

STAFF REPORT

SAUSALITO PLANNING COMMISSION

PROJECT: Sherpa & Sahagun/2633 Bridgeway
Conditional Use Permit and Sign Permit
CUP/SP 09-111

MEETING DATE: September 2, 2009

PROPERTY OWNERS: KAP Investments, LLC

APPLICANTS: Pemba Sherpa and Jose Sahagun

STAFF: Alison Thornberry, Assistant Planner 

REQUESTS

The applicants, Pemba Sherpa and Jose Sahagun, request Planning Commission approval of a Conditional Use Permit to convert a vacant neighborhood commercial building at 2633 Bridgeway into two restaurants, and a Sign Permit to locate two wall signs above the respective front entry doors of the restaurants and two, double-faced, monument signs on an existing monument frame at 2633 Bridgeway (APN 063-151-02).

REGULATORY FRAMEWORK

General Plan: Neighborhood Commercial

Zoning: Neighborhood Commercial (CN) District

Required Approvals: Conditional Use Permit (per Zoning Ordinance Section 10.60.020)
Sign Permit (per Zoning Ordinance Section 10.42.090)

EXISTING SETTING

Subject Parcel:

The parcel is 13,965 square feet and on the western side of Bridgeway in the CN Zoning District. The parcel is flat and has a building located on it that is currently vacant and was previously occupied by a Japanese restaurant. Parking spaces are currently located at the front of the parcel; the primary parking area is located at the rear of the parcel and accessed through the adjacent 2631 Bridgeway parcel directly to the south.

The CN Zoning District is defined by the Zoning Ordinance as a neighborhood commercial area "intended to provide needed goods and services within walking distance of residents and employees in those areas." The District is occupied by a variety of commercial uses, including a gas station, personal service establishments, restaurants, and retail establishments. The subject parcel abuts the MLK Park to the rear. Also in the general vicinity is the Whiskey Springs condominium development to the south, medium-density residential neighborhood to the west and north, and the Marinship light industrial/waterfront district to the east opposite Bridgeway.

ENVIRONMENTAL REVIEW

The subject application is Categorically Exempt from the California Environmental Quality Act (CEQA), in accordance with Section 15303(e) of the CEQA Guidelines. The project is a conversion of a small structure.

PROJECT HISTORY AND BACKGROUND

The project site was originally approved as an approximately 3,600 square foot commercial building and for many years housed a large Japanese restaurant. After the restaurant closed, the building has been vacant, with multiple applications to establish uses not suited for the location. The parking has been configured to locate 21 parking spaces in the rear parking lot and 3 spaces, including accessible parking, at the front of the site. There is existing landscaping in front of the building and an existing monument frame at the front of the site.

PROJECT DESCRIPTION

Structures and Land Use

On July 20, 2009, the applicants, Pemba Sherpa and Jose Sahagun, submitted applications for a Conditional Use Permit and Sign Permit to allow two new restaurants at the subject site; one would be a Mexican restaurant; the other would be a Himalayan restaurant. The applicants both carry extensive experience in the restaurant business, and currently own other restaurants in Sonoma and Marin Counties. The applicants are looking to bring culinary diversity and dining options to town. The restaurants would be open for lunch and dinner, both from 11:00 AM to 9:30 PM. To give the applicants flexibility in their hours of operation, a Condition of Approval has been provided to allow the restaurants to be open for business between the hours of 7:00 AM and 11:00 PM.

Design and Materials

Proposed are 24 parking spaces for the two restaurants. The applicants meet the required parking spaces for the number of seats in the two restaurants. The applicant is currently not proposing any exterior changes to the existing building, except for the wall signage, light landscaping and a wood trellis located over one of the entrances. Currently the applicant is not requesting a permit for the trellis and will come in at a later date for a building permit and approval.

Project Summary Table

	Existing	Required	Proposed	Compliance
Land Use:	Vacant	Restaurant requires CUP ¹	Two restaurants	Yes, with approval of a CUP.
Parking:	24 off-street spaces including ADA compliant parking.	Restaurants required spaces (1 space per 4 person occupancy)	No Change – The Mexican restaurant has 64 seats, equaling 16 parking spaces. The Himalayan restaurant has 32 seats, equaling 8 parking spaces. Total parking needed is 24.	Yes

ANALYSIS

General Plan Consistency

To approve the proposed project the Planning Commission must determine that the project is consistent with all applicable General Plan policies. The following policy is most relevant to the proposed project:

Policy LU-2.13 Neighborhood Commercial Uses. Promote only those uses that will increase the diversity and economic viability of local neighborhood commercial areas that serve immediate neighborhoods.

The proposed restaurants would be compatible with and appropriately located within existing commercial uses in the Neighborhood Commercial Zoning District in this area of Sausalito. The subject parcel is located on Bridgeway is close to mass transit, pedestrian and bicycle corridors. The two restaurants would create diversity in dining choices for the members located in the nearby neighborhoods and Sausalito as a whole.

Zoning

The project is located in the CN Zoning District, which is intended to provide local-serving retail and service businesses in a location and manner that serves nearby commercial and residential areas as well as one-stop convenience services in the three distinct neighborhood commercial centers. Restaurants require a Conditional Use Permit as specified in Zoning Ordinance Section 10.24 (see Table 10.24-1).

Conditional Use Permit

In order to approve a conditional use permit, the Planning Commission must determine whether the proposed project is in conformance with the findings listed in Section 10.60.050 of the Zoning Ordinance. The purpose of the Neighborhood Commercial Zoning District is to "provide for local-serving retail and service business in a location and manner that serve nearby commercial and residential areas" and, "provide one-stop convenience services in the three distinct neighborhood commercial centers" (Zoning Ordinance Section 10.24.020). In the case of the proposed use, the two restaurants would create valuable neighborhood restaurants to serve the immediate area as well as the Sausalito community as a whole. Staff finds that the addition of two new restaurants is an appropriate use for this neighborhood commercial space in this building that has been designed to serve as a large restaurant. Converting the one large restaurant into two restaurants would create smaller neighborhood dining that is currently lacking in this area on Bridgeway. Large residential neighborhoods are located to the west of the project site, and the addition of the restaurants could create pedestrian use commercial services in this area of town.

Staff concludes that all Conditional Use Permit Findings listed in Section 10.60.050 can be made as listed in Attachment 1 of the attached Resolution.

Sign Permit

In order to approve a Sign permit to allow the signage for two restaurants, the Planning Commission must determine whether the proposed signs are in conformance with the Sign Permit findings in Section 10.42.090 of the Zoning Ordinance.

The applicants have proposed two wall signs, one for each restaurant over the respective entry doors. The sign for the Mexican restaurant is a laminated vinyl print, 12" tall by 91" wide. The sign would state the name and type of restaurant in legible black and red lettering, and a small logo of a Mexican hacienda. The wall sign for the Himalayan restaurant is a wood board with black painted enamel, 24"

tall and 96" wide. The sign would have red, white and yellow vinyl lettering stating the name of the restaurant with a small restaurant logo on the left of the sign.

The applicants are also proposing to install monument signs for each of the restaurants. The applicants are proposing to take advantage of the existing monument sign frame located in southeast corner of the site, to place their respective signs. Each monument sign is a replica of the wall mounted sign, and will be double sided. One sign would be 12" tall by 39" wide, and the other 18" tall by 48" wide, both mounted to the existing monument sign frame.

All proposed signage would be attractive and complimentary to the architecture and color of the existing building, and are compatible with the signage of surrounding businesses.

Staff concludes that all Sign Permit Findings can be made as listed in Attachment 1 of the attached Resolution.

PUBLIC NOTICE AND COMMENT

Notice: At least 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.

Comment: No comments have been received on the project as of August 28, 2009.

RECOMMENDATION

Staff recommends the Planning Commission approve the attached draft resolution (**Exhibit B**) which approves:

- Conditional Use Permit (CUP 09-111) to convert a vacant neighborhood commercial building at 2633 Bridgeway into two restaurants; and
- Sign Permits to locate two wall signs above the respective front entry doors of the restaurants and two, double-faced, monument signs on an existing monument frame.

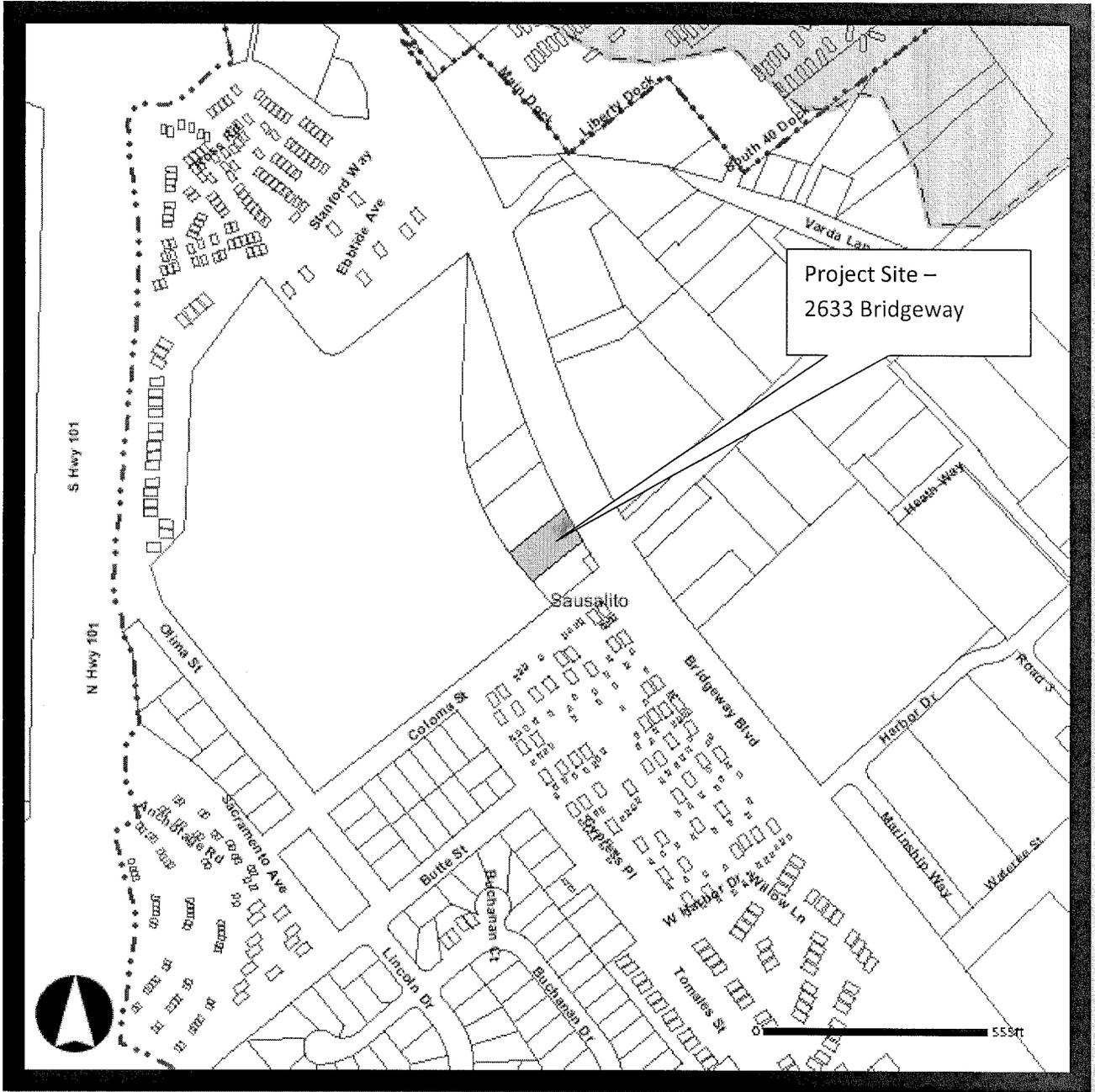
Alternatively, the Planning Commission may:

- Approve the Conditional Use Permit and Sign Permit with modifications;
- Continue the hearing for additional information and/or project revisions; or
- Deny the Conditional Use Permit and Sign Permit and direct Staff to return with a Resolution of Denial.

EXHIBITS

- A. Vicinity Map
- B. Draft Resolution

Vicinity Map



[Exhibit A]

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SAUSALITO PLANNING COMMISSION
RESOLUTION NO. 2009-XX

APPROVAL OF A CONDITIONAL USE PERMIT AND
SIGN PERMITS FOR TWO RESTAURANTS AT 2633 BRIDGEWAY
(CUP/SP 09-111)

WHEREAS, an application has been filed by the applicants, Pemba Sherpa and Jose Sahagun, on behalf of property owner, KAP Investments, LLC, requesting Planning Commission approval of a Conditional Use Permit to convert a vacant neighborhood commercial building at 2633 Bridgeway into two restaurants, and a Sign Permit to locate two wall signs above the respective front entry doors of the restaurants and two, double-faced, monument signs on an existing monument frame at 2633 Bridgeway (APN 063-151-02); and

WHEREAS, the Planning Commission conducted a duly noticed public meeting on September 2, 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 CEQA pursuant to Section 15303 (c); and

WHEREAS, the Planning Commission has reviewed and considered the project plans titled "2633 Bridgeway" date stamped received July 20, 2009; and

WHEREAS, the Planning Commission has received and considered oral and written testimony on the subject application and obtained evidence from site visits; and

WHEREAS, the Planning Commission has reviewed and considered the information contained in the September 2, 2009 staff report for the proposed project; and

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

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

1. A Conditional Use Permit to convert a vacant neighborhood commercial building at 2633 Bridgeway into two restaurants 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.
2. A Sign Permit to install two wall signs and two double-sided monuments signs on an existing monument frame 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 4.

RESOLUTION PASSED AND ADOPTED, at the regular meeting of the Planning Commission on the ___ day of _____ 2009, by the following vote:

AYES: Commissioner:
NOES: Commissioner:
ABSENT: Commissioner:
ABSTAIN: Commissioner:

JEREMY GRAVES, AICP
SECRETARY TO THE PLANNING COMMISSION

Attachments:

1. Findings
2. Conditions of Approval
3. Project Plans entitled "2633 Bridgeway" date stamped July 20, 2009.
4. Sign Plans, date stamped July 21, 2009

PLANNING COMMISSION RESOLUTION
September 2, 2009
CUP/SP 09-111
2633 BRIDGEWAY

ATTACHMENT 1: FINDINGS
FINDINGS FOR APPROVAL OF A CONDITIONAL USE PERMIT

1. CONDITIONAL USE PERMIT FINDINGS

Pursuant to Sausalito Municipal Code Section 10.60 (Conditional Use Permits), the Planning Commission finds:

- A. The proposed use is allowed with issuance of a Conditional Use Permit, pursuant to Chapters 10.20 through 10.28 (Zoning District Regulations), or Section 10.60.050 (Conditional Uses), Chapter 10.44 (Specific Use Requirements) or any other applicable section of this Title 10.

Restaurants are permitted in the Neighborhood Commercial (CN) Zoning District with approval of a Conditional Use Permit by the Planning Commission (Zoning Ordinance Section 10.24.030).

- 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 restaurants are consistent with General Plan policies to enhance the economic diversity of the neighborhood commercial areas and locate residential serving retail there (Sausalito General Plan Policy LU-2.13).

- 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 use will operate in a location suitable for this type use that does not adversely impact the public health, safety, and welfare of the City. The restaurants would be located in a vacant tenant space that has served as a restaurant use in the past. The use will create new impacts in terms of parking and number of visitors.

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

The project would be located in the CN District, which is intended to provide local-serving retail and service businesses in a location and manner that serves nearby commercial and residential areas. The two restaurants will serve the nearby neighborhoods as well as the community as a whole. With approval of the Conditional Use Permit, the use will comply with all applicable provisions of the Zoning Ordinance for the Neighborhood Commercial District.

- 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 addition of two new restaurants is an appropriate use for this neighborhood commercial space in this building that has been designed to serve as a large restaurant. Converting the one large restaurant into two restaurants would create smaller neighborhood dining

opportunities that are currently lacking in this area on Bridgeway. Large residential neighborhoods are located to the west of the project site, and the addition of the restaurants could create pedestrian use commercial services in this area of town. Bridgeway is the main thoroughfare in Sausalito, with bike lanes and bus stops that make this location convenient for public transportation.

- 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 addition of the use will not alter the open spaces, footprint, or parking of the site, which is currently adequately designed to provide features necessary to ensure compatibility with normally permitted land uses in the surrounding area. The location was previously a large restaurant, and contains parking and space to accommodate the proposed two restaurants.

- 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 use. The use will not generate adverse traffic impacts to Bridgeway, as the use is similar to others located along Bridgeway. The building was designed to house a large restaurant; the proposed restaurants would generate similar amounts of traffic along Bridgeway and along pedestrian routes.

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

The purpose of the Neighborhood Commercial Zoning District is to "provide for local-serving retail and service business in a location and manner that serve nearby commercial and residential areas" and, "provide one-stop convenience services in the three distinct neighborhood commercial centers" (Zoning Ordinance Section 10.24.020). In the case of the proposed use, the two restaurants would create valuable neighborhood restaurants to serve the immediate area as well as the Sausalito community as a whole.

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

No specific use findings are required for the proposed restaurant use under (10.44.210 or 10.44.220).

2. SIGN PERMIT FINDINGS

Pursuant to Sausalito Municipal Code Section 10.42.090 (Sign Permits), the Planning Commission finds:

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

The signage is consistent with Zoning Ordinance standards.

- B. The proposed sign is consistent with the applicable sign standards.

The signage complies with the standards of the Sign and Awning Regulations (Zoning Ordinance Chapter 10.42), including the maximum permitted size, lettering and design.

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

The wall signage is located above existing doors to the facility, and on an existing monument sign located along Bridgeway. The previous signage on the monument and on the building did not create any existing hazards or impacts and therefore would not impact the public health, safety, or general welfare.

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

The materials and colors are compatible with the dark wood façade of the existing structure at 2633 Bridgeway. The signs would be placed where previous signage was located and on an existing monument sign with the same size and shape as the previous signage for the building.

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

While the project site is located in a commercial area that abuts a residential neighborhood, the signage fronts on Bridgeway would not be visible to nearby residences.

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

The business identification signage is within the maximum permitted size limits of the Zoning Ordinance Sign and Awning Standards (10.42.060.K). The signs would not extend beyond the storefronts and are restrained in character.

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

The signs will be an attractive design, composed of permanent colors and materials in character with the building, and previously existing restaurant signage in the same location.

- H. 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 restaurants would not be located in a commercial center, but are located next to other commercial buildings and uses. The wall signage would a similar size and shape and location as previous signage, and the monument signs would be located on an existing monument sign frame. The signs would be similar to others located in that area, and would be compatible with nearby commercial uses.

- I. 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 signs are compatible with the signage of surrounding businesses. The signage states the name and logo of the businesses located at the site. The project site is located in a Neighborhood Commercial Zoning District and abuts a residential neighborhood; the design of the signs will not have an adverse aesthetic effect on the residential neighborhood.

- J. 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 signage would only contain the lettering and logos necessary to identify the name and type of the business.

- K. 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 and for Properties Listed on the Local Register).

Not applicable.

PLANNING COMMISSION RESOLUTION

September 2, 2009

CUP/SP 09-111

2633 BRIDGEWAY

ATTACHMENT 2: CONDITIONS OF APPROVAL

These conditions apply to the project plans prepared by Geoffrey E Butler Architecture and Planning and entitled "2633 Bridgeway" and date-stamped received on July 20, 2009 and Sign Plans date-stamped received on July 21, 2009.

General Conditions

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. No alternative or unrelated construction, site improvements, tree removal and/or alteration, exterior alterations, interior alterations, and/or renovations not specified in the project plans, may 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.
4. 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.
5. 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.
6. The Community Development Department is authorized to administratively approve minor modifications to the approved plans. Major design modifications to the approved project will require further review and approval by the Planning Commission.
7. The two restaurants are permitted to be open for business from 7:00 AM to 11:00 PM.
8. The wood trellis, noted on the project plans, to be located over the entry doors of the northern restaurant is not approved as part of this permit. Approval of the trellis requires approval of a zoning permit and issuance of a building permit.

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 one (1) year from the date of adoption of this resolution if the property owner has not exercised the entitlements hereby granted. A one-year extension may be granted by the Community Development Department if a request is submitted 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.
4. Construction Impact Fees shall be paid in accordance with the Construction Impact Fee Ordinance. The fee is due prior to issuance of Building Permit.
5. Encroachment permit, grading permit, third party review fees (cost plus 10%) fees shall be paid.
6. An encroachment permit shall be obtained from the Public Works Department prior to using the public right of way for non-public purposes (e.g., material storage, sidewalk construction or demolition) including any and all construction and demolition activities.
7. 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.
8. 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.
9. 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 7:00 p.m.
Saturdays – Between 9:00 a.m. and 5:00 p.m.
Sundays – Prohibited
Holidays recognized by the City – 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 between 9:00 a.m. and 7:00 p.m.

10. Pursuant to Municipal Code Section 18.08.020, overhead electrical and communication service laterals shall be placed underground when the main electrical service equipment is relocated or replaced.
11. 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. Southern Marin Fire Protection District -- (415-388-8182); and
 - c. Bay Conservation and Development Commission – (415-352-3600).

PLANNING COMMISSION RESOLUTION
September 2, 2009
CUP/SP 09-111
2633 BRIDGEWAY

ATTACHMENT 3: PLANS AND ELEVATIONS

PLANNING COMMISSION RESOLUTION
September 2, 2009
CUP/SP 09-111
2633 BRIDGEWAY

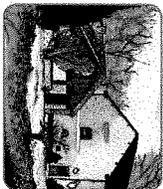
ATTACHMENT 4: SIGN PLANS

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9'1"

12"

La Hacienda
MEXICAN GRILL

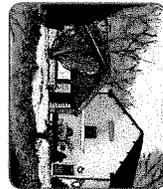


**FINE MEXICAN
CUISINE**

9'1"

12"

La Hacienda
MEXICAN GRILL



**FINE MEXICAN
CUISINE**

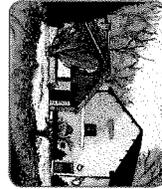
39"



La Hacienda
MEXICAN GRILL

12"

39"



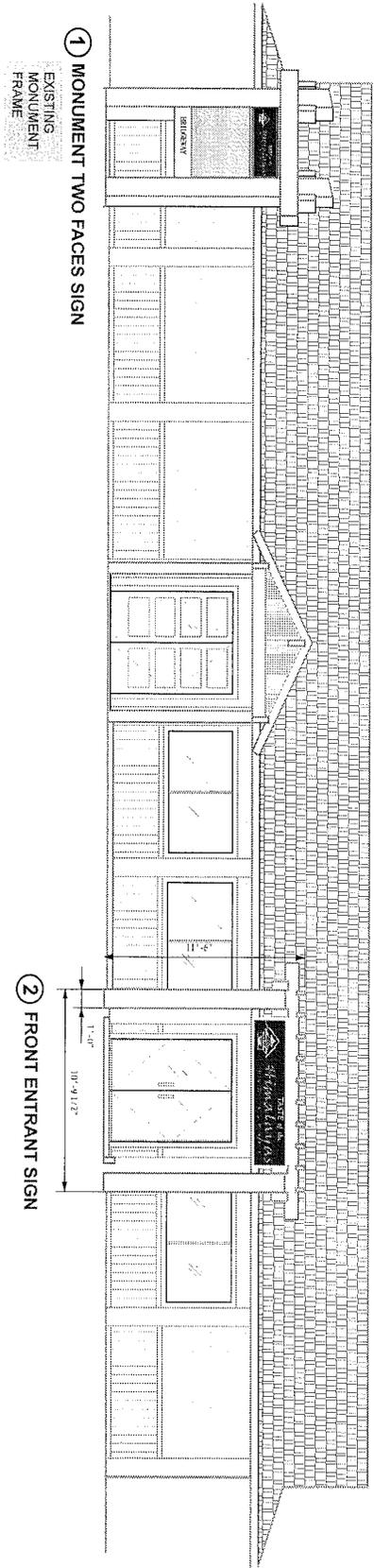
La Hacienda
MEXICAN GRILL

12"

MATERIALS:
 DIBOND 3mm Thick
 w/ Laminated Vinyl Print

RECEIVED
 JUL 21 2009
 CITY OF SAUSALITO
 COMMUNITY DEVELOPMENT

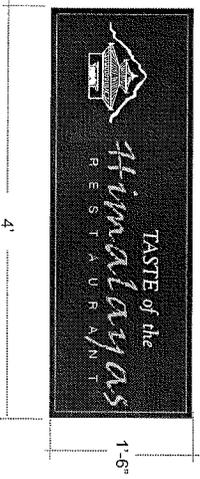
NON ILLUMINATED WOOD BOARD SIGNAGE



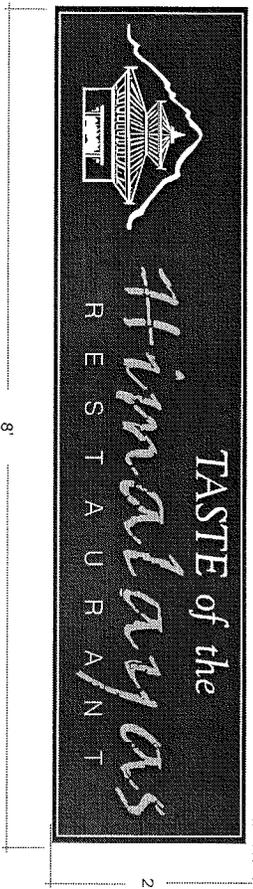
① MONUMENT TWO FACES SIGN
EXISTING MONUMENT FRAME

② FRONT ENTRANT SIGN

① MONUMENT TWO FACES SIGN
BACKGROUND - 1/2" THICKNESS MDO WOOD BOARDS
PAINTED ENAMEL BLACK
LOGO AND LETTERS - WHITE RED YELLOW VINYL
ON FRS SURFACE
MOUNTING - (6) 1/4" DIAL X 3" LAG SCREW
MIN. 2" IN TO MASONRY
MOUNTING ON EXISTING MONUMENT FRAME



② FRONT ENTRANT SINGLE FACE SIGN
BACKGROUND - 1/2" THICKNESS MDO WOOD BOARDS
PAINTED ENAMEL BLACK
LOGO AND LETTERS - WHITE RED YELLOW VINYL
ON FRS SURFACE
MOUNTING - (6) 1/4" DIAL X 3" LAG SCREW
MIN. 2" IN TO MASONRY
MOUNTING ON EXISTING WOOD FRAME



Client
Taste of The
HIMALAYAS

Location
2633 Bridge way
Sausalito, Ca 94965

NEWTON SIGNS
401 Cape Cod Dr.
San Leandro, CA 94578
Tel: (510) 333-5483
Fax: (510) 351-9225

RECEIVED

JUL 21 2009

CITY OF SAUSALITO
COMMUNITY DEVELOPMENT DEPT

