

**SAUSALITO ZONING ADMINISTRATOR  
RESOLUTION NO. 2017-XX**

**APPROVAL OF A MINOR USE PERMIT FOR SERVING BEER AND WINE  
AT 1001 BRIDGEWAY, SUITE B1  
(MUP 17-192)**

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**WHEREAS**, on June 20, 2017 an application was filed by Jack Chaisirikun, Owner of Thai Tanic, requesting Zoning Administrator approval of a Minor Use Permit to allow for serving beer and wine at 1001 Bridgeway, Suite B1 (APN 065-061-01); and

**WHEREAS**, the Zoning Administrator conducted a duly-noticed public hearing on July 12, 2017, at which time all interested persons were given an opportunity to be heard; and

**WHEREAS**, the Zoning Administrator has reviewed and considered the project application date-stamped received on June 20, 2017; and

**WHEREAS**, the Zoning Administrator has received and considered all oral and written testimony on the subject application; and

**WHEREAS**, the Zoning Administrator has reviewed and considered the information contained in the staff report for the proposed project dated July 12, 2017; and

**WHEREAS**, the Zoning Administrator finds that, as conditioned herein, the proposed project is consistent with the General Plan and complies with the Zoning Ordinance requirements as described in the staff report; and

**WHEREAS**, approval of the proposed project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301(a), Interior or Exterior Alterations.

**NOW, THEREFORE, THE ZONING ADMINISTRATOR HEREBY RESOLVES AS FOLLOWS:**

1. The project is exempt from the requirements of CEQA pursuant to CEQA Guidelines Section 15301(a), Interior or Exterior Alterations.
2. The Minor Use Permit to allow for serving beer and wine only is approved based upon the attached findings (Attachment 1), subject to the attached conditions of approval (Attachment 2), and as shown in the project plans date-stamped June 20, 2017, (Attachment 3).

\_\_\_\_\_  
Date

\_\_\_\_\_  
Danny Castro  
Zoning Administrator

**ATTACHMENTS**

- 1- Findings
- 2- Conditions of Approval
- 3- Project application date-stamped received June 20, 2017

**SAUSALITO ZONING ADMINISTRATOR  
RESOLUTION NO. 2017-XX  
JULY 12, 2017  
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**ATTACHMENT 1: FINDINGS**

**1. MINOR USE PERMIT FINDINGS**

Pursuant to the Zoning Ordinance Section 10.58 (Minor Use Permits), the permit is approved based on the following findings:

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

*Pursuant to Section 10.44.210.C, Alcoholic Beverages, of the Zoning Ordinance, establishments in the CR Zone are permitted to serve beer and wine only by way of a Minor Use Permit.*

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

*The intended sale of beer and wine is consistent with the intent and purpose of the General Plan and Zoning District by providing for a more attractive indoor dining environment which will contribute to the diversity of local and resident-serving commercial activities occurring along Bridgeway and Caledonia Street. The sale of beer and wine will not intensify the existing use of the site but simply enhance the on-site experience of an existing permitted use.*

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

*The on-site sale of beer and wine provides additional beverage options for customers, similar to other restaurants within the vicinity. The sale of beer and wine will not be detrimental to the public health, safety, or general welfare of the City.*

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

*As stated in Finding A, establishments in the CR Zone are permitted to serve beer and wine only by way of MUP.*

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

*Thai Tanic is one of several restaurants that are located along the ground floor street frontage of Bridgeway and Caledonia Street. Bus, ferry, and pedestrian (sidewalk) service facilities are nearby.*

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

*The on-site sale of beer and wine will be located within the existing restaurant and does not impact existing features. No exterior changes are proposed as part of the proposed use.*

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

*The on-site sale of beer and wine will be located within the existing restaurant and the public utilities or facilities will be adequate to serve the proposed use.*

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

*The applicant will serve beer and wine in association with the existing restaurant and will not materially adversely affect nearby properties or their permitted uses.*

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

*Not applicable, as there are no specific use requirement findings.*

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**ATTACHMENT 2: CONDITIONS OF APPROVAL**

These conditions of approval apply to the project application, date-stamped received on June 20, 2017:

**General Items**

1. This approval is limited to the operation of a sit-down eating establishment with no more interior and exterior seating than that which is permitted by the parcel's applicable Conditional Use Permit (PC Resolution 1996-07). Sale of beer or wine shall be incidental to the primary use as a sit-down restaurant. No take-out of beer or wine shall be permitted.
2. This Minor Use Permit authorizes the service of beer and wine at 1001 Bridgeway, Suite B1 in accordance with the necessary license from the Alcohol and Beverages Commission. If this site is out of compliance with the conditions of this Minor Use Permit, or other City Regulations, the City of Sausalito will notify the Alcoholic Beverages Commission.
3. This permit allows beer and wine to be served only to patrons who are also ordering food.
4. If, at any time in the future, it is determined by the Community Development Director that alcohol service is causing neighborhood disruption, the Director may modify the approval.

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JULY 12, 2017  
MUP 17-192  
1001 BRIDGEWAY, SUITE B1**

**ATTACHMENT 3: PROJECT PLANS**