

**SAUSALITO PLANNING COMMISSION
RESOLUTION NO. 2023-14**

APPROVAL OF CHANGES TO AN APPROVED PROJECT REQUEST TO ALLOW MODIFICATIONS TO THE ORIGINAL DESIGN REVIEW PERMIT (DR-TRP 17-0092) TO MODIFY A COMMERCIAL BUILDING FAÇADE AND PROVIDE FOOD & BEVERAGE SERVICE ON THE SECOND LEVEL BY UP TO 43 SEATS; AMENDMENTS TO PREVIOUSLY APPROVED MINOR USE PERMIT (EA-DR-MUP 06-032) TO INCREASE OUTDOOR DINING FROM 9 SEATS TO A TOTAL OF 23 SEATS; APPROVAL OF A CONDITIONAL USE PERMIT REDUCE THE ON-SITE PARKING REQUIREMENT FROM 13 TO 9 SPACES AND TO WAIVE THE PARKING REQUIREMENT PER SMC 10.40.110.G; RECOMMENDATION TO CITY COUNCIL TO APPROVE AN ENCROACHMENT AGREEMENT TO CONSTRUCT A RAMP AND ELEVATED ENTRY WITH 4 SEATS ON THE SIDEWALK AND NEW 19-SEAT PARKLET AND A SIGN PERMIT FOR ADDITIONAL SIGNS LOCATED AT 813, 815, 817 BRIDGEWAY BOULEVARD (DR AMEND, MUP, CUP, EA, SIGN 2022-00184)

WHEREAS, an application has been filed by applicant Michael Rex, architect, on behalf of the property owner, Michael Lappert, requesting Planning Commission approval of a Changes to an Approved Project to allow changes to the previously approved Design Review Permit (17-092), to amend a Minor Use Permit, an Encroachment Agreement, and Sign Permit at 813-817 Bridgeway Boulevard (APN 065-063-25) ("the Project"); and

WHEREAS, the project site is located within the General Plan Commercial land use designation and the Central Commercial zoning district; and

WHEREAS, the Planning Commission has reviewed changes to an approved project request to modify a previously approved Design Review Permit and update the building façade, amend the previously approved Minor Use Permit to increase seats and tables from 9 seats to 23 seats and from 3 tables to 6 tables (two ADA compliant), an Encroachment Agreement to construct a ramp and elevated entry with 4 seats on the sidewalk and new 19-seat parklet, and a sign permit for additional signage, and has considered the information contained in the staff report as well as any and all oral and written testimony on the proposed Project; and

WHEREAS, the Planning Commission conducted a duly-noticed public hearings on April 26 and July 26, 2023, at which time all interested persons were given an opportunity to be heard; and

WHEREAS, the Planning Commission has reviewed and considered the Project plans titled "Fish and Chips", dated June 28, 2023, and received July 3, 2023; and

WHEREAS, the Planning Commission finds 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 findings for approval set forth in Exhibit 1.

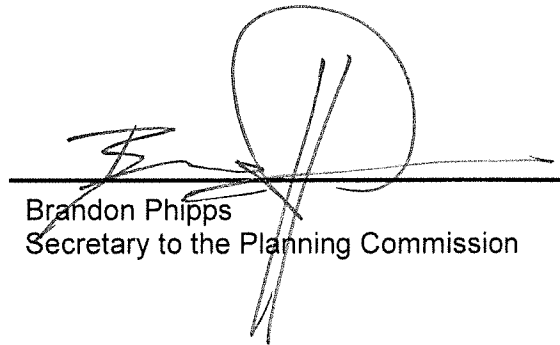
NOW, THEREFORE, THE PLANNING COMMISSION HEREBY RESOLVES AS FOLLOWS:

1. The approval of this Project and this action is categorically exempt from the requirements of CEQA pursuant to CEQA Guidelines Section 15301 (Existing Facilities).
2. The changes to an approved project request to allow changes to the originally approved Design Review Permit DR-TRP 17-092, to modify a commercial building façade and

provide food & beverage service on the second level by up to 43 seats; amend a previously approved Minor Use Permit to increase outdoor dining from 9 seats to a total of 23 seats; approve of a Conditional Use Permit to reduce on-site parking requirements from 13 to 9 spaces and to waive the parking requirement per SMC 10.40.110.G; recommend to City Council to approve an Encroachment Agreement to construct a ramp and elevated entry with 4 seats on the sidewalk and new 19-seat parklet and a sign permit for additional signs, are approved based upon the attached findings (Exhibit 1), subject to the attached conditions of approval (Exhibit 2), and as shown in the project plans titled "Fish and Chips", date-stamped June 28, 2023, and received July 3, 2023 (Exhibit 3); and

RESOLUTION PASSED AND ADOPTED, at the regular meeting of the Sausalito Planning Commission on the 26th day of July 2023 by the following vote:

AYES:	Commissioner:	Saad, Feller, Luxenberg
NOES:	Commissioner:	Graef, Junius
ABSENT:	Commissioner:	None
ABSTAIN:	Commissioner:	None



Brandon Phipps
Secretary to the Planning Commission

Exhibits

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

SAUSALITO PLANNING COMMISSION NO. 2023-14
JULY 26, 2023
813-817 BRIDGEWAY BOULEVARD
DR-MUP-UP-EA-SIGN 2022-00184

EXHIBIT 1:
Findings for Approval of a Design Review Permit, Minor Use Permit, Conditional Use Permit, Encroachment Agreement, and Sign Permit

Design Review Permit Findings

In order to approve or conditionally approve the Changes to the Approved Project request for changes to the Design Review Permit, the Planning Commission must determine whether the project is in conformance with the required Design Review Findings in Section 10.54.050 of the Sausalito Municipal Code (SMC). The required finding is provided in *italics* below, with staff analysis following the required finding.

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

The project is consistent with all applicable policies, standards, and regulations of the General Plan and Zoning Ordinance as analyzed in the staff report.

- 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 proposed changes to the project will provide an enhanced aesthetics appeal, by means of a front entry ramp, landing, and dining area, and a 19-seat parklet. The design adequately complements the neighborhood, while providing a more "activated" building and more outdoor seating, therefore contributing to the City of Sausalito's goal to take advantage of unique characteristics of sites and contribute to design diversity.

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

The project does not intend to change the footprint of the existing building. The proposed changes to the project will not alter or expand the building coverage of the approved use. The project proposes to update the building's façade, enhance the indoor dining areas, expand the outdoor dining area by constructing a raised entry terrace and a parklet, thereby increasing the number of tables and seats, and adding more signage through a sign permit. The changes are consistent with the general scale of structures and buildings in the surrounding neighborhood.

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

The proposed project will not hinder nor impede public views, nor will it impede primary views from private property. The proposed change is located and designed to allow the public enjoyment of the views by providing a more enjoyable and safer place to dine.

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

The project was previously determined to meet this requirement. The project will maintain the location and building coverage of the previously approved design. The proposed change does not intend to modify the approved restaurant building, its intent is to enhance the appearance of the building, to provide more outdoor seating and improved signage. Furthermore, the project site is not located along a ridgeline as such the Project will not result in a prominent building profile above a ridgeline.

- F. The proposed landscaping provides appropriate visual relief, complements the buildings and structures on the site, and provides an attractive environment for the enjoyment of the public.*

The project was previously determined to meet this requirement. While the applicant proposes to remove two existing street trees at their current location, the proposed parklet will include two large planters to contain replacement trees at each end. The project will maintain decorative landscaping will enhancing views of the renovated structure.

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

The project was previously determined to meet this requirement. The project does not propose to change the location nor coverage of the existing building. The upgrade to the building exterior which includes new lighting, and the addition of the entry terrace and parklet. The proposed changes will not impact light and air for the project site, adjacent properties nor 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 was previously determined to meet this requirement. The applicant's proposal to add more lighting including four wall mounted lanterns and additional signage with lighting will not negatively impact adjacent properties nor the general public because the proposed lights will face downward and/or be of warm colors. Furthermore, the proposed lighting will promote a safe environment. The project is subject to the noise regulations of Chapter 12.16 of the Municipal Code and does not propose any changes to mechanical equipment, or chimneys. Subject to the restrictions on hours of operations and closure of the balcony doors and windows, the project will not result in nighttime noise disturbances for residents and hotel guests in the vicinity.

- 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 proposed change will not impact the level of privacy of the site and adjacent properties since building construction is not proposed as part of this application. No roof deck is

proposed for customer use. The applicant is proposing only service access to the roof for equipment/mechanical maintenance. Staff believes the proposed changes will not impact the reasonable level of privacy to adjacent properties that will be provided with the previously approved project.

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

The proposed changes to the previously approved project will positively affect customers and the general public. The project will remove the steps located at the entrance which are an obstacle to patrons with disabilities. These patrons will be able to directly access the main ground floor entrance and will not have to enter the building via the elevator. Furthermore, the applicant is proposing to locate the parklet where two parallel parking spaces are currently located and will maintain the free flow of pedestrian traffic on the sidewalk. Parklets are a common feature in commercial areas and no negative impacts to the traffic circulation are anticipated.

- 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 would remove two existing street trees, one of which is severely damaged, and the proposed parklet would include two large planters to contain replacement trees at each end. The trees have strategically been incorporated into the proposed design. There are no significant natural features on the area of the proposed change.

- L. *The project site is consistent with the guidelines for heightened review for projects which exceed 80 percent of the maximum allowed floor area ratio and/or site coverage, as specified in subsection E of this section (Heightened Review Findings)*

The Project's proposed change does not require heightened review for projects which exceed 80 percent of the maximum allowed floor area ratio and/or site coverage.

- M. *The project has been designed to ensure on-site structures do not crowd or overwhelm structures on neighboring properties. Design techniques to achieve this may include but are not limited to stepping upper levels back from the first level, incorporating façade articulations and divisions (such as building wall off-set), and using varying rooflines.*

The project's proposed change will maintain the envelope of the approved building and will not affect the previously approved structures. The project proposes to expand the outdoor area and relocate the sidewalk. Therefore, the proposed changes to the project will not crowd or overwhelm structures on neighboring properties.

Minor Use Permit Findings

In order to approve or conditionally approve the changes to the Minor Use Permit, the Planning Commission must determine whether the project is in conformance with the required Minor Use Permit Findings in Section 10.58.050 of the Sausalito Municipal Code (SMC). The required finding is provided in *italics* below, with staff analysis following the required finding.

- A. *The proposed use is allowed with issuance of a minor use permit, pursuant to Chapters 10.20 through 10.28 SMC (Zoning Districts Regulations), or SMC 10.46.040 (Conditional uses), Chapter 10.44 SMC (Specific Use Requirements) or any other applicable section of this title.*

The proposed project is permitted within the Central Commercial zoning district with Zoning Administrator's approval of a Minor Use Permit as stipulated in the Sausalito Municipal Code (SMC).

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

The Project is consistent with all applicable policies, standards, and regulations of the General Plan and Zoning Ordinance as analyzed in the staff report.

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

The proposed alterations to the previously approved applications will not be detrimental to the public health, safety, or welfare of the City because the proposed modifications have been adequately reviewed by reviewing agencies. The reviewing agencies have issued conditions of approval which the applicant will comply with to avoid any detrimental effect on public health, safety, and welfare of the City.

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

The project does not propose any modifications to the height or size of the building. It does propose to modify the building façade and add an entry terrace and locate a parklet along the street frontage. SMC Chapter 10.24 Commercial Zoning District indicates that Central Commercial zoning allows for outdoor dining (on public right-of-way or private property) subject to the approval of a Minor Use Permit.

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

The Project does not propose to change the current use or the existing building. It will expand the outdoor dining area with the construction of a raised entry terrace and location of a parklet along the street frontage. The parklet will be relocated where two parallel parking spaces are currently located. The removal of these two parking spaces shall not be considered a negative effect to transportation or services because Chapter 10.44.220 Restaurants – Outdoor dining areas (E) states that "eating establishments with outdoor eating areas in public rights-of-way shall be exempt from additional parking requirements."

- 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 project proposes will not alter the location or scale of the existing building. The proposed changes include upgrading the building's exterior with new finishes such as paint, windows, and doors. The proposed changes will enhance the building's façade in turn improving the community's aesthetics by providing design variety. The two existing trees will remain as part of the landscape. Planter boxes will be incorporated around the dining terrace rail. The entrance will be improved through the removal of steps and the installment of an Americans with Disability Act (ADA) compliant ramp. The proposed changes to the project enhance the design of the building.

- 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.*

There are and will be adequate public utilities to serve the proposed expansion of the outdoor area. The project is located on Bridgeway Boulevard, a paved street with 60' in width. The project will maintain adequate public thoroughfare on the sidewalk between the entry terrace and parklet.

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

The immediate area surrounding the proposed project is occupied by commercial uses, including a hotel, a winery and an art gallery. No change to the areas fronting adjacent properties is proposed and the project will maintain adequate public thoroughfare on the sidewalk between the entry terrace and parklet. The proposed changes 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.*

Specific Use Requirements, specifically Chapter 10.44.220 Restaurants – Outdoor dining areas 10.44.220 (C) states "outdoor dining on sidewalks shall require the issuance of a minor use permit from the Zoning Administrator and a sidewalk dining encroachment permit by the Community Development Department as outlined in SMC Title 17 (Street, Sidewalks, and Public Places) and shall meet the requirements of this subsection." As such, the applicant has submitted a Changes to an approved project to modify the previously approved Minor Use Permit and has also submitted an Encroachment Agreement application which has been reviewed by the CDD Director. The encroachment conditions stipulated in 10.44.220 (C)(3) have been included as part of the Conditions of Approval.

Conditional Use Permit for Reduction and Waiver of Parking requirements

To approve a conditional use permit to allow the request reduction and waiving of parking requirement, the Planning Commission must determine the project is consistent with nine (9) findings per SMC section 10.60.050:

- A. *The proposed use is allowed with issuance of a conditional use permit, pursuant to Chapters 10.20 through 10.28 SMC (Zoning District Regulations), or SMC 10.46.040 (Conditional*

Uses), Chapter 10.44 SMC (Specific Use Requirements) or any other applicable section of this title.

As outdoor dining is exempt from the parking requirement per SMC section 10.44.220.E, the evaluation of the Conditional Use Permit is based primarily upon the proposed on-site uses and improvements. Eating and drinking establishments are principally permitted uses in the CC (Central Commercial) zoning district. Outdoor dining is a conditionally permitted use, subject to Minor Use Permit approval.

- B. *The proposed use is consistent with the general plan, the purposes of the Zoning Ordinance, and the purposes of the applicable zoning district.*

Eating and drinking establishments are principally permitted uses in the CC (Central Commercial) zoning district. Outdoor dining is a conditionally permitted use, subject to Minor Use Permit approval. The overriding Land Use Objective for the commercial areas is to promote and enhance economic diversity. The use is located within the Central Commercial district along Bridgeway known for its intense retail shopping area serving residents and visitors. The enhancement of the use for additional interior and exterior eating & drinking use is consistent with the general plan, the purposes of the Zoning Ordinance, and the purposes of the Central Commercial zoning district.

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

While the project represents a notable increase in the amount of customer space and seating beyond that previously approved for the site, the proposed use would result in much more efficient and productive use of both the lower and upper floors. The project has been evaluated by the Building Department, Public Works Department, and Fire department and will be subject to all current building code, fire code, accessibility, codes, and safety requirements.

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

The proposed use complies with each of the applicable provisions of the Zoning Ordinance, subject to approval of Design Review Permit, Minor Use Permit, Encroachment Agreement, and Sign Permit.

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

The proposed use complies with each of the applicable provisions of the Zoning Ordinance, subject to approval of Design Review Permit, Minor Use Permit, Encroachment Agreement, and Sign Permit.

- 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 project represents an expansion an existing food & beverage service. The proposed use would result in much more efficient and productive use of both the lower and upper floors. The activation of the upstairs for drinks and dining would provide a more welcoming option for locals, as opposed to only take-out service primarily serving visitors. The proposed interior uses and activities would be consistent with the surrounding uses.

- 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 project represents an expansion an existing food & beverage service, within the developed Downtown, with adequate utilities, services, streets, and facilities to serve the use.

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

Subject to the use restrictions required by the Planning Commission, the proposed use will not materially adversely affect nearby properties or their permitted uses.

- I. *Findings required by Chapter 10.44 SMC (Specific Use Requirements) for the approval of specific uses are made. [Ord. 1167 § 2, 2003.*

Findings of approval for Minor Use Permit for Outdoor Dining (SMC 10.44.220) are made.

Encroachment Agreement Findings

In order to recommend approval or conditional approval the Encroachment Agreement to allow a ramp and entry landing, with outdoor dining and a street parklet, the Planning Commission must determine whether the project is in conformance with the required Findings in Section 10.56.060 of the Sausalito Municipal Code (SMC):

- A. *The proposed encroachment is compatible with the surrounding area and will either improve or not significantly diminish visual or physical public enjoyment of the streetscape upon which the encroachment is proposed.*

Subject to the conditions of approval outlined below, the proposed encroachments will improve physical public enjoyment of the streetscape because the proposed outdoor dining will enhance the appearance of the eating & drinking establishment. The outdoor dining will enhance the public's enjoying of the streetscape when they enter the Downtown Historic District. Furthermore, outdoor/sidewalk dining is encouraged in Sausalito.

- B. *The encroachment will not adversely affect the usability or enjoyment of adjoining parcels nor create or extend an undesirable land use precedent.*

Subject to the conditions of approval outlined below, the adjoining parcels will not be adversely affected by the proposed accessible entry ramp, outdoor dining, and parklet, because the outdoor dining area is well designed and will provide easier pedestrian flow, and it does not take away sidewalk space from the adjoining properties. The approval of the encroachment permit will not set an undesirable land use precedent because there is currently a precedent for approving sidewalk dining and street parklets along Bridgeway Boulevard.

- C. *The encroachment is necessary to the reasonable use and enjoyment of the property and the extent of the encroachment is justifiable.*

The accessible entry ramp, outdoor dining, and street parklet will provide a safe, well-designed area where patrons can enjoy dining at this establishment thus giving the opportunity to the restaurant the opportunity to benefit from a possible boost in its economic health. It will also allow the establishment to provide greater contributions to the City's sale tax, economic vitality, and economic health.

- D. *The proposed encroachment will not adversely affect the public circulation nor create or constitute a hazard to public safety.*

Subject to the conditions of approval outlined below, the proposal for an accessible entry, outdoor dining, and street parklet, have been reviewed by the Department of Public Works (regulates the use of public rights-of-way) as well as the Southern Marin Fire District, both agencies have issued Conditions of Approval to ensure public circulation will not be negatively impacted. The provision of an accessible entry will serve to provide for effective pedestrian circulation and flow.

- E. *The value of the proposed improvements will not prejudice a policy decision to terminate the encroachment nor preclude or make difficult the establishment or improvement of streets or pedestrian ways.*

The cost associated with the addition of accessible entry, outdoor dining, and parklet, is not significant enough to prejudice the revocation of the Encroachment Agreement.

Sign Permit Findings

In order to approve the Sign Permit, the Planning Commission must determine whether the project is in conformance with the required Findings in Section 10.42.090.D of the Sausalito Municipal Code (SMC). The required finding is provided in *italics* below, with staff analysis following the required finding.

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

The proposed additional signs have been reviewed and found to be in compliance with the applicable provisions of the Zoning Ordinance.

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

The signs are consistent with the Sausalito Municipal Code's 10.42.060 sign standards. The signs are in compliance with regards to number of signs, size, and illumination.

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

The proposed signs will not adversely impact the public health, safety, or general welfare because they are in conformance with the applicable sign standards.

4. *The proposed color, design, material, and location of the proposed sign are compatible*

with the architectural design of the building.

The color, design, material, and location of the signs is compatible with the architectural design and proposed façade upgrade of the building. Three wall signs, that will read 'Ice Cream & Yogurt', 'Fish & Chips', and 'Hamburgers'. Each sign will be 60" x 11" = 4.58 sq. ft. lighted with spotlight at underside of canopy above. Two (2) blade signs with wrought iron bracket lighted with small spotlight at each side to be located on each side of the building frontage. Each blade sign will be 20"x12" =1.67 sq. ft.

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 property is located on Bridgeway Boulevard and the adjacent properties to the left and right are both commercial.

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

The proposed signage is restrained in character and is no larger than necessary. The three painted wood panel signs will be "Snow White" in color and the painted sign letters will be "Narragansett green". The two blade signs will have a black Wrought iron bracket, they will be double-sided painted hanging wood panels in "Snow White" color and the painted sign letters will be "Narragansett green". Signage size conforms with SMC 10.42.

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

All signs will be of the highest graphic standards and composed of durable and appropriate materials. The three wall signs for business identification will be of painted wood panel with painted sign letters. External illumination will be provided by one mounted LED spotlight placed above. The two blade signs for business identification will have a Wrought iron bracket with double-sided painted hanging wood panel below with painted sign letters. External illumination will be provided by a small wall mounted LED spotlight at each side of each sign.

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 establishment is not located within a commercial center; therefore, this finding does not apply.

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

The signs are not oriented toward a residential zoning district. Three of the signs are oriented towards the Bridgeway Boulevard, across from Bridgeway Boulevard is a parking

lot. The two blade signs are oriented to the sidewalk, making easy for pedestrians to identify the business.

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 proposed signs will identify the business and the type of activity being conducted. The two blade signs will have the business name (Fish and Chips) and the other three signs identify the items they sell (Ice Cream & Yogurt, Fish and Chips, and Hamburgers).

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EXHIBIT 2: Conditions of Approval

These conditions apply to the project plans prepared by Michael Rex Architects, entitled "Fish and Chips", date-stamped July 11, 2022 (Attachment 3).

COMMUNITY DEVELOPMENT DEPARTMENT - PLANNING DIVISION CONDITIONS OF APPROVAL:

General Items:

1. It shall be the applicant's/property owner's responsibility to diligently proceed to carry out the conditions of approval and implement any approved permit/entitlement. This shall include establishing the approved use within the time limits set forth by the applicable chapter (reference Sausalito Municipal Code 10.50.120).
2. As part of the building permit application, all final Conditions of Approval shall be restated on the construction drawings and applicant shall thoroughly and accurately document in writing compliance with each Condition of Approval at the time of building permit application and any other subsequent submittals.
3. The project shall be designed and constructed as shown in the set of plans dated stamped July 3, 2023 (see Exhibit 3).
4. Operational Restrictions: 1) Outdoor eating & drinking activities are prohibited between the hours of 10:30 PM and 6:00 AM; 2) All windows and doors must be kept closed between the hours of 10:30 PM and 6:00 AM; and 3) All indoor eating & drinking areas must be closed between the hours of 12:00 AM and 6:00 AM.
5. The Community Development Director is authorized to permit minor changes to the project as outlined under SMC 10.50.180.B. Any other substantive changes shall require submittal of a revised project application subject to review and approval of the Planning Commission.
6. The location of new streetlights in the parklet as shown on the plans is not approved. The applicant / owner shall work with the Engineering Division of the Department of Public Works on an alternative solution for street lighting in such a way as to provide for adequate and accessible public passage along the sidewalk, including mounting new streetlights on the building façade (See edited Department of Public Works Conditions of Approval, Condition #4, below).
7. Conditions applicable to protection of trees on the project site:

- a) Before the start of any clearing, excavation, construction or other work on the site, every protected tree deemed to be endangered by the work shall be securely fenced off at the "protected perimeter," which shall be either the outer limits of the branches of such protected tree (the drip line) or such greater limits as may be established by the reviewing agency. Such fences shall remain in place for the duration of all such work. All protected trees to be removed shall be clearly marked. A plan shall be established for the removal and disposal of logs, brush, earth, and other debris which will avoid injury to any protected tree.
 - b) Where proposed development or other site work is to encroach upon the protected perimeter of any protected tree, special measures shall be incorporated to allow the roots to breathe and obtain water and nutrients. Any excavation, cutting, filling, or compaction of the existing ground surface within the protected perimeter shall be minimized. No asphalt or other paving materials shall be added. No change in existing ground levels shall occur within four feet of the base of any protected tree at any time. No burning or use of equipment with an open flame shall occur near or within the protected perimeter.
 - c) No storage or dumping of oil, gas, chemicals, or other substances that may be harmful to trees shall occur within the protected perimeter of any protected trees, or any other location on the site from which such substances might enter the protected perimeter. No heavy construction equipment or construction materials shall be operated or stored within the protected perimeter. Wires shall not be attached to any protected tree, except as needed for support of the tree. No sign, other than a tag showing the botanical classification, shall be attached to any protected tree.
 - d) Periodically during construction, the leaves of the protected trees shall be thoroughly sprayed with water to prevent buildup of dust and other pollution that would inhibit transpiration.
 - e) If any damage to a protected tree should occur during or as a result of work on the site, the contractor, builder, or owner shall promptly notify the City of such damage. If such a protected tree cannot be preserved in a healthy state, the reviewing agency shall require replacement of any protected tree removed with another tree or trees on the same site deemed adequate to compensate for the loss of the tree that is removed.
8. Exterior lighting shall be shielded and downward facing.
 9. The Applicant/Property Owners shall defend, indemnify (including reimbursement of all attorneys' fees and costs incurred by the City), and hold harmless the City and its elected and appointed officials, officers, agents and employees, from and against any and all liability, loss, claim, damage, or expense (including without limitation attorney's fees), which may arise out of or concern any City permit decision or approval related to the project, including without limitation, challenges to project approvals or permits under the California Environmental Quality Act.

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. Pursuant to Sausalito Municipal Code Section 10.50.120 (Implementation of Permits), it shall be the applicant's responsibility to diligently proceed to carry out the Conditions of Approval and implement any approved permit. This shall include establishing the approved use/implementing the permit within the time limits set forth by the applicable chapter.
12. Any mechanical equipment installed in connection with this project shall be subject to Sausalito Municipal Code Section 12.16.130 – Machinery, equipment, fans, and air conditioning.
13. At the time of building permit application, the applicant shall file a reasonable estimate of the value of the project, and based thereon, a construction time limit shall be established for the project in accordance with the criteria set forth in Sausalito Municipal Code Section 10.54.100. The applicant shall submit information reasonably requested by the Community Development Director to support the estimated value of the project. Such documentation may include without limitation an executed construction contract. The time for completion of the construction shall also be indicated on the construction permit. For projects exceeding \$500,000 in project valuation, a detailed GANTT chart (or other graphic display acceptable to the Community Development Director) depicting the sequence of steps necessary for completion of the project, including detailed information on the critical path of the project, duration of critical tasks, and predicted inspection dates, shall be submitted prior to the issuance of any construction permit. Once approved, the property owner shall provide the City with written quarterly job progress reports consistent with the approved chart.
14. Encroachment Conditions per 10.44.220 (C)(3)
 - a. Safe Passage. The Community Development Director shall make a determination regarding the adequacy of the passageway. The sidewalk immediately adjacent to the restaurant shall have adequate space to accommodate tables and chairs and shall provide adequate safe passage along the sidewalk for pedestrian and wheelchair users of the sidewalk. Safe and adequate passage of 48 inches' width shall be provided both along the sidewalk and from the curb to the sidewalk (to provide for two pedestrians walking side by side or by a single wheelchair). No tables or chairs shall be placed or allowed to remain on any sidewalk that inhibit passage.
 - b. Location. Permits shall only be issued to allow the use of sidewalk immediately adjacent to the restaurant seeking the permit. The Community Development Department shall determine the most appropriate location along the sidewalk for the applicant's tables and chairs. The permit shall include a map of the portion of the sidewalk where tables and chairs may be located.
 - c. Cleanliness. Debris, litter or food matter shall be removed from the sidewalk, streets or surrounding property at least once each day during operating hours and at the time tables and chairs are removed from the sidewalk.

d. Food Service. The establishment obtaining the permit shall be engaged in food service and shall provide such service at the tables subject to the permit.

e. Insurance. The applicant shall obtain liability insurance with policy limits of at least \$500,000 per incident. The City shall be named an additional insured and the policy shall remain in force at all times that the permit is in effect.

f. Hold Harmless. The applicant shall enter into a sidewalk dining encroachment permit agreement prepared by and satisfactory to the City Attorney. The applicant shall agree to conform to these conditions and all applicable City ordinances. The applicant shall also agree to indemnify the City and hold the City harmless from and against all liability arising out of the applicant's activities under the permit or otherwise arising out of the applicant's placement of tables and chairs in the City sidewalk and/or from permitting the use of such tables and chairs by patrons or otherwise.

g. Orderliness. All tables and chairs shall be removed from the sidewalk whenever the restaurant is closed or when the restaurant is not serving patrons on the sidewalk. The permit shall provide for the placement of tables and chairs for the use of diners only. The restaurant shall not be permitted to place any other structures or objects of any sort along or in the sidewalk. No entertainment shall be permitted along the sidewalk by the restaurant. No food preparation shall take place along the sidewalk, and no serving trays or bus stations shall be located along the sidewalk.

h. Preeminence. The applicant shall acknowledge that its use of the sidewalk under the permit is subordinate to the public's right to use the sidewalk for passage and travel. The permit shall be revocable from time to time by order of the City to allow for a public event or other public use of the sidewalk subject to the permit or if the use of the sidewalk for dining purposes conflicts with any public use of the sidewalk. The applicant shall also acknowledge that the use of the sidewalk is subject to temporary suspension any time the City or any utility company or easement holder requires access to the sidewalk or any utility under the sidewalk or requires use of the sidewalk in conjunction with any construction project.

i. Fee. The applicant shall be required to pay the City an annual permit fee, based on square footage of the permit area, as established by resolution of the City Council.

j. Compliance with All Regulations. The applicant shall comply with all regulations of State Alcoholic Beverage Control and the County of Marin Department of Public Health, and any other agency that controls the operations of the restaurant.

k. Revocable. All sidewalk dining minor use permits and sidewalk dining encroachment permits shall be subject to permanent revocation by the City at any time.

**DEPARTMENT OF PUBLIC WORKS CONDITIONS OF APPROVAL (NOTE: CDD edits in
strikeout and underline):**

Drainage

- 1) Applicant shall ensure best management practices (BMPs) are used during construction activity. This includes erosion and sediment controls and pollution prevention practices. Pollution prevention practices may include designated washout areas or facilities, control of trash and recycled materials, covering of materials stored on-site, and proper location of and maintenance of temporary sanitary facilities. The combination of BMPs used, and their execution in the field, must be customized to the site using up-to-date standards and practices. You may refer to the Marin County Stormwater Pollution Prevention Program's website, <https://www.marincounty.org/~media/files/departments/pw/mcstoppp/development/erosionsediment-control-measures-for-small-construction-projects-2015.pdf?la=en>
- 2) Metal drainage grate to be lined up directly over gutter. Metal drainage grate to be ADA-approved and easily removable for applicant to clear and maintain.

Right of Way

- 3) The project shows the removal of two trees located in the City's right-of-way and two trees are proposed to be placed within the footprint of the parklet. Any tree or shrub on City-owned property or public right-of-way is protected and requires a permit. In addition to a tree permit, an encroachment permit would be required. Accepted trees in the city right-of-way can be found here:
<https://www.sausalito.gov/home/showpublisheddocument/15165/636326254065130000>
Approval must be received from the Department of Public Works before planting. Criteria for choice will be appearance, growth pattern, view blockage (height), compatibility with other trees in the area, space and maintenance. With the relocation of City trees, the property owner/applicant will be responsible for the maintenance and upkeep of said trees. Proposed trees to be maintained with drip lines which shall not cross over the public path of travel. The trees shall be placed in planters and not tree wells. Additionally, the necessary steps to investigate underground utilities and potential conflicts with tree installation will be required. Please see our encroachment permit instructions, forms and requirements here:
<https://www.sausalito.gov/departments/public-works/engineering-division/encroachment-permits>.
- 4) The plans show the removal of a City streetlamp, which must be mitigated. ~~Two new streetlamps are proposed within the footprint of the parklet~~ No new streetlamps are permitted in the parklet feature or in the street. The Planning Commission approval requires an alternative street light plan that assures adequate pedestrian and accessible passage is provided along the sidewalk, including the option of placement of new street lighting on the building façade. The City currently has a contractor maintaining City streetlamps. The property owner/applicant will reimburse the City for the cost of maintaining and upkeeping said replacement streetlamps. Like light spread and lumens are required to be consistent with adjacent streetlamps and downtown lighting. A study by a licensed engineer shall show there is sufficient lighting and whether any type of light shielding is required. The necessary steps to investigate any underground utilities and potential conflicts with new streetlamp locations foundations will be required.
- 5) Improvements within the public right of way shall conform to the Cities and County of Marin "Uniform Construction Standards," available online at: <http://www.marincounty.org/depts/pw/divisions/land-use/ucs>.

- 6) Pursuant to City of Sausalito Resolution 5116, roadway and subdivision improvements shall comply with the Uniform Construction Standards All Cities and County of Marin and as may be modified by the City Engineer.
- 7) An encroachment agreement with the City's Community Development Department will outline the necessary procedures of how City property (streetlights and trees) will be restored should the applicant abandon parklet or violate City requirements.

Accessibility

- 8) Ensure signs, lamps, umbrellas or any other protruding elements be at least 80 inches minimum clear height.
- 9) Show proposed parklet with 2% max cross slope towards the sidewalk and into metal drainage grate.
- 10) Show elevations at top and bottom of ramp. This will provide clarity of ramp slope.
- 11) Show sidewalk cross-slope.

Misc.:

- 12) Please note the sanitary sewer line wye should be shown in the direction of the flow, which is towards the south. Additionally, show any sanitary sewer line cleanouts in the area. None are currently shown.
- 13) Show detail of vehicle barrier bollards.

Advisory Notes

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

1. An approval granted by the Engineering Division of the Department of Public Works 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.
2. 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.
3. 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

Holidays officially recognized by the City of Sausalito not including Sundays – Prohibited

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.

4. Prior to final approval, applicant shall repair or replace, at no expense to the City, damage to public facilities that results from applicant's construction activities. Applicant is advised that applicant's contractor shall save and protect all existing facilities not designated for removal or modification within the public right of way.
5. Applicant shall ensure that construction materials, equipment, vehicles, and properly-permitted debris boxes (Bay Cities Refuse Service is the sole authorized solid waste hauler permitted to provide debris box service in the City of Sausalito) is not placed in a manner that poses a traffic hazard, and is placed to minimize obstruction of roads and gutters, and is equipped with reflectors or lighting to ensure visibility at night and in inclement weather (if placed in the public right of way), and is maintained in a clean and safe condition, and not maintained in a manner that becomes a nuisance to the neighborhood. Debris boxes shall be emptied on a regular basis, or as directed by the City. Material stockpiles & debris boxes shall be covered when not being accessed or filled to prevent dust or liquid from being released to the environment. Construction materials, equipment, vehicles, and debris boxes shall be placed in the public right of way only after securing an encroachment permit.
6. Emergency vehicle access and access to adjacent properties shall be maintained at all times throughout the duration of this project.

SOUTHERN MARIN FIRE PROTECTION DISTRICT CONDITIONS OF APPROVAL:

APPLICABLE CODES:

1. The design professional is responsible for verifying that the project complies with the regulations of CA Title 24 requirements, as well as local, state, and national standards and codes adopted by the AHJ at the time of the building permit submission.
2. The design professional is responsible for verifying all the exterior materials used in construction meet the requirements of Chapter 7A of the CA Building Code.

FIRE PROTECTION SYSTEMS:

1. **Fire Sprinkler Installation Required-** A fire sprinkler system shall be provided for the following:
 - a. If the combination of the addition, alteration or remodeling exceeds 50% of the floor area of the existing structure, the project is considered a "substantial remodel" ** (*see end for definition*).
 - b. Existing Buildings. In any building with an existing automatic sprinkler system, protection shall be extended to any all of alteration, repair, remodel or addition, regardless of job size so that 100% coverage is maintained.
 - c. Commercial fire sprinklers and alarm systems shall be monitored 24/7 for fire and trouble by an approved U.L. Central Station per 2019 CFC Section 903.4

Fire sprinkler coverage shall be provided through the entire structure according to Chapter 9 of the California Fire Code. Fire sprinkler system shall be installed according to NFPA standard 13 and Southern Marin Fire Standard 401.

2. **Fire Alarm- Occupant Notification System Required:** The fire alarm system in accordance with standards as established by the National Fire Protection Association shall initiate occupant notification upon activation. Said system must be connected to the headquarters of the Southern Marin Fire Protection District through an approved U.L. central monitoring station.
3. **Keyed entry box required.** When access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or firefighting purposes, and in commercial structures that have an automatic fire sprinkler or fire alarm system installed, the Fire Code Official is authorized to require a key entry system to be installed in an approved location. The key entry system shall be of an approved type listed in accordance with UL1037, and if it is a key entry box, shall contain keys necessary to gain access as required by the Fire Code Official.

ACCESS AND EGRESS:

1. Fire access to the project as well as the other surrounding properties shall be maintained at all times. Unapproved restrictions in roadway access shall result in citations and vehicles being towed at the owner's expense.
2. The structure shall require the ability to support ariel fire apparatus access requirements. The aerial apparatus access road shall be a minimum of 26 feet unobstructed, located not less than 15 feet and not more than 30 feet from the building, and shall be positioned at the curbside of Bridgeway.
3. This project is approved under CBC 3002.4a exception #4. A minimum of one stairway built to accommodate a flat gurney or stretcher is required to be provided with the approval of the project.
 - a. Any revisions to proposed stairway #2 may result in requiring a gurney accessible elevator.
4. Exits or exit access doorways shall comply with the California Fire Code Section 1007.1.1
5. Due to the occupancy use and exits provided, an occupant load shall be posted showing a maximum load of 49 persons on the 2nd floor. A readily visible durable sign shall be placed above or adjacent to the egress side of the main door on the ground floor and 2nd floor door reading THIS DOOR TO REMIAIN UNLOCKED WHEN THIS SPACE IS OCCUPIED.
6. Means of egress illumination and exit signs shall comply with the California Fire Code Section 1008 and 1013, respectively.
7. Egress doors shall follow all operational guidelines specified in the California Fire Code Section 1010.1.9. The signage posted on or adjacent to egress doors shall follow the requirements specified in the California Fire Code Section 1010.1.9.3.

VEGETATION AND FUEL MANAGEMENT:

The property owner shall comply with California Fire Code Section 304.1.2 and Local Ordinance Section 110.4.2 Abatement of Clearance of Flammable Brush or Flammable Vegetative Growth from Structures.

- a. A minimum clearance of 30 feet from the structure or to the property line, 10 feet from roads and property lines and any tree which extends within 10 feet of any chimney or stovepipe shall be kept clear of flammable brush, tree limbs and grasses.
 - b. Exception: Vegetation Management Plan for the property has been submitted and approved by the Fire Code Official.
2. The applicant shall comply with California Fire Code and Public Resource Code 4291 requirements relating to the clearance of flammable brush and weeds. A minimum clearance of 30' from structures and 10' from roads and property lines shall be maintained.
 3. Materials used for awnings shall comply with MVFD Standard 119 and shall have an affixed label showing flame resistant or retardant approval by the final inspection.

PREMISE IDENTIFICATION:

1. The address shall be posted in accordance with requirements of the California Fire Code and SMFD standard 205 (Premises Identification).
 - a. Properties located within the Wildland Urban Interface are required to have an approved address marker visible from across the street in contrasting colors per 2019 CA Fire Code.

MISCELLANEOUS:

1. Any revisions that include additional floor area, reduction of floor area, or modifications to existing or new walls, floors, ceilings, or roofs shall be submitted as revised drawings to the District for further review.
2. All on-site improvements, such as water main extensions, hydrants, and access roads must be serviceable prior to framing the structure.
3. Final occupancy approval shall not be granted/released until authorization to the Community Development Agency has been received from the Fire District.

**SAUSALITO PLANNING COMMISSION NO. 2023-14
JULY 26, 2023
813-817 BRIDGEWAY BOULEVARD
DR-MUP-UP-EA-SIGN 2022-00184**

EXHIBIT 3: Approved Plans

1/18/2018 10:00 AM
 SAUSALITO, CA 94965
 FILE: 14351 2017-1486
 PLAN: 14351 2017-1486

IMPROVEMENTS TO FISH AND CHIPS SAUSALITO

813-817 BRIDGEWAY
 SAUSALITO, CA 94965
 APN 065-063-25

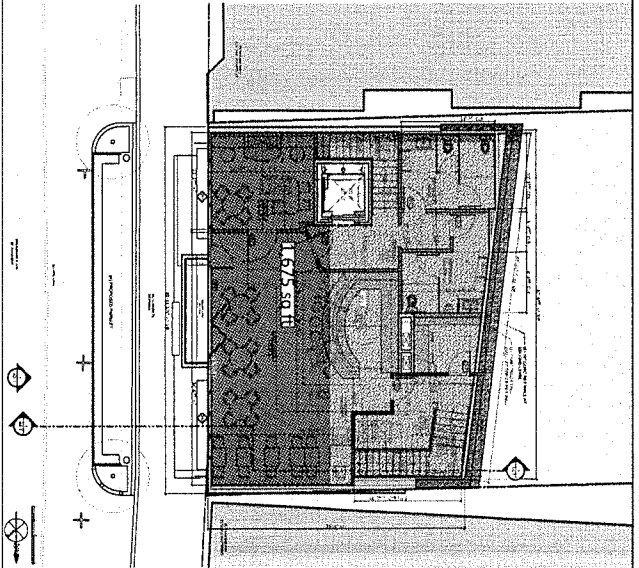
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DATE: 1/18/2018
TIME: 10:00 AM
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CLIENT: SAUSALITO, CA 94965
FILE: 14351 2017-1486
PLAN: 14351 2017-1486
SCALE: 1/8" = 1'-0"

FLOOR AREA &
 COVERAGE
 DIAGRAMS

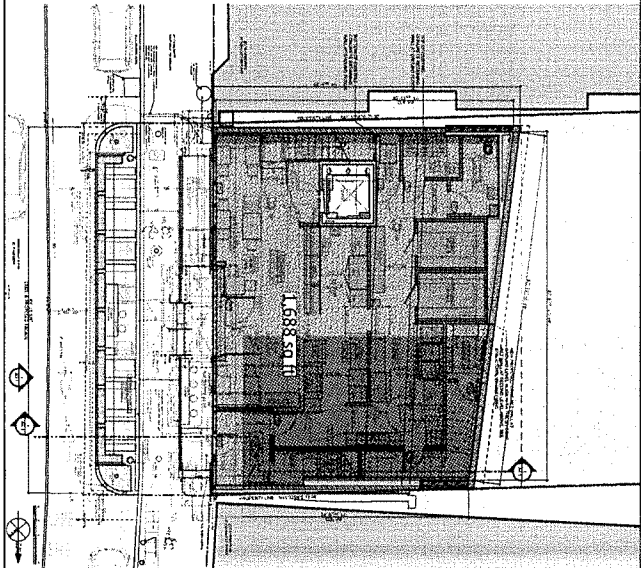
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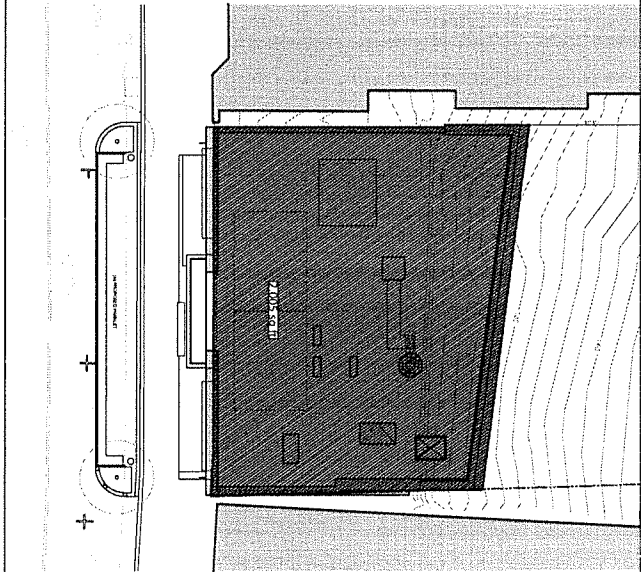
PROPOSED SECOND FLOOR AREA 2



PROPOSED GROUND FLOOR AREA 1



PROPOSED BUILDING COVERAGE 1



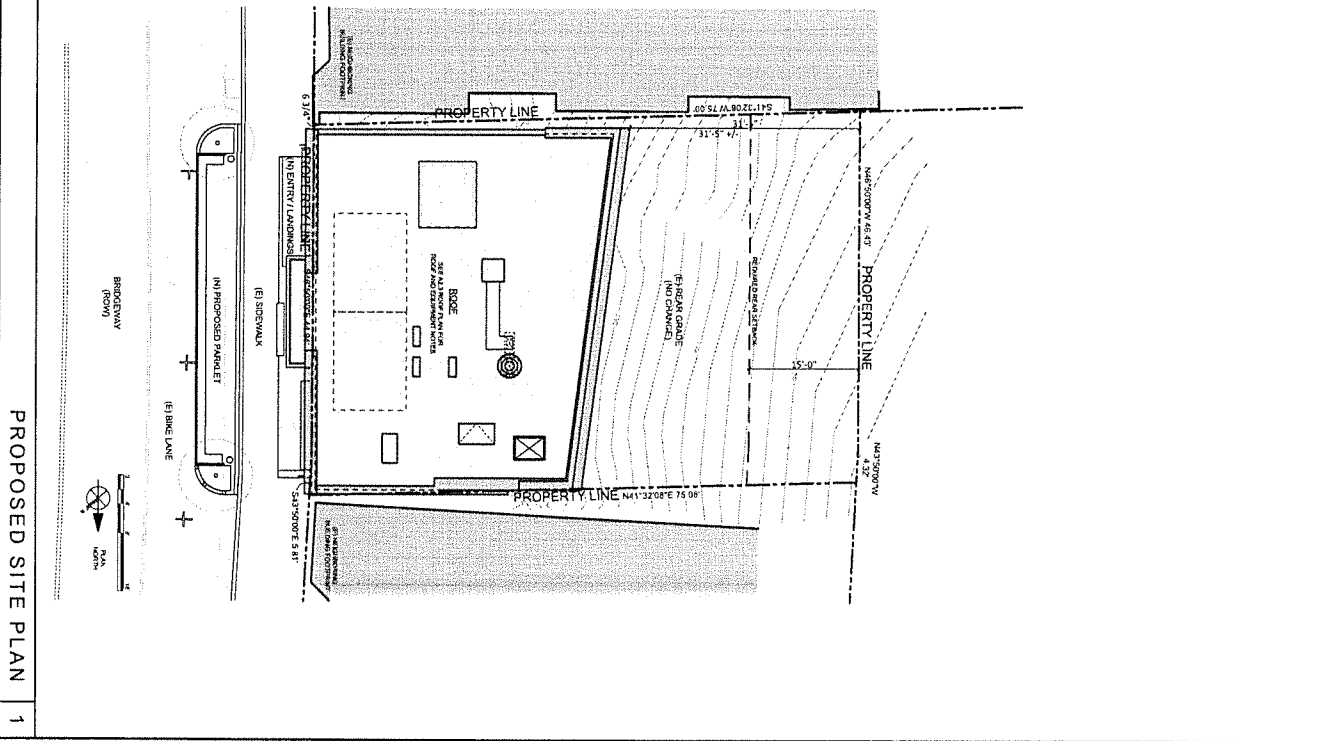
1246 PROPOSED SITE PLAN 1
 SAUSALITO, CA 94965
 813-817 BRIDGEWAY
 SAUSALITO, CA 94965
 APN 065-063-25

IMPROVEMENTS TO FISH AND CHIPS SAUSALITO

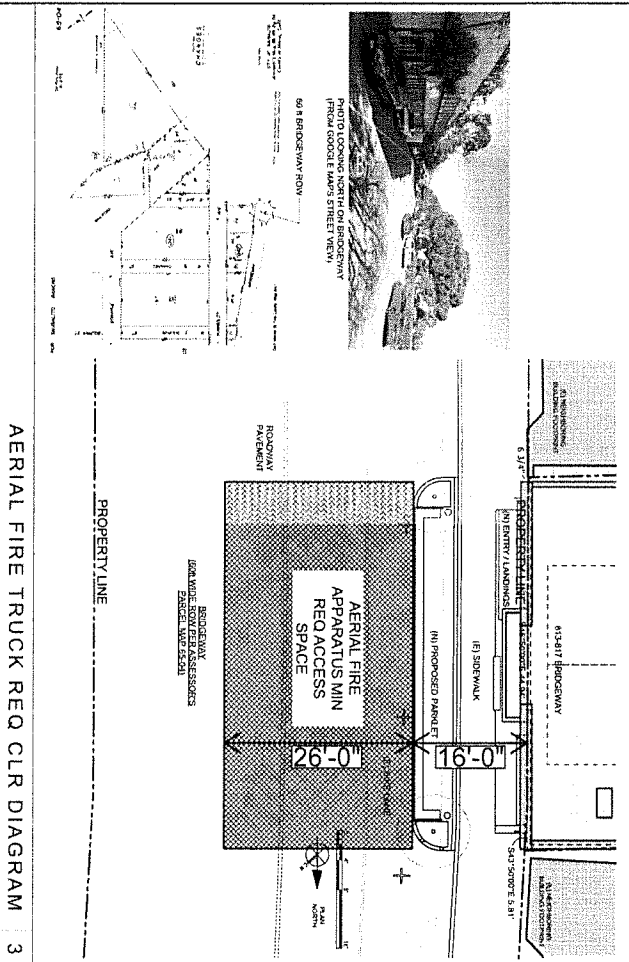
813-817 BRIDGEWAY
 SAUSALITO, CA 94965
 APN 065-063-25

PROPOSED SITE
 PLAN

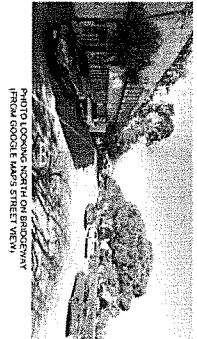
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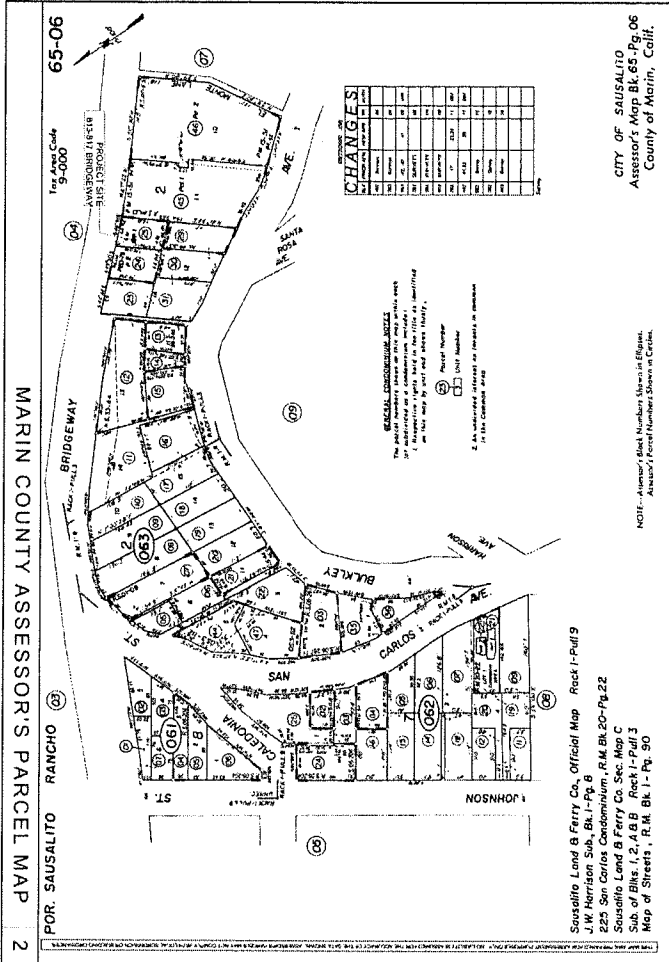
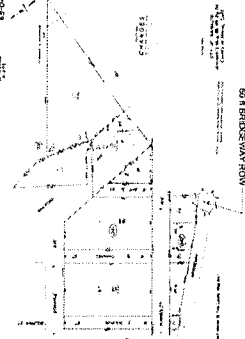
PROPOSED SITE PLAN 1



AERIAL FIRE TRUCK REQ CLR DIAGRAM 3



66 8 BRIDGEWAY ROW



CHANGES

NO.	DATE	DESCRIPTION
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2	11/15/11	REVISED
3	12/15/11	REVISED
4	01/15/12	REVISED
5	02/15/12	REVISED
6	03/15/12	REVISED
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99	12/15/19	REVISED
100	01/15/20	REVISED

CITY OF SAUSALITO
 Assessor's Map Bk. 65-Pg. 06
 County of Marin, Calif.

NOTICE: Assessor's Block Numbers shown in Elegant
 Assessor's Parcel Numbers shown in Center.

Sausalito Land & Ferry Co., Official Map Reel 1-Part 9
 J.W. Harrison Sub., Bl. 1-Pg. 8
 225 San Carlos Condominium, R.M. Bl. 20-Pg. 22
 Sausalito Land & Ferry Co. Sec. Map C
 Sub. of Blks. 1, 2, 4, 8, 8, 8 Reel 1-Part 3
 Map of Streets, R.M. Bl. 1-Pg. 50

MARIN COUNTY ASSESSOR'S PARCEL MAP 2

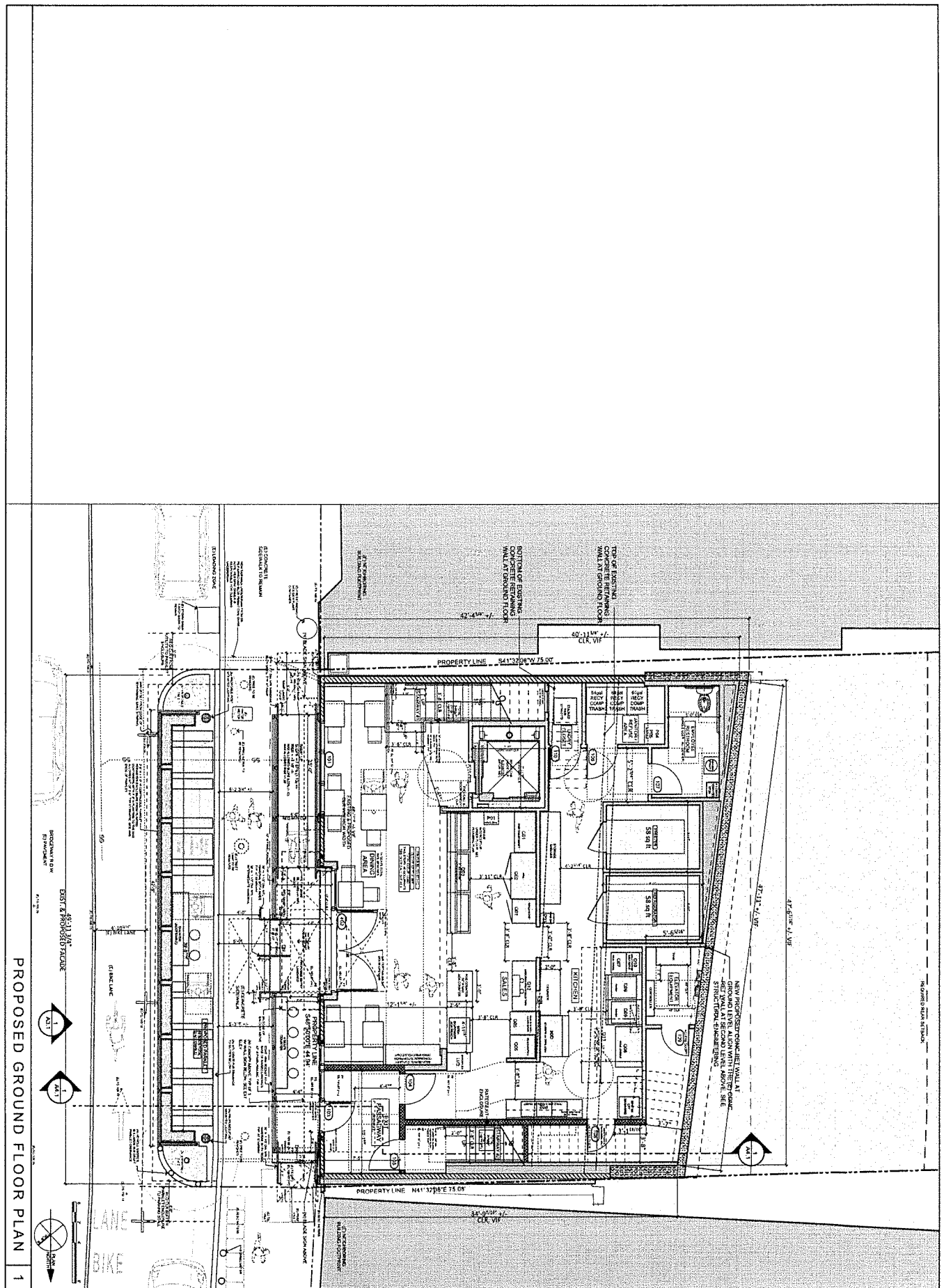
PROPOSED SITE PLAN 1

1218 Project # 2017-0011
 1218 Project # 2017-0011
 1218 Project # 2017-0011
 1218 Project # 2017-0011

IMPROVEMENTS TO
FISH AND CHIPS SAUSALITO
 813-817 BRIDGEWAY
 SAUSALITO, CA 94965
 APN 065-063-25

NO.	DESCRIPTION	DATE	BY	CHECKED
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PROPOSED GROUND FLOOR PLAN
 A2.1



PROPOSED GROUND FLOOR PLAN 1

11/21/2016
 5:45 PM
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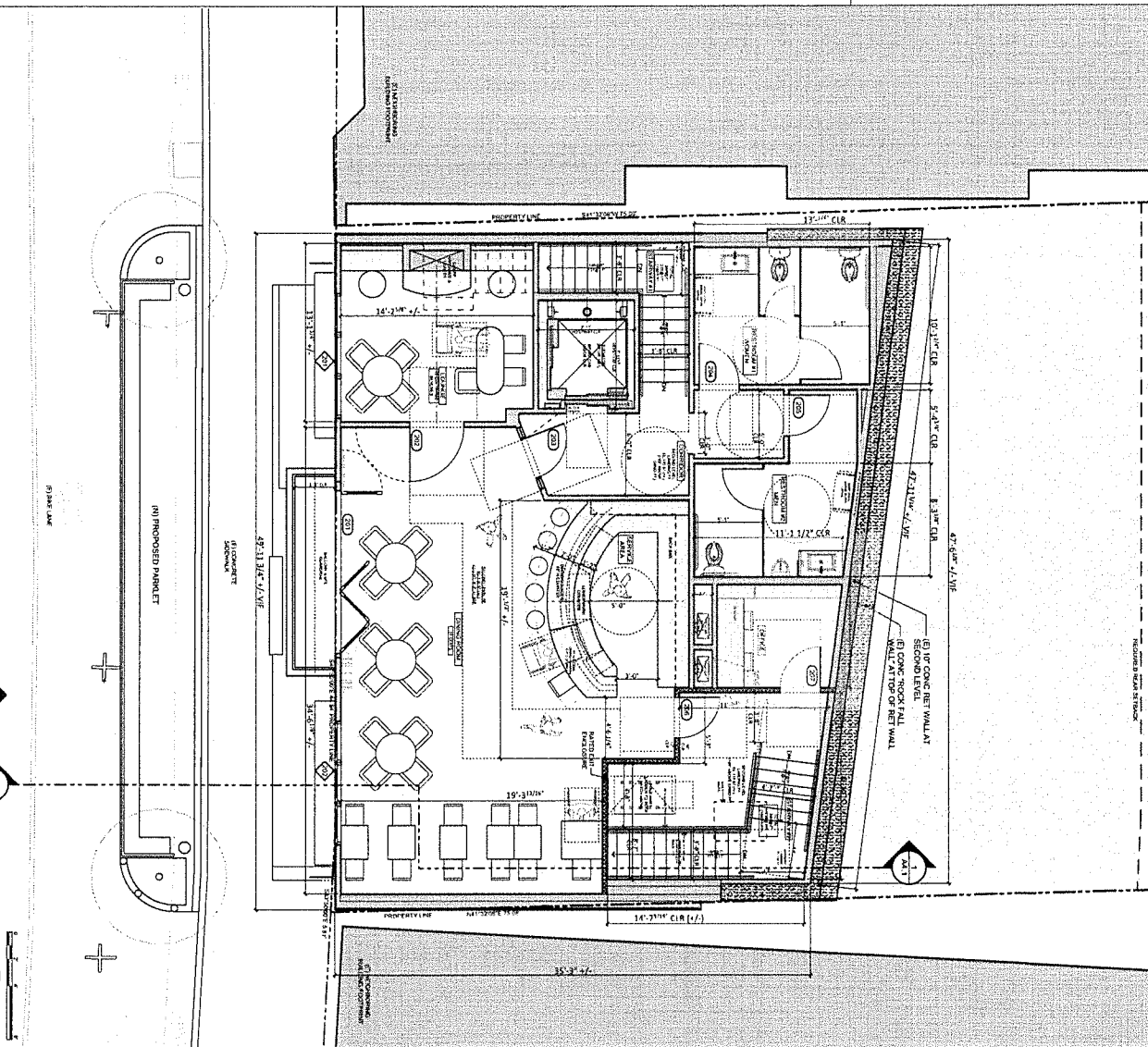
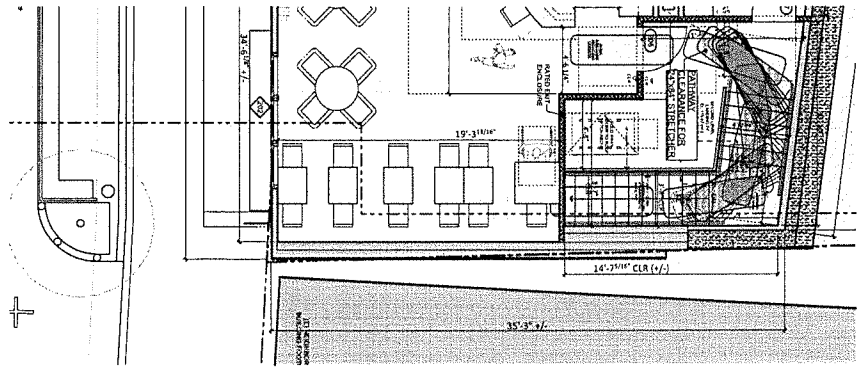
IMPROVEMENTS TO
FISH AND CHIPS SAUSALITO
 813-817 BRIDGEWAY
 SAUSALITO, CA 94965
 APN 065-063-25

NO.	DESCRIPTION	DATE	BY	CHKD.
1	ISSUED FOR PERMITS	11/21/2016
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PROPOSED SECOND FLOOR PLAN

PARTIAL PLAN DIAG. W/ STRETCHER CLEARANCE 2

PROPOSED SECOND FLOOR PLAN 1



STAIRWAY TO 3RD FLOOR

STAIRWAY TO 2ND FLOOR

STAIRWAY TO 1ST FLOOR

PROPOSED SECOND FLOOR PLAN

11/16/2016 PROPOSED AVT SHIT 8411
 SAUSALITO, CA 94965
 TEL 1555 251 1486
 FAX 1555 251 1486

IMPROVEMENTS TO
FISH AND CHIPS SAUSALITO
 813-817 BRIDGEWAY
 SAUSALITO, CA 94965
 APN 065-063-25

DATE: 11/16/2016
 TIME: 10:00 AM
 DRAWN BY: J. B. BROWN
 CHECKED BY: J. B. BROWN
 PROJECT NO: 16-0001
 SHEET NO: 1

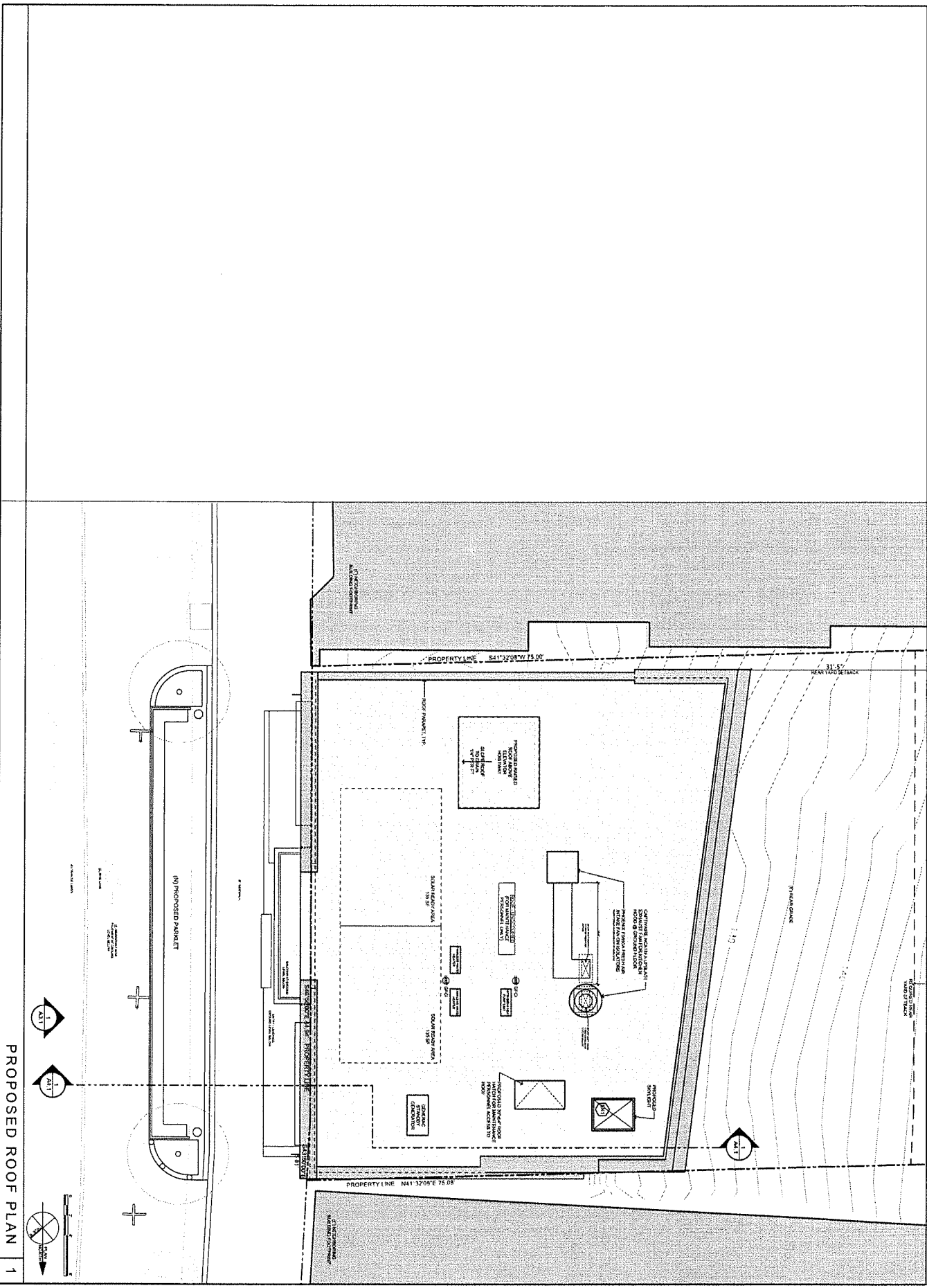
PROPOSED ROOF
 PLAN
 1/4" = 1'-0"

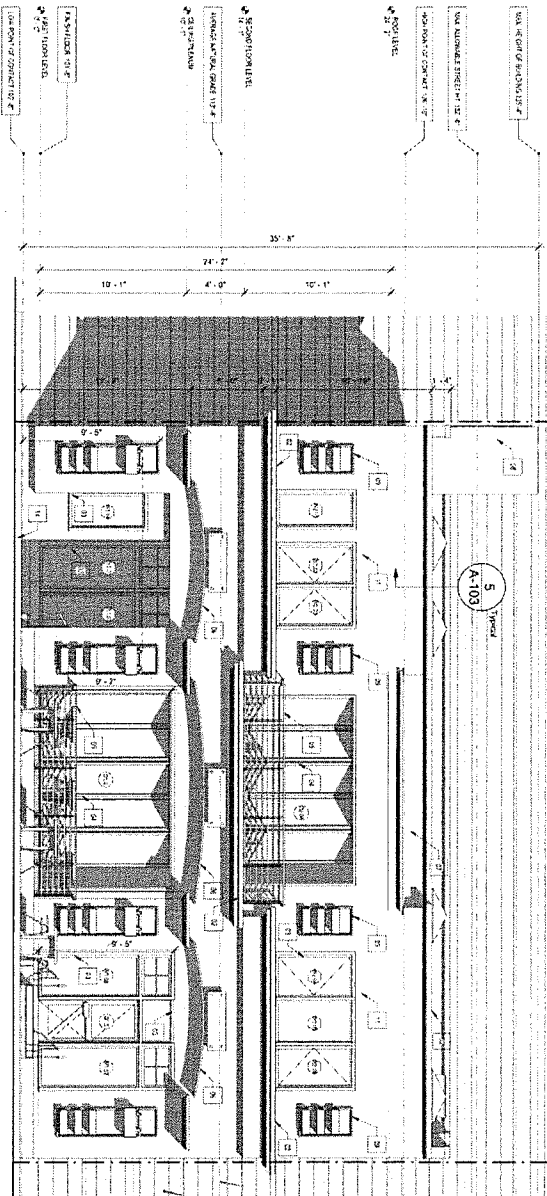
PROPOSED ROOF
 PLAN

11/16/16

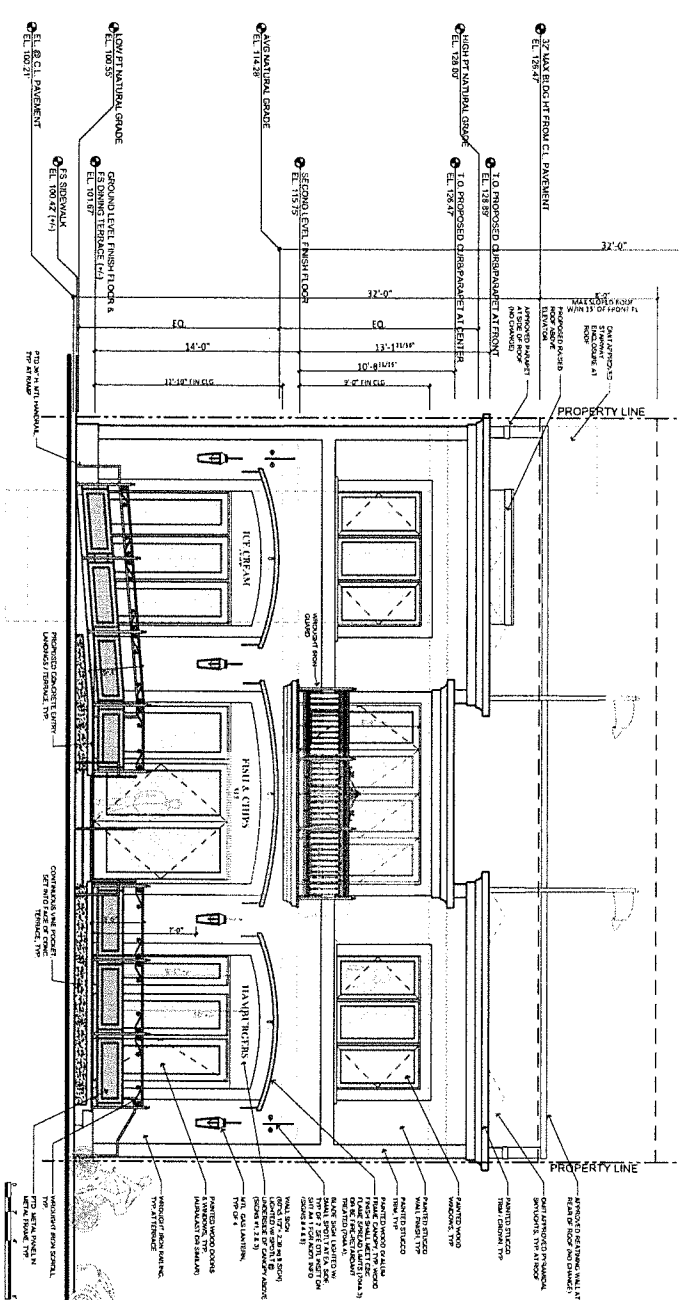
A2.3

PROPOSED ROOF PLAN 1





STREET FRONT EXTERIOR ELEVATION FROM THE APPROVED BUILDING PERMIT SET 2



PROPOSED REVISED STREET FRONT EXTERIOR ELEVATION 1

IMPROVEMENTS TO
FISH AND CHIPS SAUSALITO
 813-817 BRIDGEWAY
 SAUSALITO, CA 94965
 APN 065-063-25

1:250 PERIOD PLAN - 3/21/18
 SAUSALITO, CA 94965
 111 14350 231-3480
 FAX 14350 231-3489

A3.1

PROPOSED STREET
 FRONT EXTERIOR
 ELEVATION &
 APPROVED
 EXTERIOR
 BLDG PERMIT

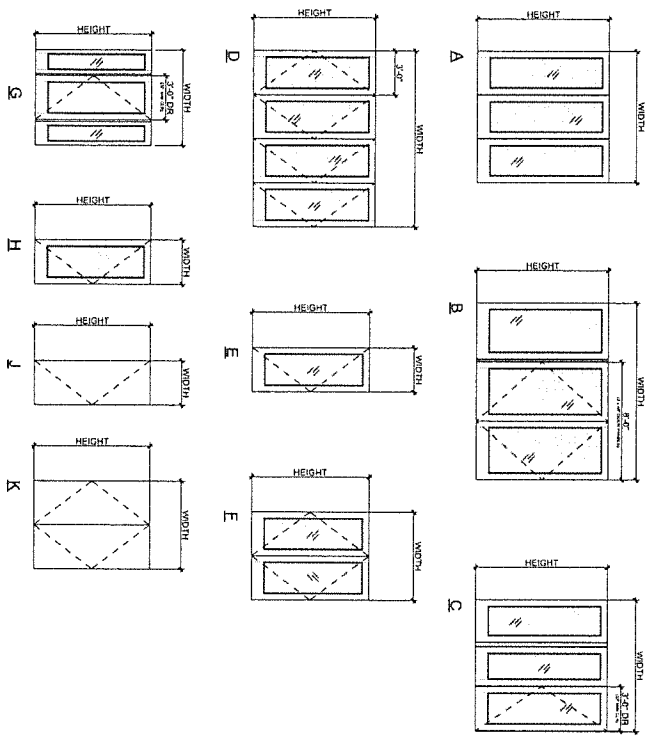
1:100

DATE: 3/21/18

SCALE: 1/8" = 1'-0"

DOOR SCHEDULE

TAG	LOCATION	TYPE	NOMINAL SIZE (W x H (IN))	MTN / SERIES	REMARKS
(20)	DINING ROOM (EXTERIOR)	A	3'0" X 7'0" (1/2) (1/2)	180	FIXED 3 PANELS
(20)	DINING ROOM (EXTERIOR)	B	1'2" X 7'0" (1/2) (1/2)	180	FIXED 2 PANELS SEE DOOR TYPES
(20)	ENTRY VESTIBULE (EXTERIOR)	C	3'0" X 5'0" (1/2) (1/2)	180	FIXED 2 PANELS SEE DOOR TYPES
(20)	ENTRY VESTIBULE	D	3'0" X 6'0" X 1 1/2"	180	EXIT
(20)	ENTRY VESTIBULE	E	3'0" X 6'0" X 1 1/2"	180	EXIT
(20)	JANITOR CLOSET	J	3'0" X 6'0" X 1 1/2"	180	
(20)	EQUIPMENT RESTROOM	J	3'0" X 6'0" X 1 1/2"	180	
(20)	EQUIPMENT RESTROOM	J	3'0" X 6'0" X 1 1/2"	180	
(20)	EQUIPMENT RESTROOM	J	3'0" X 6'0" X 1 1/2"	180	
(20)	JANITOR CLOSET	J	3'0" X 7'0" X 1 1/2"	180	
(20)	DINING ROOM (EXTERIOR)	D	1'2" X 6'0" X 1 1/2"	180	4 PANEL BIFOLD
(20)	DINING ROOM (EXTERIOR)	F	4'0" X 6'0" X 1 1/2"	180	
(20)	STAIRWAY #1 CORRIDOR	G	5'1" X 6'0" X 1 1/2"	180	
(20)	RESTROOM #2	H	3'0" X 6'0" X 1 1/2"	180	
(20)	RESTROOM #2	H	3'0" X 6'0" X 1 1/2"	180	
(20)	DINING STAIRWAY #2	H	3'0" X 6'0" X 1 1/2"	180	
(20)	OFFICE STAIRWAY #2	E	3'0" X 6'0" X 1 1/2"	180	EXIT

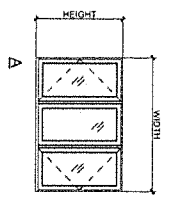


DOOR NOTES

1. ALL GLAZING IN DOORS TO BE FULLY TEMPERED.
2. CONTRACTOR TO VERIFY ALL DOOR DIMENSIONS WITH FRAMING CONDITIONS PRIOR TO PLACING ORDER.
3. SUBMIT SHOP DRAWINGS TO ARCHITECT FOR APPROVAL PRIOR TO FABRICATION OF DOORS.
4. SEE FLOOR PLANS FOR ROOM OPERATIONS & FINISHING.
5. SEE ENERGY CALCULATIONS SHEET FOR GLAZING REQUIREMENTS NOT NOTED.
6. NO INSECT SCREENS AT EXTERIOR DOORS UNLESS NOTED OTHERWISE.
7. VERIFY HARDWARE WITH ARCHITECT.
8. ALL DOOR EXTERIORS TO BE PAINTED BRULMANN MOORE #MC-136, WATERBURY GREEN, UNLESS NOTED OTHERWISE.

WINDOW SCHEDULE

TAG	LOCATION	TYPE	SIZE (W x H)	HEAD/HEIGHT	MTN / SERIES	REMARKS
(20)	LOBBY	A	3'0" X 5'0"	4'-3 1/2"	180	
(20)	DINING ROOM	A	3'0" X 5'0"	4'-3 1/2"	180	

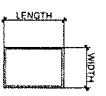


WINDOW NOTES

1. CONTRACTOR TO VERIFY ALL WINDOW DIMENSIONS WITH FRAMING CONDITIONS PRIOR TO PLACING ORDER.
2. SUBMIT SHOP DRAWINGS TO ARCHITECT FOR APPROVAL PRIOR TO FABRICATION OF WINDOWS.
3. RESTRICT OPENING OF WINDOW WHERE TOP OF SILL IS LESS THAN 3/4" ABOVE FINISHED FLOOR. OPENING SHALL BE RESTRICTED TO 4".
4. ALL WINDOWS TO HAVE TYPING FRAME. UNLESS NOTED OTHERWISE.
5. ALL WINDOW GLAZING SHALL BE TOWNE. SEE ENERGY CALCULATIONS SHEETS FOR GLAZING REQUIREMENTS NOT NOTED.
6. ALL GLAZING IN WINDOWS SHALL BE FULLY TEMPERED.
7. VERIFY SCREENS AND HARDWARE WITH ARCHITECT.
8. ALL WINDOW EXTERIORS TO BE PAINTED BRULMANN MOORE #MC-136, WATERBURY GREEN, UNLESS NOTED OTHERWISE.

SKYLIGHT SCHEDULE

TAG	LOCATION	SIZE (W x L)	MTN / SERIES	REMARKS
(20)	DINING STAIRWAY #2	OVERALL 39' 3/8" X 5'11" (1/2)	VELUX 3146	FIXED CURB MOUNTED DUAL PANE CLEAR GLAZING



SKYLIGHT NOTES

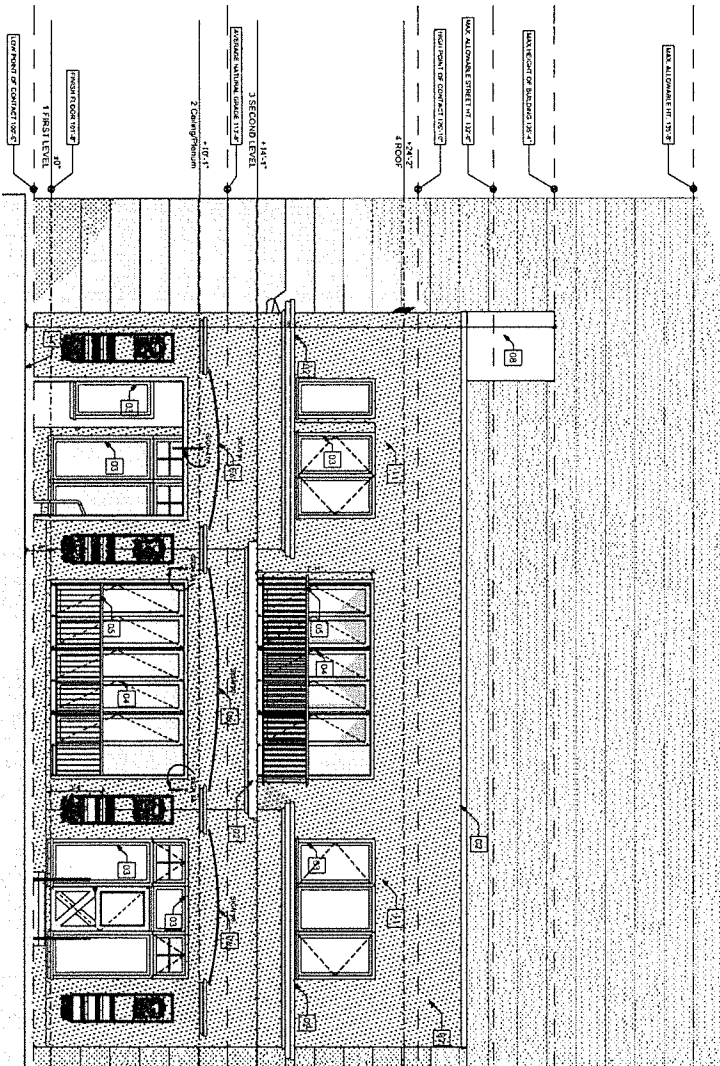
1. CONTRACTOR TO VERIFY ALL SKYLIGHT DIMENSIONS WITH FRAMING CONDITIONS PRIOR TO PLACING ORDER.
2. SUBMIT SHOP DRAWINGS TO ARCHITECT FOR APPROVAL PRIOR TO FABRICATION OF SKYLIGHTS.
3. ALL GLAZING SHALL BE TOWNE. SEE ENERGY CALCULATIONS SHEETS FOR GLAZING REQUIREMENTS NOT NOTED.
4. A MINIMUM OF ONE PANE OF SKYLIGHT GLAZING SHALL BE TOWNE TO MEET TOP WB REQUIREMENTS.
5. VERIFY THE SKYLIGHT FRAME COLOR WITH ARCHITECT.

IMPROVEMENTS TO
FISH AND CHIPS SAUSALITO
 613-617 BRIDGEWAY
 SAUSALITO, CA 94965
 APN 065-063-25

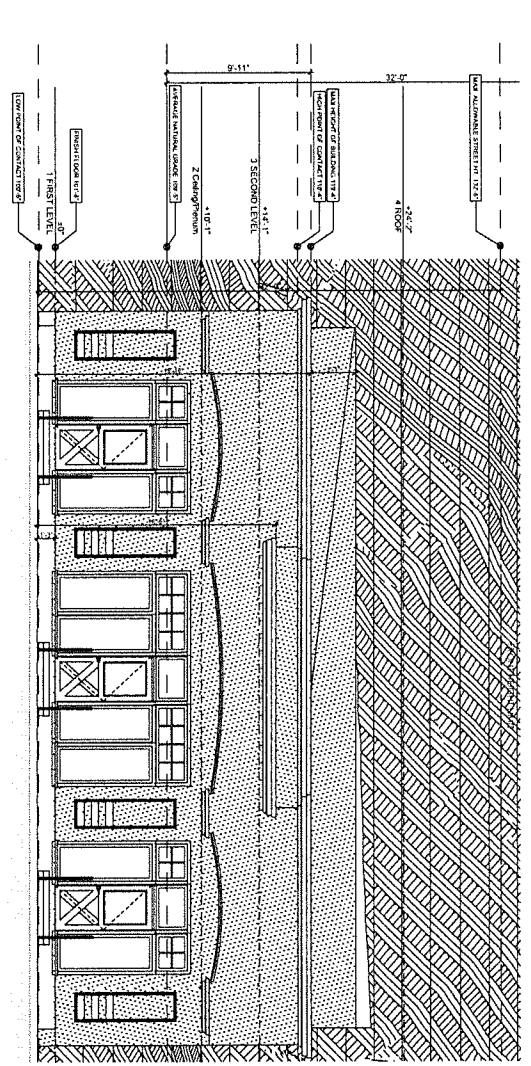
1/24/2016 10:44 AM
 1/24/2016 10:44 AM
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 1/24/2016 10:44 AM

WINDOW AND
 DOORS SCHEDULE
A10.1

1 PROPOSED STREET ELEVATION
SCALE: 1/8" = 1'-0"



2 EXIST EAST STREET ELEVATION
SCALE: 1/8" = 1'-0"



EXTERIOR ELEVATION GENERAL NOTES

- 01 - REFER TO GENERAL NOTES, SHEET 0.010 & SHEET 0.020 FOR GENERAL INFORMATION
- 02 - EXTERIOR ELEVATION SYMBOLS LEGEND
- 03 - FINISH MATERIALS TO BE USED ARE SHOWN IN THE SYMBOLS LEGEND
- 04 - FINISH MATERIALS TO BE USED ARE SHOWN IN THE SYMBOLS LEGEND
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- 12 - FINISH MATERIALS TO BE USED ARE SHOWN IN THE SYMBOLS LEGEND
- 13 - FINISH MATERIALS TO BE USED ARE SHOWN IN THE SYMBOLS LEGEND
- 14 - SEE DETAIL 4.4.1 FOR CURB, GUTTER, AND SIDEWALK DETAILS

EXTERIOR ELEVATION KEY NOTES

- 01 - (IN) STUCCO SIMILAR TO EXISTING COLOR
- 02 - (IN) EXTERIOR TRIMS AND PARAPET CAPS
- 03 - (IN) EXTERIOR WINDOWS AND DOORS WITH REGULATED LOW E SQUARED GLASS
- 04 - (IN) K&K TIT FOLD DOORS BEHIND EXTERIOR STEEL TRAILING
- 05 - (IN) POWER COATED WELDED STEEL TRAILING
- 06 - (IN) ARCHER CANVALETTINES TO MATCH EXISTING
- 07 - NOT USED
- 08 - (IN) STAIR FOR ROOFTOP ACCESS
- 09 - NOT USED
- 10 - NOT USED
- 11 - (IN) STUCCO FINISHED WALLS
- 12 - NOT USED
- 13 - NOT USED
- 14 - SEE DETAIL 4.4.1 FOR CURB, GUTTER, AND SIDEWALK DETAILS

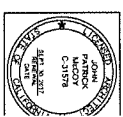
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MARK	DATE	DESCRIPTION
	11/16/17	PLANNING DESIGN REVIEW
	02-27-2018	PLANNING COMMISSION DESIGNS

PROJECT #	
DATE	
DESIGNER	
CHECKED BY	
DATE	
PROJECT #	
DATE	
DESIGNER	
CHECKED BY	
DATE	

FISH AND CHIPS

813-817 BRIDGEWAY
SAUSALITO CA 94965

Owner:
Lapperts Enterprises Inc.
817 Bridgeway
Sausalito, CA 94965



McCOY
ARCHITECTURE

1417 Bridgeway, Suite 1
Sausalito CA, 94965



○ Revised Facad

ISSUES		
MARK	DATE	DESCRIPTION
	5/8/14	PERMITTING SUBMITTAL
	6/12/14	PLAN CHECK CORRECTIONS

PROJECT #
 JOB #/Name of Project/Address
 DRAWN BY
 CHECKED BY
 DATE OF REVISION
 SCALE
 REVISIONS

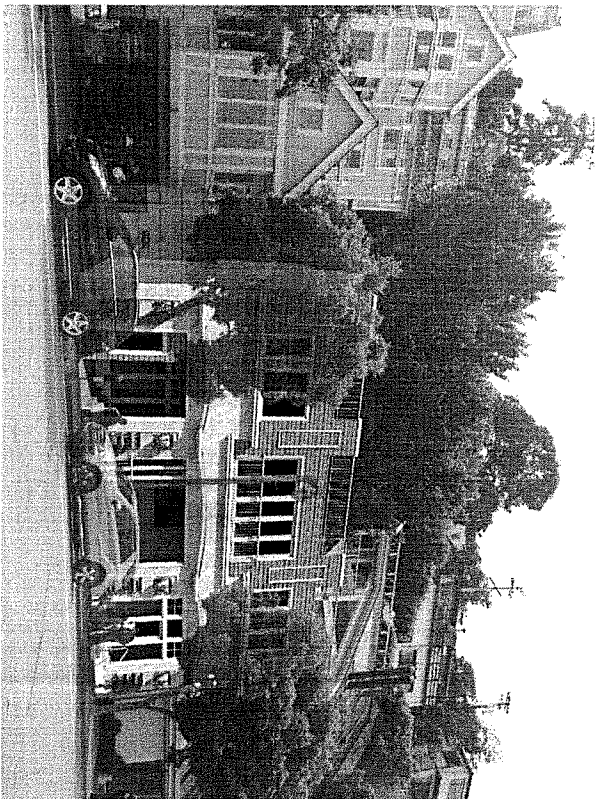
FISH AND CHIPS
 813-817 BRIDGEWAY, SAUSALITO CA 94965
 A.P.N. 065-063-25



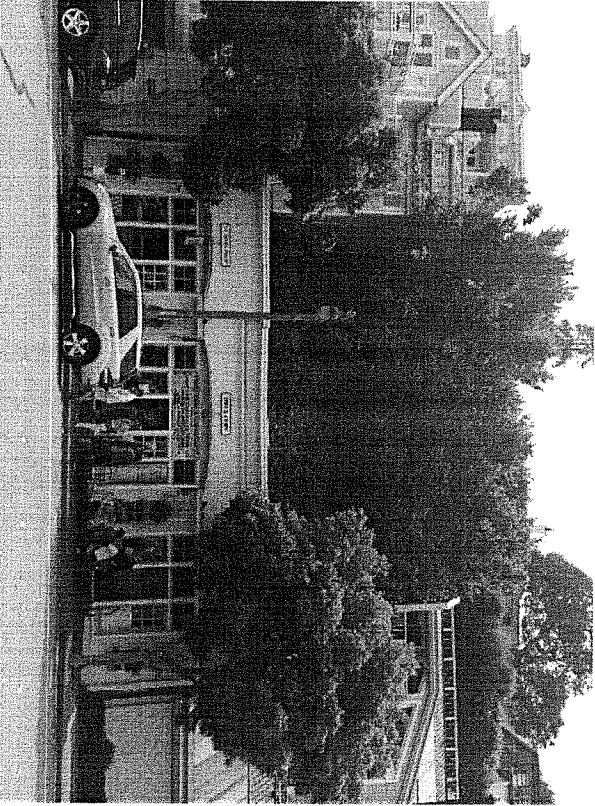
McCOY
 ARCHITECTURE
 1417 Bridgeway, Suite 1



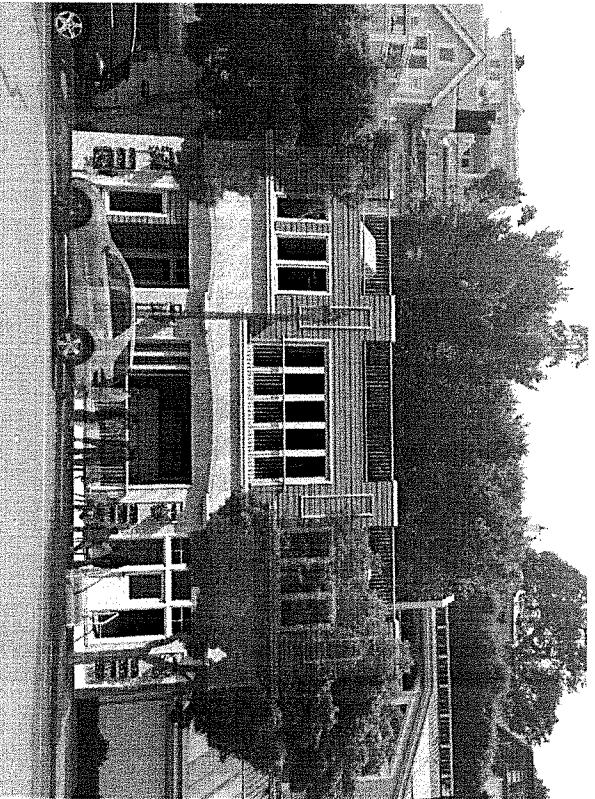
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SCALE 1/32"



4 06 From Southeast Final 2
SCALE 1/32"



1 01 From Center Original
SCALE 1/32"



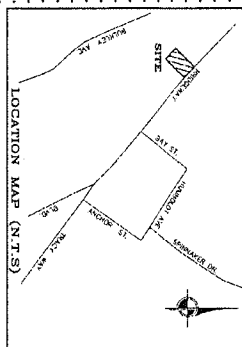
2 03 From Center Final 2
SCALE 1/32"

ISSUES		
MARK	DATE	DESCRIPTION
	5/8/14	PERMITTING SUBMITTAL
	6/12/14	PLAN CHECK CORRECTIONS

PROJECT # _____
 CAD FILE: _____
 DRAWN BY: L. Wang
 CHECKED BY: _____
 PROJECT PERSPECTIVES

FISH AND CHIPS
 813-817 BRIDGEWAY, SAUSALITO CA 94965
 A.P.N. 065-063-25

McCOY
 ARCHITECTURE
 1417 Bridgeway, Suite 1



BENCHMARK

GROUND A PASSING CORNER POINT NUMBER 2 BEING A SET OUT ELEVATION = 100.00 (ASSUMED)

BASIS OF BEARINGS

NORTH 49°15'57" WEST BETWEEN MONUMENTS M-34 AND M-35 AS SHOWN ON MAP OF NEIGHBORHOOD MAP FILED IN BOOK 20 OF PARCEL MAPS IN THE OFFICE OF THE CLERK OF SUPERIOR COURT, COUNTY OF MARIN, CALIFORNIA.

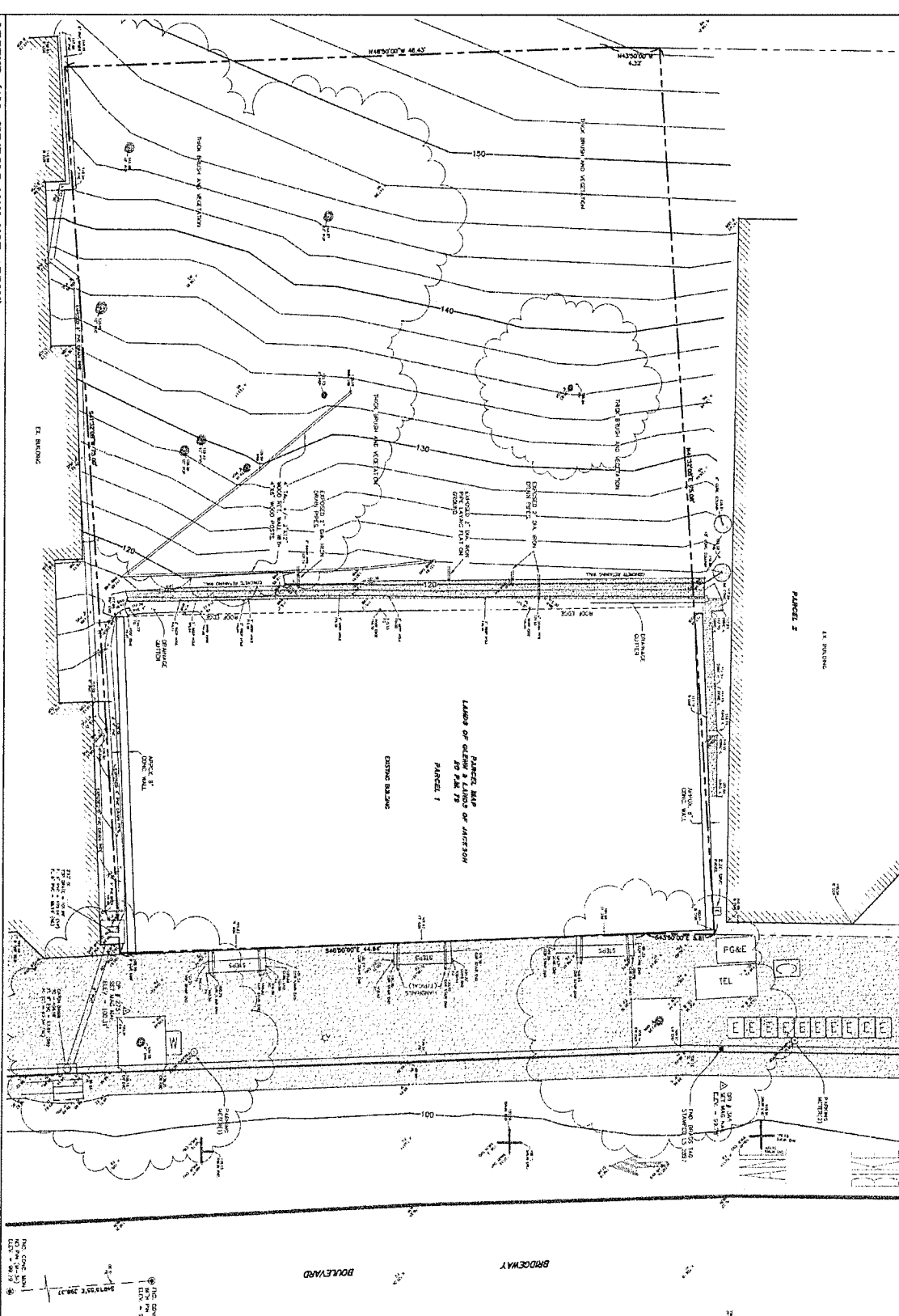
BUILDING EASEMENT NOTE

THE EASEMENT ERECTED HEREIN IS SUBJECT TO THE EASEMENT RIGHTS OF THE SUBJECT PARCEL RECORDS AS EASEMENT TO, VIZ: VIZ AND REMAINS SYMBOLD, THE EASEMENT APPLICABLE TO PARCELS ALL OF WHICH ARE LISTED IN THE LIST OF PARCELS OF ADJACENT LANDS OF MARIN COUNTY RECORDS.

SURVEYOR'S STATEMENT

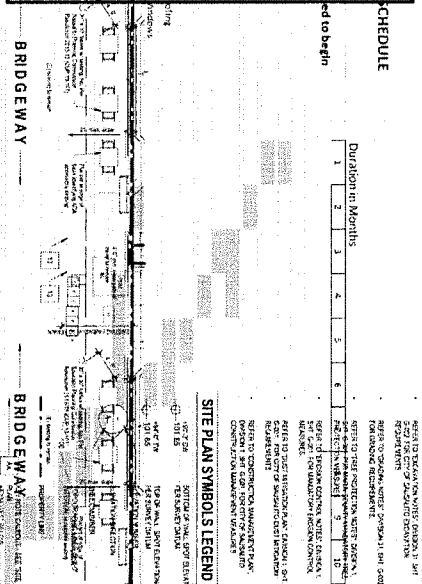
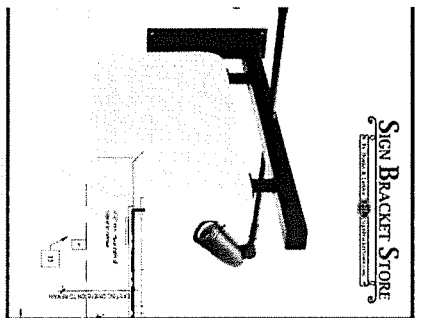
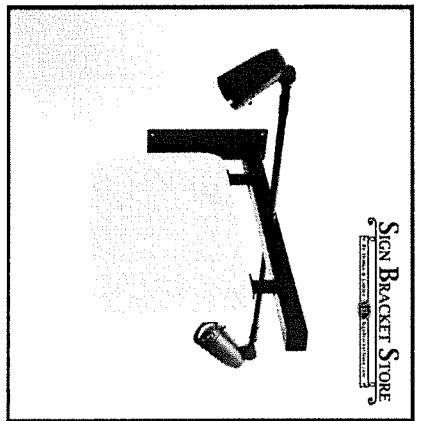
I, THE SURVEYOR, HAVE BEEN DULY SWORN AND PRESERVE IN MY OFFICE A TRUE AND CORRECT COPY OF THIS PLAN AND THE FIELD NOTES AND RECORDS AND RECORDS IN CONNECTION WITH THIS SURVEY.

MICHAEL R. JONES, V.L.S. 8000
DATE: 10/15/14



LEGEND (ALL SYMBOLS MAY NOT APPLY)

1	PROPOSED CONCRETE WALK
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98	PROPOSED ASPHALT DRIVE
99	PROPOSED ASPHALT DRIVE
100	PROPOSED ASPHALT DRIVE



McCoy ARCHITECTURE

1417 Bridgeway, Suite 1
Sausalito, CA 94965
Phone: 415.332.9910

SITE PLAN GENERAL NOTES

- REFER TO SCHEDULE FOR DURATION OF WORK.
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McCoy ARCHITECTURE

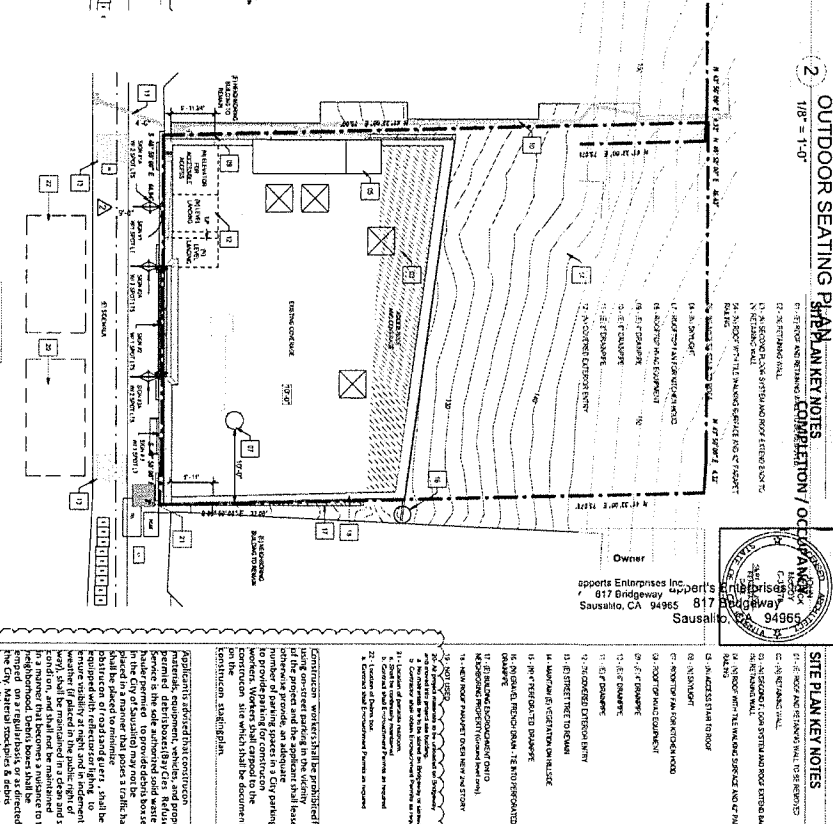
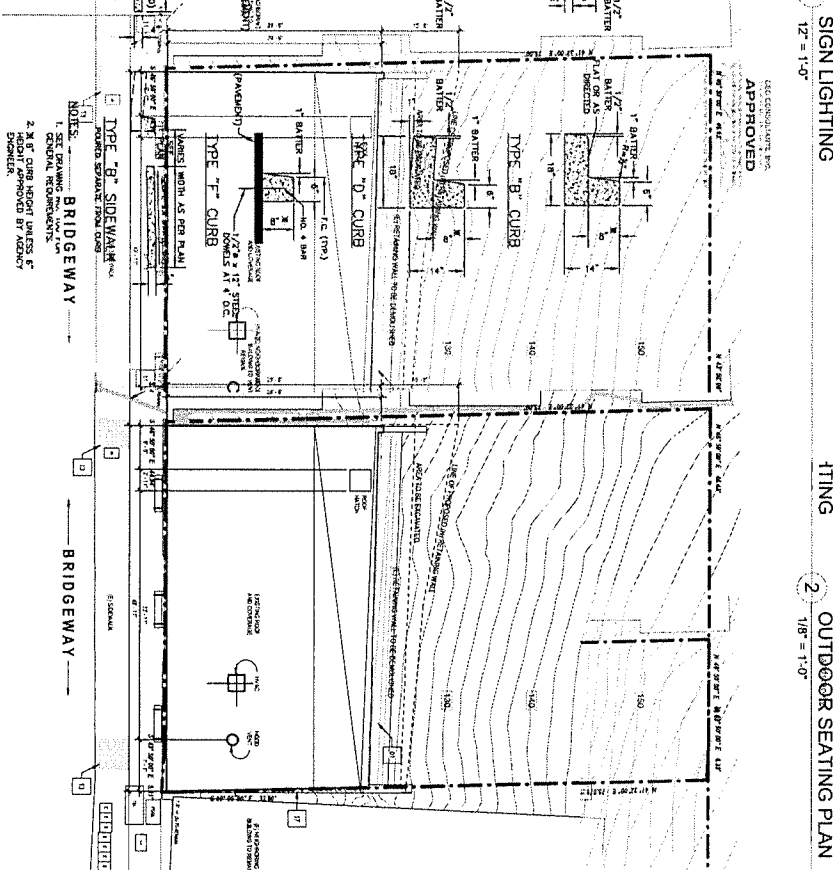
1417 Bridgeway, Suite 1
Sausalito, CA 94965

4 SIGN LIGHTING 1/2" = 1'-0"

2 OUTDOOR SEATING PLAN 1/8" = 1'-0"

2 OUTDOOR SEATING PLAN KEY NOTES 1/8" = 1'-0"

1 PROPOSED SITE / STAGING PLAN 1/8" = 1'-0"



ISSUES

MARK	DATE	DESCRIPTION
	07/12/2019	Building Permit Application
	08/26/2019	Building Permit Application - Revised
	12/14/2019	Building Permit Application - Revised
	05/09/2020	Building Permit Application - Revised
	09/22/2020	Building Permit Application - Revised
	02/23/2021	Building Permit Application - Revised

PRODUCTS

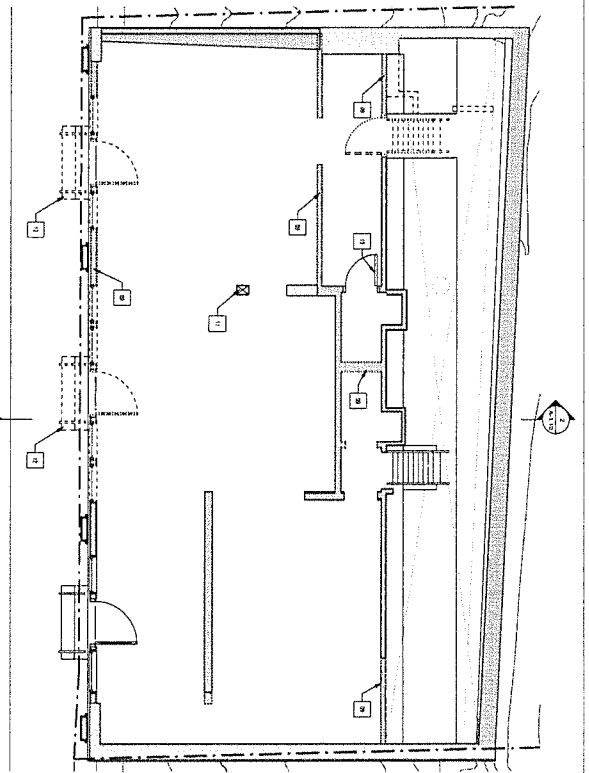
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FISH AND CHIPS

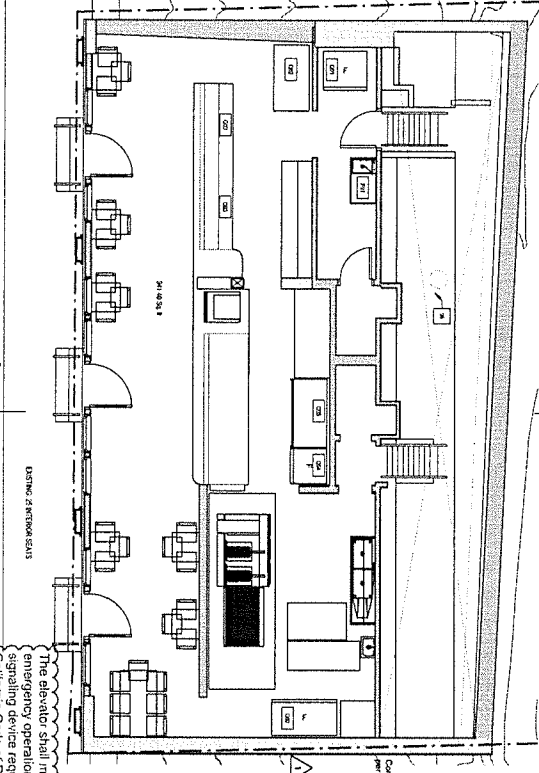
813-817 BRIDGEWAY
SAUSALITO, CA 94965

APN - 065.063.25

Owner: Lappers Enterprises Inc., 817 Bridgeway, Sausalito, CA 94965

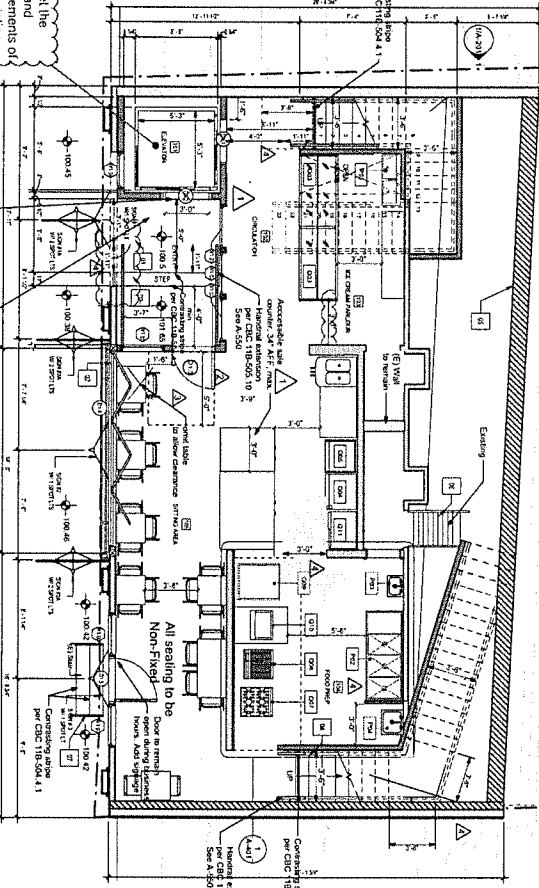


3 FIRST FLOOR DEMOLITION PLAN
1/4" = 1'-0"



2 FIRST FLOOR EXISTING PLAN
1/4" = 1'-0"

The elevator shall meet the emergency operation and signaling device requirements of California Code of Regulations, Title 8, Division 1, Chapter 4, Subchapter 6, Elevator Safety Orders.



1 FIRST FLOOR PROPOSED PLAN
1/4" = 1'-0"

PLUMBING FIXTURE CALCULATION

Occupant Load (A-2)	= 15	Occupant	Group 1
Occupant Load (B)	= 1	Occupant	Group 2
Occupant Load (S-2)	= 1	Occupant	Group 3
Male Toilet	1	Male Toilet	1
Female Toilet	1	Female Toilet	1
Urinal	1	Urinal	1
Drinking Fountain	1	Drinking Fountain	1

See sheet Mpl. 1 for Plumbing Calculations

FLOOR PLAN GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2019 CALIFORNIA BUILDING CODE (CBC) AND ALL APPLICABLE ORDINANCES.

2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2019 CALIFORNIA ELECTRICAL CODE (CEC) AND ALL APPLICABLE ORDINANCES.

3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2019 CALIFORNIA MECHANICAL CODE (CMC) AND ALL APPLICABLE ORDINANCES.

FLOOR PLAN SYMBOLS LEGEND

1. FLOOR FINISH: POLISHED CONCRETE

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ISSUES

MARK	DATE	DESCRIPTION
07/12/2019	07/12/2019	Building Permit Application
09/25/2019	09/25/2019	Building Permit Application - Revised
12/14/2019	12/14/2019	Building Permit Application - Revised
05/09/2020	05/09/2020	Building Permit Application - Revised
09/22/2020	09/22/2020	Building Permit Application - Revised
02/23/2021	02/23/2021	Building Permit Application - Revised

APPROVED

DATE: 02/23/2021

PROJECT: FISH AND CHIPS

DRAWN BY: [Signature]

CHECKED BY: [Signature]

PROJECT #

DATE FILE

DRAWING BY

CHECKED BY

FIRST FLOOR PLAN

A-100

McCoy ARCHITECTURE

1417 Bridgeway, Suite 1
Sausalito, CA, 94965

Owner: Lapperis Enterprises Inc.
817 Bridgeway
Sausalito, CA 94965

413-817 BRIDGEWAY
SAUSALITO CA 94965
A.P.N.: 065-063-25

FISH AND CHIPS

413-817 BRIDGEWAY
SAUSALITO CA 94965
A.P.N.: 065-063-25

PROJECT #

DATE FILE

DRAWING BY

CHECKED BY

FIRST FLOOR PLAN

A-100

PROJECT #

DATE FILE

DRAWING BY

CHECKED BY

FIRST FLOOR PLAN

A-100

MAX ALLOWED STREET HT 12'-0"

MAX HEIGHT OF BUILDING 12'-0"

MAX HEIGHT OF CORNER HT 12'-0"

MAX HEIGHT OF CORNER HT 12'-0"

MAX HEIGHT OF CORNER HT 12'-0"

MAX HEIGHT OF CORNER HT 12'-0"

MAX HEIGHT OF CORNER HT 12'-0"

MAX HEIGHT OF CORNER HT 12'-0"

MAX HEIGHT OF CORNER HT 12'-0"

2 EXISTING STREET ELEVATION
1/4" = 1'-0"

MAX ALLOWED STREET HT 12'-0"

MAX HEIGHT OF BUILDING 12'-0"

MAX HEIGHT OF CORNER HT 12'-0"

MAX HEIGHT OF CORNER HT 12'-0"

MAX HEIGHT OF CORNER HT 12'-0"

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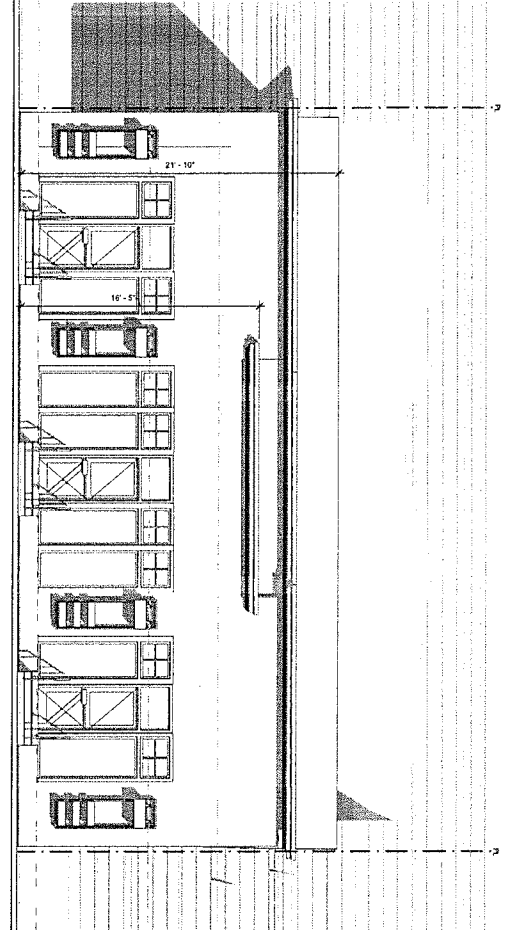
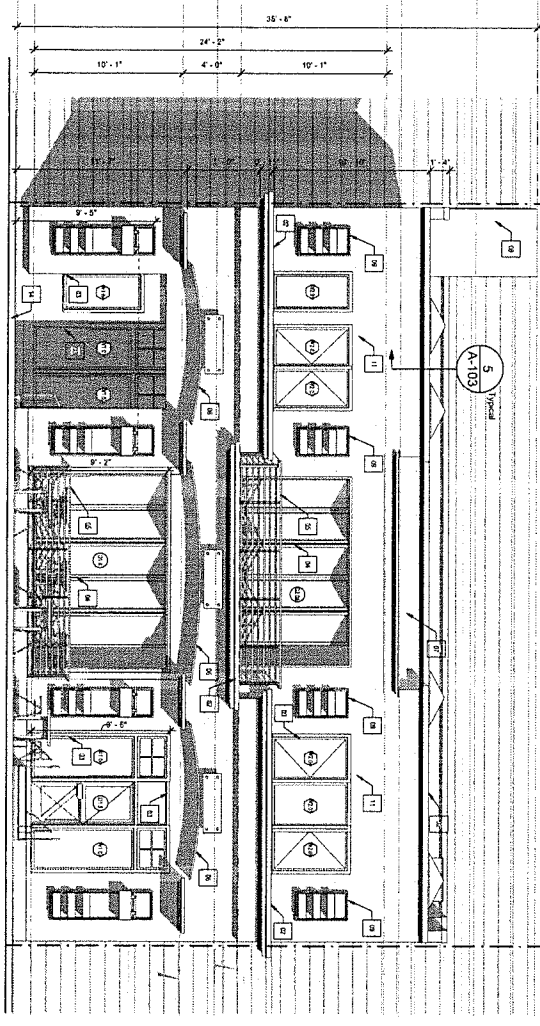
MAX HEIGHT OF CORNER HT 12'-0"

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1 PROPOSED STREET ELEVATION
1/4" = 1'-0"



EXTERIOR ELE GENERAL NOTES
REFER TO GENERAL NOTES SET DRAWING 100
CHECK FOR CONFLICTS WITH OTHER DRAWINGS

EXTERIOR ELE SYMBOL LEGEND
11. EXTERIOR ELE SYMBOL LEGEND

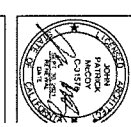
- EXTERIOR ELE KEY NOTES
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APPROVED
DATE: 07/12/2019

MARK	DATE	DESCRIPTION
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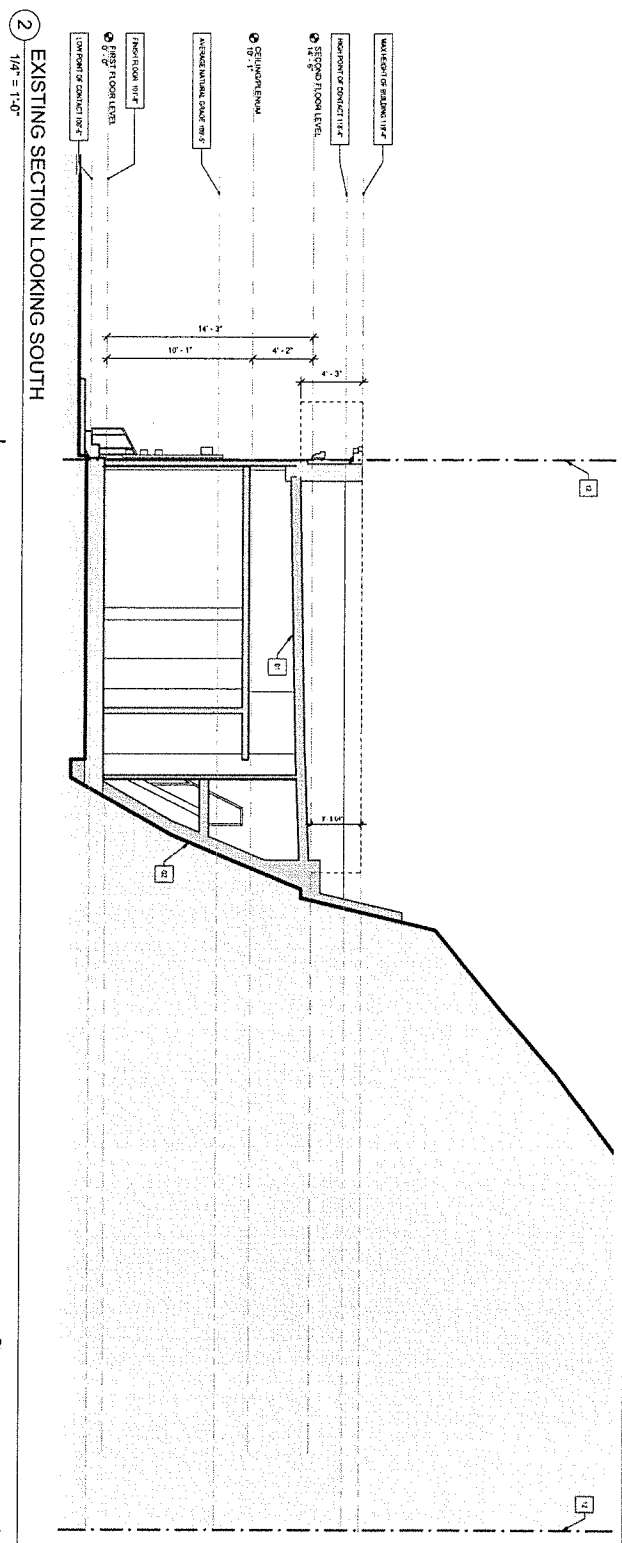
FISH AND CHIPS
813-817 BRIDGEWAY
SAUSALITO CA 94965
A.P.N.: 065-063-25

Owner:
Lapperts Enterprises Inc.
817 Bridgeway
Sausalito, CA 94965



McCOY
ARCHITECTURE
1417 Bridgeway, Suite 1
Sausalito CA, 94965

PROJECT #
A-200
EXTERIOR ELEVATION



SECTION GENERAL NOTES

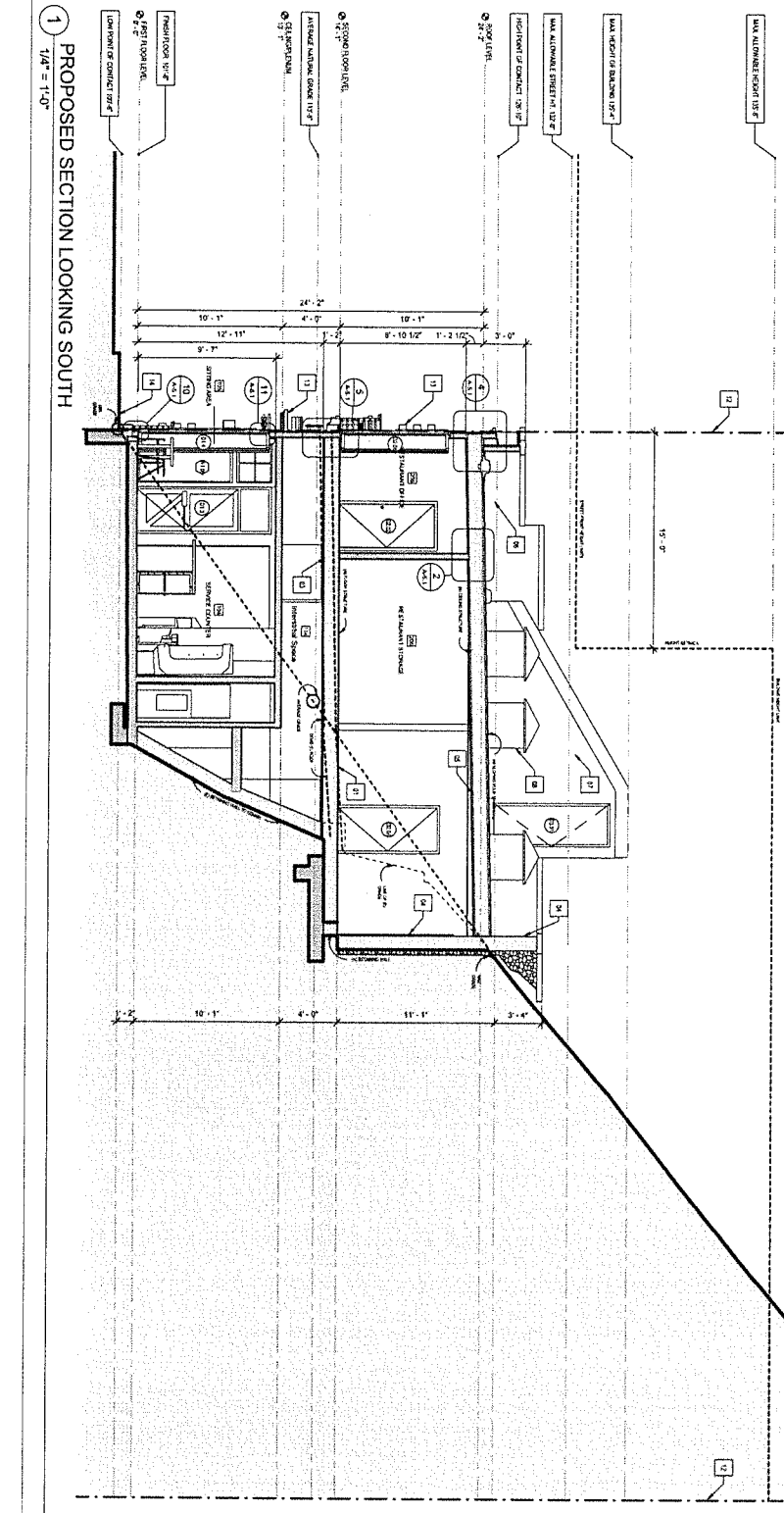
- 1. ALL DIMENSIONS ARE IN FEET AND INCHES.
- 2. REFER TO GENERAL NOTES, SHEET 001 FOR ADDITIONAL NOTES.

SECTION SYMBOLS LEGEND

1. SECTION NUMBER
2. SECTION KEY NOTES

SECTION KEY NOTES

1. SECTION NUMBER
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3. SECTION SYMBOLS LEGEND
4. SECTION GENERAL NOTES
5. SECTION DIMENSIONS
6. SECTION MATERIALS
7. SECTION FINISHES
8. SECTION STRUCTURE
9. SECTION MECHANICAL
10. SECTION ELECTRICAL
11. SECTION PLUMBING
12. SECTION HEATING
13. SECTION COOLING
14. SECTION VENTILATION
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17. SECTION SECURITY
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SECTION GENERAL NOTES

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2. SECTION KEY NOTES

SECTION KEY NOTES

1. SECTION NUMBER
2. SECTION KEY NOTES
3. SECTION SYMBOLS LEGEND
4. SECTION GENERAL NOTES
5. SECTION DIMENSIONS
6. SECTION MATERIALS
7. SECTION FINISHES
8. SECTION STRUCTURE
9. SECTION MECHANICAL
10. SECTION ELECTRICAL
11. SECTION PLUMBING
12. SECTION HEATING
13. SECTION COOLING
14. SECTION VENTILATION
15. SECTION INSULATION
16. SECTION SOUND
17. SECTION SECURITY
18. SECTION ACCESSIBILITY
19. SECTION SLOPE
20. SECTION ELEVATION
21. SECTION AREA
22. SECTION PERIMETER
23. SECTION VOLUME
24. SECTION MASS
25. SECTION WEIGHT
26. SECTION CENTER OF GRAVITY
27. SECTION MOMENT OF INERTIA
28. SECTION SECTION MODULUS
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99. SECTION SECTION MOMENT OF INERTIA
100. SECTION SECTION MODULUS


MARK	DATE	DESCRIPTION
▲	07/12/2019	Building Permit Application - Revised
▲	09/26/2019	Building Permit Application - Revised
▲	12/14/2019	Building Permit Application - Revised
▲	05/09/2020	Building Permit Application - Revised
▲	08/22/2020	Building Permit Application - Revised
▲	02/23/2021	Building Permit Application - Revised

FISH AND CHIPS

813-817 BRIDGEWAY
SAUSALITO CA 94965

A.P.N.: 0R5-063-25

Owner:
Lappert Enterprises Inc.
817 Bridgeway
Sausalito, CA 94965



McCoy
ARCHITECTURE

1417 Bridgeway, Suite 1
Sausalito CA, 94965

PROJECT #
A-300

DATE
07/12/2019

DESIGNER
McCoy Architecture

CHECKED BY
[Signature]

SCALE
1/4" = 1'-0"