

STAFF REPORT

SAUSALITO PLANNING COMMISSION AND HISTORIC LANDMARKS BOARD

PROJECT: Sedaghatfar/673 Bridgeway
DR 08-031

MEETING DATE: April 1, 2009

APPLICANT: Don Olsen, Architect

PROPERTY OWNER: Saeed and Hooshang Sedaghatfar

STAFF: Lilly Schinsing, Associate Planner 

REQUEST

Planning Commission and Historic Landmarks Board approval of a Design Review Permit for façade improvements at 673 Bridgeway. The project requires Heightened [Design] Review as it exceeds 80% of the permitted floor area.

REGULATORY FRAMEWORK

General Plan: Central Commercial

Zoning: Central Commercial (CC)
Downtown Historic Overlay District

Zoning Regulations: Historic Overlay District Findings (SMC Section 10.46.060.F)
Design Review Findings (SMC Section 10.54.050)
Heightened [Design] Review Findings (SMC Section 10.54.050.E)

Required Permits: Design Review Permit

EXISTING SETTING

Subject Parcel:

The 1,600 square foot parcel is located on Bridgeway (APN 065-131-07), near the intersection with Princess Street. The existing building covers 1,040 square feet of the lot, is two stories tall and is currently occupied by a retail business on the ground level and a residential unit on the upper level.

Neighborhood:

The subject parcel is located in the Downtown Historic District in the core of the Central Commercial Zoning District, with restaurant, retail and residential uses located in proximity.

HISTORIC BACKGROUND

The structure at 673 Bridgeway was the First National Bank of Sausalito and was constructed around 1917. The original façade had wood siding, cornice treatment and a bay window on the

second floor (see **Exhibit B** for a photograph). An extensive remodel of the building in 1950 modified the exterior face of the building in a California Modern design. In 1950 the bay window and ornate cornice treatment were removed and a smooth marble treatment was added to the majority of the façade. An aluminum corrugated exterior element was added to the middle of the façade as a contrasting element to the green marble.

The building was occupied by a variety of different banking facilities until 1992 when a retail apparel store was established on the site. The site is currently being used in a retail/residential capacity and the façade has not been altered since the major modification in 1950.

ROLE OF THE HISTORIC LANDMARKS BOARD AND PLANNING COMMISSION

This application involves the review of a discretionary Design Review Permit for façade improvements. Since the project is located in the Historic Overlay District, the Design Review Permit is under the authority of both the Planning Commission and the Historic Landmarks Board (HLB), and a joint meeting must be held to conduct the Design Review (Section 10.46.060.B). As stated in Section 10.50.020.B, both the Planning Commission and the HLB have authority to review the Design Review Permit, and must favorably make the findings listed in Section 10.46.060.F and 10.54.050 to approve the Design Review Permit.

PREVIOUS HLB REVIEW

The Design Review application was reviewed by the HLB at a study session on March 4, 2009. The HLB provided direction to the applicant at the March 4 meeting to make several modifications to the proposed design. The applicant has incorporated the HLB's suggestions into the project plans.

ENVIRONMENTAL REVIEW

The subject application is Categorically Exempt from the California Environmental Quality Act (CEQA), in accordance with Section 15331 of the CEQA Guidelines. The project involves the rehabilitation and addition to a historic structure in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties, which is a Categorical Exemption.

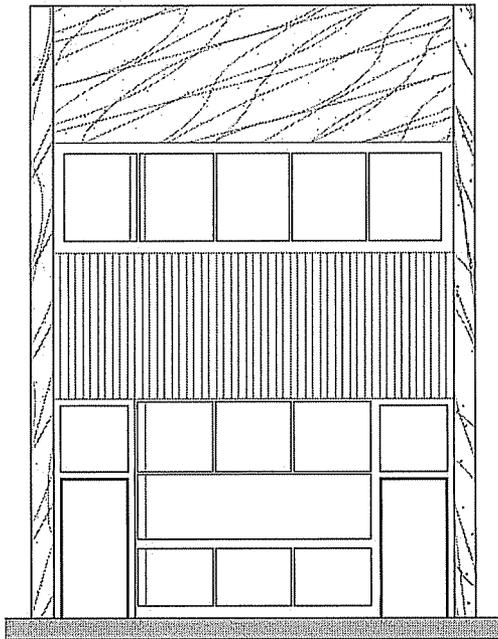
PROJECT DESCRIPTION

Structures:

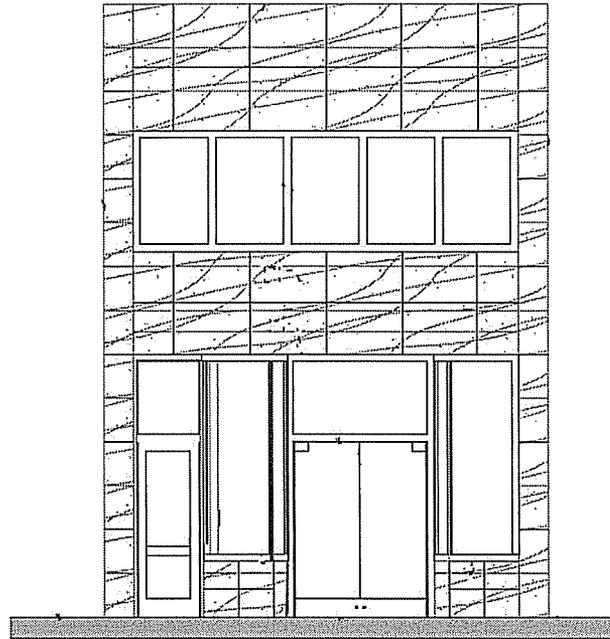
The following façade improvements are proposed (see the figures below for clarification):

- ❖ Eliminate the existing metallic siding;
- ❖ Add green marble treatment to match the existing marble;
- ❖ Replace the ten foot tall storefront windows with twelve foot tall storefront windows;
- ❖ Create a new entryway configuration by extending the windows out from the building face to produce display areas;
- ❖ Replace the two existing single storefront doors with a new double storefront door;
- ❖ Add a new residential entry door to match existing/new storefront doors with obscure glazing.

Figure 1: Existing and Proposed Front Elevation of the Building at 673 Bridgeway

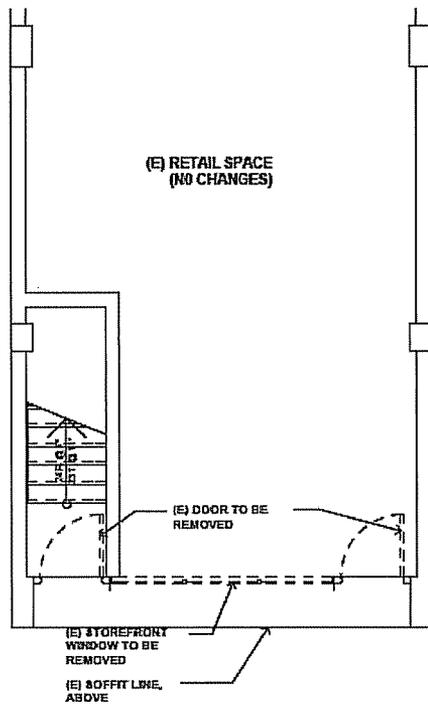


2 EXISTING FRONT ELEVATION
SCALE: 1/4" = 1'-0"

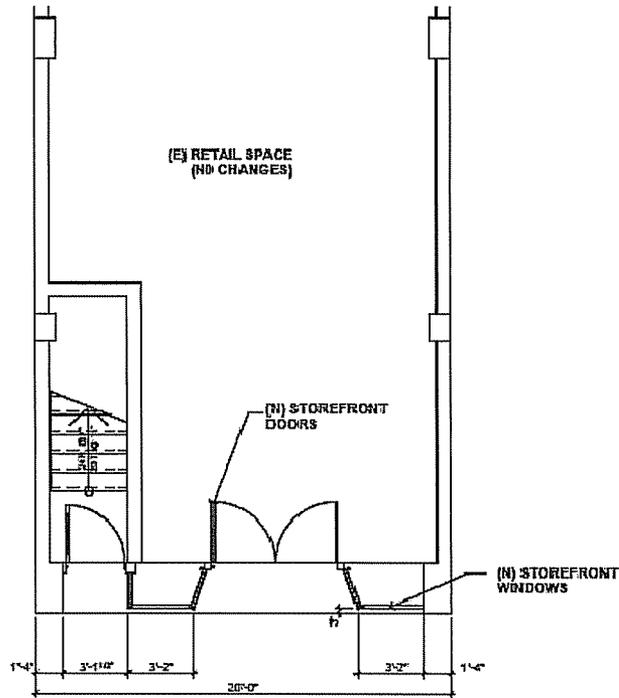


3 PROPOSED FRONT ELEVATION
SCALE: 1/4" = 1'-0"

Figure 2: Existing and Proposed Floor Plans of the Building at 673 Bridgeway



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



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

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. Staff concludes that the project is consistent with the General Plan and has identified the following objectives, policies, and programs that support the proposed project:

Policy LU-2.9. Downtown Historic Character: Protect the historical character of the Downtown area. As the building has been dramatically altered over time, the proposed façade improvements will enhance the *existing* architectural design of the structure. The new treatment will improve the appearance of the building.

Objective CD-7.0. Respect and maintain the exterior integrity of structures and sites in the Historic District and of all officially designated or recognized historic structures and sites outside the district. Due to a substantial façade remodel in 1950 all visible exterior historic features of the structure have been lost. This project proposes several exterior improvements that improve upon its current modern design. Staff concludes that the project provides consideration for the exterior integrity of the structure.

Zoning Ordinance Consistency

The Planning Commission and HLB must review the proposed project for its conformance with all applicable regulations of the Zoning Ordinance. Staff has outlined the following Zoning Ordinance requirements that apply to the project in the following discussion.

The Project Summary Table below compares the development standards of the applicable zoning district to the proposed design. The table shows that the design conforms to the zoning standards and meets the minimum code requirements of the Zoning Ordinance and allowable requirements for the CC Zoning District.

Project Summary Table

	Existing	Code	Proposed	Compliance
Parcel Area:	1,600 sq. ft.	5,000 sq. ft.	No change	Yes
Setbacks:				
Front:	N/A	N/A	No change	Yes
Rear:	15'	15' min	No change	Yes
Right Side:	0'	10' min	No change	Yes
Left Side:	0'	10' min	No change	Yes
Height:	28'	32' max	No change	Yes
Building Coverage:	65% (1040 sq. ft.)	100% (1,600 sq. ft.)	No change	Yes
Floor Area:	1.2 FAR (1,920 sq. ft.)	1.3 (2,080 sq. ft.)	1.2 FAR (1,938 sq. ft.)	Yes

Central Commercial Zoning District Consistency

The project is located in the CC Zoning District, which is intended for a wide variety of retail and service businesses to serve residents and visitors. The structure is currently occupied by a retail clothing store on the ground level and residential unit on the upper floor. Both of the uses are principally permitted uses in the CC District. The occupational permit process is used to ensure that proposed uses are allowed at the site; this process would begin if any changes in use are proposed in the future. No changes are proposed to expand or otherwise alter the existing structure, other than the façade improvements.

Historic Overlay District Consistency

To approve or conditionally approve the Design Review Permit the Planning Commission and HLB must determine that the project is consistent with all applicable Historic Overlay District policies. The site is located in the Historic District Overlay District. Staff concludes that the project is consistent with the purpose and intent of the Historic District Overlay District (Section 10.28.040.A) as described in the findings listed in the Resolution (see Attachment 1 of **Exhibit A**)

Design Review Permit

In order to approve or conditionally approve the Design Review Permit, the Planning Commission and HLB must determine the project is in conformance with the findings listed in Section 10.54.050 (Design Review Findings) of the Zoning Ordinance. Staff concludes the requisite findings for the Design Review Permit can be made to approve the permit, as summarized below:

- ❖ **Project Scale and Consistency with the Neighborhood:** 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.
- ❖ **Architecture and Site Design:** The project will improve the façade of an existing structure by enhancing the existing architectural design. The proposed design complements the nearby buildings in the Historic District.
- ❖ **Compatibility with the Downtown Historic District:** The structure is located in the Downtown Historic District and is an older building in Sausalito. As a result, the structure is a unique asset to the City and its commercial core. Since the project proposes to improve the building's appearance and aesthetics, the project will contribute to the value of the property and encourage the continued use of the building as a retail shop.

Colors and Materials

The applicant proposes the following colors and materials, as shown on the existing and proposed color elevations in **Exhibits D** and **E** the color board in **Exhibit F**:

- The new marble treatment will match the existing green marble treatment;
- The new storefront doors will match the materials of the existing storefront doors by using aluminum framing;
- The residential entry door will be framed in aluminum and coated with an obscure glazing for privacy.

Heightened [Design] Review

Zoning Ordinance Section 10.54.050E (Heightened Review Findings) requires the Planning Commission and Historic Landmarks Board to make additional findings to approve a project proposing a floor area ratio or building coverage of more than 80 percent of what is permitted for the applicable zoning district. The purpose of the Heightened [Design] Review findings is to ensure that the project will not negatively impact neighbors or the immediate neighborhood. The proposed

project is subject to the Heightened [Design] Review findings because the proposed floor area (1.2 FAR) exceeds 80% of the maximum allowed in the CC district.

Staff concludes that the project meets the requirements for Heightened [Design] Review in terms of providing adequate setbacks, minimizing view impacts, avoiding safety hazards and that the findings for Heightened [Design] Review can be favorably made, as described in detail in **Exhibit A** (see Attachment 2 – Findings).

PUBLIC NOTICE AND INPUT

Notice: 10 days prior to the hearing date, notice of this proposal was posted and was mailed to all residents and property owners within 300 feet of the subject parcel.

Written Input: As of March 23, 2009 there has been no written comments received for this application.

STAFF RECOMMENDATION

Staff recommends the Planning Commission and Historic Landmarks Board approve the attached resolutions which approve Design Review Permit DR 08-031, based upon the findings and Conditions of Approval listed therein.

Alternatively, the Planning Commission and Historic Landmarks Board may:

1. Approve the Design Review Permit with modifications;
2. Continue the public hearing for additional information and/or project revisions; or
3. Deny the Design Review Permit and direct Staff to return with Resolutions of Denial.

EXHIBITS

- A. Planning Commission Resolution (Draft)
- B. Historic Landmarks Board Resolution (Draft)
- C. Photograph of the Original Storefront
- D. Existing Storefront Elevation, date stamped March 13, 2009
- E. Photosimulation of Proposed Storefront Elevation, date stamped March 13, 2009
- F. Color Board

**SAUSALITO PLANNING COMMISSION
RESOLUTION NO. X-X**

**RESOLUTION APPROVING A DESIGN REVIEW PERMIT
AT 673 BRIDGEWAY (DR 08-031)**

WHEREAS, an application has been filed by applicant, Don Olsen on behalf of property owners Saeed and Hooshang Sedaghatfar, requesting Planning Commission approval of a Design Review Permit for façade improvements at 673 Bridgeway (APN 065-131-07); and

WHEREAS, the Planning Commission and Historic Landmarks Board conducted a duly-noticed public meeting on April 1, 2009 at which time all interested persons were given an opportunity to be heard; and

WHEREAS, the Planning Commission finds that the proposed project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15331; and

WHEREAS, the Planning Commission has reviewed and considered the project plans titled "Odessey" and date-stamped received on March 13, 2009; and

WHEREAS, the Planning Commission has received and considered oral and written testimony on the subject application; and

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

WHEREAS, the Planning Commission finds that, as conditioned herein, the proposed project complies with the General Plan as described in the staff report; and

WHEREAS, the Planning Commission finds that, as conditioned herein, the proposed project complies with the requirements of the Zoning Ordinance as described in the staff report; and

NOW, THEREFORE, THE PLANNING COMMISSION HEREBY RESOLVES AS FOLLOWS:

Section 1. The Design Review Permit for façade improvements to a commercial building at 673 Bridgeway is approved based upon the attached findings (Attachment 1), subject to the attached conditions of approval (Attachment 2), and as shown in the project plans titled "Odessey" and date-stamped received on March 13, 2009 (Attachment 3).

RESOLUTION PASSED AND ADOPTED, at a joint meeting of the Sausalito Planning Commission and Historic Landmarks Board on the ___ day of _____, 20___, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Jeremy Graves, AICP
Secretary to the Planning Commission

ATTACHMENTS

- 1- Findings
- 2- Conditions of Approval
- 3- Project Plans

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PLANNING COMMISSION RESOLUTION

April 1, 2009

DR 08-031

673 Bridgeway

**ATTACHMENT 1: FINDINGS FOR APPROVAL OF A DESIGN REVIEW PERMIT TO ALLOW
NEW CONSTRUCTION OR ALTERATIONS TO A PROPERTY WITHIN THE HISTORIC
OVERLAY DISTRICT OR LISTED ON THE LOCAL REGISTER**

1. DESIGN REVIEW FINDINGS (10.46.060)

Pursuant to Sausalito Zoning Ordinance Section 10.46 (Historic Overlay District), the Planning Commission finds:

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

The project proposes façade improvements to a commercial building in the downtown historic district. Due to an extensive exterior façade replacement in 1950, all visible historic elements of the structure are missing. The proposed improvements improve upon the structure's current modern design.

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

The structure at 673 Bridgeway was the First National Bank of Sausalito and was constructed circa 1917. The original façade had wood siding, cornice treatment and a bay window on the second floor. In 1950 these historic elements were removed and a California modern architectural treatment was applied to the façade of the building. The historical context of the original structure has been considered in the review of the proposal and the improvements have been found to enhance the existing architectural design.

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 structure is listed on the local register.

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.

Due to an extensive exterior façade replacement in 1950, all visible historic elements of the structure are missing. The Guidelines for Rehabilitation in the Secretary of Interior Standards for Treatment of Historic Properties to replace extensively deteriorated, damaged, or missing features state that an acceptable option for the replacement feature is

a new design that is compatible with the remaining character-defining features of the historic building. The proposed façade improvements take into account the size, scale, and material of the historic building and do not create a false historic appearance.

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

At a Historic Landmarks Board study session an alternative configuration was considered and accepted by the applicant. A previously-proposed cornice element was removed as were stone accent elements. These elements were removed to produce a more polished façade that does not create a false historic appearance.

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

The Design Review Findings specified in Section 10.54.050.D are favorably made, as discussed in the following section.

8. The proposed new construction or alteration will be compatible with and help achieve the purposes of the Historic Overlay District (Section 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 improvements will enhance a historic building in the City's Downtown Historic District. As all visible historic elements of the structure are missing, the façade treatment will build upon the existing California Modern façade design and will improve the appearance of the building.

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

The project proposes to improve the appearance of a building in the Downtown Historic district.

- 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.

- 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 project proposes to improve the appearance of a building in the Downtown Historic district. By enhancing the aesthetics of the structure, the improvements contribute to the value of the property and encourage the use of the building as a retail shop.

- 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 an older building in Sausalito. Due to its age and inclusion in the Downtown Historic District the structure is unique asset to the City and its Commercial Core.

- 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.

2. DESIGN REVIEW PERMIT FINDINGS

In accordance with Zoning Ordinance Section 10.54 (Design Review Procedures), the Design Review Permit is approved based on the following findings:

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

The proposed project is consistent with all applicable policies, standards, and regulations of the General Plan and Zoning Ordinance.

- B) 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 improve the façade of an existing structure by enhancing the existing architectural design. The proposed design complements the nearby buildings in the Historic District.

- C) The proposed project is consistent with the general scale of structures and buildings in the surrounding neighborhood and/or 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.

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

The new storefront windows will not extend beyond the existing building footprint. No other changes in mass are proposed and therefore there will not be an impact on public or private views.

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

The subject parcel is not located along a ridgeline.

- F) 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.

No new landscaping is proposed.

- G) 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 existing buildings on the site, and thus will not affect light and air for adjacent properties

- H) 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 project does not propose any mechanical equipment or chimneys. The proposed project is subject to the standard condition that all exterior lighting be shaded and downward facing.

- I) 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 new storefront windows will not extend beyond the existing building footprint. No other changes in mass are proposed and therefore there will be no change in level of privacy to the site and adjacent properties from this project.

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

Double storefront doors are proposed at center of the storefront. In combination with the new storefront window configuration, the new storefront design will direct pedestrian traffic into the store with greater ease than the present single storefront doors and flat storefront windows.

- K) 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.

No trees are proposed to be removed.

- L) 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 Review Findings).

Heightened Review is required for this project, as discussed below.

3. HEIGHTENED [DESIGN] REVIEW FINDINGS

In accordance with Zoning Ordinance Section 10.54.050(E) (Heightened [Design] Review), the Design Review Permit is approved based on the following findings:

- A) Proposed development of the site maximizes preservation of protected trees.

The project site does not propose the removal of any trees.

- B) The site is configured with adequate width and depth to provide yard spaces and setbacks, proportional to the size of the structure.

The project does not propose any enlargement of the footprint of the building.

- C) The site will be developed in a manner that minimizes the obstruction of views from surrounding properties and public vantage points, with particular care taken to protect primary views.

The new storefront windows will not extend beyond the existing building footprint. No other changes in mass are proposed and therefore there will not be an impact on public or private views.

- D) The proposed development of the site presents no potential hazard to public safety in terms of vehicle traffic, pedestrian circulation, slope and tree stability, run-off, and public utilities.

In combination with the new storefront window configuration, the new storefront design will direct pedestrian traffic into the store with greater ease than the present single storefront doors and flat storefront windows. The other façade improvements will not have any impact on public safety in terms of vehicle traffic, slope and tree stability, run-off, and public utilities.

- E) The slope and topography of the site allows for limited excavation and minimal alteration to the site topography outside the footprint of structures.

No excavation is proposed.

- F) The site will provide adequate guest parking either on-site or within the immediate street frontage.

Parking is not required for this project.

- G) The proposed plan provides adequate landscaping to maximize privacy and minimize the appearance of bulk.

The existing building's massing will not change and landscaping is not proposed.

PLANNING COMMISSION RESOLUTION

April 1, 2009

DR 08-031

673 Bridgeway

ATTACHMENT 3: CONDITIONS OF APPROVAL

These conditions apply to the project plans prepared by Don Olsen Associates and entitled "Odessey" and date-stamped received on March 13, 2009.

General

1. Upon building permit submittal the Conditions of Approval shall be shown on all construction drawings.
2. Upon building permit submittal the applicant shall provide a written response demonstrating compliance with each Condition of Approval.
3. All exterior lighting shall be shielded and downward facing.
4. 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 Planning 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 as a modification to this approval.
5. 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.
6. 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.

Prior to Issuance of a Building Permit

7. The sewer lateral(s) shall be video inspected and repairs performed.
8. 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.

During Construction

- 9. 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 public sidewalk in front of the project site shall be open to the public at all times.
- 10. Construction materials, equipment, vehicles, and debris boxes 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.

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.

- 11. 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.
- 12. Construction Impact Fees shall be paid in accordance with the Construction Impact Fee Ordinance. The fee is due prior to issuance of Building Permit.
- 13. An encroachment permit shall be obtained from the Engineering Division prior to using the public right of way for non-public purposes (e.g., private parking, material storage, sidewalk construction or demolition).
- 14. The Developer shall pay all applicable City fees as established by City Council resolution and City ordinances.
- 15. The Developer shall pay encroachment permit, grading permit, third party review fees (cost plus 10%) fees.
- 16. Other agencies: obtain those permits required by other agencies having jurisdiction within construction area.
- 17. 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.
- 18. 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.

19. 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.

20. An approval granted by the Planning Commission/Historic Landmarks Board 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.
21. 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 RESOLUTION

April 1, 2009

DR 08-031

673 Bridgeway

ATTACHMENT 3: PROJECT PLANS

BLANK

**SAUSALITO HISTORIC LANDMARKS BOARD
RESOLUTION NO. X-X**

**RESOLUTION APPROVING A DESIGN REVIEW PERMIT
AT 673 BRIDGEWAY (DR 08-031)**

WHEREAS, an application has been filed by applicant, Don Olsen on behalf of property owners Saeed and Hooshang Sedaghatfar, requesting Historic Landmarks Board approval of a Design Review Permit for façade improvements at 673 Bridgeway (APN 065-131-07); and

WHEREAS, the Planning Commission and Historic Landmarks Board conducted a duly-noticed public meeting on April 1, 2009 at which time all interested persons were given an opportunity to be heard; and

WHEREAS, the Historic Landmarks Board finds that the proposed project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15331; and

WHEREAS, the Historic Landmarks Board has reviewed and considered the project plans titled "Odessey" and date-stamped received on March 13, 2009; and

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

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

WHEREAS, the Historic Landmarks Board finds that, as conditioned herein, the proposed project complies with the General Plan as described in the staff report; and

WHEREAS, the Historic Landmarks Board finds that, as conditioned herein, the proposed project complies with the requirements of the Zoning Ordinance as described in the staff report.

NOW, THEREFORE, THE HISTORIC LANDMARKS BOARD HEREBY RESOLVES AS FOLLOWS:

Section 1. The Design Review Permit for façade improvements to a commercial building at 673 Bridgeway is approved based upon the attached findings (Attachment 1), subject to the attached conditions of approval (Attachment 2), and as shown in the project plans titled "Odessey" and date-stamped received on March 13, 2009 (Attachment 3).

RESOLUTION PASSED AND ADOPTED, at a joint meeting of the Sausalito Planning Commission and Historic Landmarks Board on the ___ day of _____, 20___, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Brad Paul
Secretary to the Historic Landmarks Board

ITEM NO. 1 PAGE 21

EXHIBIT B
(13 PAGES)

**SAUSALITO HISTORIC LANDMARKS BOARD
RESOLUTION NO. X-X**

**RESOLUTION APPROVING A DESIGN REVIEW PERMIT
AT 673 BRIDGEWAY (DR 08-031)**

WHEREAS, an application has been filed by applicant, Don Olsen on behalf of property owners Saeed and Hooshang Sedaghatfar, requesting Historic Landmarks Board approval of a Design Review Permit for façade improvements at 673 Bridgeway (APN 065-131-07); and

WHEREAS, the Planning Commission and Historic Landmarks Board conducted a duly-noticed public meeting on April 1, 2009 at which time all interested persons were given an opportunity to be heard; and

WHEREAS, the Historic Landmarks Board finds that the proposed project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15331; and

WHEREAS, the Historic Landmarks Board has reviewed and considered the project plans titled "Odessey" and date-stamped received on March 13, 2009; and

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

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

WHEREAS, the Historic Landmarks Board finds that, as conditioned herein, the proposed project complies with the General Plan as described in the staff report; and

WHEREAS, the Historic Landmarks Board finds that, as conditioned herein, the proposed project complies with the requirements of the Zoning Ordinance as described in the staff report.

NOW, THEREFORE, THE HISTORIC LANDMARKS BOARD HEREBY RESOLVES AS FOLLOWS:

Section 1. The Design Review Permit for façade improvements to a commercial building at 673 Bridgeway is approved based upon the attached findings (Attachment 1), subject to the attached conditions of approval (Attachment 2), and as shown in the project plans titled "Odessey" and date-stamped received on March 13, 2009 (Attachment 3).

RESOLUTION PASSED AND ADOPTED, at a joint meeting of the Sausalito Planning Commission and Historic Landmarks Board on the ___ day of _____, 20___, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Brad Paul
Secretary to the Historic Landmarks Board

ATTACHMENTS

- 1- Findings
- 2- Conditions of Approval
- 3- Project Plans

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HISTORIC LANDMARKS BOARD RESOLUTION

April 1, 2009

DR 08-031

673 Bridgeway

**ATTACHMENT 1: FINDINGS FOR APPROVAL OF A DESIGN REVIEW PERMIT TO ALLOW
NEW CONSTRUCTION OR ALTERATIONS TO A PROPERTY WITHIN THE HISTORIC
OVERLAY DISTRICT OR LISTED ON THE LOCAL REGISTER**

1. DESIGN REVIEW FINDINGS (10.46.060)

Pursuant to Sausalito Zoning Ordinance Section 10.46 (Historic Overlay District), the Planning Commission finds:

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

The project proposes façade improvements to a commercial building in the downtown historic district. Due to an extensive exterior façade replacement in 1950, all visible historic elements of the structure are missing. The proposed improvements improve upon the structure's current modern design.

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

The structure at 673 Bridgeway was the First National Bank of Sausalito and was constructed circa 1917. The original façade had wood siding, cornice treatment and a bay window on the second floor. In 1950 these historic elements were removed and a California modern architectural treatment was applied to the façade of the building. The historical context of the original structure has been considered in the review of the proposal and the improvements have been found to enhance the existing architectural design.

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 structure is listed on the local register.

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.

Due to an extensive exterior façade replacement in 1950, all visible historic elements of the structure are missing. The Guidelines for Rehabilitation in the Secretary of Interior Standards for Treatment of Historic Properties to replace extensively deteriorated, damaged, or missing features state that an acceptable option for the replacement feature is a new design that is compatible with the remaining character-defining features of the

historic building. The proposed façade improvements take into account the size, scale, and material of the historic building and do not create a false historic appearance.

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

At a Historic Landmarks Board study session an alternative configuration was considered and accepted by the applicant. A previously-proposed cornice element was removed as were stone accent elements. These elements were removed to produce a more polished façade that does not create a false historic appearance.

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

The Design Review Findings specified in Section 10.54.050.D are favorably made, as discussed in the following section.

8. The proposed new construction or alteration will be compatible with and help achieve the purposes of the Historic Overlay District (Section 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 improvements will enhance a historic building in the City's Downtown Historic District. As all visible historic elements of the structure are missing, the façade treatment will build upon the existing California Modern façade design and will improve the appearance of the building.

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

The project proposes to improve the appearance of a building in the Downtown Historic district.

- 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.

- 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 project proposes to improve the appearance of a building in the Downtown Historic district. By enhancing the aesthetics of the structure, the improvements contribute to the value of the property and encourage the use of the building as a retail shop.

- 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 an older building in Sausalito. Due to its age and inclusion in the Downtown Historic District the structure is unique asset to the City and its Commercial Core.

- 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.

2. DESIGN REVIEW PERMIT FINDINGS

In accordance with Zoning Ordinance Section 10.54 (Design Review Procedures), the Design Review Permit is approved based on the following findings:

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

The proposed project is consistent with all applicable policies, standards, and regulations of the General Plan and Zoning Ordinance.

- B) 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 improve the façade of an existing structure by enhancing the existing architectural design. The proposed design complements the nearby buildings in the Historic District.

- C) The proposed project is consistent with the general scale of structures and buildings in the surrounding neighborhood and/or 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.

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

The new storefront windows will not extend beyond the existing building footprint. No other changes in mass are proposed and therefore there will not be an impact on public or private views.

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

The subject parcel is not located along a ridgeline.

- F) 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.

No new landscaping is proposed.

- G) 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 existing buildings on the site, and thus will not affect light and air for adjacent properties

- H) 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 project does not propose any mechanical equipment or chimneys. The proposed project is subject to the standard condition that all exterior lighting be shaded and downward facing.

- I) 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 new storefront windows will not extend beyond the existing building footprint. No other changes in mass are proposed and therefore there will be no change in level of privacy to the site and adjacent properties from this project.

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

Double storefront doors are proposed at center of the storefront. In combination with the new storefront window configuration, the new storefront design will direct pedestrian traffic into the store with greater ease than the present single storefront doors and flat storefront windows.

- K) 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.

No trees are proposed to be removed.

- L) 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 Review Findings).

Heightened Review is required for this project, as discussed below.

3. HEIGHTENED [DESIGN] REVIEW FINDINGS

In accordance with Zoning Ordinance Section 10.54.050(E) (Heightened [Design] Review), the Design Review Permit is approved based on the following findings:

- A) Proposed development of the site maximizes preservation of protected trees.

The project site does not propose the removal of any trees.

- B) The site is configured with adequate width and depth to provide yard spaces and setbacks, proportional to the size of the structure.

The project does not propose any enlargement of the footprint of the building.

- C) The site will be developed in a manner that minimizes the obstruction of views from surrounding properties and public vantage points, with particular care taken to protect primary views.

The new storefront windows will not extend beyond the existing building footprint. No other changes in mass are proposed and therefore there will not be an impact on public or private views.

- D) The proposed development of the site presents no potential hazard to public safety in terms of vehicle traffic, pedestrian circulation, slope and tree stability, run-off, and public utilities.

In combination with the new storefront window configuration, the new storefront design will direct pedestrian traffic into the store with greater ease than the present single storefront doors and flat storefront windows. The other façade improvements will not have any impact on public safety in terms of vehicle traffic, slope and tree stability, run-off, and public utilities.

- E) The slope and topography of the site allows for limited excavation and minimal alteration to the site topography outside the footprint of structures.

No excavation is proposed.

- F) The site will provide adequate guest parking either on-site or within the immediate street frontage.

Parking is not required for this project.

- G) The proposed plan provides adequate landscaping to maximize privacy and minimize the appearance of bulk.

The existing building's massing will not change and landscaping is not proposed.

HISTORIC LANDMARKS BOARD RESOLUTION

April 1, 2009

DR 08-031

673 Bridgeway

ATTACHMENT 3: CONDITIONS OF APPROVAL

These conditions apply to the project plans prepared by Don Olsen Associates and entitled "Odessey" and date-stamped received on March 13, 2009.

General

1. Upon building permit submittal the Conditions of Approval shall be shown on all construction drawings.
2. Upon building permit submittal the applicant shall provide a written response demonstrating compliance with each Condition of Approval.
3. All exterior lighting shall be shielded and downward facing.
4. 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 Planning 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 as a modification to this approval.
5. 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.
6. 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.

Prior to Issuance of a Building Permit

7. The sewer lateral(s) shall be video inspected and repairs performed.
8. 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.

During Construction

9. 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 public sidewalk in front of the project site shall be open to the public at all times.

10. Construction materials, equipment, vehicles, and debris boxes 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.

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.

11. 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.
12. Construction Impact Fees shall be paid in accordance with the Construction Impact Fee Ordinance. The fee is due prior to issuance of Building Permit.
13. An encroachment permit shall be obtained from the Engineering Division prior to using the public right of way for non-public purposes (e.g., private parking, material storage, sidewalk construction or demolition).
14. The Developer shall pay all applicable City fees as established by City Council resolution and City ordinances.
15. The Developer shall pay encroachment permit, grading permit, third party review fees (cost plus 10%) fees.
16. Other agencies: obtain those permits required by other agencies having jurisdiction within construction area.
17. 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.
18. 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.
19. 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.

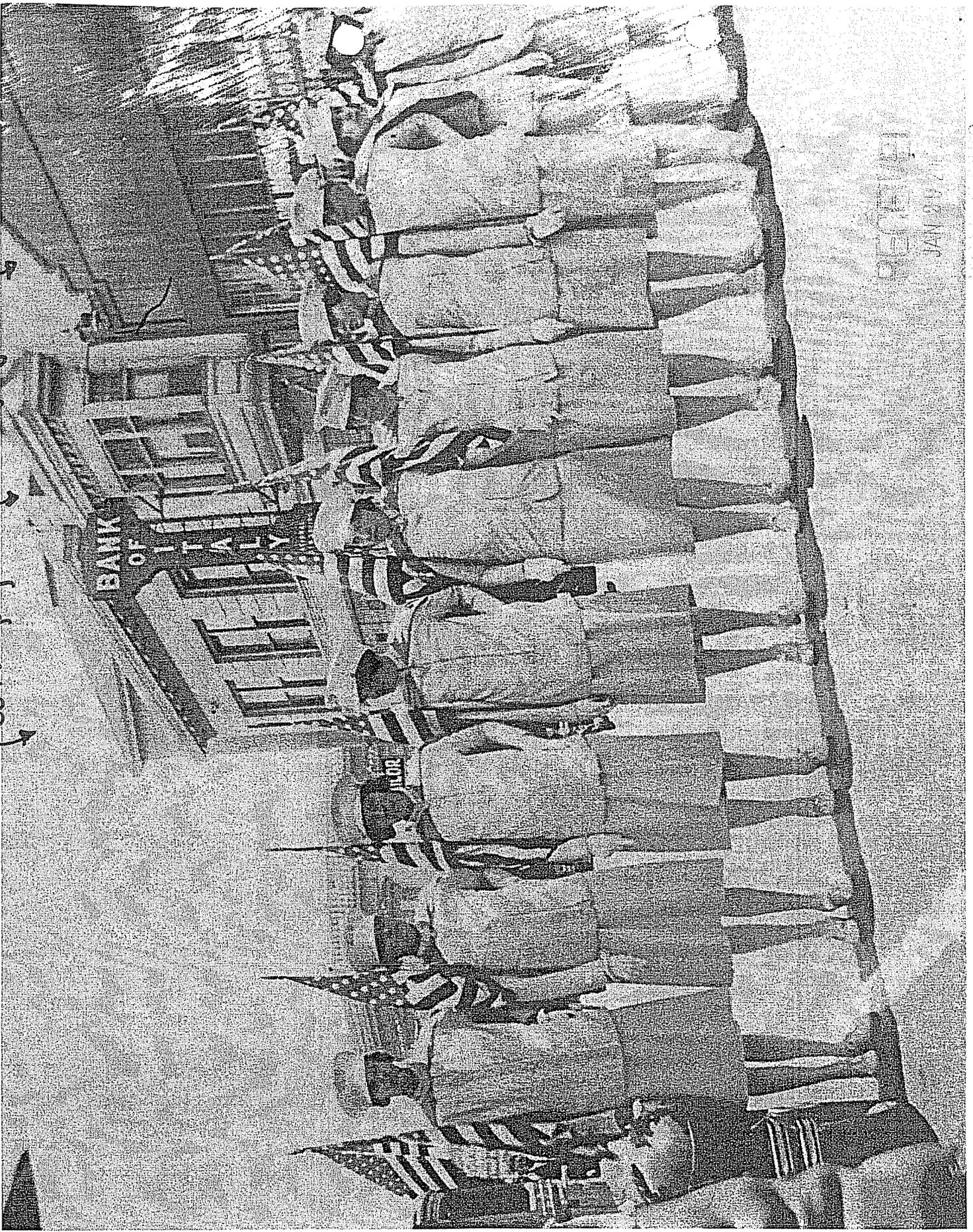
Such operation is prohibited on Sundays except by a homeowner residing on the property. Such work shall be limited to 9 a.m. to 7 p.m.

20. An approval granted by the Planning Commission/Historic Landmarks Board 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.
21. 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.

HISTORIC LANDMARKS BOARD RESOLUTION
April 1, 2009
DR 08-031
673 Bridgeway

ATTACHMENT 3: PROJECT PLANS

669 Broadway
673 Broadway
675 Broadway



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COMMUNITY DEVELOPMENT

EXHIBIT C
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EXISTING ELEVATION
673 BRIDGEWAY, SAUSALITO, CA 94965
DON OLSEN AND ASSOCIATES

ITEM NO. 1 PAGE 35

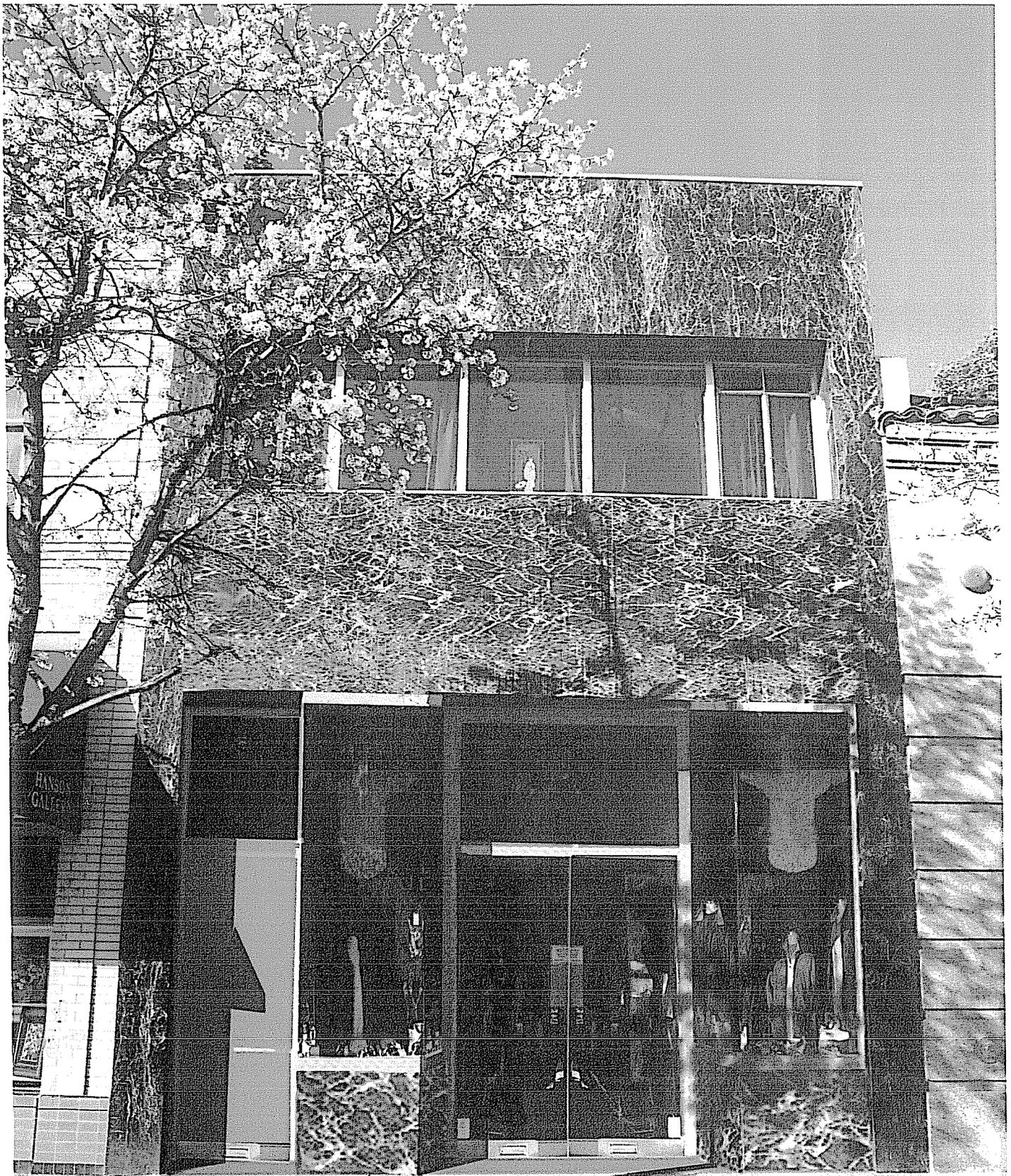
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CITY OF SAUSALITO
COMMUNITY DEVELOPMENT DEPT

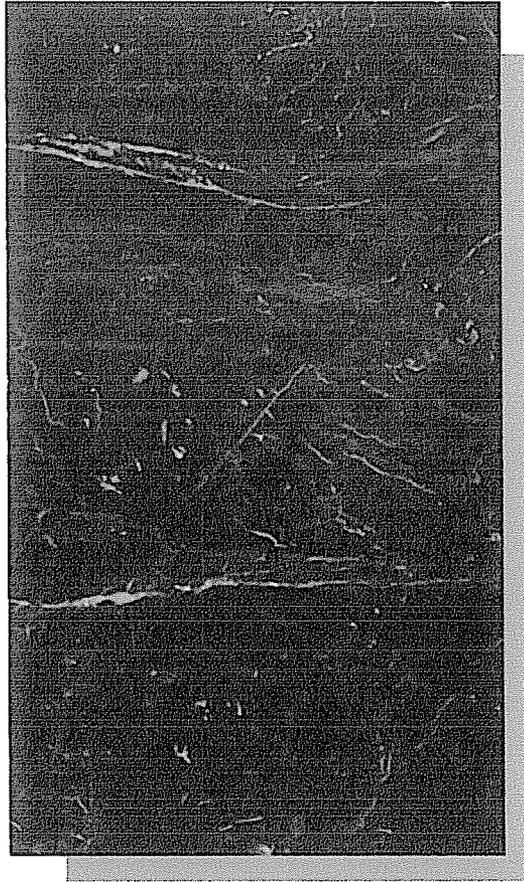
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PROPOSED FRONT ELEVATION
673 BRIDGEWAY, SAUSALITO, CA 94965
DON OLSEN AND ASSOCIATES

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673 BRIDGEWAY - FACADE RENOVATION PROPOSED AND EXISTING STONE PANELS



EXISTING MARBLE PANEL

DON OLSEN AND ASSOCIATES

666 BRIDGEWAY
SAUSALITO, CA 94965
415.332.0297

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