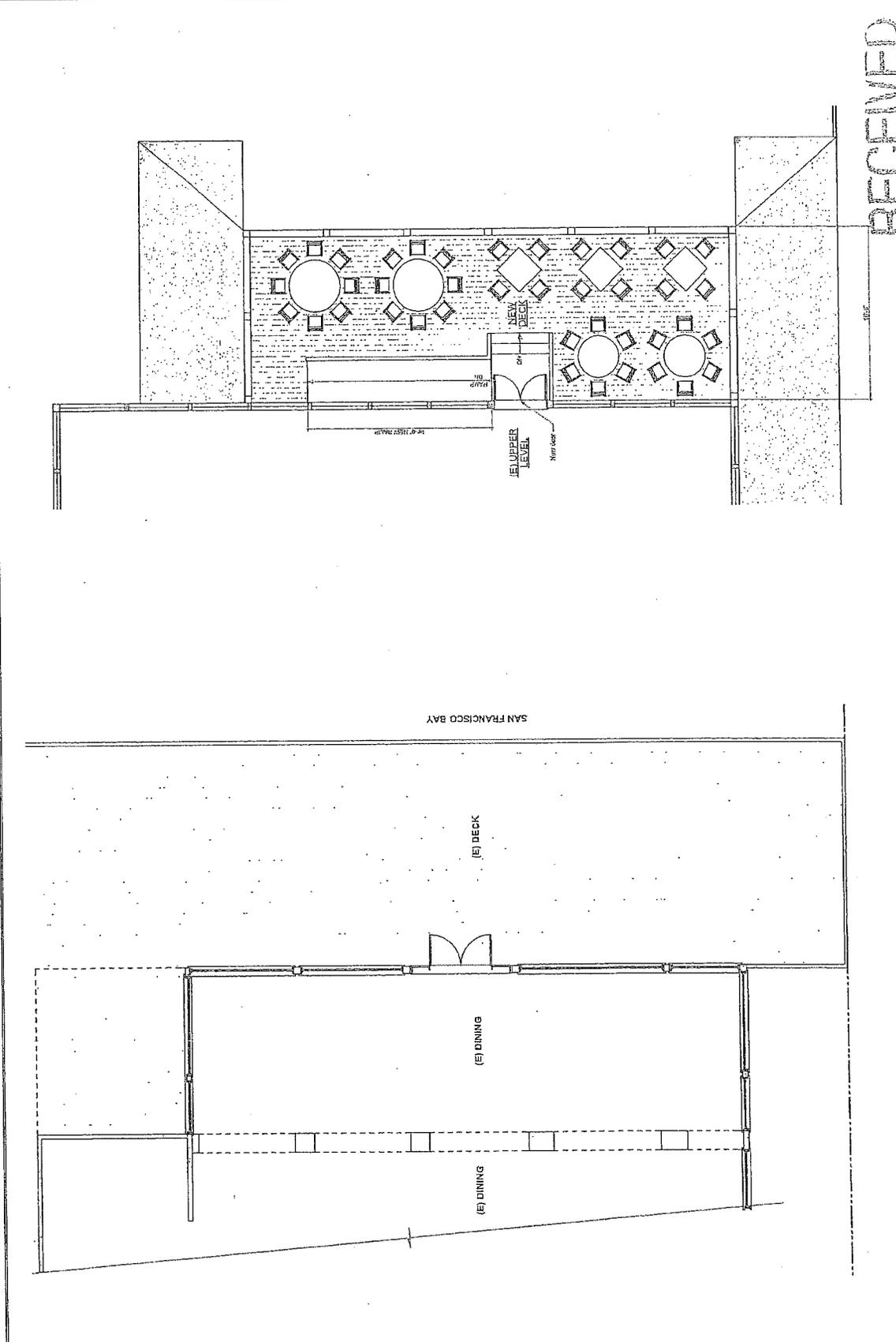
CITY OF SAUSALITO
 COMMUNITY DEVELOPMENT

ARCHITECTS & ASSOCIATES
 665 BRIDGEWAY SAUSALITO, CA 94965 TEL: 415-322-0277
 FAX: 415-322-0278 EMAIL: DCA@DCAARCHITECTS.COM

ODNINES RESTAURANT
 558 BRIDGEWAY
 SAUSALITO, CA 94965
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REVISIONS	NO.

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 2 DINING DECK (JAN 2009 APPROVAL)
 SCALE: 1/4" = 1'-0"
 DEC 19 2011

1 LOWER FLOOR PLAN (JAN 2009 APPROVAL)
 SCALE: 1/4" = 1'-0"

THIS PLAN AND ANY OTHER DOCUMENTS ARE PREPARED UNDER THE ASSUMPTIONS AND CONDITIONS SET FORTH IN THE ASSUMPTIONS AND CONDITIONS TO THESE PLANS. THE ASSUMPTIONS AND CONDITIONS ARE AVAILABLE FOR REVIEW AT THE OFFICE OF THE ARCHITECT. © 2009 ODNINES, L.L.C. A SAUSALITO, CA, COMPANY.

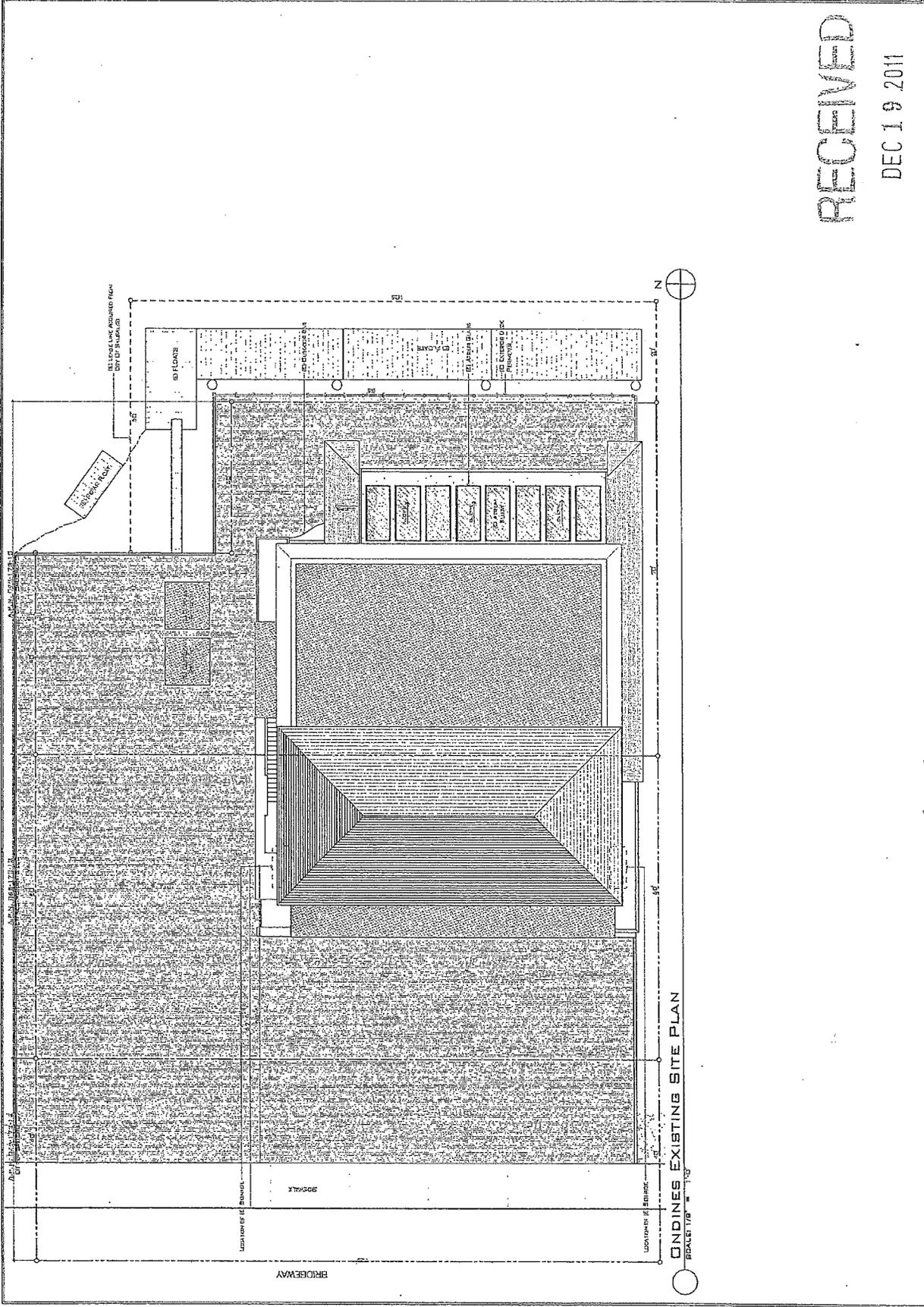
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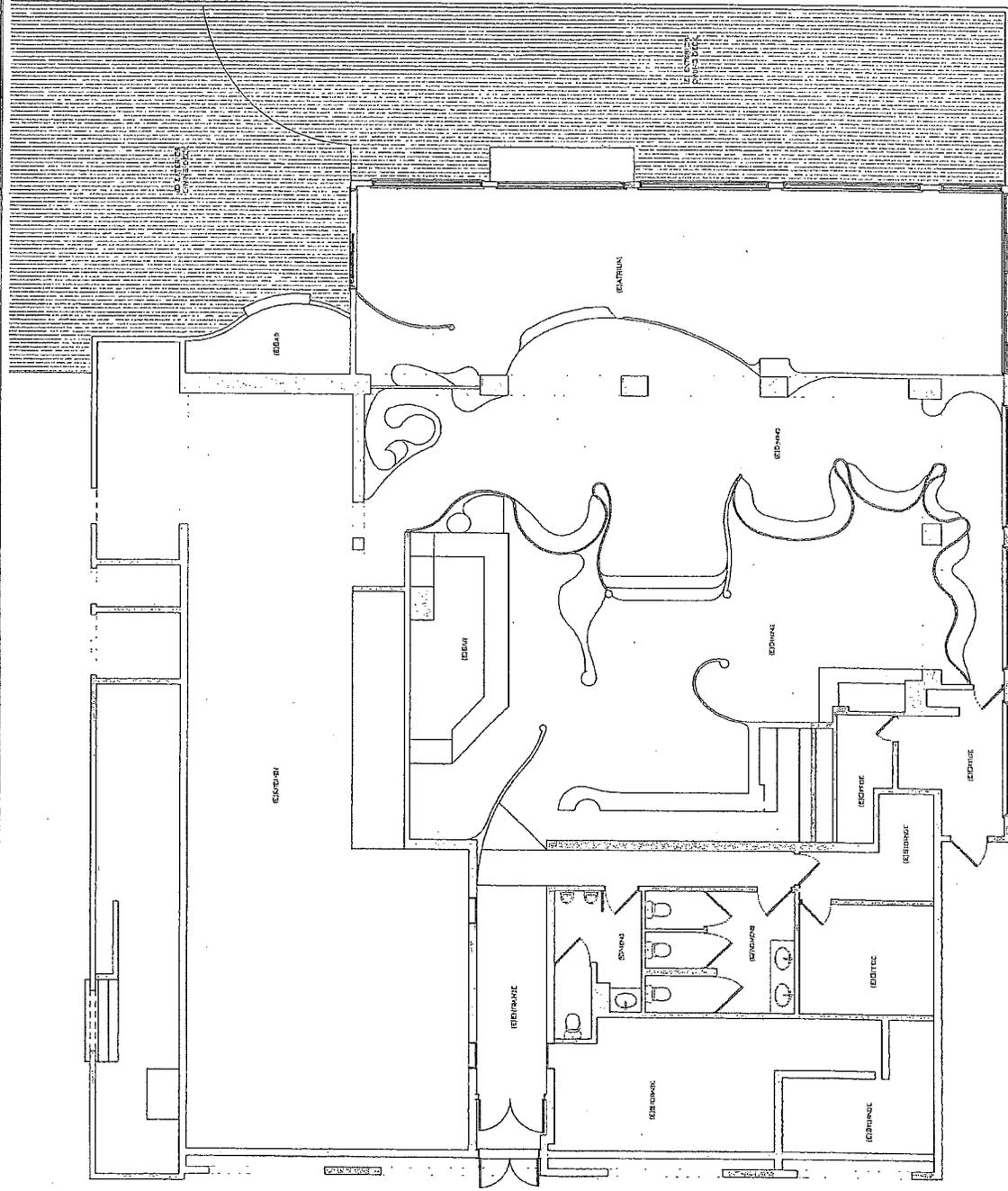
ONDINES EXISTING SITE PLAN
SCALE: 1/8" = 1'-0"

DINING RESTAURANT EXT. UPGRADES
 SAUSALITO, CA 94965
 A.P.N. 065-172-012, 18, 15

REVISIONS
 NO.
 DATE
 BY

A1.5

October 25th, 2011

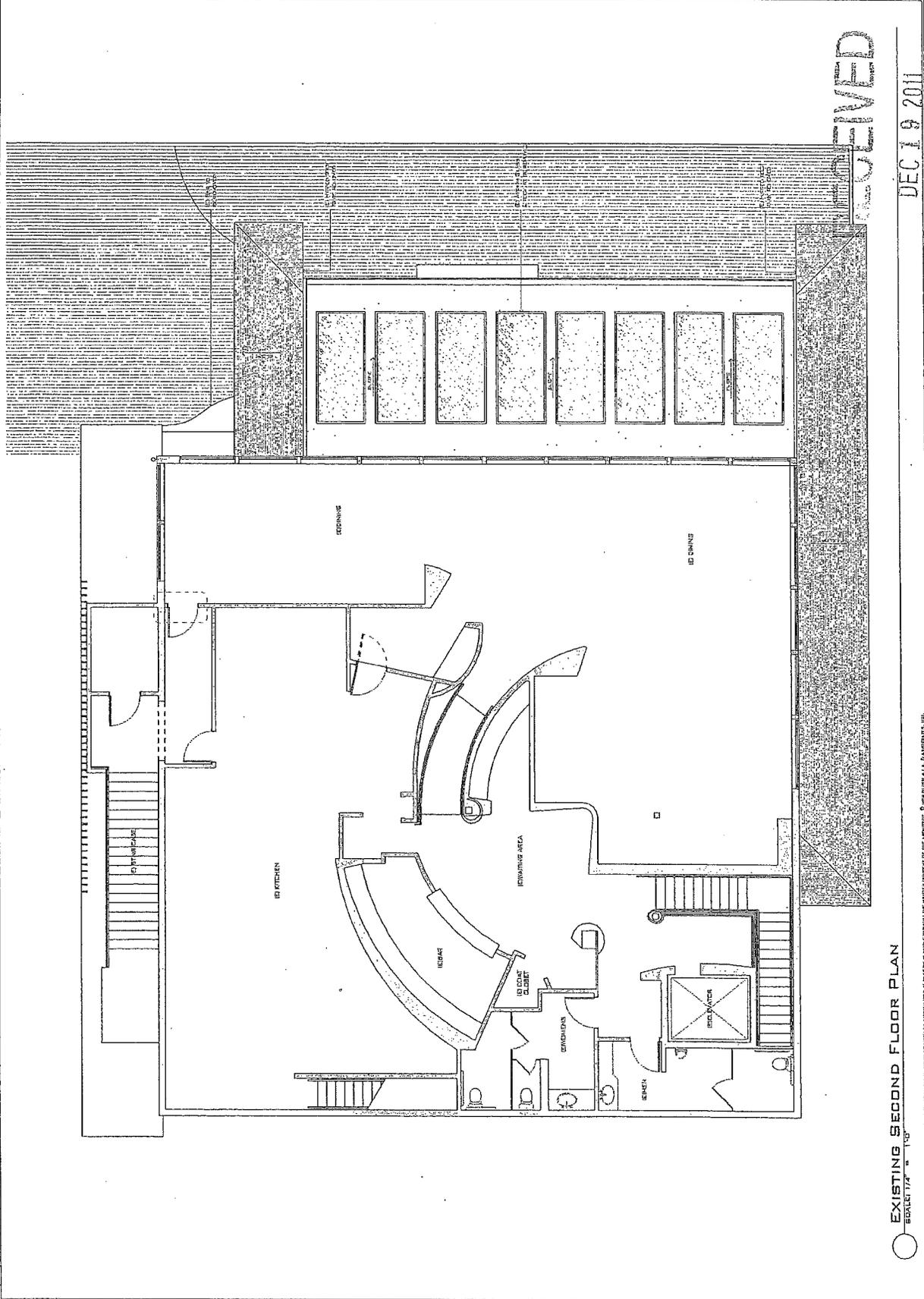


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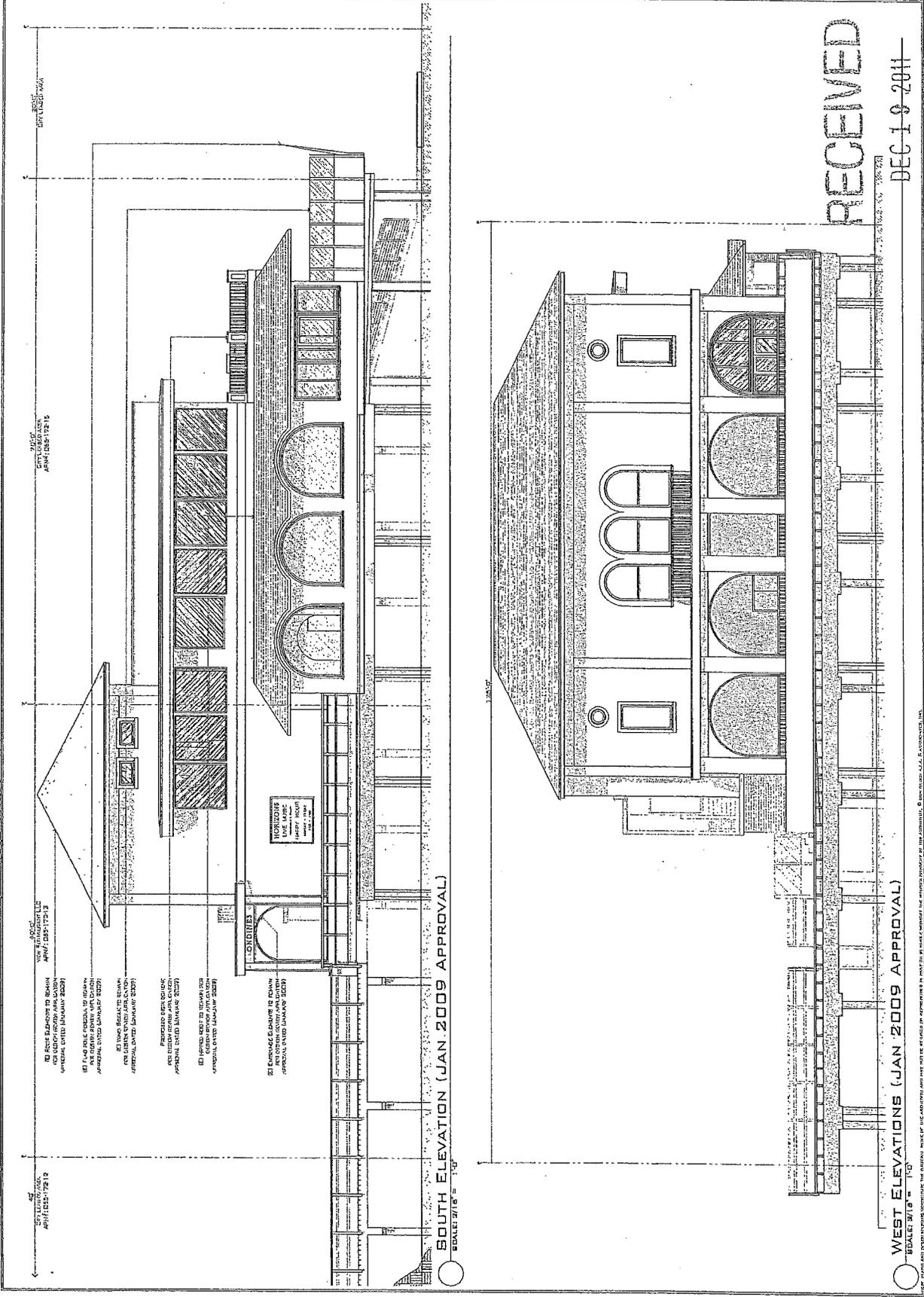
EXISTING FIRST FLOOR PLAN
 SHEET 17A OF 18



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

APPROVED
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CITY OF SAUSALITO
 COMMUNITY DEVELOPMENT



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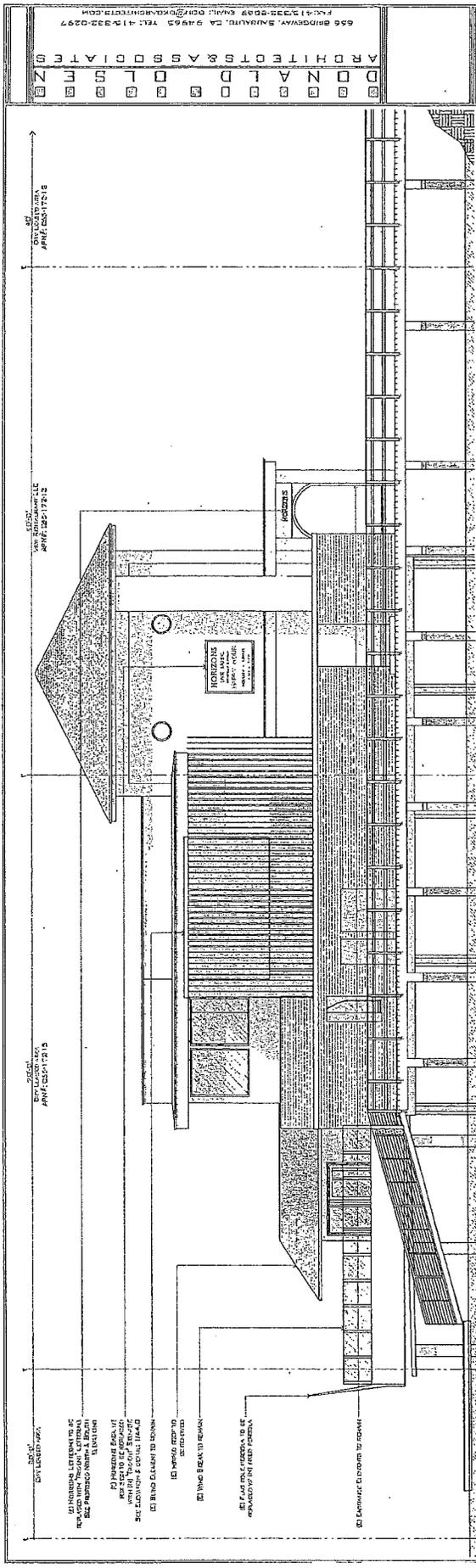
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CITY OF SAUBALITO
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A2.3

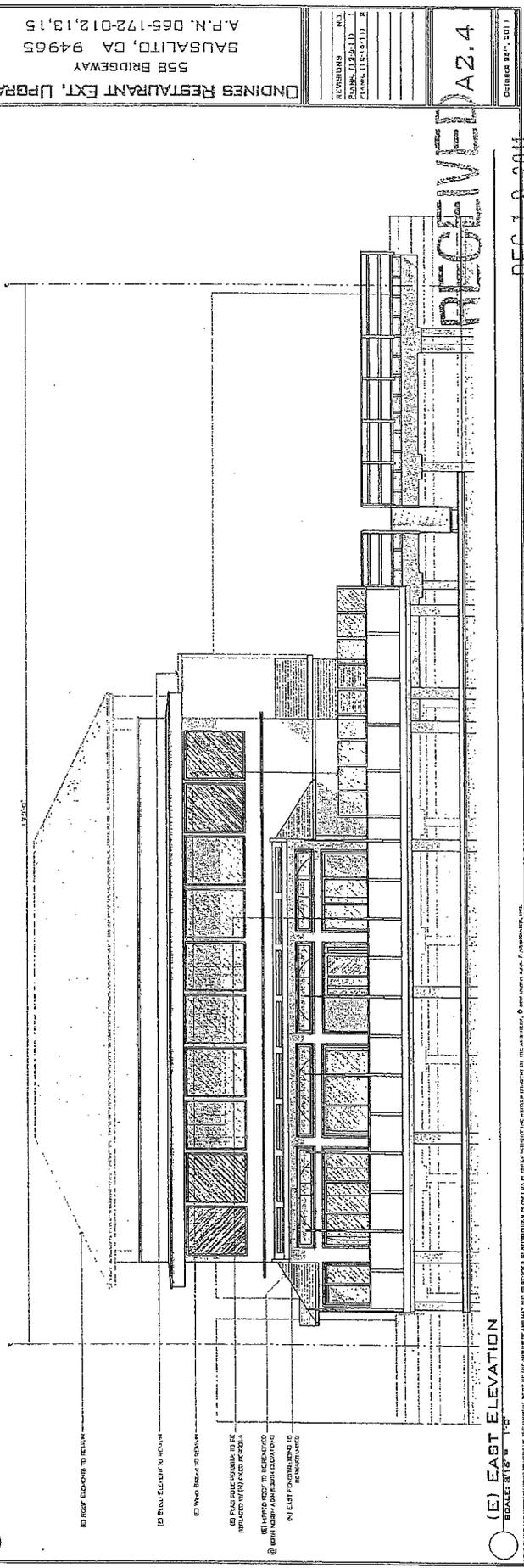
WEST ELEVATIONS (JAN 2009 APPROVAL)

SOUTH ELEVATION (JAN. 2009 APPROVAL)



(E) NORTH ELEVATION
SCALE: 3/16" = 1'-0"

- (1) FINISHES: SEE FINISH SCHEDULE
- (2) MATERIALS: SEE MATERIAL SCHEDULE
- (3) WINDOW SIZES: SEE WINDOW SCHEDULE
- (4) WINDOW TYPES: SEE WINDOW SCHEDULE
- (5) WINDOW OPERATIONS: SEE WINDOW SCHEDULE
- (6) WINDOW GLAZING: SEE WINDOW SCHEDULE
- (7) WINDOW COULTERS: SEE WINDOW SCHEDULE
- (8) WINDOW DIVIDERS: SEE WINDOW SCHEDULE
- (9) WINDOW HANGERS: SEE WINDOW SCHEDULE
- (10) WINDOW STOP: SEE WINDOW SCHEDULE
- (11) WINDOW TRACK: SEE WINDOW SCHEDULE
- (12) WINDOW WEIGHT: SEE WINDOW SCHEDULE
- (13) WINDOW WEIGHT: SEE WINDOW SCHEDULE
- (14) WINDOW WEIGHT: SEE WINDOW SCHEDULE
- (15) WINDOW WEIGHT: SEE WINDOW SCHEDULE
- (16) WINDOW WEIGHT: SEE WINDOW SCHEDULE
- (17) WINDOW WEIGHT: SEE WINDOW SCHEDULE
- (18) WINDOW WEIGHT: SEE WINDOW SCHEDULE
- (19) WINDOW WEIGHT: SEE WINDOW SCHEDULE
- (20) WINDOW WEIGHT: SEE WINDOW SCHEDULE



(E) EAST ELEVATION
SCALE: 3/16" = 1'-0"

- (1) FINISHES: SEE FINISH SCHEDULE
- (2) MATERIALS: SEE MATERIAL SCHEDULE
- (3) WINDOW SIZES: SEE WINDOW SCHEDULE
- (4) WINDOW TYPES: SEE WINDOW SCHEDULE
- (5) WINDOW OPERATIONS: SEE WINDOW SCHEDULE
- (6) WINDOW GLAZING: SEE WINDOW SCHEDULE
- (7) WINDOW COULTERS: SEE WINDOW SCHEDULE
- (8) WINDOW DIVIDERS: SEE WINDOW SCHEDULE
- (9) WINDOW HANGERS: SEE WINDOW SCHEDULE
- (10) WINDOW STOP: SEE WINDOW SCHEDULE
- (11) WINDOW TRACK: SEE WINDOW SCHEDULE
- (12) WINDOW WEIGHT: SEE WINDOW SCHEDULE
- (13) WINDOW WEIGHT: SEE WINDOW SCHEDULE
- (14) WINDOW WEIGHT: SEE WINDOW SCHEDULE
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- (17) WINDOW WEIGHT: SEE WINDOW SCHEDULE
- (18) WINDOW WEIGHT: SEE WINDOW SCHEDULE
- (19) WINDOW WEIGHT: SEE WINDOW SCHEDULE
- (20) WINDOW WEIGHT: SEE WINDOW SCHEDULE

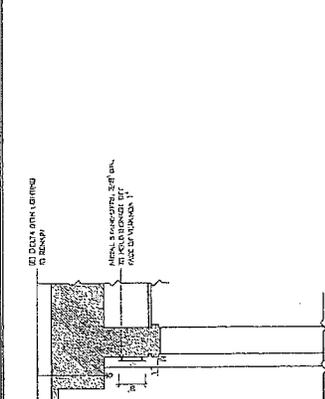
656 BRIDGEWAY, SAN ANTONIO, CA 78245 TEL: 419-322-0297
 ARCHITECTS & ASSOCIATES
 DONALD OLSEN

ONDINES RESTAURANT EXT. UPGRADES
 558 BRIDGEWAY
 SAUSALITO, CA 94965
 A.P.N. 065-172-012,13,15

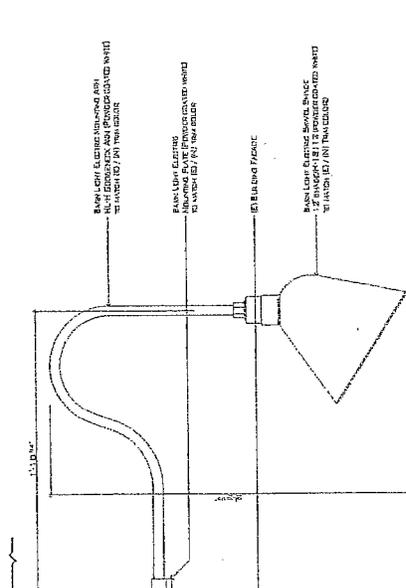
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1	1	11/18/2011
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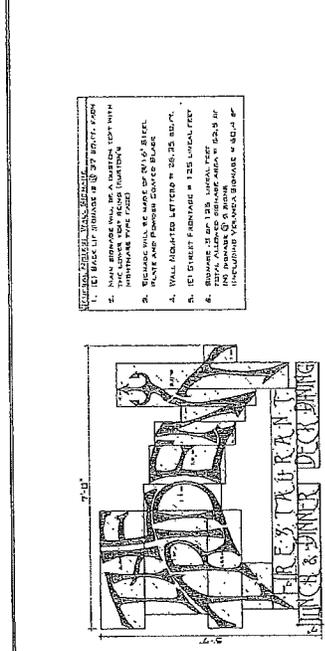
CITY OF SAUSALITO
 COMMUNITY DEVELOPMENT



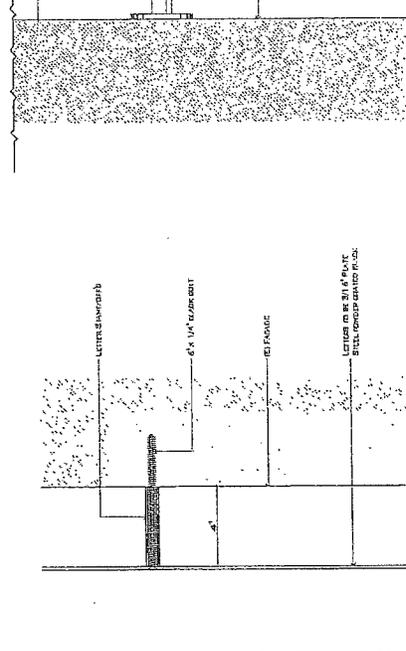
2 VERANDA SIGNAGE / (E) SIGN LIGHTING
 SCALE: 3/4" = 1'-0"



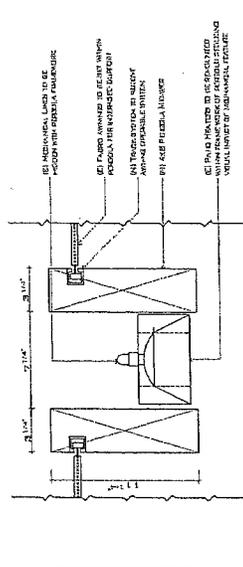
4 SIGNAGE DOWN LIGHTING
 SCALE: 3/4" = 1'-0"



1 SIGNAGE CONCEPT & CONNECTION DETAIL
 SCALE: 3/4" = 1'-0"



3 SIGN MOUNTING METHOD
 SCALE: 3/4" = 1'-0"



5 PATIO HEATER/ CANOPY DETAIL
 SCALE: 3/4" = 1'-0"

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 COMMUNITY DEVELOPMENT

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