

STAFF REPORT

SAUSALITO PLANNING COMMISSION

Project Café Remodel / 660 Bridgeway
Design Review Permit
DR 13-198

Meeting Date November 13, 2013 

Staff Heidi Scoble, Associate Planner

REQUEST

Approval of a **Design Review Permit** to allow for an exterior remodel to an existing building in conjunction with the establishment of a new use as a restaurant located within the Downtown Historic Overlay Zoning District at 660 Bridgeway.

PROJECT INFORMATION

Applicant Chris Henry

Property Owner Chris Henry

Location/Size 660 Bridgeway; APN 065-133-25;
6,424 square feet (see **Exhibit B** for vicinity map)

General Plan Central Commercial

Zoning Central Commercial (CC) Zoning District
Downtown Historic Overlay Zoning District

Authority Exterior renovation, modification, or remodeling of any structure located within the City's Downtown Historic Overlay Zoning District per Section 10.54.050.B.11 of the Zoning Ordinance.

CEQA: The permitting of existing structures involving negligible or no expansion of use is Categorically Exempt from CEQA, in accordance with Section 15301 of the CEQA Guidelines.

BACKGROUND

ROLES OF THE PLANNING COMMISSION AND HISTORIC LANDMARKS BOARD

This application involves the review of a **Design Review Permit** for the remodel of a building in the Downtown Historic Overlay District (DHOD). Since the project is located in the DHOD, the Design Review Permit is under the authority of both the Planning Commission and the Historic Landmarks Board (HLB), and a joint hearing must be held to act upon conduct the Design Review Permit (Section 10.46.060.B). Pursuant to Section 10.50.020.B of the Zoning Ordinance, 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.

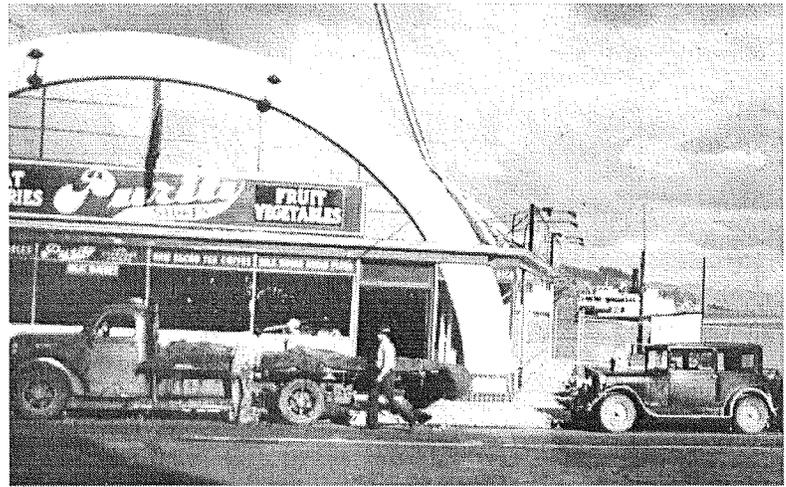
Prior to scheduling the joint meeting, the HLB conducted a study session for the project on September 11, 2013.

SITE AND RESTAURANT HISTORY

The Sausalito Land & Ferry Company real estate offices were constructed in 1902 at the subject site. The upper floor was used for Sausalito's first public library. The 1902 structure was later demolished and replaced by the Purity Market building in approximately 1935.



Sausalito Land & Ferry Co. Circa 1910



Purity Market Circa 1941

In 1967 the City Council approved CUP No. 364 which allowed the conversion of the former Purity Market on the project site to a mixed-use commercial building. Six retail tenant spaces were approved for the first floor and a 60-seat restaurant was approved for the second floor. In 1968, the City Council entered into an agreement with the property owner of 660 Bridgeway to exchange private property to be converted to a public park for relief from providing 31 parking spaces to accommodate the increased parking requirement related to the mixed-commercial use project. In 1972, the City Council approved Variance No. 314 which relieved the property owner of a requirement to provide 12 on-site parking spaces to allow an increase in restaurant seats on the upper level from 60 to 108. In 1981, the building was remodeled once more to accommodate the restaurant Houlihan's from 1980 until approximately 1998, and later occupied by the restaurant Water Street Bar and Grill until 2005. In 2003 the Planning Commission approved Resolution No. 2003 – 26 which granted a variance for relief from 3 parking spaces for the lower level café in order to accommodate 12 outdoor dining seats. On March 16, 2011, the Planning Commission and the Historic Landmarks Board approved Resolution 2011-05 to allow for the remodel to accommodate an upper level restaurant. Minor exterior design amendments were approved through Planning Commission and Historic Landmarks Board Resolutions 2012-04 and 2012-31 to its current façade.

The building is listed in the California State Office of Historic Preservation's *National Register Status Codes* as determined to be eligible for listing as a contributor building to the DHOD.

PROJECT DESCRIPTION

SITE DESCRIPTION

The parcel is located at 660 Bridgeway at the intersection of Princess Street. The ground floor of the existing building is currently occupied by a restaurant and retail shops. The upper floor is occupied by a restaurant.

PROJECT DESCRIPTION

The applicant is proposing an interior and exterior remodel of three first floor tenant spaces (Alley Art Bar(vacant bar), Tibetan Gencha (retail), Il Piccolo Café) in conjunction with the establishment of a new use as a restaurant/bar.

The exterior remodel includes the following:

East Elevation

- ✓ New Windows to match the existing second floor remodel
- ✓ New Door with colors to match the existing second floor remodel
- ✓ Wood siding to match the existing second floor remodel
- ✓ Reconstruct existing enclosed storage area below the upper level stairway landing to accommodate a new trash enclosure/janitorial storage area. All new materials and colors will match the existing second floor remodel.
- ✓ Mechanical louvers painted to match the existing building

South Elevation

- ✓ New Windows to match the existing second floor
- ✓ New Door with colors to match the existing second floor
- ✓ Wood siding to match the existing building

West Elevation

- ✓ New glass door at breezeway entrance as shown on Sheet A4.00. The purpose of the all glass breezeway is to maintain the visual effect of an open breezeway even if the doors are locked.

The interior proposed work includes the installation of ADA-compliant restrooms and the remodel of the three of the five first floor tenant spaces to accommodate the new restaurant.

Trash receptacles associated with the café will be stored under the exterior stairway located on the east elevation. The applicant is proposing to screen the trash receptacles with painted wood siding to match the existing building.

No business identification signage is being proposed at part of this application.

The applicant is proposing to use the existing outdoor lights associated with the project site.

See **Exhibit C** for the project plans.

PROJECT ANALYSIS

GENERAL PLAN CONSISTENCY

To approve the proposed project the Planning Commission and Historic Landmarks Board must determine that the project is consistent with all applicable General Plan policies. The following objective and policy of the General Plan are relevant to the proposed project:

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.

Policy LU-2.9 Downtown Historic Character: Protect the historical character of the Downtown area.

The project proposes to remodel a portion of the lower level of the building to match the approved 2012 second floor remodel to accommodate a new restaurant. The project is designed to include design elements recently approved for the building through Planning Commission and Historic Landmarks Board Resolutions 2011-05, 2012-04, and 2012-31. Because the project does not involve a significant change to the appearance of the existing building, the project will not have any negative effect on the existing character of the building or the building's historical significance relative to the Downtown Historic Overlay Zoning District. Therefore, staff suggests the project is keeping with the intent of the General Plan.

ZONING CONSISTENCY

The Planning Commission and Historic Landmarks Board 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.

Conformance with Central Commercial Zoning District

The project is located in the Central Commercial (CC) Zoning District, which is intended for a wide variety of retail and service businesses to serve residents and visitors. The new restaurant with alcohol service would create diversity in dining choices for Sausalito residents and visitors alike, in turn enhancing the economic health of nearby uses in the District. A restaurant is a permitted use in the CC Zoning District and does not require a special permit to operate other than a ministerial (over-the-counter" Occupational Use Permit. Additionally, a Minor Use Permit (MUP) and Conditional Use Permit (CUP) was previously approved through Planning Commission Resolution of Approval 2003-26 to allow a maximum of 12 outdoor dining seats (MUP) and the sale of beer and wine (CUP). The new restaurant will not need to secure a new MUP or CUP for the outdoor dining seats or the sale of beer and wine as the previously approved permits as the new restaurant will continue its use. The applicant has provided an exhibit to show the location of the outdoor dining associated with the new restaurant (see **Exhibit D**).

Although outdoor dining is not being considered as part of the Design Review Permit, staff is recommending a condition of approval which would require the applicant, prior to certificate of occupancy, to demarcate the southernmost property line adjacent to Yee Tock Chee Park by scoring the existing concrete and marking/painting/installing a different surface material to follow the property line. The purpose of this condition is to facilitate the enforcement of the outdoor dining area.

Project Summary

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, with the approval of the appropriate permits, meets the allowable use requirements for the CC Zoning District.

Project Summary Table

Item	Existing	Required	Proposed	Compliance
Parcel Area:	6,424 sq. ft.	5,000 square feet	No change	Yes
Land Use:	Vacant	Retail and service businesses	Expanded Restaurant with outdoor seating on private property	Restaurant principally permitted; Planning Commission Resolution 2003-26 approved the sale of beer and wine and a

Item	Existing	Required	Proposed	Compliance
				maximum of 12 outdoor dining seats on May 14, 2003.
Floor Area:	7,562 sq. ft (1.2 FAR)	8351 sf max (1.3 max FAR)	No Change	Yes
Height	26'	32'	No Change	Yes
Building Coverage:	5,992 sq. ft.	6,424 sf max (100% max building coverage)	No Change	Yes
Off-street Parking:	<p>0 spaces</p> <p>Upper level restaurant (108 seats at 1 space for every 4 seats)= 27 spaces</p> <p>Lower level (Retail, 1 space per every 250 square feet): Suite 1 (1,230 sf)= 5 spaces Suite 2 (1,000 sf)= 4 spaces Suite 3 (332 sf) =1 space Suite 4 (446 sf)= 2 spaces Subtotal= 12 spaces</p> <p>Downstairs Café (28 seats at 1 space for every 4 seats)= 7 spaces</p>	Total Required Parking: 46 spaces	<p>0 spaces</p> <p>No Change</p> <p>Lower level (Retail, 1 space per every 250 square feet): Suite 1 (1,230 sf)= 5 spaces Suite 2 (1,000 sf)= 4 spaces Subtotal= 9 spaces</p> <p>Downstairs Café (40 seats (28 interior and 12 outdoor) at 1 space for every 4 seats)= 10 spaces</p> <p>TOTAL: 46 Parking Spaces</p>	Yes- 46 total spaces grandfathered (31 spaces granted in 1968 (Agreement); 12 spaces granted in 1972 (Variance No. 314); 3 spaces in 2003 under Planning Commission Resolution No. 2003-26))

Design Review Permit

Pursuant to Section 10.54.010, the purpose of the Design Review is to “incorporate site considerations, adjacent uses, and area traffic circulation into the review of new construction or alterations to existing structures”. A Design Review Permit is requested to rehabilitate the existing structure which is needed in order to establish a new restaurant.

In order to approve or conditionally approve the Design Review Permit, the Planning Commission and Historic Landmarks Board must determine that the proposed project is in conformance with the required findings listed in Sections 10.54.050.D of the Zoning Ordinance. Because the project consists of an exterior remodel to match the recently remodeled second floor, staff concludes the requisite findings can be made to approve the Design Review Permit, with the conditions of approval listed in **Attachment 2** of the draft resolution of approval (**Exhibit A**).

Downtown Historic Overlay District Findings

Pursuant to Section 10.46.010, the purpose of the DHOD is to “Preserve structures that are unique and irreplaceable assets to the City and its neighborhoods”. A Design Review Permit within the DHOD is requested to rehabilitate the existing structure which is needed in order to establish a new restaurant.

In order to approve or conditionally approve the Design Review Permit in the DHOD, the Planning Commission and the Historic Landmarks Board must determine whether the proposed project is in conformance with the Design Review Permit within the DHOD’s findings listed in Section 10.46.060 of the Zoning Ordinance. Staff concludes the findings for recommending approval of the Design Review Permit within the DHOD can be favorably made, as described in detail in **Attachment 2** of the draft resolution of approval (**Exhibit A**).

PUBLIC NOTICE AND CORRESPONDENCE

- October 31, 2-13 – A public hearing notice was posted on the project site and mailed to all property owners and residents within 300 feet of the project site, as well as interested parties.
- No correspondence has been received on this project as of the preparation of this staff report.

RECOMMENDATION

Staff recommends the Planning Commission and Historic Landmarks Board approve the attached draft resolution (**Exhibit A**) which approves a **Design Review Permit** to allow for an exterior remodel to an existing building in conjunction with the establishment of a new use as a restaurant located within the Downtown Historic Overlay Zoning District at 660 Bridgeway (DR 13-198).

Alternatively, the Planning Commission or Historic Landmarks Board may:

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

EXHIBITS

- A. Draft Resolution- Design Review Permit
- B. Vicinity Map
- C. Project Plans
- D. Outdoor Dining Exhibit

**SAUSALITO PLANNING COMMISSION AND HISTORIC LANDMARKS BOARD
RESOLUTION NO. 2013-XX**

**APPROVAL OF A DESIGN REVIEW PERMIT FOR THE
EXTERIOR REMODEL OF THE BUILDING AT 660 BRIDGEWAY
(DR 13-198)**

WHEREAS, on August 5, 2013 an application was filed by the applicant and property owner, Chris Henry, requesting Planning Commission and Historic Landmarks Board approval of a Design Review Permit for the exterior remodel of the building located at 660 Bridgeway (APN 065-133-25); and

WHEREAS, the Planning Commission and Historic Landmarks Board conducted a duly-noticed public hearing on November 13, 2013, at which time all interested persons were given an opportunity to be heard; and

WHEREAS, the Planning Commission and Historic Landmarks Board have reviewed and considered the project plans titled "Café Remodel", date-stamped received November 4, 2013; and

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

WHEREAS, the Planning Commission and Historic Landmarks Board have reviewed and considered the information contained in the staff report dated November 13, 2013 for the proposed project; and

WHEREAS, the Planning Commission and Historic Landmarks Board find that, as conditioned herein, the proposed project complies with the requirements of the General Plan and Zoning Ordinance as described in the staff report dated March 16, 2011.

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 provides an exemption for the repair, maintenance, or minor alteration of existing private structures.

NOW, THEREFORE, THE PLANNING COMMISSION HEREBY RESOLVES:

1. The project is exempt from the requirements of CEQA pursuant to CEQA Guidelines Section 15301, Existing Facilities.
2. A Design Review Permit DR 13-198 to allow remodel of the building at 660 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 joint meeting of the Sausalito Planning Commission and Historic Landmarks Board on the 13th day of November 2013, by the following vote:

*Exhibit A
(12 pages)*

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

Jeremy Graves, AICP
Secretary to the Planning Commission

AYES: Board Member:
NOES: Board Member:
ABSENT: Board Member:
ABSTAIN: Board Member:

John McCoy
Secretary to the Historic Landmarks Board

ATTACHMENTS

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

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**SAUSALITO PLANNING COMMISSION AND HISTORIC LANDMARKS BOARD
RESOLUTION NO. 2013-XX
660 BRIDGEWAY
DR 13-198**

**ATTACHMENT 1
FINDINGS FOR APPROVAL OF A DESIGN REVIEW PERMIT**

1. 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 project is consistent with General Plan policies and purposes of the Central Commercial Zoning District, including those related to maintaining the historic character of the downtown, and maintaining the integrity of historic structures.

- 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 is designed to maintain the prevailing design characteristics of the existing building as demonstrated through the project design and use of building materials and colors to match the existing building. No new substantial design changes are propose

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

The project consists primarily of an interior remodel with exterior changes to the building consisting of the replacement of windows, doors, and siding to match the existing building. As such, the project will not alter the scale of the existing building, which is 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 project will remodel the structure in conjunction with a new restaurant. No new mechanical equipment is required to support the new restaurant, therefore the project will not obstruct any public views or primary views from private property.

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

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

- 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.

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

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

The structure was originally constructed in 1935 and modified in 1981. The project will not create a change in scale or mass and therefore, the project will have no impact on the light and air for the project site, adjacent properties, and the general public.

- 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 will not add any new exterior mechanical equipment and/or chimneys. Additionally, a condition of approval requires all new exterior lighting to be shielded 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 structure was originally constructed in 1935, remodeled in 1981, and recently remodeled in 2012. The project remodel will upgrade the appearance and use of the existing café to support a new restaurant. The project building materials and colors will match the 2012 remodel. Furthermore, the project will only replace existing doors, windows, and siding where necessary to accommodate the remodel. Therefore, the project is expected to maintain a level of privacy consistent with its existing conditions.

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

There will be no alteration to the existing entrances, exits, internal circulation or parking spaces, and therefore no change in the level of traffic safety and ease of movement, with the exception of the installation of new windows and doors.

- 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.

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

- 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 [Design] Review Findings).

The project is not subject to Heightened [Design] Review Requirements and no addition of building coverage or floor area is proposed.

2. HISTORIC OVERLAY DISTRICT FINDINGS

In accordance with the Sausalito Zoning Ordinance Section 10.46 (Historic Overlay District), the Planning Commission and Historic Landmarks Board find:

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

The project is consistent and is purposefully designed to be compatible with the architecture of the existing building. Additionally, the project remodel will utilize similar building materials and colors to match the existing building.

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

The historical context of the original structure was considered during Historic Landmarks Board study session on September 11, 2013. The remodel project was found to not impact the character defining features of the original structure which render it historically significant.

- C) 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 replacement of siding, trim and windows to match the existing structures will not affect the Downtown Historic Overlay District.

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

The State Historic Building Code is not necessary to be applied to the remodel as the exterior changes are limited in scope.

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

The project consists of a remodel to the existing building to match existing building features. Additionally, the project will not remove any character defining features associated with the Purity Market, therefore the project will be consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

- F) Alternative uses and configurations have been considered as part of the Design Review process.

The design of the project is intended to complement the recently remodeled building approved through Planning Commission and Historic Landmarks Board Resolutions of Approvals 2011-05, 2012-04, and 2012-31.

G) 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.

H) 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 rehabilitation 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 project will not alter the character defining features of the building which make the building contributing to the Downtown Historic Overlay Zoning District. The project will remodel a portion of the building with building materials to match the existing building.

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

The project remodel will be in keeping with the existing materials of the contributing 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 project's exterior remodel will enhance the aesthetics of the structures 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, although the project does not include any business identification signage, a condition of approval requires a Sign Permit to be approved by the Planning Commission and Historic Landmarks Board at a joint meeting pursuant to Section 10.42.070 of the Zoning Ordinance prior to installation.

- 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 on September 11, 2013 and at a joint meeting with the Planning Commission of November 13, 2013.

- 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 includes in-kind replacement and new exterior work to match the existing materials of the contributing building in the Downtown Historic Overlay Zoning District. The repair of the existing structures will provide for the continued use of the structure.

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

The structure is a contributing building in the Downtown Historic Overlay Zoning District. Due to its age and architectural characteristics, this building is a unique and irreplaceable asset to the City and its neighborhoods that will be rehabilitated.

- To provide appropriate settings and environments for historic structures.

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

**PLANNING COMMISSION AND HISTORIC LANDMARKS BOARD RESOLUTION
RESOLUTION NO. 2013-XX
660 BRIDGEWAY
DR 13-198**

ATTACHMENT 2: CONDITIONS OF APPROVAL

These conditions of approval apply to the plans prepared by CCS Architecture, entitled "Café Remodel", date-stamped received November 4, 2013.

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. Any new exterior lighting shall be down lit and shielded.
4. No new roof-top mechanical equipment is approved as part of this application.
5. Prior to installation of any business identification signage, a Sign Permit is required to be approved by the Planning Commission and Historic Landmarks Board pursuant to Section 10.42.070 of the Zoning Ordinance.
6. Improvements within the public right-of-way shall conform to the Cities and County of Marin "Uniform Construction Standards."
7. Third party peer reviews may be required as determined by the City Engineer or authorized designee. Such review shall be performed at the Developer's expense and may include the review of the final soils report, grading, hydrology, lot closure calculations, improvement plans, erosion control plans and post construction pollution prevention plans, field inspections of permitted work. Developer shall submit a deposit to the City prior to third party review.
8. Prior to issuance of the Certificate of Occupancy, the applicant shall complete all necessary public safety improvements subject to the approval of the City Engineer.
9. 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 Director as a modification to this approval.

10. 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.
11. 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.
12. Prior to issuance of a Certificate of Occupancy, the applicant shall demarcate the existing southernmost property line adjacent to Yee Tock Chee Park by scoring the existing concrete and marking/painting/installing a different surface material to follow the property line.

Street Conditions

13. Applicant shall repair or replace, at no expense to the City, damage to existing public facilities due to construction activities prior to issuance of a Certificate of Occupancy. Contractor shall save and protect all existing facilities not designated for removal or modification within the project limits.

Engineering Conditions

14. Construction related access and staging shall not be allowed via Bridgeway or Yee Toc Chee Park except for any work directly associated with the sanitary sewer lateral.
15. Construction materials, equipment, vehicles, and debris boxes shall not be placed on Bridgeway, Yee Tock Chee Park or other public facilities in the vicinity of this project.
16. Access to public facilities shall not be limited by the proposed construction.
17. Emergency vehicle access and access to adjacent properties shall be maintained at all times throughout the duration of this project.
18. City Engineer may waive or defer improvement construction.

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.

19. 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.

20. An approval granted by the Planning Commission and Historic Landmarks Board 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.
21. 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.
22. Pursuant to Municipal Code Chapter 3.36, Construction Traffic Road Fees shall be paid prior to issuance of a building permit.
23. 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.
24. Pursuant to Municipal Code Section 11.12.030.C, applicants shall provide protection for any protected trees (as defined by Section 11.12.020) which are to remain standing.
25. 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.
26. 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.
27. 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.
28. 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.
29. 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.

30. 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.
31. 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).

32. 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).

I:\CDD\PROJECTS - ADDRESS\B\Bridgeway 660\DR 13-198\pchlb reso 2013-.doc

**PLANNING COMMISSION AND HISTORIC LANDMARKS BOARD RESOLUTION
RESOLUTION NO. 2013-XX
660 BRIDGEWAY
DR 13-198**

ATTACHMENT 3: PROJECT PLANS

VICINTY MAP
660 BRIDGEWAY
DR 13-198

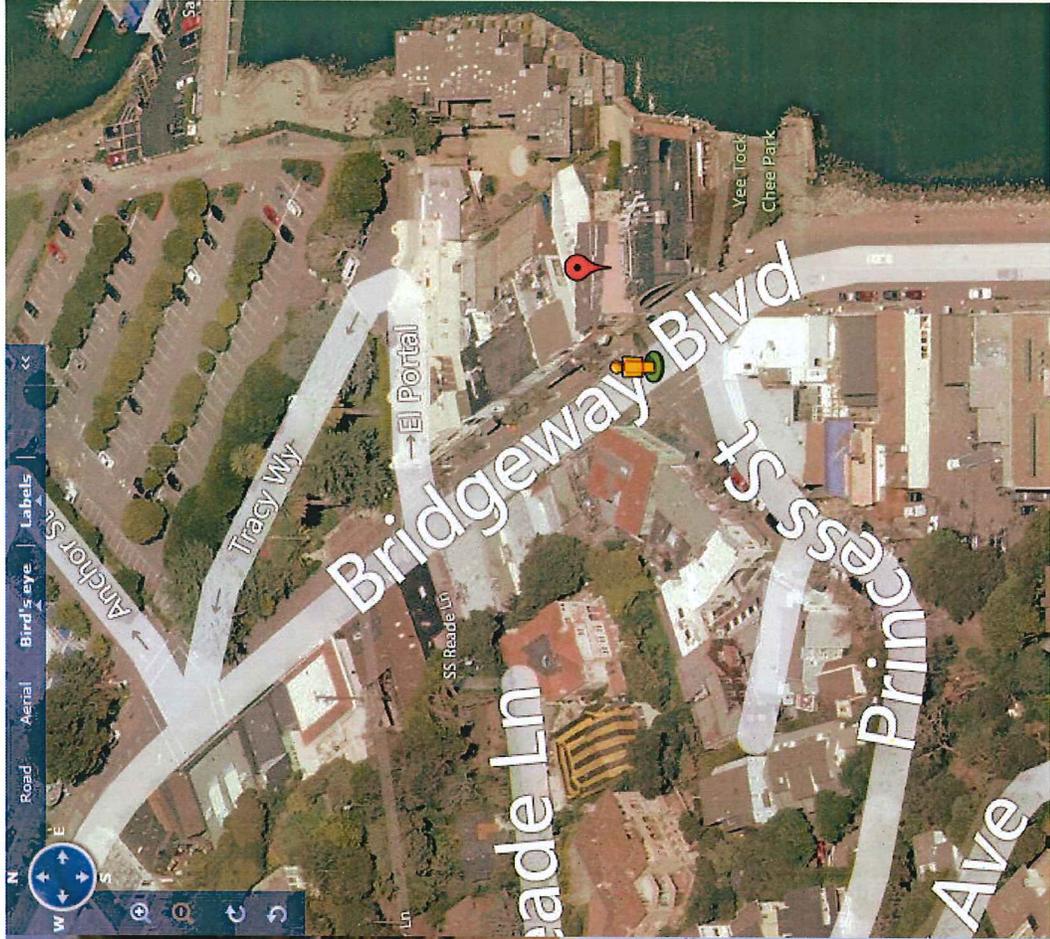
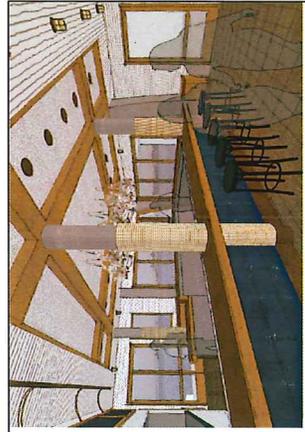


Exhibit B
(page)

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660 BRIDGEWAY CAFE

HISTORIC REVIEW SET 10.31.13

CCS ARCHITECTURE

Exhibit C
(8 pages)



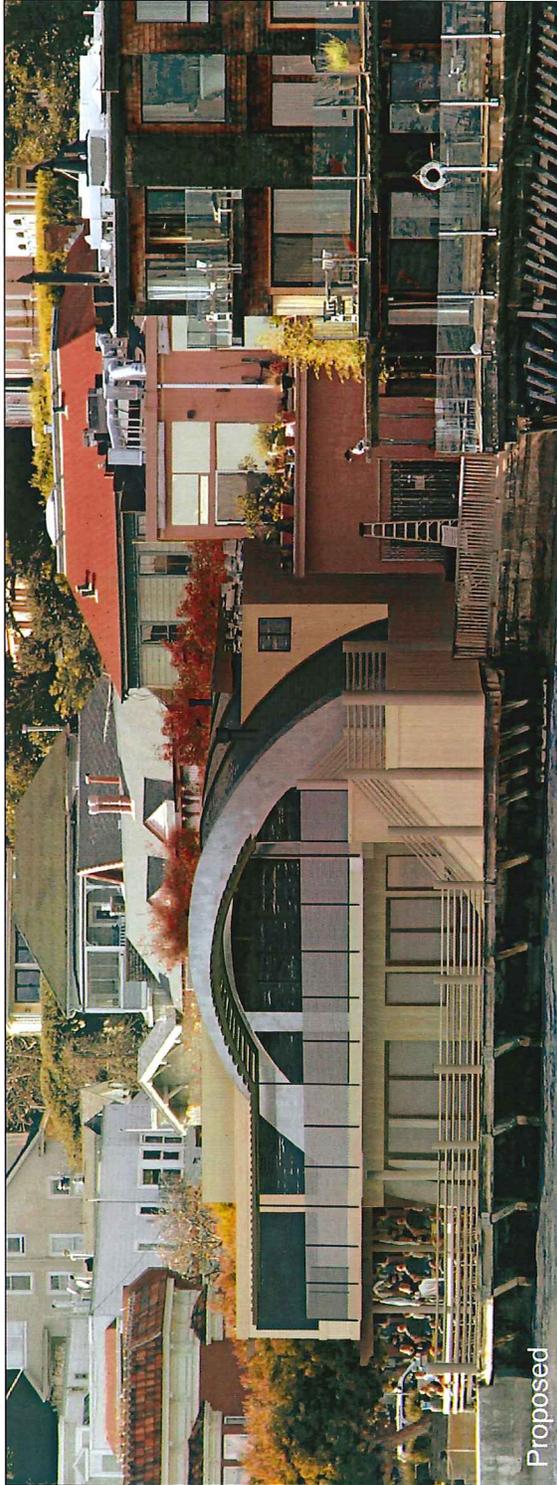
PROJECT NAME
CAFE REMODEL
 660 BRIDGEWAY
 SAUSALITO, CA 94965

ISSUED	DESCRIPTION
10.1.13	PERMITS SET
10.1.13	HISTORIC REVIEW SET

SHEET TITLE
 EXTERIOR RENDERINGS

FILE	1123248_A0.05.dwg
BY	AF
SCALE	N.T.S.
SHEET	

A0.05



Proposed

PROPOSED REAR VIEW



PROPOSED SIDE VIEW

KEYNOTES:
NOT ALL KEYNOTES MAY APPEAR ON THIS SHEET

- 1 DEMO (B) NON LOAD BEARING WALL PARTITION
- 2 DEMO (B) GLASS STOREFRONT
- 3 DEMO (B) DOOR
- 4 REMOVE MILLWORK TYPICAL AS REQUIRED FOR DEMO AND REMOVE (B) SUBPANEL ENCLOSURE. REFER TO ELECTRICAL DRAWINGS.
- 5 DEMO (B) FLOOR FINISHES THROUGHOUT TYP.
- 6 (B) STRUCTURE TO REMAIN. PRESERVE AND PROTECT.
- 7 DEMO (B) DECORATIVE SOFFIT
- 8 DEMO AND REMOVE (B) WALK IN ENCLOSURE
- 9 DEMO AND REMOVE (B) PARTIAL HEIGHT DECORATIVE POST
- 10 NOT USED
- 11 NOT USED

CCS ARCHITECTURE
441/OSLEA EXHIBIT
COURTNO 161503
14 431/042-2000
14 431/042-7000
www.ccsa.com



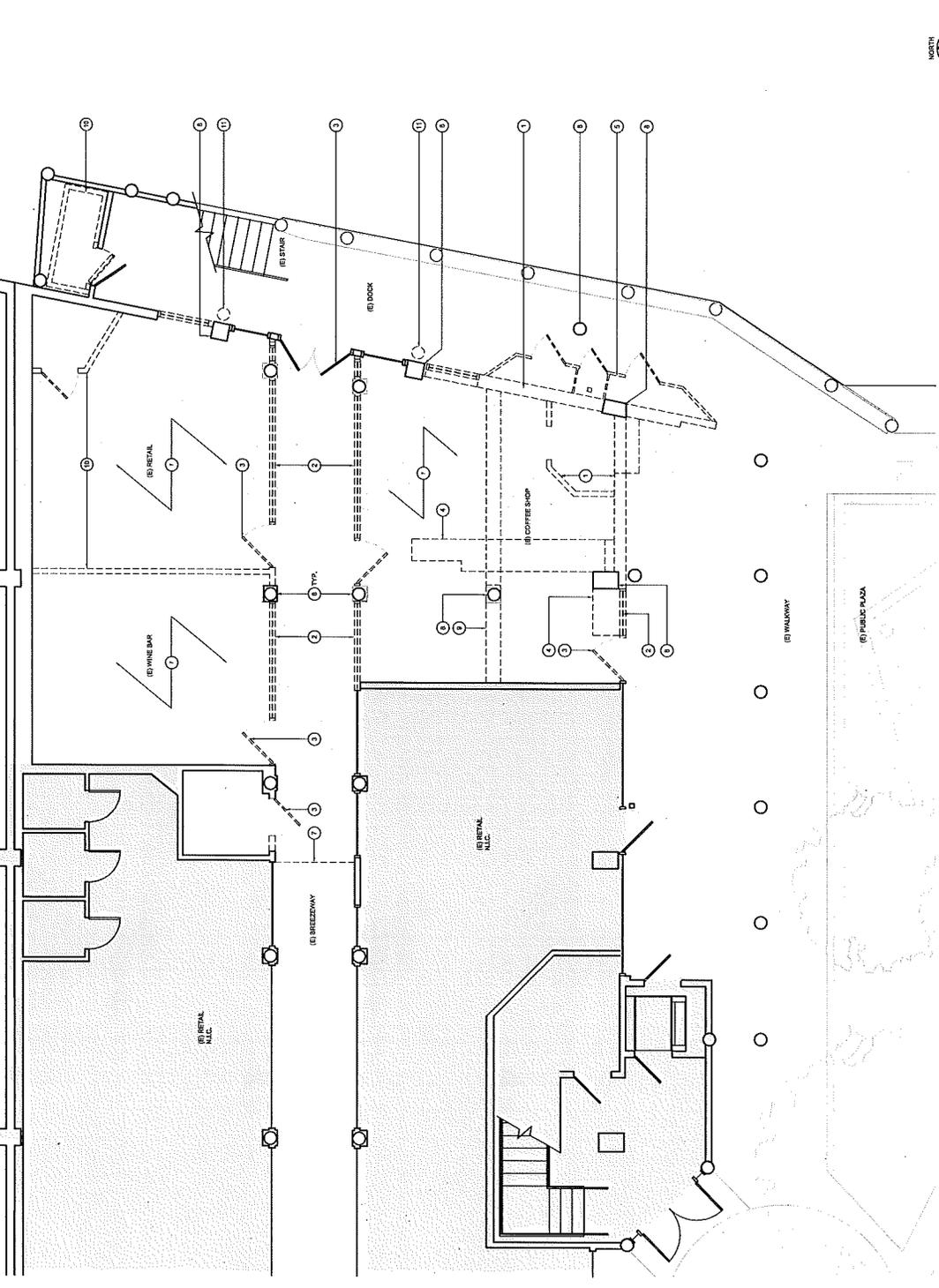
PROJECT NAME
CAFÉ REFORMER
600 BALDWINWAY
SARASOTA, CA 94065

ISSUED	DESCRIPTION
10.13.13	INITIALS REVIEW SET

SHEET TITLE
EXISTING FLOOR PLAN + DEMOLITION PLAN

FILE 13204_A1.00.dwg
BY JF
SCALE 1/8" = 1'-0"
SHEET

A1.50



1 EXISTING FLOOR PLAN AND DEMOLITION PLAN
A1.50
1/8" = 1'-0"

KEYNOTES

NOTES NOT ALL NOTED MAY APPEAR ON THIS SHEET.

1. MILLWORK
2. FURNITURE, OWNER PROVIDED
3. WOOD COUNTERTOP WITH BRONZE EDGE
4. BRONZE COUNTERTOP WITH WOOD EDGE
5. STAINLESS STEEL COUNTERTOP
6. NOT USED
7. KITCHEN EQUIPMENT SHOWN DASHED, 3/4" S.D.
8. DOOR, SEE DOOR SCHEDULE
9. WINDOW, SEE WINDOW SCHEDULE
10. EXISTING STOREFRONT OR WALL STRUCTURE, REFER TO STRUCTURAL DIVISION
11. BEARING REFER TO 7/101.00 INFILL
12. (E) EXTERIOR OPENING
13. NOT USED

GENERAL NOTES:

1. SEE SHEET A200 FOR SYMBOL DEFINITIONS AND SEE SETTING AND CODE PLANS FOR FIRE RATED PARTITIONS AND DOORS.
2. SEE SETTING AND CODE PLANS FOR FIRE RATED PARTITIONS AND DOORS.
3. PLAN DIMENSIONS, UNLESS OTHERWISE NOTED DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
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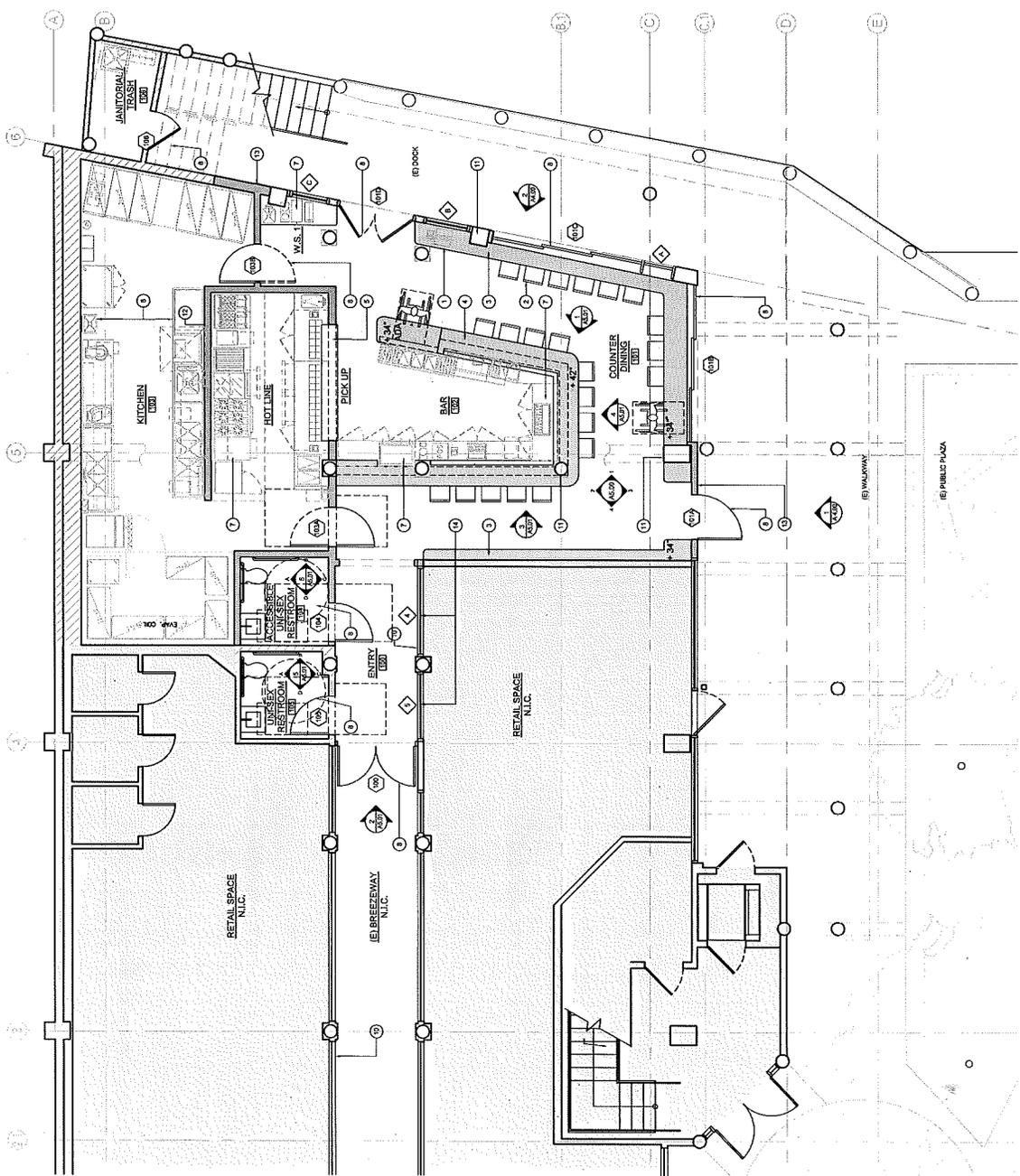
REVISION	DESCRIPTION
NO. 1	PERMIT SET
NO. 2	HISTORIC REVIEW SET

PROJECT NAME	CAFE REMODEL
PROJECT ADDRESS	660 BRIDGEWAY SAUSALITO, CA 94965
PROJECT NUMBER	
DATE	
SCALE	1/4" = 1'-0"
SHEET	

FILE	112424_A200
BY	AF
SCALE	1/4" = 1'-0"
SHEET	

FLOOR PLAN

A 2.00



1 FLOOR PLAN
A2.00
1/4" = 1'-0"

KEYNOTES
 NOT ALL KEYNOTES MAY APPEAR ON THIS SHEET
 1 WINDOW, REFER TO WINDOW SCHEDULE, TYP.
 2 DOOR, REFER TO WINDOW SCHEDULE, TYP.
 3 (E) BUILDING FINISH TO REMAIN (OFFICE OF AREA)
 4 WOOD SIDING PAINTED TO MATCH (E)
 5 HORIZONTAL BRONZE, FINAL GRANITE TO BE PAINTED TO MATCH (E) AND SUBMITTED UNDER SEPARATE PERMIT
 6 SIGNAGE LIGHT
 7 MECHANICAL LOUVER PAINTED TO MATCH WOOD SIDING

CCS ARCHITECTURE
 4500 WILSON AVENUE
 SUITE 100
 SAN FRANCISCO, CA 94134
 TEL: 415.642.2700
 WWW.CCS-ARCH.COM



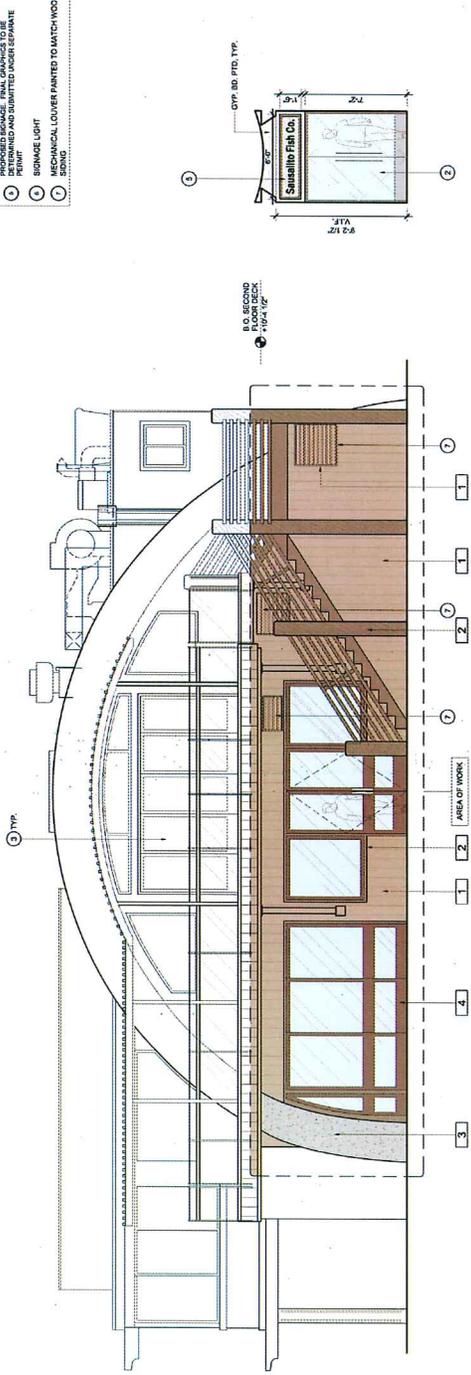
PROJECT NAME
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 680 BRIDGEWAY
 SAUSALITO, CA 94965

ISSUED	DESCRIPTION
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2	FOR YOUR REVIEW

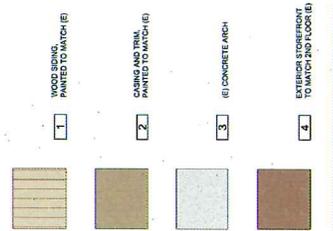
SHEET TITLE
 EXTERIOR ELEVATIONS

FILE 1.1304N_A4.00.dwg
BY AJF
SCALE 1/4" = 1'-0"
SHEET

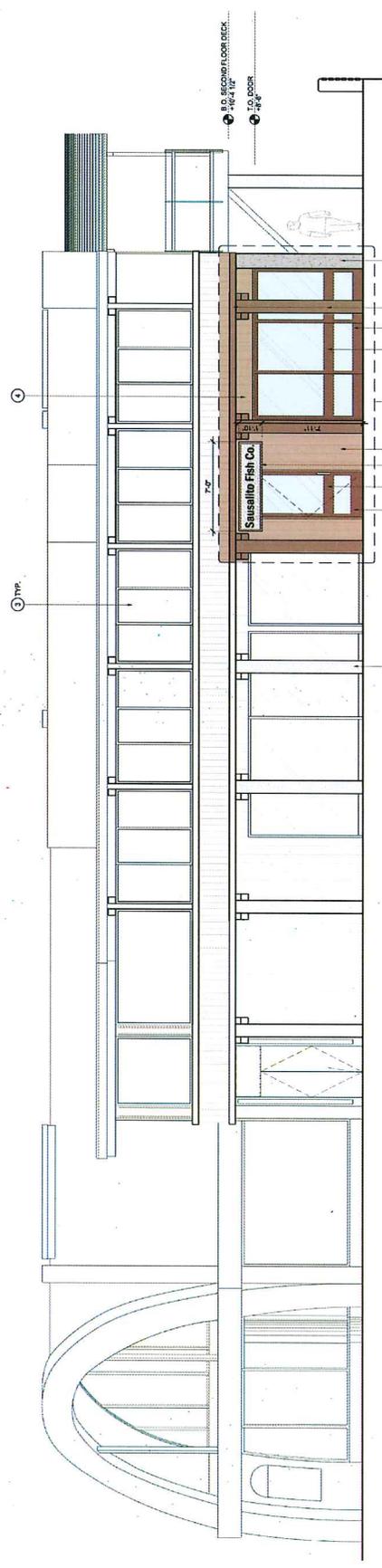
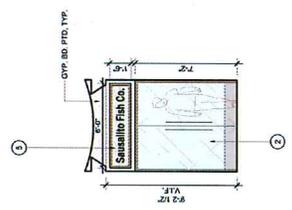
A4.00



2 EXTERIOR ELEVATION - EAST
 A4.00 1/4" = 1'-0"



3 ELEVATION AT BREZEWAY ENTRANCE
 A4.00 1/4" = 1'-0"



1 EXTERIOR ELEVATION - SOUTH
 A4.00 1/4" = 1'-0"

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