STAFF REPORT
SAUSALITO PLANNING COMMISSION/ HISTORIC LANDMARKS BOARD

Project:	**Chase Bank - 675 Bridgeway** **Sign Permit** **DR/SP 13-213**
Meeting Date:	November 13, 2013
Staff:	Steve Padovan, Contract Planner

REQUESTS

Approval of a **Design Review Permit** and **Sign Permit** to allow for a 5.7 square foot hanging sign in the entry alcove of a Chase Bank branch to be located in the Downtown Historic Overlay Zoning District at 675 Bridgeway.

PROJECT INFORMATION

Applicant	Peter Apalakis, Signtech
Owner	Bridgeway Blvd., LLC
Location/Parcel Size	675 Bridgeway; APN 065-131-06 2,000 square feet (see **Exhibit B** for vicinity map)
General Plan	Central Commercial
Zoning	Central Commercial (CC) Zoning District Downtown Historic Overlay Zoning District
Authority	Signs are subject to design review as specified by Chapter 10.42 (Sign and Awning Regulations) and joint Planning Commission and Historic Landmarks Board review is required for signage in the Historic District (Section 10.42.090.E).
CEQA	The project consists of a minor alteration to an existing commercial building that is not a designated historic resource. Therefore, the project is determined to be categorically exempt pursuant to Section 15301 (Existing Facilities) of the State CEQA Guidelines which specifically provides an exemption for the repair, maintenance, or minor alteration of existing private structures.

ROLE OF THE HISTORIC LANDMARKS BOARD AND PLANNING COMMISSION

The review process involves a Design Review and Sign Permit for the proposed hanging sign. Since the project is located in the Downtown 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 hearing is required to review and act upon the permit. Both the Planning Commission and the HLB must favorably make the findings listed in Sections 10.54 (Design Review), 10.46 (Historic Overlay District) and 10.42.090.E to approve the Sign Permit.

PROJECT DESCRIPTION

BACKGROUND

The existing building is located within the Downtown Historic District and was constructed in 1924 to house the Sausalito Chamber of Commerce and a real estate office. Since the historic designation of the downtown in the early 1980's, the subject property has been substantially altered, with the most notable change occurring in 1991, through Design Review Permit DR-91-13. The building was previously occupied by a savings and loan institution and was last occupied by Petri's, a glass art gallery and retail store. The building is currently undergoing an interior remodel.

On July 24, 2013 the Planning Commission and HLB reviewed DR-SP-EA 13-128 for a new Chase Bank branch in the building. The project consisted of an exterior remodel of the building facade, new roof equipment, new signage and a full interior remodel. At the hearing, the applicant presented a reduced amount of sign area in response to staff's recommendations. Following a thorough discussion of the project, the application was approved as proposed with the exception of the illuminated hanging sign located in the entryway between the two sets of glass doors (see Planning Commission minutes under **Exhibit D**). The Planning Commission, having only three members present, did not unanimously approve of the hanging sign due to the following concerns:

- The rendering as presented showed the color of the hanging/pendant sign as muted, but the specifications for the sign did not clearly reflect the muted lighting;
- A logo sign that is illuminated 24 hours a day is not seen anywhere else in that district and therefore is inappropriate;
- The five proposed Chase logo signs at the small branch seemed excessive;
- It was questionable if the illuminated sign would be muted, because any backlit sign will be easily seen at night.
- The hanging sign seemed excessive in that location on a narrow street, even if the sign were not illuminated all night.

The applicant agreed to remove the hanging sign from their project with the intention of resubmitting a new sign application for a smaller, illuminated hanging sign along with more complete renderings of the sign. The new application was submitted on August 14, 2013.

PROJECT DESCRIPTION

The proposed project consists of the following as shown in **Exhibit C**:

- Installation of a 5.7 square foot hanging internally illuminated Chase logo sign. The sign will hang inside the entryway between the two sets of glass doors and be halo lit. The sign materials will consist of aluminum housing, a clear acrylic face backed with "Oracal Translucent Vinyl", and LED lights to create a halo effect. (see page 8 of the project plans)

PROJECT ANALYSIS

General Plan Consistency

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

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

Staff has determined that the hanging sign will not alter any important design characteristics of the building or character defining features associated with other structures located in the Downtown Historic Overlay District because the sign will be located within the vestibule and will not alter the exterior of the building. In addition, the sign would be compatible with the existing architectural style of the building facade.

Historic Overlay Zoning District Consistency

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

Design Review Permit

In order to approve or conditionally approve the Design Review Permit, the Planning Commission and HLB must determine that the project is in conformance with the findings listed in Section 10.54.050 (Design Review Findings) of the Zoning Ordinance, which includes the Historic Design Guidelines.

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

- ✓ Signage – Chapter 3, Section F
- ✓ Design Goals and Vision - Chapter 5, Section B, Policy 5.5

The Historic Design Guidelines is an advisory document with the purpose of providing guidance to ensure that the changes to the Downtown Historic Overlay Zoning District's built environment will be sensitive to the community's historical legacy. The guidelines also reference the sign standards in the Zoning Ordinance. Upon review of the Historic Design Guidelines as it relates to the project, no historic signage will be affected and the proposed signage is in keeping with the design guidelines for commercial facades in the Historic Overlay District.

The Planning Commission and HLB must also determine that the sign is consistent with all applicable sign standards in the Historic District. The standards are discussed below.

Sign Area

Signs located within the Downtown Historic Overlay Zoning District are subject to the regulations as specified in Chapter 10.42 of the Municipal Code which allow for a maximum total sign area of 12.5 square feet and the maximum hanging sign area of four (4) square feet. The current approved signage on the building consists of a 24" x 24" non-illuminated projecting sign (4 square feet) and a window sign above the entry door with 8 inch vinyl letters spelling out "Chase" and a vinyl logo (approximately 2.8 square feet). The proposed 5.7 square foot hanging sign would bring the total sign

area for the property to the maximum permitted 12.5 square feet. However, the new hanging sign exceeds the maximum permitted area of four (4) square feet.

At the July 24, 2013 joint Planning Commission/HLB hearing, a majority of the Commission and HLB members appeared to support a reduced 5.7 square foot hanging sign (the original proposal was for a seven (7) square foot sign), as long as the total sign area for the entire site did not exceed 12.5 square feet. Based on this previous support and the fact that the current total amount of approved sign area for the property is 6.8 square feet, staff would be supportive of an additional 5.7 square foot hanging sign.

Sign Illumination

The illuminated hanging sign is located in the ATM vestibule between the two sets of glass doors and utilizes a halo type effect to minimize glare and produce a muted lighting effect. The ATM vestibule itself will also be illuminated for security reasons so the subdued halo effect should not produce any significant additional light and glare.

At the July hearing, the Planning Commission and HLB requested that any future sign proposal include additional photographic evidence and physical materials samples of any proposed halo lit signage to clarify how the signage will appear. In response, the applicant has provided photographic copies of an existing location with the halo effect hanging sign in the alcove and has agreed to provide a full scale illuminated model at the public hearing.

With regard to the overall design of the signage, staff supports the proposal for the following reasons:

- The signage will be in keeping with the existing scale along the streetscape.
- The proposed color scheme is non-obtrusive and subdued.
- The hanging sign is located inside an illuminated front entry vestibule and it utilizes a halo type effect to minimize glare.
- The total sign area approved for the property is within the 12.5 square feet of maximum allowable area.
- The sign is oriented toward the main street and it will not impact any residential districts.

In conclusion, the proposed signage is consistent with the purpose and intent of the Downtown Historic Overlay Zoning District (Section 10.28.040.A) as described in the findings listed in the Resolution and consistent with the Design Review findings (Section 10.54.050) and Sign Permit findings (see **Exhibit A**).

PUBLIC NOTICE AND CORRESPONDENCE

On October 30, 2013 public hearing notices were mailed to all property owners and occupants within 300 feet of the project site. As of the writing of the staff report, the City has not received any comments.

RECOMMENDATION

Staff recommends that the Planning Commission and Historic Landmarks Board approve the attached draft resolution (**Exhibit A**) approving the Design Review Permit and Sign Permit for a new hanging sign in the entry alcove of the Chase Bank branch.

Alternatively, the Planning Commission and Historic Landmarks Board may:

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

EXHIBITS

A. DRAFT Resolution – Design Review/Sign Permit
B. Vicinity Map
C. Sign Plans dated stamped August 14, 2013
D. Planning Commission Meeting Minutes of July 24, 2013 - Excerpt

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CITY OF SAUSALITO PLANNING COMMISSION AND HISTORIC LANDMARKS BOARD RESOLUTION NO. 2013-

APPROVAL OF A DESIGN REVIEW PERMIT AND SIGN PERMIT FOR A NEW HANGING SIGN AT 675 BRIDGEWAY DR/SP 13-213

WHEREAS, an application has been filed by applicant, Signtech, on behalf of Bridgeway Boulevard, LLC, requesting Planning Commission and Historic Landmarks Board approval of a Design Review Permit and Sign Permit for a new hanging sign at the existing commercial building at 675 Bridgeway (APN 065-131-06); and

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

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

WHEREAS, the Planning Commission and the Historic Landmarks Board have reviewed and considered the signage plans titled "JP Morgan Chase Bank" date-stamped August 14, 2013; and

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

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

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

1. The project is exempt from the requirements of CEQA pursuant to CEQA Guidelines Section 15301, Existing Facilities.

2. A Design Review and Sign Permit for a new hanging sign is approved based upon the findings provided in Attachment 1, and subject to the conditions of approval provided in Attachment 2. The project plans are provided in Attachment 3.

RESOLUTION PASSED AND ADOPTED, at the regular meeting of the Planning Commission and Historic Landmarks Board on the 13th day of November, 2013, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____

Jeremy Graves, AICP
Secretary to the Planning Commission

AYES:
NOES:
ABSENT:
ABSTAIN:

_____

Secretary to the Historic Landmarks Board

Attachments:

1. Findings
2. Conditions of Approval
3. Signage plans titled "JP Morgan Chase Bank" date stamped August 14, 2013.

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CITY OF SAUSALITO PLANNING COMMISSION AND HISTORIC LANDMARKS BOARD RESOLUTION
NOVEMBER 13, 2013
DR/SP 13-213
675 BRIDGEWAY

ATTACHMENT 1: FINDINGS

DESIGN REVIEW FINDINGS

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

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

   The project is consistent with General Plan policies, including those related to maintaining the historic character of the downtown, as well as the Historic Design Guidelines. The proposed bank branch is a financial service use which is a permitted use in the CC District and the signage proposed is in scale and character with signage in the district.

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

   The project will complement the Downtown Historic Overlay Zoning District by maintaining and complementing the prevailing design theme of muted and limited signage.

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

   The project consists of one new hanging sign in the entry alcove of the building that is unobtrusive and in scale with existing signage in the downtown area. As such, the project will neither impact the general scale of the existing commercial building, nor the neighborhood.

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

   The proposed signage does not obscure views from the public sidewalk or street.

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

   The proposed project is located in the downtown area, and no expansion of the structure's height or bulk is proposed. Therefore, the project will result in no new visual impacts.

6. The proposed landscaping provides appropriate visual relief, complements the buildings and

structures on the site, and provides an attractive environment for the enjoyment of the public.

The project does not include landscaping, therefore this finding is non-applicable.

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

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

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

   The project does not include any new exterior lighting or exhaust flues. The signage proposed will be visible from the public street but will be located within the front alcove and will be muted and back-lit.

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

   Based on the existing location and orientation of the building and design elements, the project will not impact privacy to the site or adjacent properties.

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

    The new sign will not interfere with access into the building nor impede pedestrian traffic on the adjacent public sidewalk.

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

    The property has no protected trees or natural features on site.

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

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

HISTORIC OVERLAY DISTRICT FINDINGS

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

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

   The sign project will complement the Downtown Historic Overlay Zoning District by maintaining and complementing the prevailing design theme of the neighborhood which is low intensity unobtrusive signage.

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

   The proposed exterior changes and signage were reviewed using the Historical Design Guidelines and the improvements maintain the existing character of the building and the surrounding district.

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 Historic Resource Evaluation done for the project found that the structure was not a contributor to the local historic district and is not eligible for listing on the federal, state or local historic registers as it does not individually meet the significance and integrity criteria.

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

   The Historic Building code has not been requested nor applied.

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

   The signage will not impact any character defining architectural features associated with the building located in the Downtown Historic Overlay Zoning District, therefore the Secretary of the Interior Standards for the Treatment of Historic Properties in not applicable.

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

   The project will only result in minor modifications to the interior of the building, therefore the building will retain its character.

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

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

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

   The project 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 signage will not impact any character defining features associated with the project site.

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

     The signage does not result in the demolition, destruction, alteration, misuse or neglect of any character defining features associated with the project site and building.

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

     The new signage is of high quality and subdued and will maintain and enhance the aesthetics of the structure thereby contributing to the value of the property and the historic district.

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

     As discussed in the Staff Report, the project is found to comply with the regulations and standards outlined in the Zoning Ordinance.

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

     The signage was reviewed and approved 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;

     As discussed previously, the signage will not impact any character defining features associated with buildings located within the Downtown Historic Overlay Zoning District.

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

The proposed signage will not impact any character defining features associated with buildings located within the Downtown Historic Overlay Zoning District.

- To provide appropriate settings and environments for historic structures.

  The signage will not detract from the historic setting of the Downtown Historic Overlay Zoning District, which is an appropriate for the planned use of the building for a bank branch.

SIGN PERMIT FINDINGS

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

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

   As discussed in the Staff Report dated November 13, 2013, the signage complies with the requirements of Chapter 10.42.070 of the Zoning Ordinance.

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

   As discussed in the Staff Report dated November 13, 2013, the signage is consistent with the applicable sign standards in the Zoning Ordinance.

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

   The signage is designed to not adversely impact public health, safety, or general welfare. The signage is also designed to meet minimum clearance height and a building permit will be required prior to installation.

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

   The color, design, materials, and location of the signage will be compatible with the facade modifications associated with a building located in the Downtown Historic Overlay Zoning District.

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

   The subject site is not in a residential area. The business is located in the downtown commercial area and does not face residential uses. Therefore, this finding is not applicable.

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

   The signage will be complimentary to the aesthetic of the building, the site, and the Downtown Historic Overlay Zoning District and is adequate to identify the site. Furthermore,

the sign will be located within the building's interior and will incorporate a subdued halo lighting effect to minimize any potential glare.

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

   The signage will be constructed out of high quality materials which are durable and compatible with the aesthetic of the project site.

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

   The signage is designed to be compatible and harmonious with the aesthetic of the project site and the Downtown Historic Overlay District as a whole.

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

   The signage is not oriented towards a residential zoning district. It faces the main arterial in the downtown business district and the signs are necessary to serve the proposed banking use.

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

    The signage is requested to identify the business to serve walk-up ATM customers during evening and nighttime hours at the project site. It will be the only illuminated sign for customer identification.

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

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

PLANNING COMMISSION and HISTORIC LANDMARKS BOARD RESOLUTION
NOVEMBER 13, 2013
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675 BRIDGEWAY

ATTACHMENT 2: CONDITIONS OF APPROVAL

These conditions of approval apply to the signage plans titled "JP Morgan Chase Bank" date stamped August 14, 2013:

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. Upon building permit submittal, the applicant shall provide electronic copies and paper copies of the approved colors and materials board(s), including but not limited to all manufacturers' information related to materials, specifications, and cut sheets for all exterior lighting fixtures.

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. Prior to issuance of a construction permit, a construction staging plan and construction schedule shall be submitted for review and approval of the City Engineer or designee.

7. The placement of the construction materials, debris boxes, equipment, and vehicles shall be subject to review and approval by the City Engineer, shall be placed to minimize obstruction of roads and gutters, shall be maintained in a clean and safe condition, and shall not be maintained in a manner that becomes a nuisance to the neighborhood.

8. For any damage to existing public improvements due to construction activities, Developer shall repair, at their expense, damage prior to issuance of a Certificate of Occupancy. Contractor must protect all existing and new improvements.

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. The proposed hanging sign shall comply with the signage plans titled "JP Morgan Chase Bank" date stamped August 14, 2013. The maximum permitted sign area for the hanging sign shall be 5.7 square feet.

Advisory Notes

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

11. 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.

12. 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.

13. 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.

14. 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.

15. 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.

16. 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.

17. 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.

18. 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.

19. Permits required by other agencies having jurisdiction within the construction area must be obtained in accordance with the respective agency's regulations.
Marin Municipal Water District – (415-945-1455), including landscaping and irrigation regulations;
Southern Marin Fire Protection District -- (415-388-8182); and

20. 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.

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PLANNING COMMISSION and HISTORIC LANDMARKS BOARD RESOLUTION
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675 BRIDGEWAY

ATTACHMENT 3: PROJECT and SIGN PLANS

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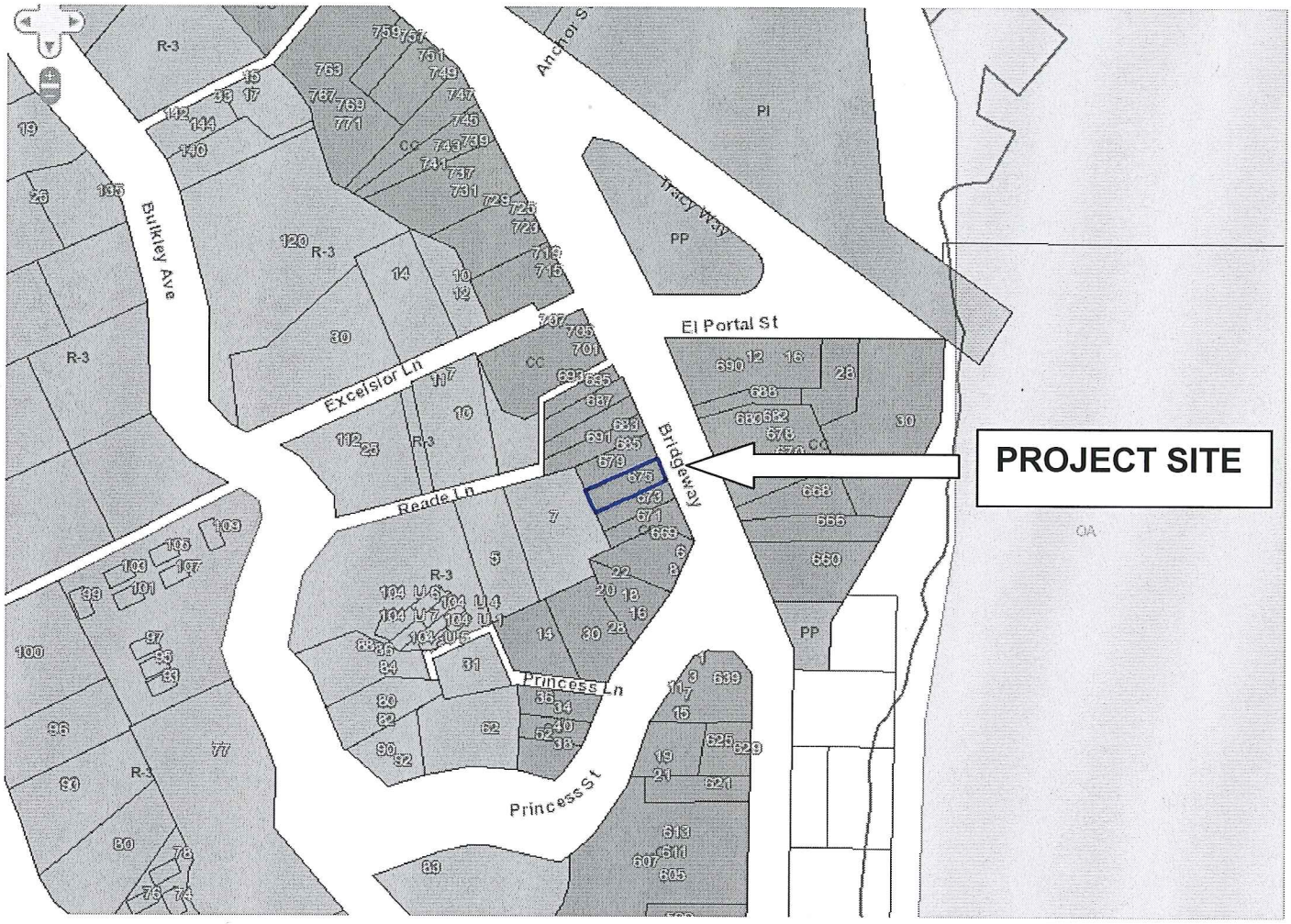
VICINITY MAP

DR/SP 13-213

675 BRIDGEWAY



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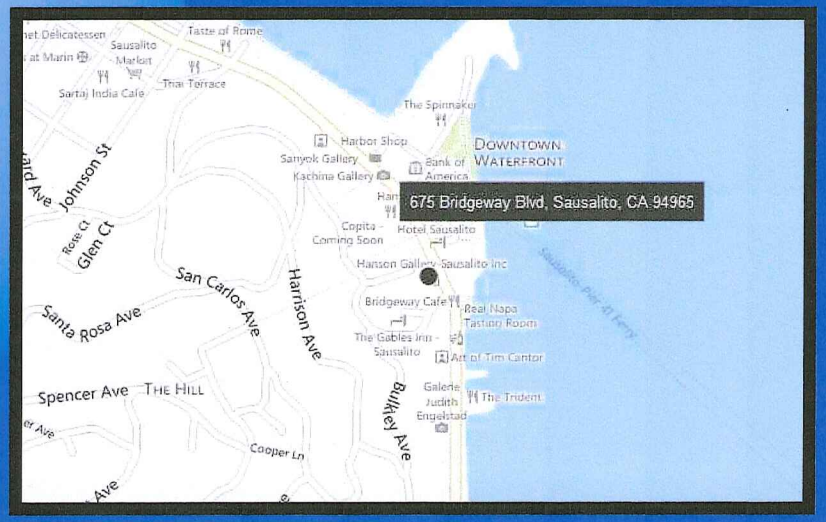
CITY OF SAUSALITO
COMMUNITY DEVELOPMENT

CHASE

#43060
Bridgeway and El Portal
675 Bridgeway
Sausalito, CA. 94965



Signtech™
4444 Federal Blvd. San Diego CA 92102
Phone: (619) 527-6100 / Fax: (619) 527-6111
www.signtechUSA.com

JP Morgan Chase Bank
#43060

Bridgeway and El Portal
675 Bridgeway
Sausalito, CA. 94965

Initial Date: 12/31/12
Salesperson: Arthur Navarro
Coordinator: Lisa Brevard
Designer: kendra pickett
Scale: As noted

CUSTOMER APPROVAL

Customer Signature Date

COPY, COLORS & SIZES

Signtech does NOT provide primary electrical to sign location - ***RESPONSIBILITY OF OTHERS!***

Customer Signature Date

This design is the exclusive property of Signtech and cannot be reproduced in whole or in part, without their prior written approval.

Drawing Number: 13-00011
Work Order Number: 57439

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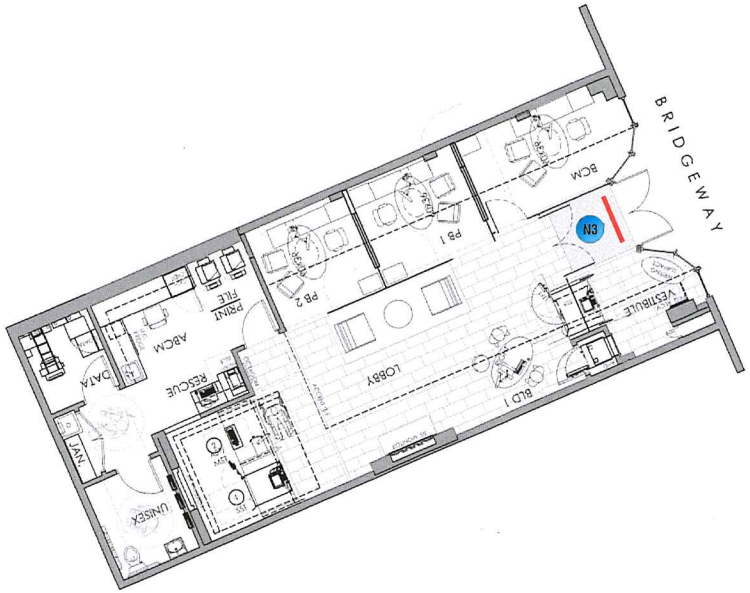
SIGN LEGEND

Elevation	No.	Sign Type	Description	Sq Ft
	N3	SCU-OCT-HNG-INT-32	Custom Hanging Sculptured Octagon	5.73
			Total Proposed Sq Ft	5.73
			Total Allowable Sq Ft	12.5
			Difference	6.77



SITE PLAN SCALE: 3/32"=1'-0"

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WSA MEMBER ISA MEMBER OF CESA

JP Morgan Chase Bank #43060

Bridgeway and El Portal
675 Bridgeway
Sausalito, CA. 94965

Initial Date: 12/31/12
Salesperson: Arthur Navarro
Coordinator: Lisa Brevard
Designer: kendra pickett
Scale: As noted

CUSTOMER APPROVAL

Customer Signature Date

COPY, COLORS & SIZES

Signtech does NOT provide primary electrical to sign location - ***RESPONSIBILITY OF OTHERS!***

Customer Signature Date

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Drawing Number: 13-00011
Work Order Number: 57439

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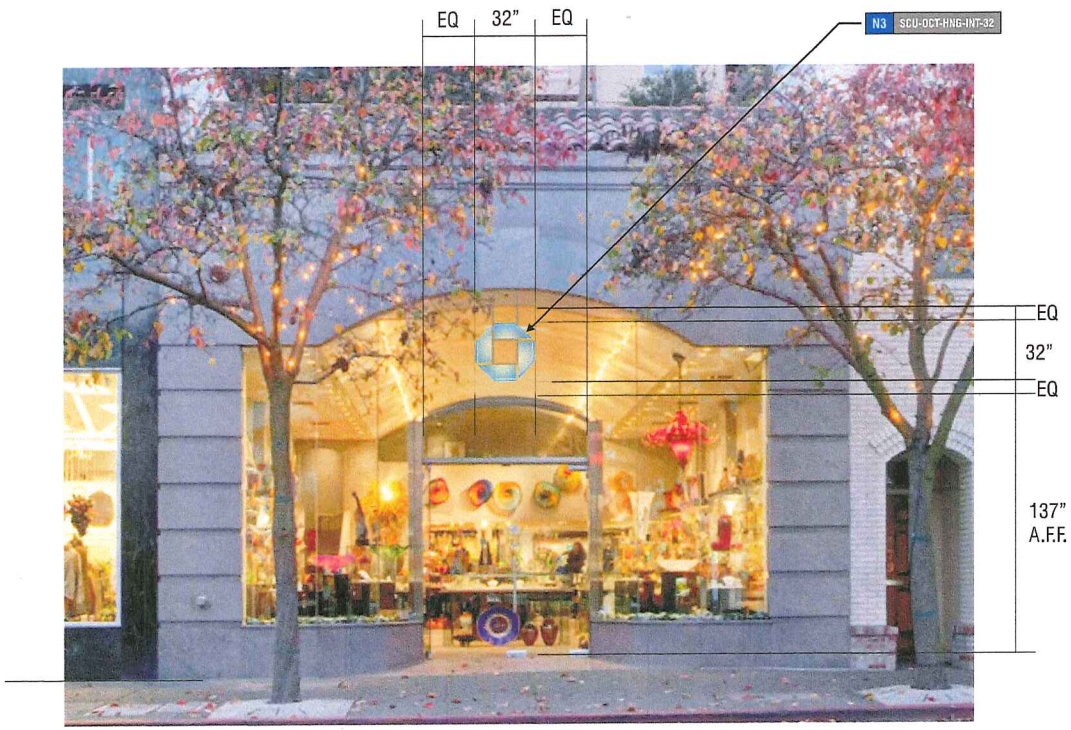
SIGNAGE OVERVIEW



NORTHEAST ELEVATION - BRIDGEWAY **SCALE: 3/16"=1'-0"**

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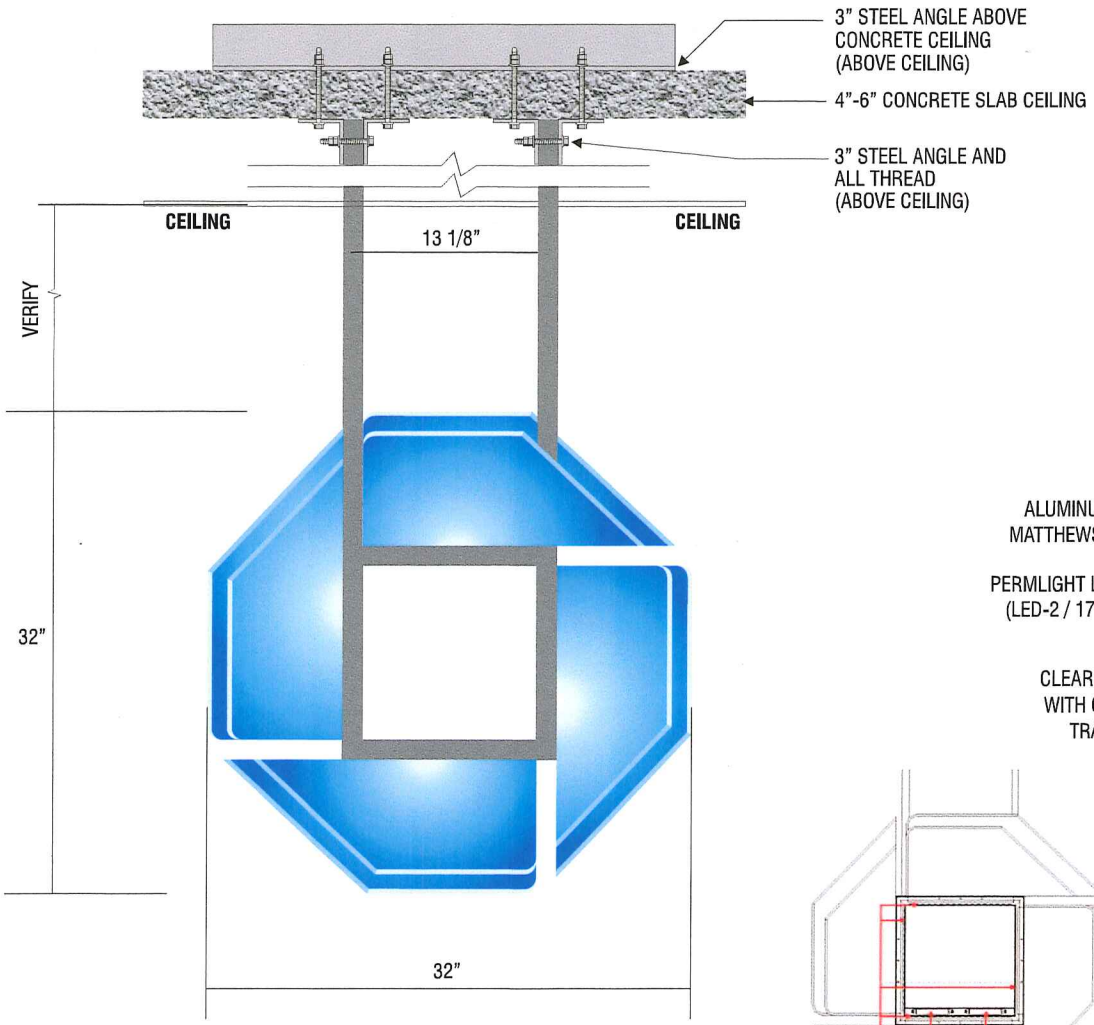
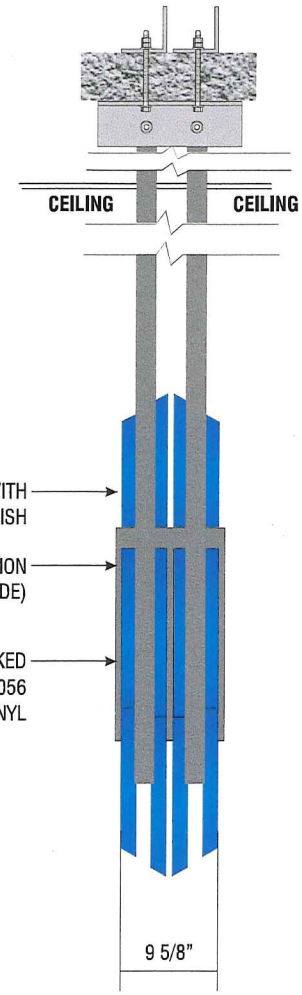
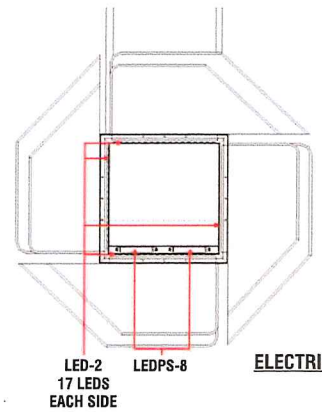


ELEVATION SCALE: 1 ½' = 1'-0"



SIDE VIEW



ELECTRICAL DETAIL

N3

SIGN TYPE SCU-OCT-INT-HANGING-32

MANUFACTURE AND INSTALL (1) ONE ILLUMINATED OCTAGON

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CHASE
CHASE

CHASE
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SAUSALITO PLANNING COMMISSION
Wednesday, July 24, 2013
Approved Summary Minutes
EXCERPT

Call to Order

Chair Cox called the meeting to order at 6:30 p.m. in the Council Chambers of City Hall, 420 Litho Street, Sausalito.

Present: Chair Joan Cox, Vice-Chair Bill Werner, Commissioner Richard Graef
Absent: Commissioner Stan Bair, Commissioner Stafford Keegin
Staff: Community Development Director Jeremy Graves
Associate Planner Lilly Schinsing, Contract Planner Steve Padovan, City Attorney Mary Wagner

Public Hearings

Declarations of Planning Commissioner Public Contacts

HLB Committee Member Nichols disclosed that the HLB had contact with applicants in study sessions regarding Chase Bank (Item 1) and Casa Madrona (Item 2) during which the HLB received information but did not discuss the merits.

1. **DR/SP/EA 13-128, Design Review Permit, Sign Permit, Encroachment Agreement, Bridgeway Blvd. LLC, 675 Bridgeway.** Design Review Permit to allow for exterior modifications to the front entry area and new rooftop mechanical units; and a Sign Permit for a wall sign, a hanging sign in the entry alcove, and a new projecting sign attached to the commercial building at 675 Bridgeway. The applicant is also seeking an Encroachment Agreement to allow for the projecting sign to encroach up to 3 feet into the public right-of-way front 675 Bridgeway.

The public hearing was opened.

Contract Planner Padovan presented the Staff Report.

HLB comments to staff:

- The Staff Report indicates the projecting blade sign would be illuminated on page 3 but indicates it is not illuminated on page 5. *Staff responded the sign will not be illuminated and the error will be corrected.*

Commission questions to staff:

- In the color drawings there are two different pictures of the hanging sign. The one page 3 shows the color of the symbol as very muted, but the picture on

page 9 shows the color of the symbol as very bright. *Staff responded they believe the dark blue is their logo color.*

- The Staff Report stated the equipment would generate noise 2 decibels above the ambient noise. However the Zoning Ordinance states, "Noise shall be considered to be audible if it exceeds 5 decibels above the ambient noise level." Do we need to be concerned with a noise study since under the Zoning Ordinance noise will be reduced to a level that is no longer considered to be audible? *Staff responded the idea is to reduce the impact to the residents as much as possible, which is why they considered enclosing it. If the audible level is 55 decibels at night, then that should be what it is held to.*
- Has staff received any feedback from the residents regarding equipment noise? *Staff responded it had not, even from the neighbor who lives directly above.*

The public testimony period was opened.

Presentation was made by Doug Fong of Callison Architects, the applicant.

HLB question to Mr. Fong.

- If looking at the Chase logo, when an area is measured for a sign it is the area, not necessarily the font size, that is the problem, so if the font size is reduced it is still not going to change the overage in the coverage, correct? *Mr. Fong responded they used a rectangular box around the word "Chase," and then calculated what the logo would be and even removed the corners to get it as close as possible. He believes it is around 2 square feet.*

Commission questions to Mr. Fong:

- Will the vestibule for the ATM be open 24 hours a day, which is why the small condenser A/C unit will run all night? *Mr. Fong responded that is correct.*
- Is it intended that the hanging sign is to be illuminated 24 hours a day? *Mr. Fong responded usually the illuminated logo signs are on 24 hours a day.*

Commission question to staff:

- In Mr. Fong's presentation tonight he referred to the R-3 zone, and the noise levels for R-3 are 50 decibels, whereas the noise levels permitted for the CC zone is 60 decibels. The building is in CC but the potentially affected residents are in the adjoining R-3. Which noise levels are applicable? *Staff responded the sound is measured by the impact to the most sensitive receptor. It is a residential building, so that would the number that would be used. The reason why it is 55 is because 5 decibels above the ambient noise is allowed.*

Commission questions and comments to Mr.Fong:

- Was the noise study performed in the R-3 zone next to the houses that are affected, or was it performed next to the equipment? *Mr. Fong responded they took multiple readings at 15-minute intervals to determine the ambient loads and took the lowest ambient noise. They took separate readings at each of the property lines on the side and back. The readings on the back were compared against the allowable noise ambient levels for the R-3 District, because that is*

the R-3 property line, and then they compared the side property lines against the noise levels allowed for the CC District.

- Perhaps there should be a Condition of Approval that in the evenings only the condensing equipment may be operated from 10pm to 6am. *Mr. Fong responded their design would not exceed the noise ordinance, which they are bound by. If they could remove the condition for having to cover the units they would work more efficiently without an enclosure.*
- The Commission would be willing to remove the enclosure condition if it imposed the condition that from 10pm to 6am only that one unit may run. Based on the noise study the Commission has to either require that the units be enclosed or it has to impose some condition to ensure that the neighbors are protected from noise.

The public did not make comments.

The public testimony was closed.

HLB question to staff:

- Are there any precedents existing in the Historic Overlay Zoning District where we have allowed signage square footage to exceed the allowable uses? *Staff responded there is Salito's, who had asked for a slightly larger sign in recognition of the distance that the building was set back from Bridgeway. Also the Schoonmaker Marina sign, because a larger sign would assist people driving down that road at night in navigating the area. Neither of these examples however is in the Historic Overlay District or the CC district. Also the Barrel House restaurant was allowed to exceed the signage restriction for that site based on the overall scale of the building.*

HLB comments:

- The HLB is concerned that the illuminated sign is a little oversized.
- The HLB agrees with the suggested condition that only one air conditioning unit be allowed to run at night.
- The equipment would not need to be screened if will not be too loud.
- The illuminated sign is 7 square feet versus an allowable 4 square feet, which is almost double the allowable size. This feels like too much of an exception.

Commission question to Mr. Fong:

- In designing the proposed signage did you consider different alternatives? If so, did you prepare alternative size renderings you might have available tonight? Why did you ultimately choose this size? *Mr. Fong responded they chose this size because they felt this would be the most appropriate. They did look into changing the proportions and composition, or not having a hanging sign at all and using their square footage in other ways. They feel strongly that the logo is a beautiful element in this façade that sets out proportionally the arch and weighs well against the massing of the granite surround. They do have an alternative to present this evening that proposes reducing the size of the pendant sign and projecting sign, which gets them within the total allowable of 12.5 square feet. They looked at reducing the size of the logo to 4 square*

feet but felt because of the nature of the material and it being an illuminated sign that 4 feet was too small.

Chair Cox indicated that Mr. Fong had distributed a 10-page color rendering of alternative possible signage.

Mr. Fong's comment:

- They reduced the total height of the projecting sign from 24 inches to 20 inches, and the pendant sign from 36 inches to 32 inches with a total square footage of 12.5.

Commission question to Mr. Fong:

- The total allowable is 12.5, so this alternative would bring you within the total allowable. The pendant size would still exceed the total allowable, but you are saying you believe that is justified because of the scale of the granite surround? *Mr. Fong responded yes, and the scale of the atrium as well when the sign is up.*

HLB comments:

- The HLB is more comfortable approving something that is within the overall allowable square footage.
- This applicant has been flexible and tried to cooperate.
- The illuminated octagon in the new alternative scheme at 5.73 square feet feels better spatially within the confines of the arch.
- It is better that the alternative plan is within the overall allowable square footage for the property so two exceptions do not have to be granted and the ordinance is maintained as a whole and reviews a singular exception.

Commission comments:

- The rendering shows the color of the pendant sign as muted, but it is not set out specifically in the specifications for the sign. It is important to require that the pendant sign retain the muted nature that is depicted in the renderings.
- The hanging illuminated sign is wrong in this location. A logo sign that is illuminated 24 hours a day is not seen anywhere else in that district and is inappropriate.
- This is a small branch that displays the Chase logo five times.
- It is questionable if the illuminated sign will be muted, because any backlit sign like that will not be muted but will be easily seen at night. It is offensive and excessive in that location on a narrow street, even if the sign were not illuminated 24/7.
- The blade sign size of 24x24 is better than the original size of 28x30.
- The reduction in size of the pendant sign is a step in the right direction but it should be subtler.
- The pendant sign is acceptable if it is muted to a jewel-like aesthetic as depicted on page 3 of the Staff Report. The reduced size as presented in the revised plans is far more appropriate to the scale of the building.
- The historic resource evaluation document provided by Paige and Turnbull contains the phrase, "Building does not appear to be eligible for listing in either the National Register or the California Register and is also not a contributing

part to the downtown Historic district" appears 15 times in the report. Also there is a footnote regarding Don Olsen, the architect who designed this incarnation of the building. This year is the 50th anniversary of Don Olsen's office opening in Sausalito. He has had more influence on Sausalito than any other architect and that ought to have been recognized somehow and been more than a footnote.

Amended and Additional Conditions of Approval:

- Language pertaining to screening the equipment on the rooftop shall be removed. The equipment shall be painted the same color as the roof materials.
- Condition of Approval 10 shall be removed and replaced with the statement that from 10pm to 7am only the proposed condensing unit serving the ATM vestibule shall be operational.
- Signage size shall be the alternative proposal, not as originally proposed.

HLB Committee Member Nichols moved and Chair Pierce seconded a motion to approve a Design Review Permit and a Sign Permit, excluding the pendant sign, for 675 Bridgeway, subject to the amended and additional Conditions of Approval. The motion passed 3-0.

Vice-Chair Werner moved and Commissioner Graef seconded a motion to approve a Design Review Permit and a Sign Permit, excluding the pendant sign, for 675 Bridgeway, subject to the amended and additional Conditions of Approval. The motion passed 3-0.

HLB Committee Member Nichols moved and Chair Pierce seconded a motion to revise the motion to add that approval of the Sign Permit is subject to using amended plans R10-07.23.13. The motion passed 3-0.

Chair Werner moved and Commissioner Graef seconded a motion to approve the revised motion. The motion passed 3-0.

Vice-Chair Werner moved and Commissioner Graef seconded a motion to approve an Encroachment Agreement for 675 Bridgeway subject to using amended plans R10-07.23.13. The motion passed 3-0.

The public meeting was closed.

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