

**SAUSALITO PLANNING COMMISSION
RESOLUTION NO. 23-15**

**APPROVAL OF A DESIGN REVIEW PERMIT FOR THE FERRY LANDSIDE
IMPROVEMENT PROJECT BASED ON THE ATTACHMENT 3 FINDINGS OF
APPROVAL**

WHEREAS, the City Council of the City of Sausalito passed Resolution #6670 on October 10, 2017, memorializing an agreement with the Golden Gate Bridge Highway Transportation District (District) to accept Federal Transit Agency (FTA) funding and District funding to improvements to the Sausalito Ferry terminal landside area; and

WHEREAS, specific improvements are noted in the FTA passthrough grant agreement with the District, related to enhancing the shoreside promenade, modifying the city owned parking lot, increasing safety and staging processes for the ferry, widening and expanding the bicycle access to the ferry and others; and

WHEREAS, the Planning Commission conducted a duly noticed public hearing on July 26, 2023 and on September 13, 2023 at which time all interested person were given an opportunity to be heard; and

WHEREAS, the Planning Commission has reviewed and considered the project plans titled "Site Improvement Drawings for Sausalito Ferry Landside in the City of Sausalito" prepared by BKF Engineers and RHAA Landscape Architecture + Planning, dated September 2023 and considered the information and attachments contained in the staff report as well as any and all oral and written testimony on the proposed project; and

WHEREAS, the Planning Commission finds that the project as described is consistent with the General Plan and complies with any applicable requirements of the City zoning code; and

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

1. The project is categorically exempt from the requirements of CEQA pursuant to CEQA Guidelines 15301 and 15303.
2. The City of Sausalito Planning Commission approves the design review permit based on plans titled "Site Improvement Drawings for Sausalito Ferry Landside in the City of Sausalito" prepared by BKF Engineers and RHAA Landscape Architecture + Planning, dated September 2023 (Exhibit 1), and the Design Review Permit Findings of Approval (Exhibit 2) and subject to the following conditions of approval:
 - A. The reduction in parking spaces in parking lot #1 shall be limited to a maximum of no more than fourteen (14) parking spaces lost.
 - B. Trees in Gabrielson Park in the bioswale area shall be removed and replaced with low-level landscaping in that area.

C. Staff to implement a wayfinding signage program to include the sidewalk area outside of the Yacht Club and towards Gabrielson Park, to encourage pedestrians or those walking their bikes away from the ferry to use that walkway.

D. City is encouraged use of El Portal as a potential second drop-off location.

RESOLUTION PASSED AND ADOPTED, at the regular meeting of the Sausalito City Council on the 13th day of September 2023, by the following vote:

AYES:	Commissioner: Feller, Luxenberg, Saad
NOES:	Commissioner: Junius, Graef
ABSENT:	Commissioner:
ABSTAIN:	Commissioner:



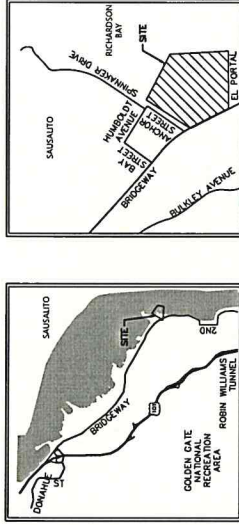
Brandon Phipps, Economic and
Community Development Director

Attachments:

Exhibit 1	Ferry Landside Improvement Plans, dated September 7, 2023
Exhibit 2	Design Review Permit Findings of Approval

IMPROVEMENT DRAWINGS FOR SAUSALITO FERRY LANDSIDE IN THE CITY OF SAUSALITO

CITY PROJECT NO. 03.01.001
FERRY TERMINAL AT DOWNTOWN PARKING LOT 1
ANCHOR STREET AND TRACY WAY
SEPTEMBER 2023



INDEX OF DRAWINGS

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- C4.0 SITE LAYOUT AND HORIZONTAL CONTROL PLAN
- C5.0 CONSTRUCTION STAGING AND PHASING PLAN
- C6.0 TYPICAL SECTIONS
- C7.0 DEMOLITION AND EROSION CONTROL PLAN
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- L5.1 PLANTING PLAN
- L5.2 ADDITIVE ALTERNATIVE 2 - PLANTING ALONG ANCHOR STREET
- L6.0 SITE SECTIONS
- L7.0 CONSTRUCTION DETAILS
- L7.1 CONSTRUCTION DETAILS
- L8.0 IRRIGATION DETAILS
- L8.1 IRRIGATION DETAILS
- L9.0 PLANTING DETAILS
- E1.0 ELECTRICAL PLAN

APPROVED BY PLANNING COMMISSION
SEPTEMBER 13, 2023

STATEMENT OF APPROVAL

APPROVAL OF THESE PLANS DOES NOT RELEASE THE CONTRACTOR OF THE RESPONSIBILITY FOR THE CONSTRUCTION OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT IN ACCORDANCE WITH THE CITY OF SAUSALITO ORDINANCES AND THE CITY OF SAUSALITO ENGINEERING DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT IN ACCORDANCE WITH THE CITY OF SAUSALITO ORDINANCES AND THE CITY OF SAUSALITO ENGINEERING DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT IN ACCORDANCE WITH THE CITY OF SAUSALITO ORDINANCES AND THE CITY OF SAUSALITO ENGINEERING DEPARTMENT.

APPROVED FOR THE CITY OF SAUSALITO

BY: KEVIN LACONIAN
DIRECTOR OF PUBLIC WORKS

DATE

Drawing Number: C1.0

1 of 29

PROGRESS PLOT FOR PC REVIEW



SAUSALITO, CALIFORNIA
CITY ENGINEER
M. C. BOAL
C 80068

DATE: 09/07/2023
PROJECT: PRELIMINARY
NOT FOR CONSTRUCTION

REBECCA DOWSE
CITY ENGINEER
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SAUSALITO, CA 94061
TEL: (415) 341-4000
WWW.SAUSALITO.CA



BKF ENGINEERS
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SAUSALITO, CA 94061
TEL: (415) 341-4000
WWW.BKF.COM

PROJECT INFORMATION

SAUSALITO FERRY LANDSIDE IMPROVEMENTS
SAUSALITO, CALIFORNIA
APN: 065-073-03

Revision	No.

Drawn: SEP 2023	Scale: AS SHOWN	Check: SEP 2023	Job No: 03.01.001

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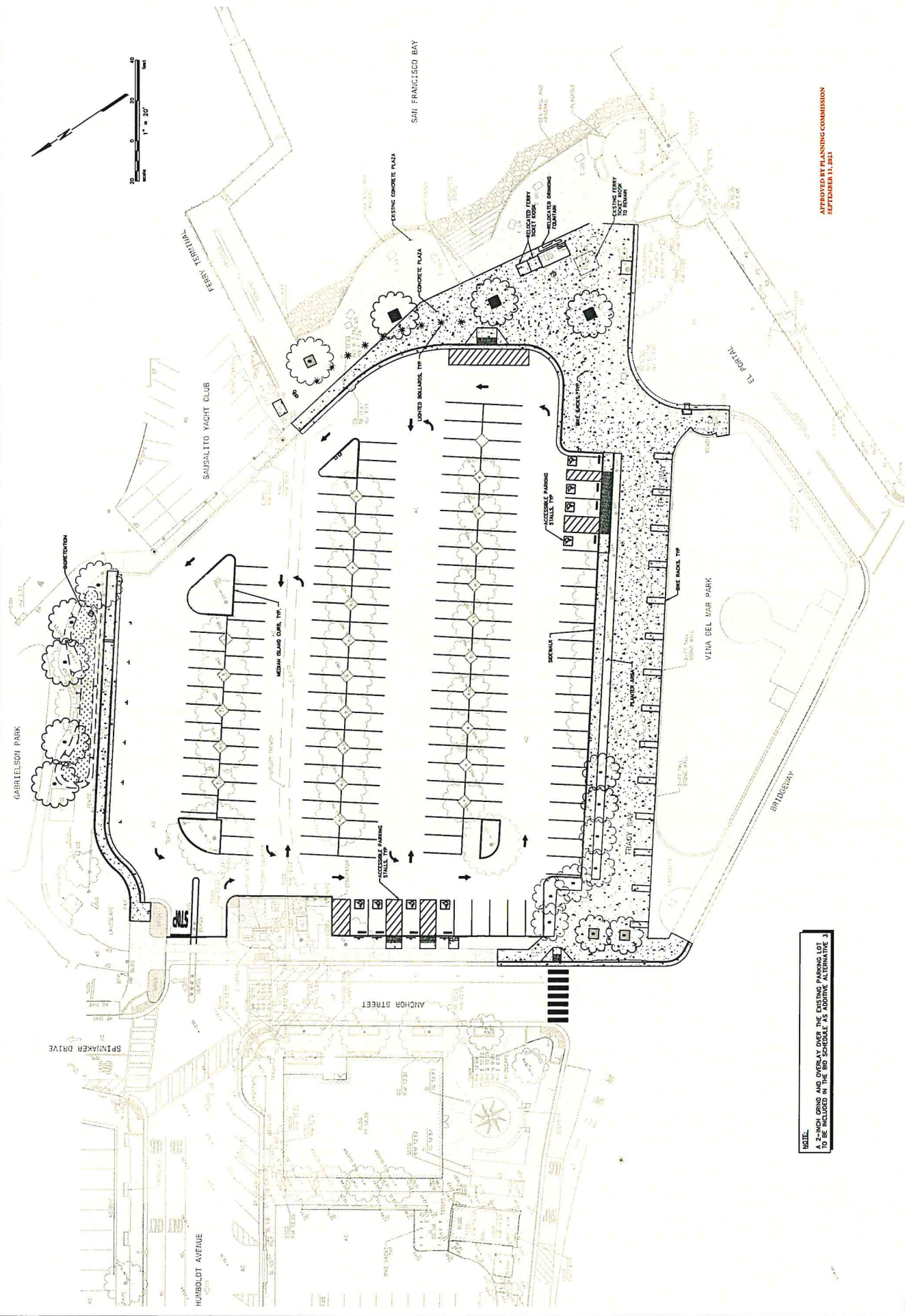
PROTECTED TREE

LENGTHS IN THE FIELD PRIOR TO ORDERING MATERIAL

1000

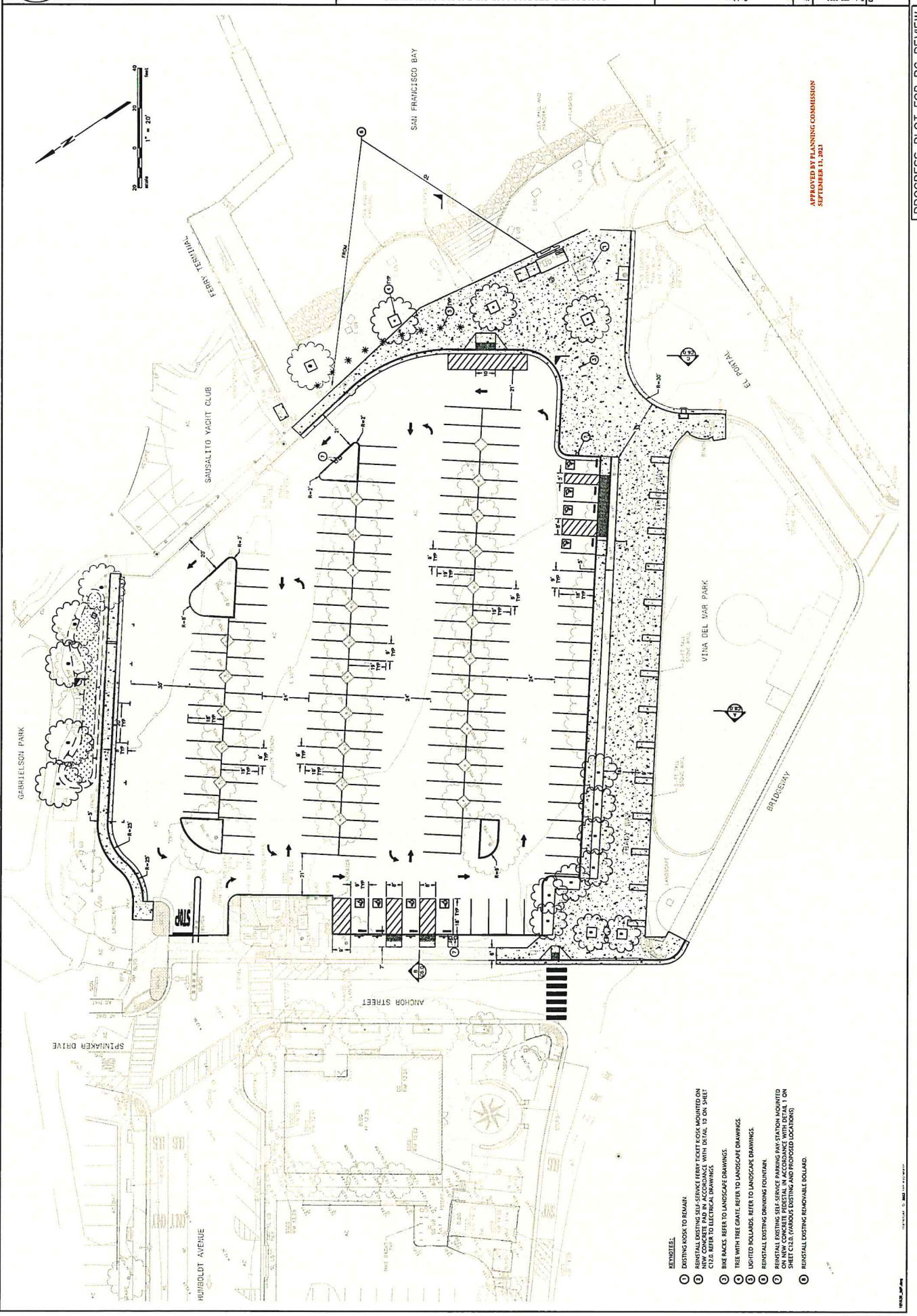
PROGRESS PLOT FOR PC REV

Drawing Number:
C2.0
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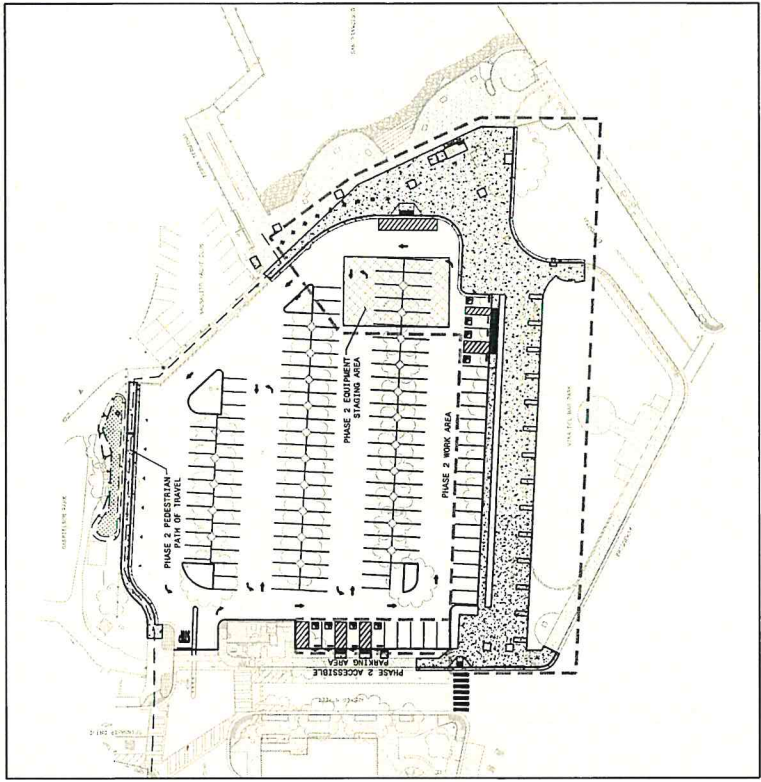
NOTE:
 A 7'-HIGH GRIND AND OVERLAY OVER THE EXISTING PARKING LOT
 TO BE INCLUDED IN THE BID SCHEDULE AS ADDENDUM ALTERNATIVE J

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 SEPTEMBER 11, 2023

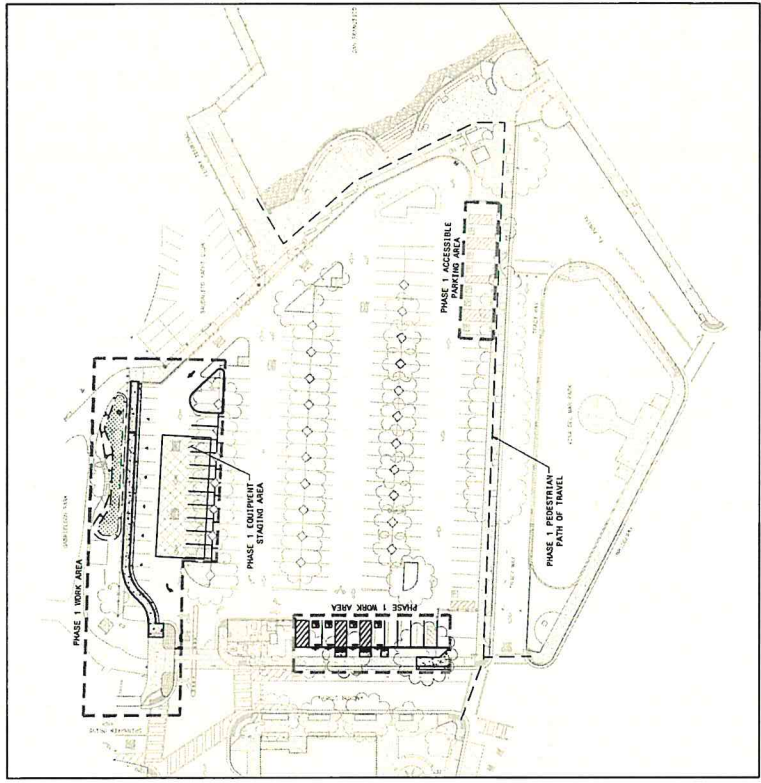


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 SEPTEMBER 11, 2023

- REMARKS:**
- ① EXISTING WORK TO REMAIN
 - ② REINSTALL EXISTING SELF-SERVICE FERRY TICKET KIOSK LOCATED ON NEW CONCRETE PAD IN ACCORDANCE WITH DETAIL 1 ON SHEET C120. REFER TO ELECTRICAL DRAWINGS.
 - ③ BIKE RACKS. REFER TO LANDSCAPE DRAWINGS.
 - ④ TREE WITH TREE GRATE. REFER TO LANDSCAPE DRAWINGS.
 - ⑤ LIGHTED BOLLARDS. REFER TO LANDSCAPE DRAWINGS.
 - ⑥ REINSTALL EXISTING DRINKING FOUNTAIN.
 - ⑦ REINSTALL EXISTING SELF-SERVICE PARKING PAY-STATION MOUNTED ON CONCRETE PAD IN ACCORDANCE WITH DETAIL 1 ON SHEET C120. (WARDEN EXISTING AND PROPOSED LOCATIONS)
 - ⑧ REINSTALL EXISTING REMOVABLE BOLLARD.



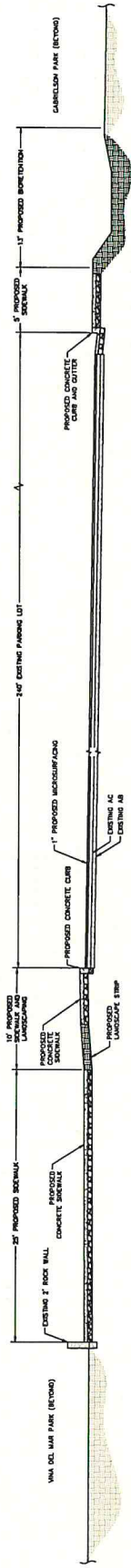
PHASE TWO PLAN



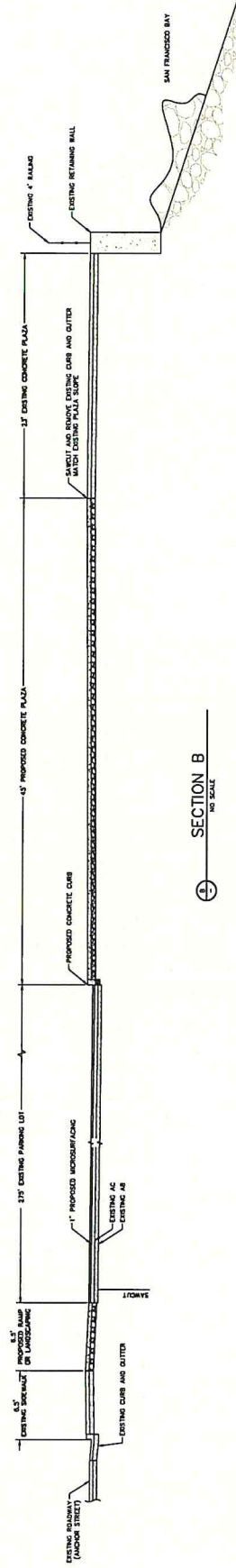
PHASE ONE PLAN



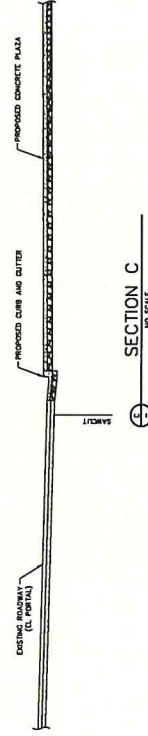
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SECTION A
NO SCALE

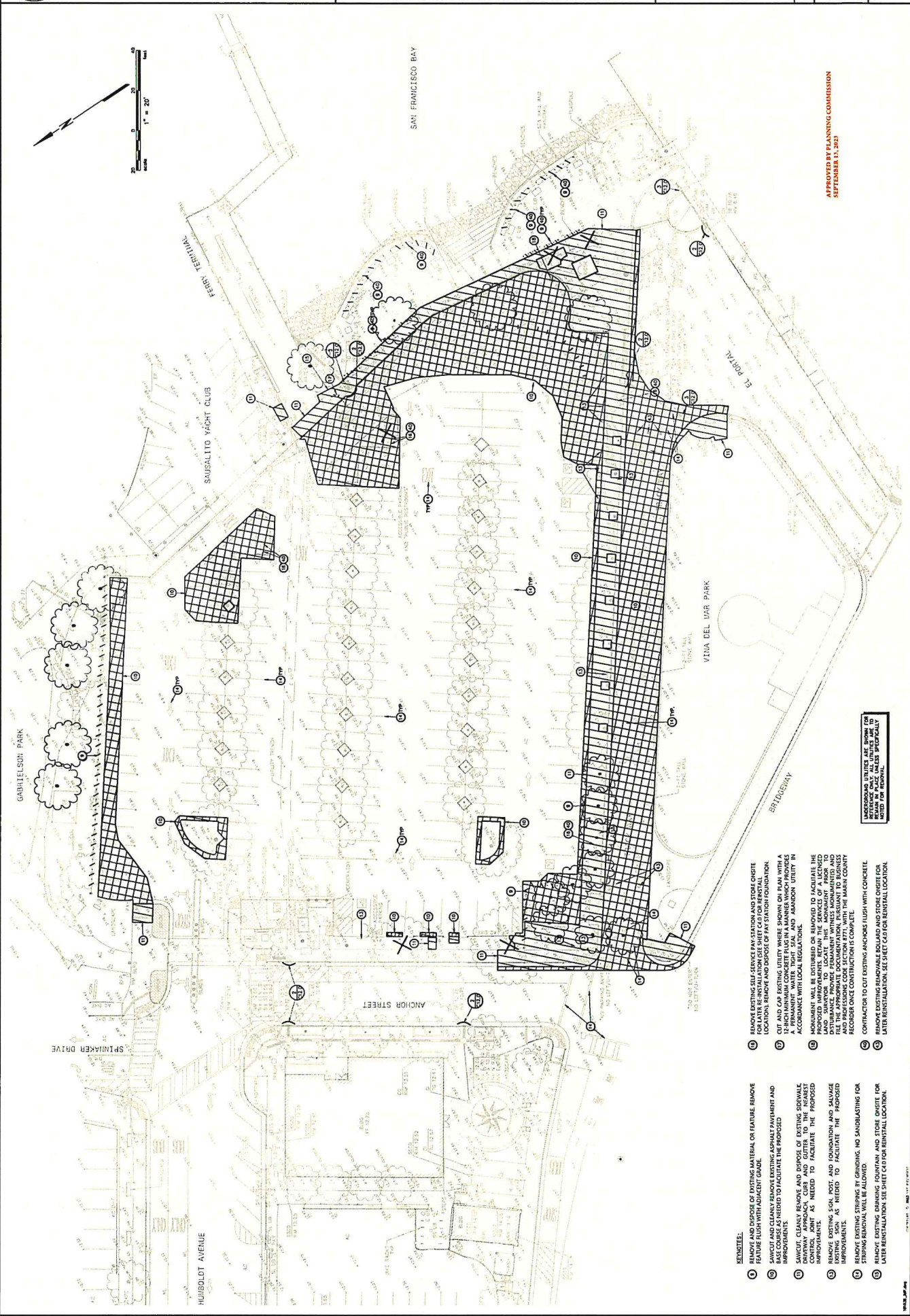


SECTION B



SECTION C

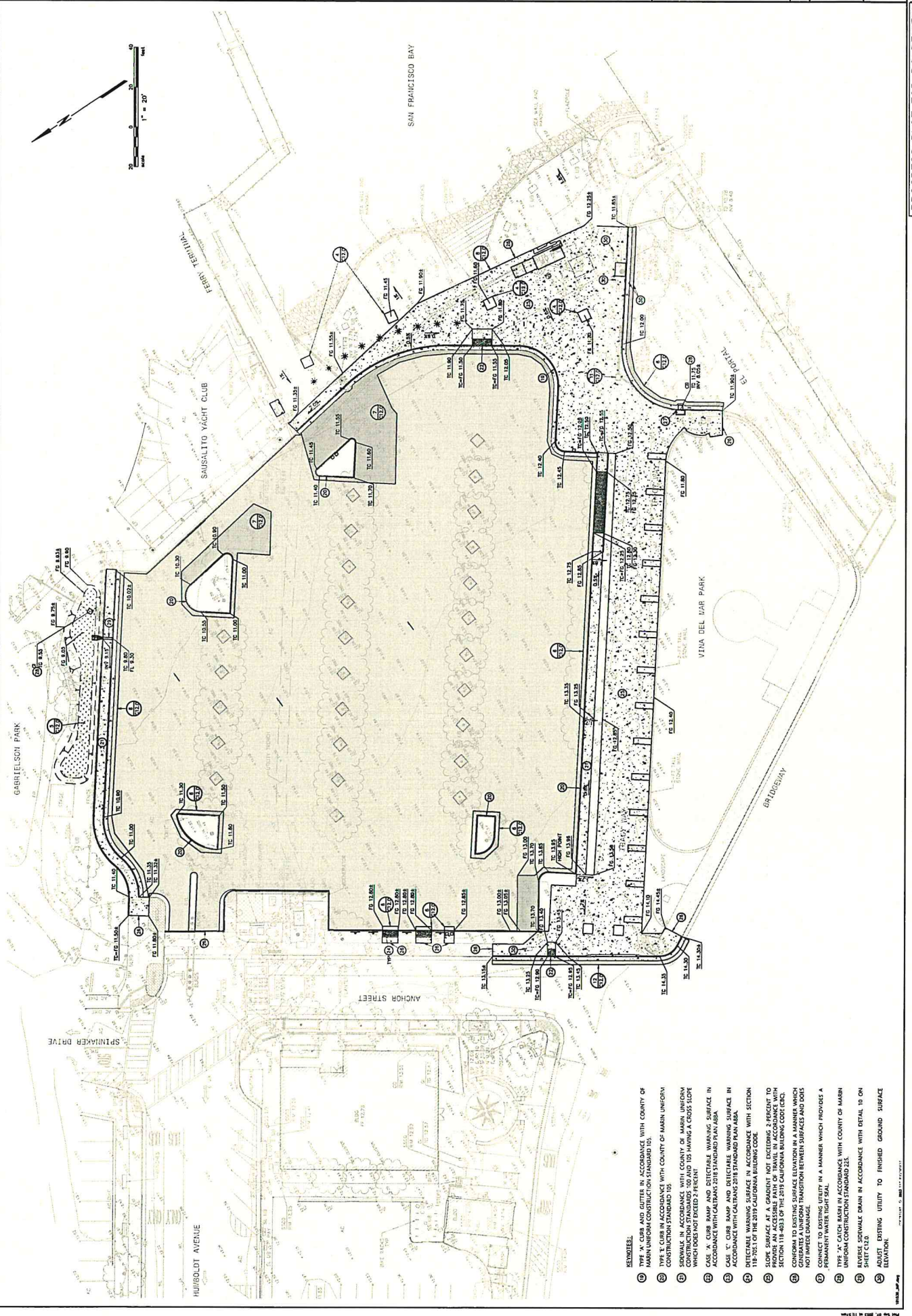
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UNDERGROUND UTILITIES ARE SHOWN FOR
REFERENCE ONLY. ALL UTILITIES ARE TO
REMAIN IN PLACE UNLESS SPECIFICALLY
NOTED FOR REMOVAL.

- | | | |
|------------------|---|--|
| KEYNOTES: | | |
| 1 | REMOVE EXISTING STIPING OF EXISTING MATERIAL ON FEATURE. REMOVE EXISTING FLUSH WITH ADJACENT GRADE. | |
| 2 | SAFELY AND CLEANLY REMOVE EXISTING ASPHALT PAVEMENT AND BASE COURSE AS NEEDED TO FACILITATE THE PROPOSED IMPROVEMENTS. | |
| 3 | REMOVE EXISTING STIPING OF EXISTING DRIVEWAY. REMOVE EXISTING DRIVEWAY APPROACH, CURB AND GUTTER TO THE NINETEEN (19) FEET WIDE DRIVEWAY. REMOVE EXISTING DRIVEWAY CONTROL JOINT AS NEEDED TO FACILITATE THE PROPOSED IMPROVEMENTS. | |
| 4 | BRANCH EXISTING GAS, POST AND FOUNDATION AND SALVAGE EXISTING GAS AS NEEDED TO FACILITATE THE PROPOSED IMPROVEMENTS. | |
| 5 | REMOVE EXISTING STIPING BY GRINDING, NO UNLOADING FOR BRANCH EXISTING GAS, POST AND FOUNDATION. | |
| 6 | BRANCH EXISTING DRINKING WATER AND FIRST GROUND FOR LATER REINSTITUTION. SEE SHEET C-10 FOR REINSTITUTION LOCATION. | |
| 7 | REMOVE EXISTING STIPING OF EXISTING DRIVEWAY. REMOVE EXISTING DRIVEWAY APPROACH, CURB AND GUTTER TO THE NINETEEN (19) FEET WIDE DRIVEWAY. REMOVE EXISTING DRIVEWAY CONTROL JOINT AS NEEDED TO FACILITATE THE PROPOSED IMPROVEMENTS. | |
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| 20 | BRANCH EXISTING GAS, POST AND FOUNDATION AND SALVAGE EXISTING GAS AS NEEDED TO FACILITATE THE PROPOSED IMPROVEMENTS. | |
| 21 | REMOVE EXISTING STIPING BY GRINDING, NO UNLOADING FOR BRANCH EXISTING GAS, POST AND FOUNDATION. | |
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| 23 | REMOVE EXISTING STIPING OF EXISTING DRIVEWAY. REMOVE EXISTING DRIVEWAY APPROACH, CURB AND GUTTER TO THE NINETEEN (19) FEET WIDE DRIVEWAY. REMOVE EXISTING DRIVEWAY CONTROL JOINT AS NEEDED TO FACILITATE THE PROPOSED IMPROVEMENTS. | |
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| 28 | BRANCH EXISTING GAS, POST AND FOUNDATION AND SALVAGE EXISTING GAS AS NEEDED TO FACILITATE THE PROPOSED IMPROVEMENTS. | |
| 29 | REMOVE EXISTING STIPING BY GRINDING, NO UNLOADING FOR BRANCH EXISTING GAS, POST AND FOUNDATION. | |
| 30 | BRANCH EXISTING DRINKING WATER AND FIRST GROUND FOR LATER REINSTITUTION. SEE SHEET C-10 FOR REINSTITUTION LOCATION. | |



PROGRESS PLOT FOR PC REVIEW

- REVISIONS:**
- 1. TYPE "A" CURB AND GUTTER IN ACCORDANCE WITH COUNTY OF MARIN UNIFORM CONSTRUCTION STANDARD 105.
 - 2. TYPE "B" CURB AND GUTTER IN ACCORDANCE WITH COUNTY OF MARIN UNIFORM CONSTRUCTION STANDARD 105.
 - 3. SIDEWALK IN ACCORDANCE WITH COUNTY OF MARIN UNIFORM CONSTRUCTION STANDARD 100 AND 105 HAVING A CROSS SLOPE WHICH DOES NOT EXCEED 2 PERCENT.
 - 4. CASE "A" CURB RAMP AND DETECTABLE WARNING SURFACE IN ACCORDANCE WITH CALTRANS 2018 STANDARD PLAN A5A.
 - 5. CASE "C" CURB RAMP AND DETECTABLE WARNING SURFACE IN ACCORDANCE WITH CALTRANS 2018 STANDARD PLAN A5A.
 - 6. UTILITY MARKING SURFACE IN ACCORDANCE WITH SECTION 11B-701 OF THE 2019 CALTRANS STANDARD SPECIFICATIONS.
 - 7. SLOPE SURFACE AT A GRADIENT NOT EXCEEDING 3 PERCENT TO PROVIDE AN ACCESSIBLE PATH OF TRAVEL IN ACCORDANCE WITH SECTION 11B-403.3 OF THE 2019 CALTRANS STANDARD SPECIFICATIONS.
 - 8. CONFORM TO EXISTING SURFACE ELEVATION IN A MANNER WHICH DOES NOT CAUSE A DISCONTINUITY OR TRANSITION BETWEEN SURFACES AND DOES NOT IMPROVE DRAINAGE.
 - 9. CONNECT TO EXISTING UTILITY IN A MANNER WHICH PROVIDES A PERMANENT WATER TIGHT SEAL.
 - 10. TYPE "A" CATCH BASIN IN ACCORDANCE WITH COUNTY OF MARIN UNIFORM CONSTRUCTION STANDARD 215.
 - 11. REVERSE SIDEWALK DRAIN IN ACCORDANCE WITH DETAIL TO ON SHEET C10.
 - 12. ADJUST EXISTING UTILITY TO FINISHED GROUND SURFACE ELEVATION.

REBECCA DOWERS
 CIVIL
 09/07/2023
PRELIMINARY
 NOT FOR CONSTRUCTION

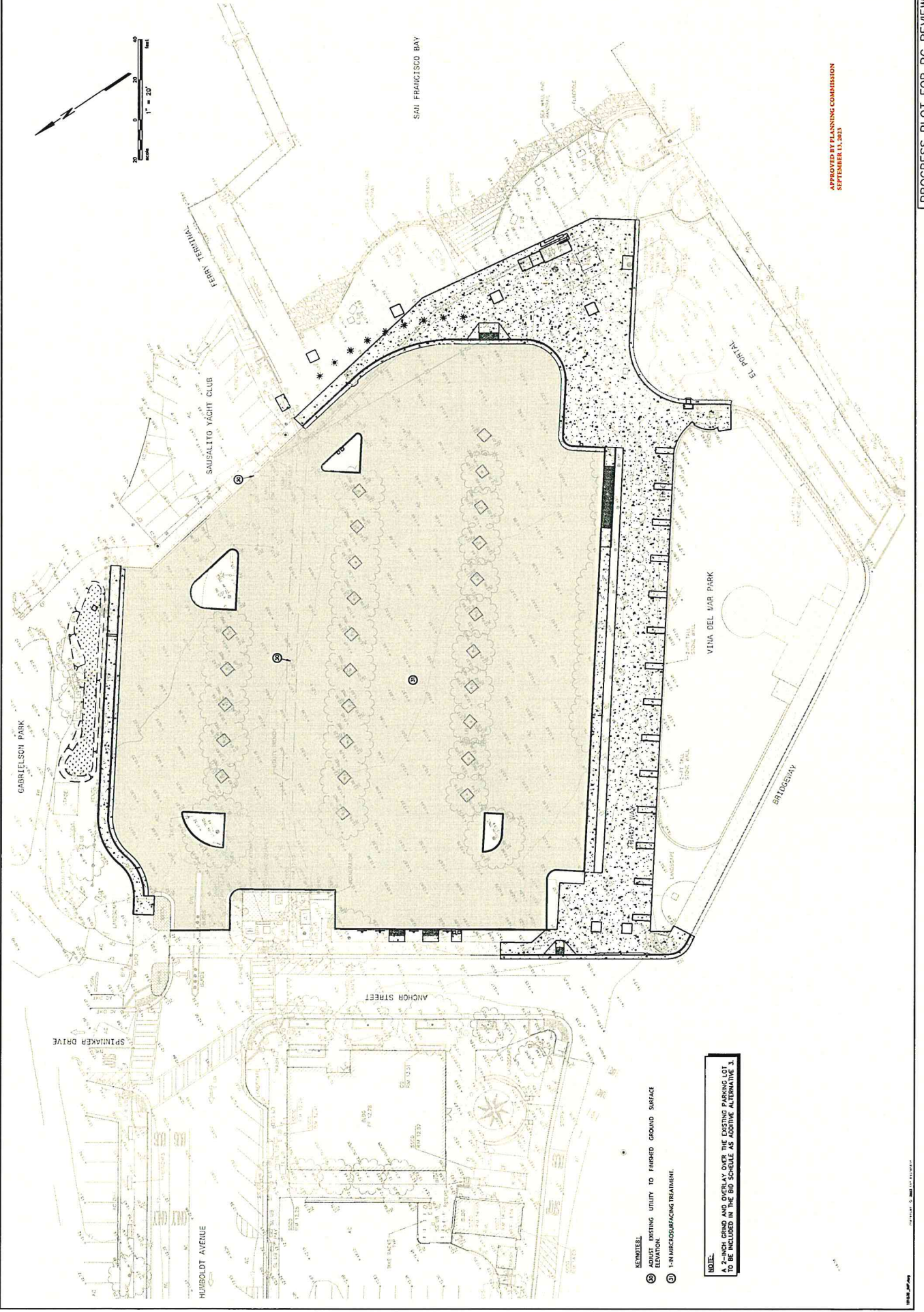
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SAUSALITO FERRY LANDSIDE IMPROVEMENTS
 Sausalito, California
 APN 065-073-03

PAVING PLAN

Date: 07/27/2023 Scale: AS SHOWN Drawn: AS SHOWN Checked: AS SHOWN Approved: [Signature] Job No: 20191016	C9.0 9 of 29
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APPROVED BY PLANNING COMMISSION
SEPTEMBER 13, 2023

- SEMI-STEEL
- ADJUST EXISTING UTILITY TO FINISHED GROUND SURFACE
- ADJUST EXISTING UTILITY TO FINISHED GROUND SURFACE
- 1-IN MICROSUMMIT TREATMENT

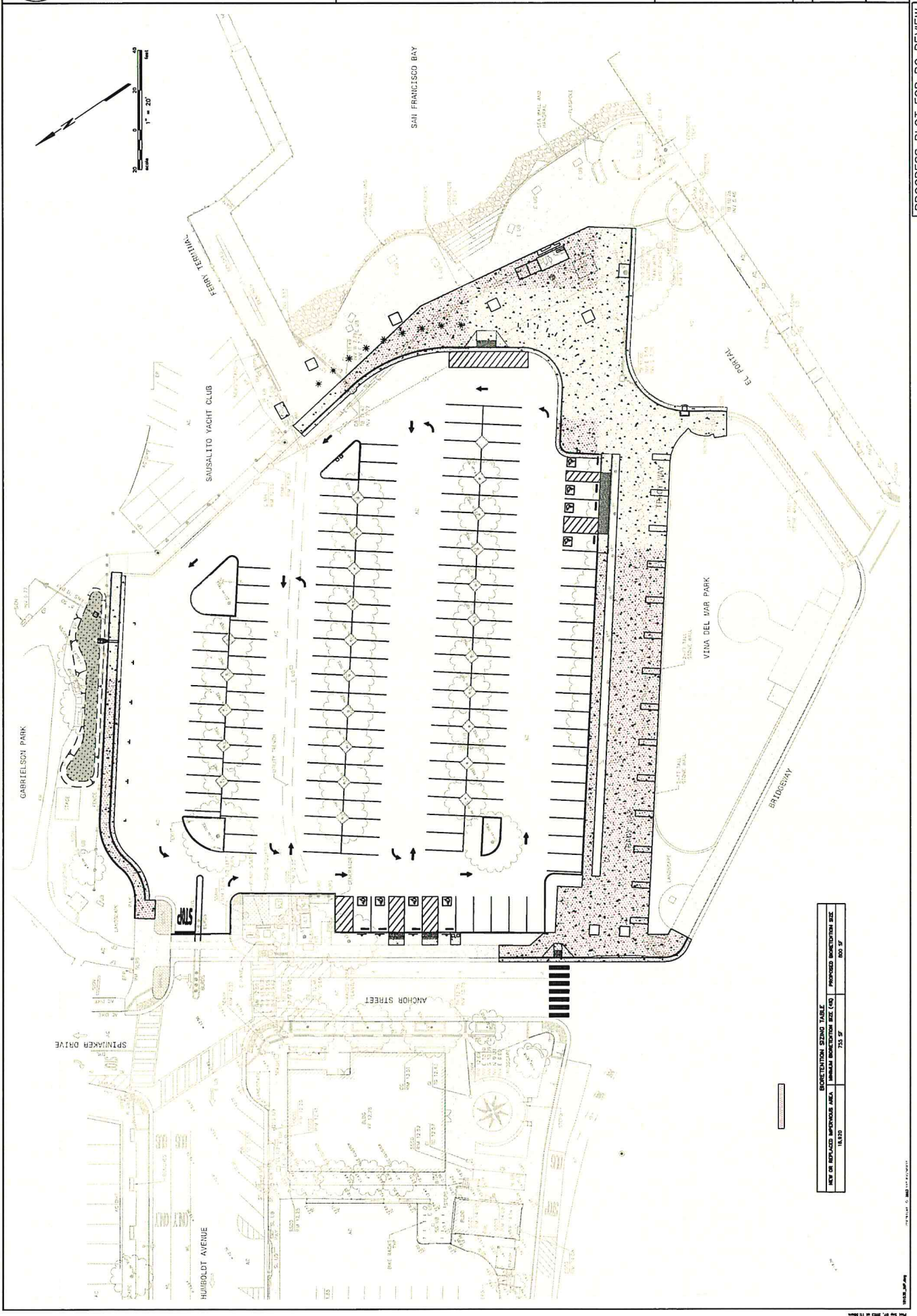
NOTE:
A 2-INCH GRID AND OVERLAY OVER THE EXISTING PARKING LOT TO BE INCLUDED IN THE BID SCHEDULE AS ADDITIVE ALTERNATIVE 1.



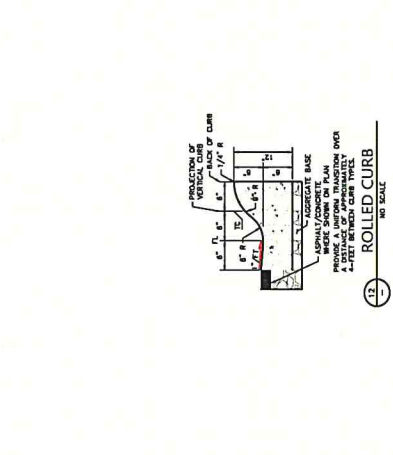
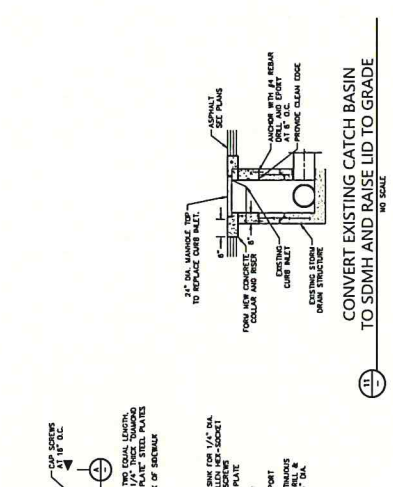
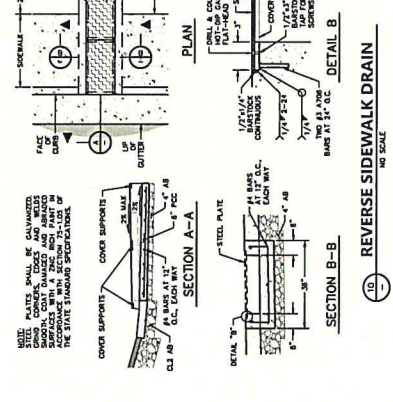
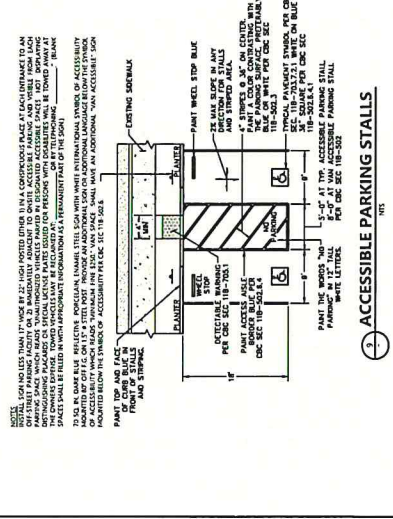
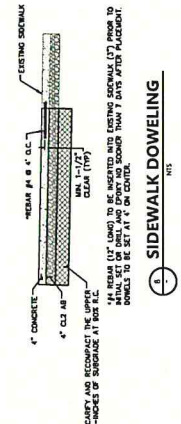
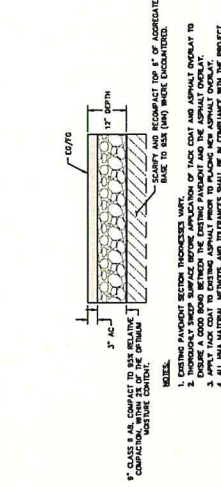
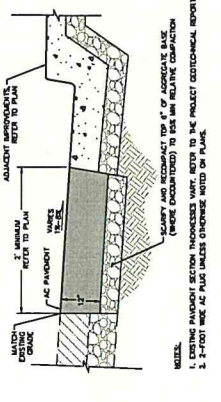
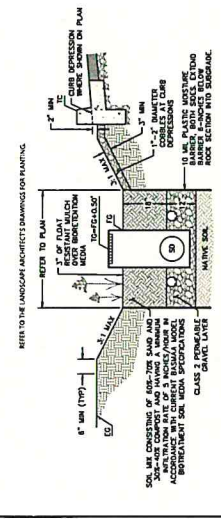
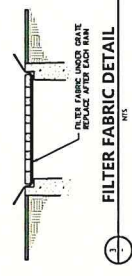
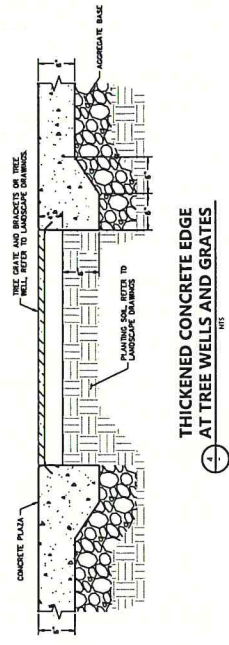
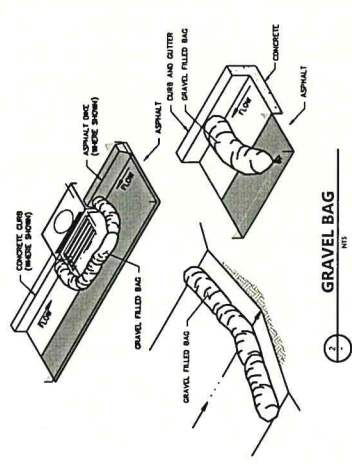
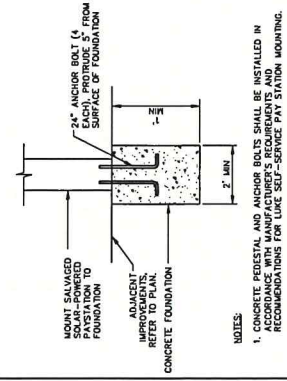
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SEPTEMBER 13, 2021

KEY:

- 1 WHITE THERMOPASTIC 10-FOOT LONG DIRECTIONAL ARROW IN ACCORDANCE WITH STANDARD NAE 2
- 2 THERMOPASTIC CONFRONTAL STYLE CRESTWAVE WITH 2 FOOT LONG WHITE SLOPED END IN ACCORDANCE WITH STANDARD NAE 3
- 3 WHITE THERMOPASTIC STOP LEGEND IN ACCORDANCE WITH CALTRANS STANDARD NAE 4X2
- 4 WHITE THERMOPASTIC DOTTED LINE IN ACCORDANCE WITH CALTRANS STANDARD NAE 5X2
- 5 WHITE THERMOPASTIC AND ANIMATE WITH 1 FOOT TALL WHITE LETTERS HAVING A 1/4-CHIN STROKE WHICH READ "PARKING"
- 6 PAINT CURB YELLOW AND ANIMATE WITH 3 FOOT TALL WHITE LETTERS HAVING A 1/4-CHIN STROKE WHICH READ "LOADING ZONE"
- 7 PAINT MEDIAN SLASH CURB RED
- 8 PAINT NUMERIC PARKING SIGN IDENTIFIERS AS SHOWN ON PLAN
- 9 PAINT NUMERIC TALL WHITE LETTERS IN ACCORDANCE WITH CALTRANS STANDARD NAE 6X2
- 10 BUSHES, LUSTINGS, JUNG PAMBI, AND NEW POPS IN PLANTATION
- 11 PAINT SIGN POSTS AND SIGN POST ANCHORS



BORROW/STOCKING TABLE		
TYPE OF REPLACED IMPROVEMENT AREA	AMOUNT BORROW/STOCKING SIZE (SQ)	PROPOSED BORROW/STOCKING SIZE
16,000	755 SF	800 SF



ACCESSIBILITY NOTES

1. ALL SITE WORK SHALL COMPLY WITH CURRENT CALIFORNIA STATE AND LOCAL ORDINANCES OF THE AMERICANS WITH DISABILITIES ACT (ADA), AND THE CURRENT FAIR HOUSING ACT DESIGN MANUAL.
2. ALL PAVING AREAS SHALL BE ACCESSIBLE PER TITLE 24, CALIFORNIA STATE AND LOCAL ORDINANCES OF THE AMERICANS WITH DISABILITIES ACT (ADA), AND THE CURRENT FAIR HOUSING ACT DESIGN MANUAL.
3. ALL ACCESSIBLE PATHWAYS SHALL BE SLOPED LESS THAN 1:12 IN ANY DIRECTION, UNLESS OTHERWISE NOTED.
4. ALL ACCESSIBLE PATHWAYS SHALL BE SLOPED LESS THAN 1:12 IN ANY DIRECTION, UNLESS OTHERWISE NOTED.
5. ALL ACCESSIBLE PATHWAYS OF TRAVEL SHALL BE MAINTAINED FREE OF OVERHANGING OBSTRUCTIONS BELOW 8" ABOVE FINISH GRADE. OBJECTS WITH DIAMETERS GREATER THAN 4" SHALL NOT BE LOCATED WITHIN 48" OF THE FINISH GRADE. FINISH GRADE SHALL NOT PROTRUDE MORE THAN 4" HORIZONTALLY INTO THE PATH OF TRAVEL. EXCEPTIONS INCLUDE HANDRAILS, DOOR CLOSERS, AND DOOR THRESHOLDS. ALL OTHER OBSTRUCTIONS SHALL BE PROVIDED WHERE OBJECT PROTRUSION IS BEYOND THE LIMITS ALLOWED.
6. ALL PATHS SHALL HAVE GUARDRAILS WHEN VERTICAL CLEARANCE IS GREATER THAN 30' AND WITHIN 12' OF PATH OF TRAVEL.

GENERAL NOTES

1. THESE DRAWINGS AND SPECIFICATIONS DESCRIBE THE QUALITY AND CHARACTER OF THE MATERIALS, SHAPE, CONFIGURATION AND DESIGN OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING COMPLETE AND OPERATIONAL SYSTEMS AND INSTALLATIONS OF THE DESCRIBED DESIGN INTENT, INCLUDING ALL MISCELLANEOUS ITEMS OF WORK, MATERIALS, AND EQUIPMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR WHETHER OR NOT MENTIONED IN THE SPECIFICATIONS OR SHOWN ON THE DRAWINGS. ALL MATERIALS SHALL BE FURNISHED AND PROPERLY INSTALLED BY THE CONTRACTOR UNLESS OTHERWISE NOTED.
2. THE INSTALLED WORK SHALL CONFORM TO THE REQUIREMENTS OF THE GOVERNING BUILDING AUTHORITY, ALL SPECIAL REQUIREMENTS AND CONDITIONS OF THE BUILDING PERMIT, AND ALL APPLICABLE CODES, LAWS, STANDARDS, ETC.
3. THE CONTRACTOR SHALL EXAMINE THE DRAWINGS AND SPECIFICATIONS AND CLEARLY UNDERSTAND THE EXISTING CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED PRIOR TO BIDDING. THE CONTRACTOR SHALL BE FAMILIAR WITH THE PROJECT AND THE SITE CONDITIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONDITIONS, ELEVATIONS AND DIMENSIONS OF THE PROJECT AS SHOWN OR REFERENCED ON THE DRAWINGS. THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE ABOUT ANY CONDITION OR DISCREPANCY BEFORE PROCEEDING WITH THE WORK. ANY WORK ENTERING INTO AN AGREEMENT WITH THE OWNER INDICATES THAT THE CONTRACTOR HAS VISITED THE SITE, FAMILIAR WITH THE EXISTING CONDITIONS AND FULLY UNDERSTANDS THE REQUIREMENTS OF THE CONTRACT DOCUMENTS. NO ALLOWANCES OF ANY KIND WILL BE MADE FOR THE CONTRACTOR'S FAILURE TO INQUIRE OF THE OWNER OF DISCREPANCIES IN TIME TO ISSUE CORRECTIVE ADDENDUM PRIOR TO BIDDING.
4. ALL GENERAL NOTES, DIMENSIONS, AND DETAILS SHALL BE CONSIDERED TO BE PART OF THE CONTRACT DOCUMENTS. UNLESS OTHERWISE NOTED, SPECIFIC NOTES, DETAILS AND SPECIFICATIONS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS.
5. THE CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION OF ALL WORK BETWEEN TRADES, SUBCONTRACTORS, MANUFACTURERS, FABRICATORS, AND ALL OTHER CONTRACTORS FOR THE COMPLETION OF THE WORK, INCLUDING THOSE UNDER SEPARATE CONTRACTS FOR CONCURRENT PROJECTS.
6. THE CONTRACTOR IS RESPONSIBLE FOR ALL TESTING, INSPECTIONS AND REPORTING AS OUTLINED IN THE CONTRACT DOCUMENT AND AS REQUIRED BY THE PERMITTING AUTHORITIES TO COMPLETE THE WORK.
7. ALL WORK SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS SPECIFIED IN THE GEOTECHNICAL INVESTIGATION REPORTS PREPARED BY _____, DATED _____, THE RECOMMENDATIONS OF THE REPORT SHALL SUPERSEDE THE RECOMMENDATIONS OF THE CONTRACT DOCUMENTS (DRAWINGS AND SPECIFICATIONS).
8. ALL UNDERGROUND UTILITIES SHOWN ON THESE PLANS REFLECT THE AVAILABLE RECORDS. CONTRACTOR SHALL USE CAUTION IN ALL EXCAVATIONS TO VERIFY THE LOCATION, DEPTH AND PROPOSED CONDITIONS AS SHOWN OR REFERENCED IN THE DOCUMENTS, INCLUDING LOCATION AND DEPTH OF ALL UTILITIES. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCY OR UNUSUAL CONDITIONS BEFORE PROCEEDING WITH THE WORK.
9. CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT (USA) 800-435-2441 TWO WORKING DAYS MINIMUM PRIOR TO ANY EXCAVATION.
10. THE CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE DIVISION OF INDUSTRIAL SAFETY PERTAINING TO "CONFINED SPACE". IF ANY EXCAVATION IS TO BE PERFORMED IN A "CONFINED SPACE", THE CONTRACTOR SHALL OBTAIN A "CONFINED SPACE" PERMIT FROM THE DIVISION OF INDUSTRIAL SAFETY.
11. PROVIDE ADEQUATE PROTECTION FOR ALL PROPOSED AND EXISTING UTILITIES DURING THE CONSTRUCTION OF THIS PROJECT.
12. ALL EXISTING UTILITY STRUCTURES (SHOWN OR NOT SHOWN ON THE DRAWINGS) WITHIN THE AREA OF WORK SHALL BE ADJUSTED OR RECONSTRUCTED TO THE FINISH GRADES SHOWN AND SPECIFIED.
13. UTILITY CONNECTIONS AND DISCONNECTIONS NECESSARY TO COMPLETE THE WORK SHALL BE PERFORMED IN SUCH A MANNER AS TO MINIMIZE UTILITY SERVICE INTERRUPTIONS. CONTRACTOR SHALL COORDINATE ALL "DOWN TIME" WITH THE OWNER'S REPRESENTATIVE AND THE APPROPRIATE UTILITY AGENCY.
14. REFER TO CIVIL DRAWINGS FOR INFORMATION AND LOCATION OF ALL EXISTING AND PROPOSED UTILITIES.
15. REFER TO STRUCTURAL AND ARCHITECTURAL DRAWINGS FOR INFORMATION REGARDING FOUNDATIONS, WALLS, ROOFS, AND WATERPROOFING, BUILDING SYSTEMS AND REQUIREMENTS.

APPROVED BY PLANNING COMMISSION
SEPTEMBER 11, 2023



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SAUSALITO FERRY LANDSIDE IMPROVEMENTS
APN 055-071-01
SAUSALITO, CALIFORNIA

GENERAL NOTES

Sheet: 15 of 15	Scale: 1/8" = 1'-0"	Drawn: 10/10/2023	Approved: 10/10/2023
Sheet: 15 of 15	Scale: 1/8" = 1'-0"	Drawn: 10/10/2023	Approved: 10/10/2023
Sheet: 15 of 15	Scale: 1/8" = 1'-0"	Drawn: 10/10/2023	Approved: 10/10/2023
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Sheet: 15 of 15	Scale: 1/8" = 1'-0"	Drawn: 10/10/2023	Approved: 10/10/2023

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L0.0

PROGRESS PLOT FOR PC REVIEW



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TREE PROTECTION & REMOVAL PLAN

SAUSALITO FERRY LANDSIDE IMPROVEMENTS
Sausalito, California
APN 065-073-03

Revision	No.	Date
1	1	09/11/2023
2	2	09/11/2023
3	3	09/11/2023
4	4	09/11/2023
5	5	09/11/2023
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PROGRESS PLOT FOR PC REVIEW

TREE PROTECTION & REMOVAL LEGEND

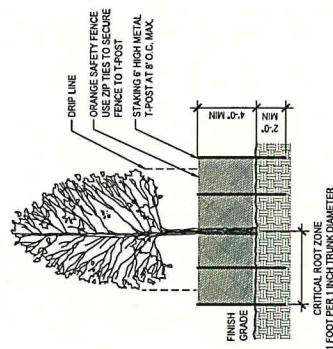
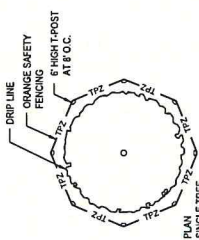
TPZ — TREE PROTECTION ZONE, SEE SPECS

(X) TREE TO BE REMOVED

(.) TREE TO REMAIN

TREE PROTECTION & REMOVAL NOTES

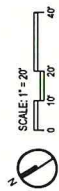
1. REFER TO SPECIFICATIONS FOR EXISTING TREE PROTECTION REQUIREMENTS.
2. PROTECT ALL TREES FROM CONSTRUCTION IMPACTS AS SPECIFIED AND SUBJECT TO REVIEW AND APPROVAL OF OWNER'S REPRESENTATIVE.
3. ALL TREES TO BE REMOVED SHALL BE SALVAGED FOR RECLAIMED TIMBER OR CHIPPED FOR USE AS MULCH. ALL STUMPS TO BE GROUND AND FULLY REMOVED.



1 TREE PRESERVATION FENCING

SCALE: 1/4" = 1'-0"

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SEPTEMBER 13, 2023

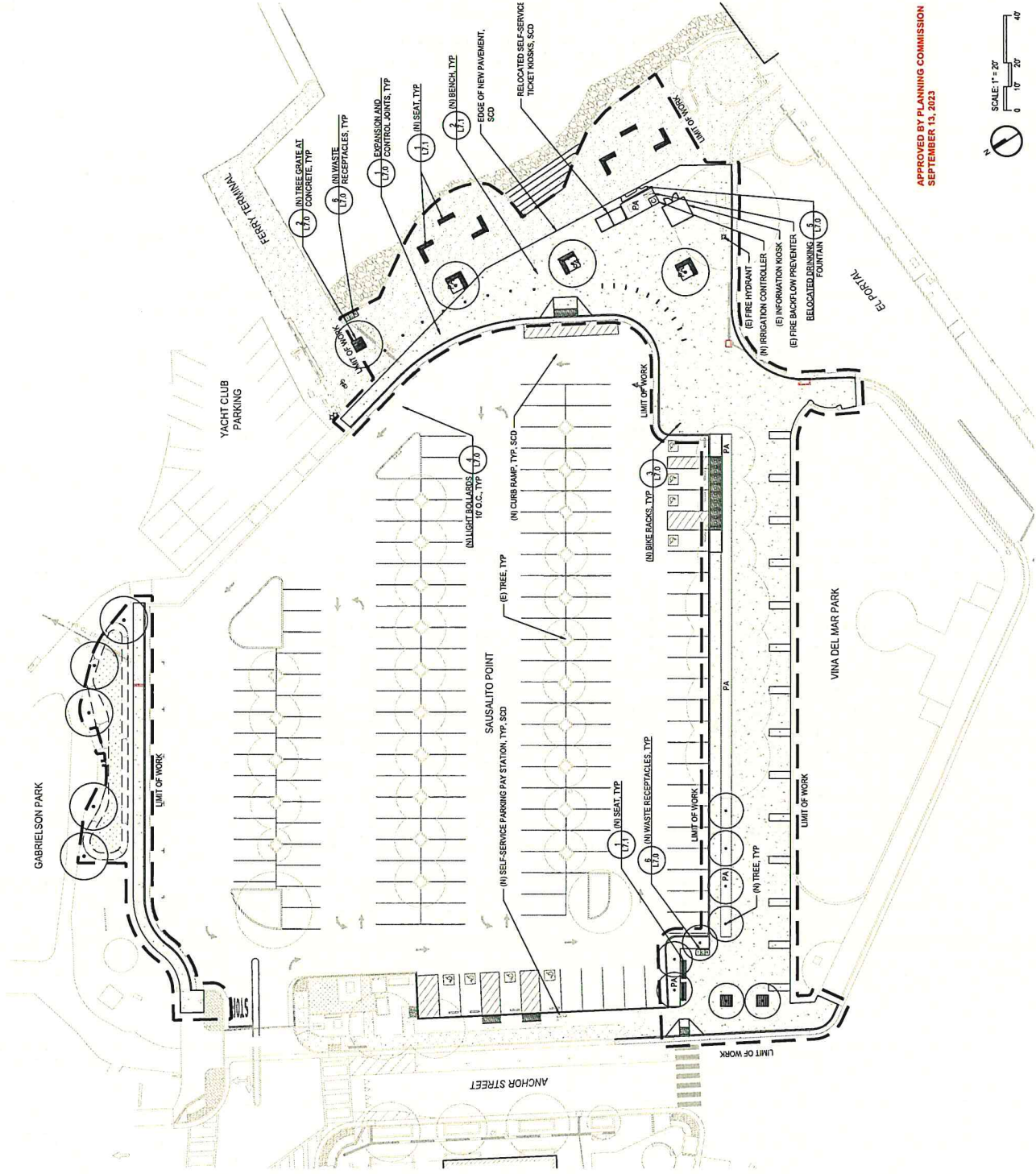


CONSTRUCTION PLAN LEGEND

- EA EACH
- (E) EXISTING
- (N) NEW
- SCD SEE CIVIL DRAWINGS
- TYP TYPICAL
- SCORE JOINT, SEE SPECS
- EXPANSION JOINT, SEE SPECS
- SLOPING DOWN
- DM
- (E) CONCRETE PAVING
- (N) CONCRETE PAVING, SCD
- PA PLANTING AREA
- BPA BIODEGRADABLE PLANTING AREA
- (N) CONTROLLER
- (N) LIGHT - BOLLARD
- (N) TREE

FURNISHINGS SCHEDULE				
QTY	SYMBOL	NOTES	LENGTH	WIDTH
4		BENCH		
2		SEAT		
4		SEAT (L-SHAPED)		
16		BIKE RACK		
12		LIGHT BOLLARD	0'-6"	3'-3"
6		TREE GRATE	5'-0"	5'-0"
3 EA		WASTE, COMPOST, & RECYCLING RECEPTACLES		

NOTES:
 1. SEE DETAILS & SPECS FOR DIMENSIONS & PRODUCT INFORMATION. DIMENSIONS PROVIDED FOR REFERENCE ONLY.



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Sausalito, California
APN 065-0713-03

LAYOUT PLAN

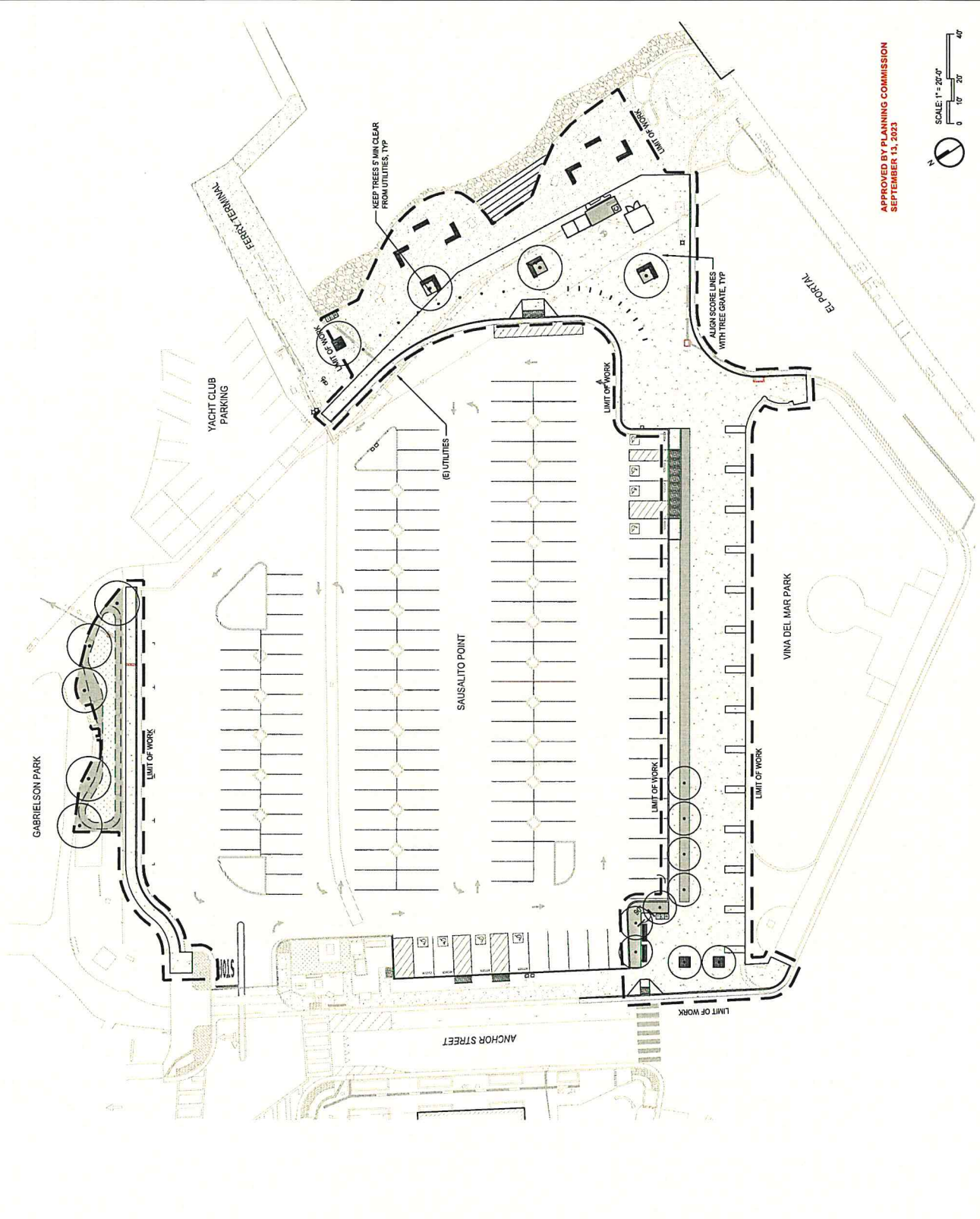
Sheet No.	13.0
Project No.	201810248
Client	City of Sausalito
Design	TS
Scale	AS SHOWN
Date	SEP 2023
Author	
Reviewer	

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- LAYOUT LEGEND**
- Center Line
 - Align
 - Score Joint, See Specs
 - Expansion Joint, See Specs
 - Equal
 - Existing
 - Maximum
 - Minimum
 - On Center
 - Typical
 - Light - Bollard

LAYOUT NOTES

1. THE CONTRACTOR IS RESPONSIBLE TO LAYOUT ALL IMPROVEMENTS AS SHOWN AND SPECIFIED.
2. THE CONTRACTOR SHALL FIELD VERIFY THAT ALL STAKING SET FOR IMPROVEMENTS ARE CONSISTENT WITH THE PLANS AND SPECIFICATIONS. IF ANY DISCREPANCY IS NOTICED, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT OF ANY DISCREPANCY.
3. ALL CURVES TO BE CONTINUOUS WITH SMOOTH TRANSITIONS AS SHOWN IN THE DRAWINGS, UNLESS OTHERWISE NOTED.
4. MINOR FIELD ADJUSTMENTS AND DIMENSIONS ARE SHOWN FOR CONSTRUCTION PURPOSES ONLY. THE CONTRACTOR SHALL VERIFY THE ACCURACY OF THE DIMENSIONS AND LOCATIONS OF THE IMPROVEMENTS TO ADJUST THE CONTRACTOR WITH THE REPRESENTATIVE OF THE LANDSCAPE ARCHITECT AND COORDINATES PROVIDED BY THE CIVIL ENGINEER.
5. THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL AND ENGINEERING PLANS FOR THE LAYOUT, DIMENSIONS, AND ELEVATIONS OF ALL BUILDINGS, UTILITIES, TREES, AND OTHERS.



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SEPTEMBER 13, 2023



Project information	Date
	9/7/2023

TYPICAL REMOTE CONTROL VALVE SIZE	
VALVE SIZE	GPM
1"	0-25
1-1/2"	26-50
2"	50-100

[illegible]

SAUSALITO FERRY LANDSIDE IMPROVEMENTS
APN 065-073-03
SAUSALITO, CALIFORNIA

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PROGRESS PLOT FOR PC REVIEW



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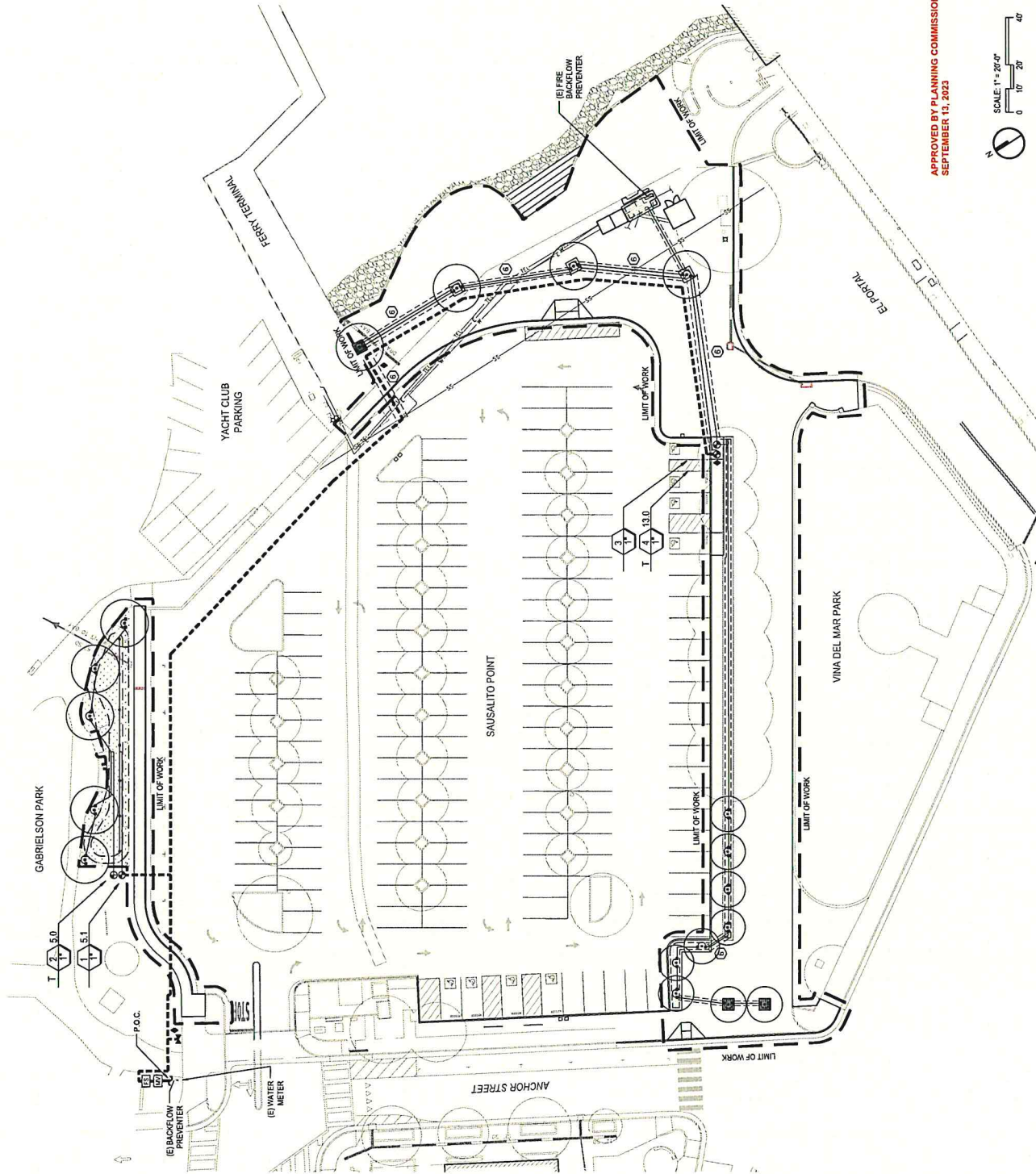


SAUSALITO FERRY LANDSIDE IMPROVEMENTS
IRRIGATION PLAN
APN 065-073-03
SAUSALITO, CALIFORNIA

Revisions	Date	By
	SEP 2023	

Sheet Number:
L4.1
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SEPTEMBER 13, 2023



PROGRESS PLOT FOR PC REVIEW

PLANTING NOTES

1. REFER TO SPECIFICATIONS FOR SOIL PREPARATION, PLANTING, AND MAINTENANCE PERIOD REQUIREMENTS.
2. CONTRACTOR TO REFER TO PLANT LIST FOR PLANT SIZE AND SPACING. USE TRIANGULAR SPACING UNLESS OTHERWISE NOTED.
3. PLANT QUANTITIES ARE PROVIDED FOR CONTRACTOR'S PLANTING. CONTRACTOR TO VERIFY QUANTITIES AND ALL PLANT QUANTITIES SHOWN IN PLANTING PLANS.
4. CONTRACTOR TO SUBMIT PLANT SAMPLES FOR APPROVAL BY LANDSCAPE ARCHITECT. SEE SPEC.
5. LANDSCAPE ARCHITECT TO INSPECT PLANTING LAYOUT PRIOR TO INSTALLATION. CONTRACTOR TO PROVIDE 1/4" X 10' MODUP OF ALL PLANT MARKS FOR APPROVAL BY LANDSCAPE ARCHITECT.
6. CONTRACTOR TO VERIFY LOCATION AND DEPTH OF ALL EXISTING UTILITY STRUCTURES, AND PROVISION LINES BEFORE BEGINNING.
7. GROUNDWORKS ARE TO EXTEND UNDER TREES AND SHRUB PLANTINGS FOR FULL COVERAGE. SPACE FROM SHRUBS.
8. SEE GRADING PLANT FOR FINISH GRADES. ALL FINISH GRADES TO BE MAINTAINED TO FINISH GRADE OF PROJECT LANDSCAPE.
9. ALL PLANTING AREAS, PLANTERS, AND POSTS TO RECEIVE 3" OF MULCH. SEE SPEC.

TREE SCHEDULE

TREES									
SYM	QTY	ABBR	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING	HEIGHT	SPREAD	WATER USE
	6	ARB MAR	ARBUTUS MARINA	MARINA STRAWBERRY TREE	24" BOX	PER PLAN	30'-0"	30'	L
	5	ACE OCT	ACER RUBRUM	OCTOBER GLORY RED MAPLE	24" BOX	PER PLAN	40'-0"	35'-0"	M
	12	PIS CHI	PISTACIA CHINENSIS	CHINESE PISTACHE	36" BOX	PER PLAN	40'-0"	40'-0"	L

PLANT SCHEDULE

SHRUBS									
SYM	QTY	ABBR	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING	HEIGHT	SPREAD	WATER USE
	74	ARC PAC	ARCTOSTAPHYLOS PACIFIC MIST	PACIFIC MIST MANZANITA	5 GAL	3'-0" O.C.	2'-0"	6'-0"	L
	46	CIS PRO	CISTUS SALVIFOLIUS PROSTRATUS	SAGELEAF ROCKROSE	5 GAL	2'-6" O.C.	2'-0"	5'-0"	L
	16	LIM CAL	LIMONIUM CALIFORNICUM	SEA LAVENDER	1 GAL	1'-6" O.C.	2'-0"	2'-0"	L
PERENNIALS									
	32	ESC CAL	ESCHSCHOLZIA CALIFORNICA	CALIFORNIA POPPY	1 GAL	1'-0" O.C.	2'-0"	2'-0"	L

BIORETENTION PLANTING AREA

SHRUBS									
SYM	QTY	ABBR	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING	HEIGHT	SPREAD	WATER USE
	84	ACH MIL	ACHILLEA MILLEFOLIUM	YARDON	1 GAL	1'-0" O.C.	2'-0"	2'-0"	L
	81	FES CAL	FESTUCA CALIFORNICA	CALIFORNIA FESCUE	1 GAL	2'-0" O.C.	3'-0"	3'-0"	L
	63	IRIS DOU	IRIS DOUGLASSIANA	DOUGLAS IRIS	1 GAL	1'-6" O.C.	2'-0"	1'-6"	L
	102	JUN PAT	JUNCUS PATENS	CALIFORNIA GREY RUSH	1 GAL	2'-6" O.C.	2'-0"	2'-0"	L
	11	MIN AUR	MINULUS AURANTIACUS	STICKY MONKEY FLOWER	1 GAL	2'-6" O.C.	3'-0"	3'-0"	L
	5	RIB SAN	RIEBS SANGUINEUM VAR. GLUTINOSUM	PINK FLOWERED CURRANT	5 GAL	3'-0" O.C.	3'-0"	6'-0"	L

PLANT SCHEDULE: ADDITIVE ALTERNATIVE

SHRUBS									
SYM	QTY	ABBR	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING	HEIGHT	SPREAD	WATER USE
	54	ARC PAC	ARCTOSTAPHYLOS PACIFIC MIST	PACIFIC MIST MANZANITA	5 GAL	3'-0" O.C.	2'-0"	6'-0"	L

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SEPTEMBER 13, 2023



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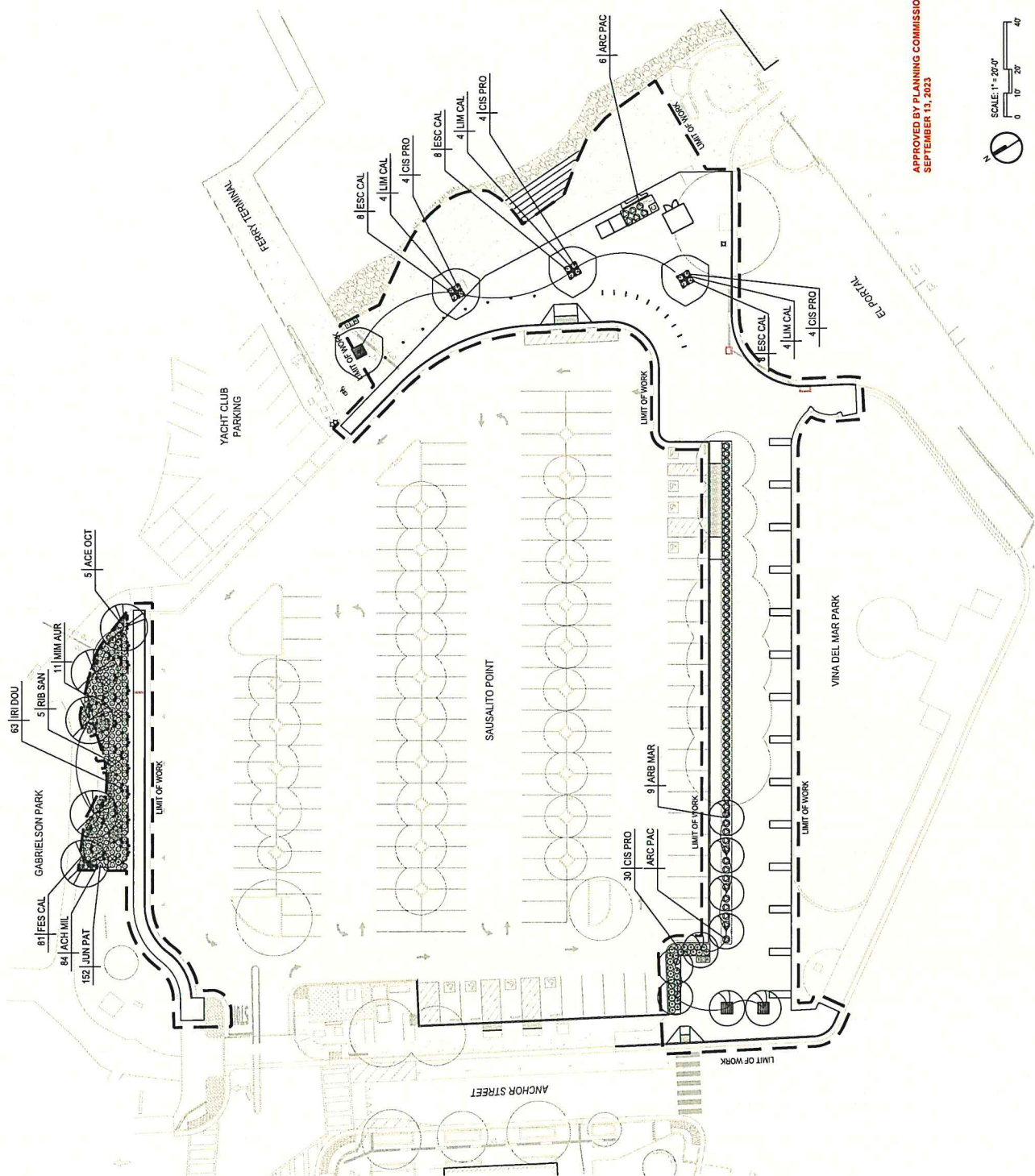
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APN 065-073-03
SAUSALITO, CALIFORNIA
PLANTING SCHEDULE & LEGEND

Revisions	Rev.	Date	By
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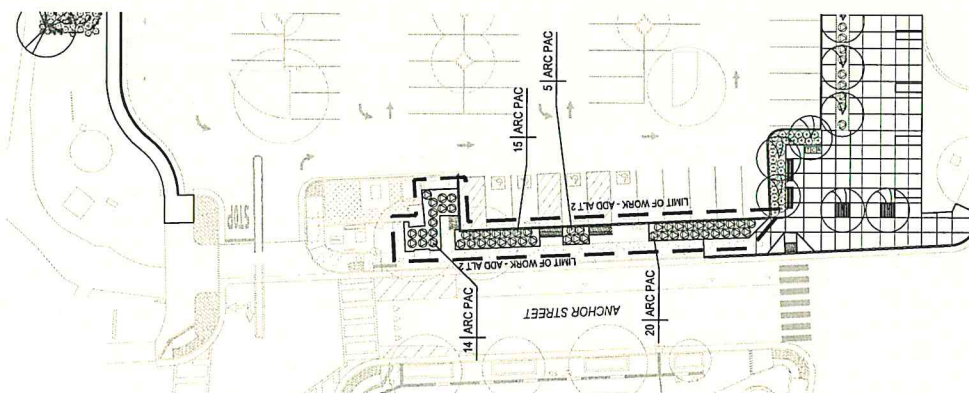
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SAPN 065-073-03
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ADDITIVE ALTERNATIVE

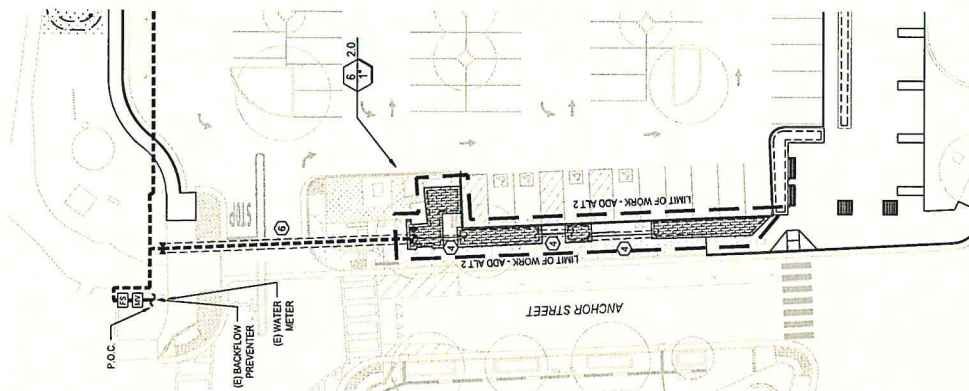
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Date	SEP 2023
Revision	

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L5.2
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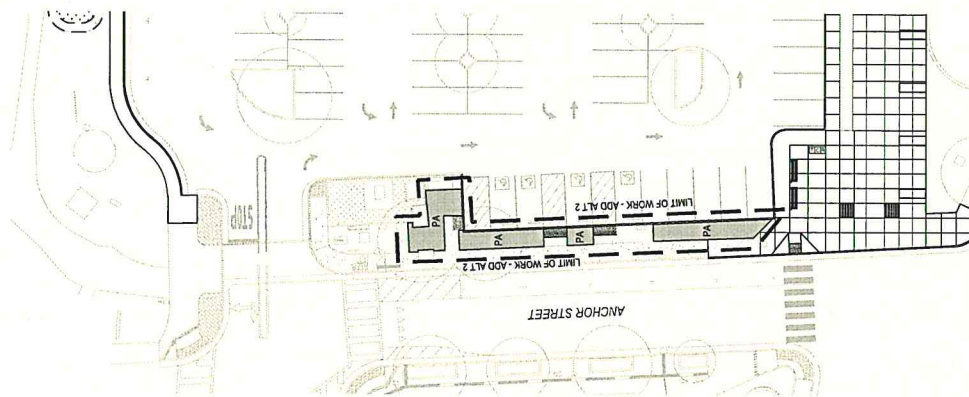
PLANTING PLAN

1. FOR PLANTING SCHEDULE & LEGEND, SEE L5.0
2. FOR BASE BID PLANTING PLAN, SEE L5.1



IRRIGATION PLAN

1. FOR IRRIGATION NOTES & LEGEND, SEE L4.0
2. FOR BASE BID IRRIGATION PLAN, SEE L4.1



CONSTRUCTION PLAN

1. FOR CONSTRUCTION LEGEND, SEE L2.0
2. FOR BASE BID CONSTRUCTION PLAN, SEE L2.0

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SEPTEMBER 13, 2023



NOTES:
1. CONTRACTOR TO RELOCATE EXISTING DRINKING FOUNTAIN



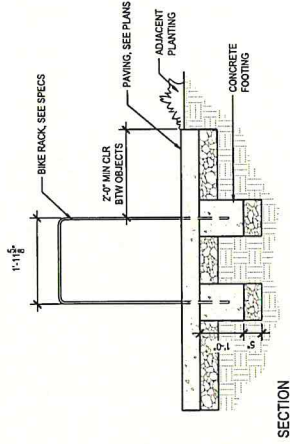
5 RELOCATED DRINKING FOUNTAIN
SCALE: NTS

NOTES:
1. MFR: SECURR
2. MODEL: C035 WASTE RECEPTACLES
3. COLOR: FRR
4. ADDITIONAL: ZINC-RICH PRIMER FOR CORROSION RESISTANCE
5. CONTRACTOR TO MATCH WASTE RECEPTACLES SHOWN IN IMAGE
6. BACKCASTER SHALL & ANCHOR PER MFR'S INSTRUCTIONS.

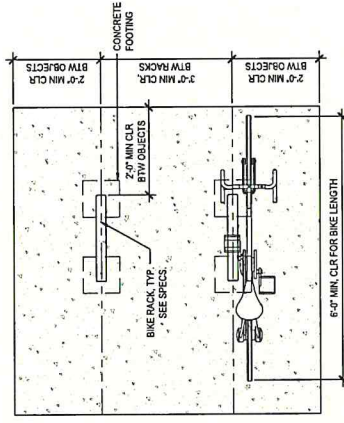


6 WASTE RECEPTACLES
SCALE: NTS

NOTES:
1. MFR: VESTRE
2. MODEL: 159C2 VROOM BICYCLE RACK LARGE
3. MATERIAL & FINISH: POWDER COATED ALUMINUM
4. COLOR: WHITE
5. MOUNTING: CASTING IN GROUND
6. CONTRACTOR TO INSTALL PER MFR'S INSTRUCTIONS.



SECTION

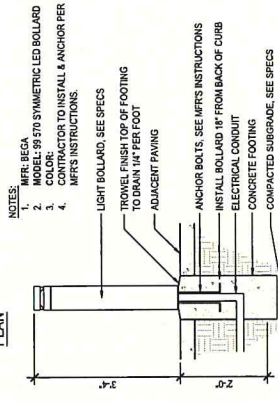


PLAN

3 BIKE RACK
SCALE: 3/4" = 1'-0"



PLAN



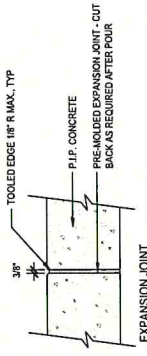
SECTION

4 LIGHT BOLLARD
SCALE: 3/4" = 1'-0"

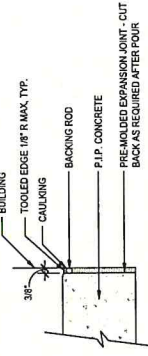
NOTES:
1. MFR: BEGA
2. MODEL: 29 370 SYMMETRIC LED BOLLARD
3. COLOR: WHITE
4. CONTRACTOR TO INSTALL & ANCHOR PER MFR'S INSTRUCTIONS.

1 EXPANSION AND CONTROL JOINTS
SCALE: 3" = 1'-0"

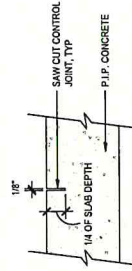
NOTES:
1. PROVIDE EFS AT ALL WALLS, COLUMNS AND SIMILAR VERTICAL STRUCTURES.
2. EXPANSION JOINTS AS SHOWN ON PLAN.
3. DOWEL IS TYPICAL AT ALL EFS EXCEPT SIMILAR VERTICAL STRUCTURES, UNLESS OTHERWISE NOTED ON THE DRAWING.



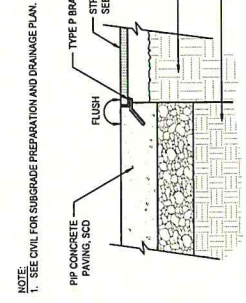
EXPANSION JOINT



EXPANSION JOINT (CAULKED)



SAW-CUT SCORE / CONTROL JOINT



NOTE:
1. SEE CIVIL FOR SUBGRADE PREPARATION AND DRAINAGE PLAN.

2 TREE GRATE AT CONCRETE
SCALE: 1'-1/2" = 1'-0"

APPROVED BY PLANNING COMMISSION
SEPTEMBER 13, 2023





NOT FOR
CONSTRUCTION

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SAUSALITO FERRY LANDSIDE IMPROVEMENTS
SAUSALITO, CALIFORNIA
APN 065-073-03
CONSTRUCTION DETAILS

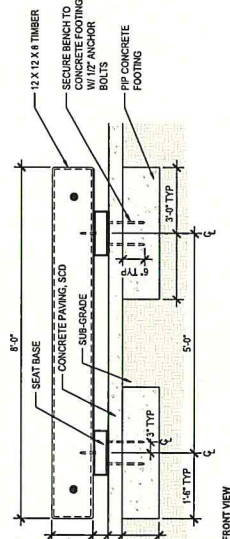
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Date: SEP 2023
Drawing: 18
Project: 18
Sheet: 18
L7.1
24 of 29

- NOTES
1. MFR: COLUMBIA CASCADE COMPANY
 2. MODEL: TIMBERFORM GIANT TIMBER SEAT, MODEL NO. 22114-H6
 3. CONTRACTOR TO ASSEMBLE & INSTALL PER MFR'S INSTRUCTIONS.

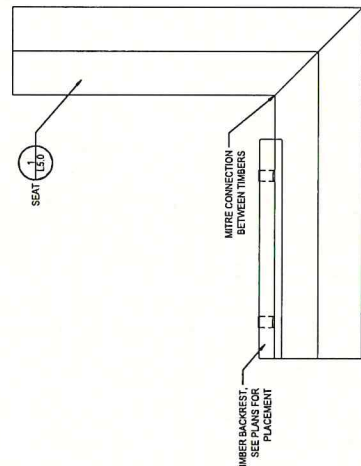
INSTALLATION NOTES

1. EACH TIMBER MUST BE POSITIONED SO THAT THE BEST FACE IS EXPOSED WHEN ASSEMBLED.
2. EXPOSED FACES OF ALL TIMBERS MUST BE PROTECTED WITH AN APPROPRIATE FINISH.
3. ATTACH SEAT BASES TO TIMBER ASSEMBLY PER MFR'S INSTRUCTIONS. USE FULLY ASSEMBLED SEAT TO LOCATE ANCHORING DEVICES BY OTHERS. THE USE OF SHIMS AND/OR NON-SHRINK GROUT MAY BE REQUIRED FOR LEVEL INSTALLATION, BY OTHERS.
4. REFER TO MFR FOR IMPORTANT MAINTENANCE INSTRUCTIONS.



FRONT VIEW

1 SEAT
SCALE: 3/4\" = 1'-0"

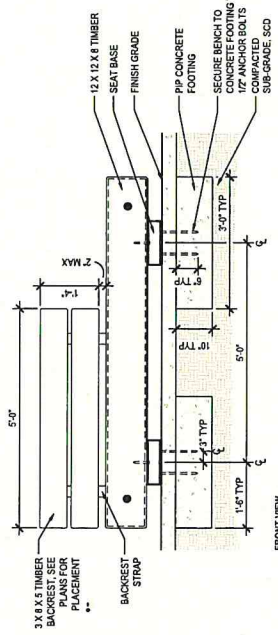


PLAN VIEW

- NOTES
1. MFR: COLUMBIA CASCADE COMPANY
 2. MODEL: TIMBERFORM GIANT TIMBER SEAT, MODEL NO. 22114-H6-AJA
 3. CONTRACTOR TO ASSEMBLE & INSTALL PER MFR'S INSTRUCTIONS.

INSTALLATION NOTES

1. EACH TIMBER MUST BE POSITIONED SO THAT THE BEST FACE IS EXPOSED WHEN ASSEMBLED.
2. EXPOSED FACES OF ALL TIMBERS MUST BE PROTECTED WITH AN APPROPRIATE FINISH.
3. ATTACH SEAT BASES TO TIMBER ASSEMBLY PER MFR'S INSTRUCTIONS. USE FULLY ASSEMBLED SEAT TO LOCATE ANCHORING DEVICES BY OTHERS. THE USE OF SHIMS AND/OR NON-SHRINK GROUT MAY BE REQUIRED FOR LEVEL INSTALLATION, BY OTHERS.
4. REFER TO MFR FOR IMPORTANT MAINTENANCE INSTRUCTIONS.



FRONT VIEW

2 BENCH
SCALE: 3/4\" = 1'-0"

APPROVED BY PLANNING COMMISSION
SEPTEMBER 13, 2023



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SAUSALITO FERRY LANDSIDE IMPROVEMENTS
Sausalito, California
APN 065-073-00
08/15/2024

IRRIGATION DETAILS

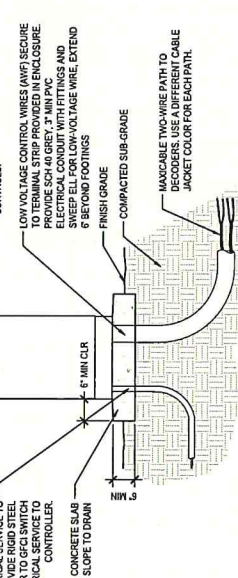
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2	MS	08/15/2024
3	MS	08/15/2024
4	MS	08/15/2024
5	MS	08/15/2024
6	MS	08/15/2024
7	MS	08/15/2024
8	MS	08/15/2024

Sheet Number:
L8.0
25 of 29

PROGRESS PLOT FOR PC REVIEW

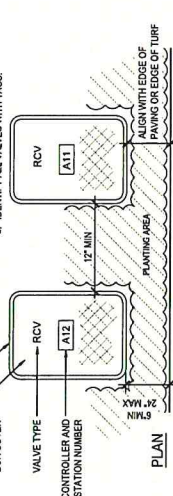
APPROVED BY PLANNING COMMISSION
SEPTEMBER 13, 2023

- NOTES:
1. INSTALL CONTROLLER, CABINET AND PEDESTAL PER MANUFACTURER'S INSTRUCTIONS.
 2. COORDINATE WITH ELECTRICAL FOR CONDUIT AND GROUNDING.
 3. PROVIDE PROPER GROUNDING COMPONENTS TO ACHIEVE GROUND RESISTANCE OF 10 OHMS OR LESS.
 4. DO NOT EXCEED 5' MAX HEIGHT FOR CONTROLS.



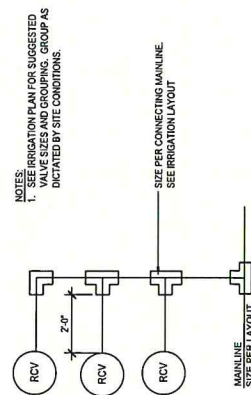
2 CONTROLLER PEDESTAL MOUNT
SCALE: NTS

- NOTES:
1. IDENTIFY CONTROLLER AND STATION NUMBER.
 2. IDENTIFY VALVE TYPE.
 3. VALVE TYPE ABBREVIATIONS:
RCV - REMOTE CONTROL VALVE
OCV - QUICK COUPLING VALVE
IV - ISOLATION VALVE
 4. ALL VALVES SHALL BE 1/2\"/>

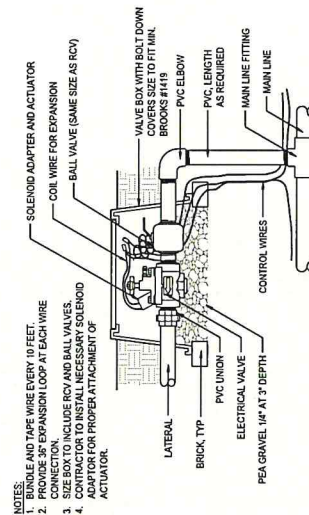


7 VALVE BOXES
SCALE: 1-1/2\"/>

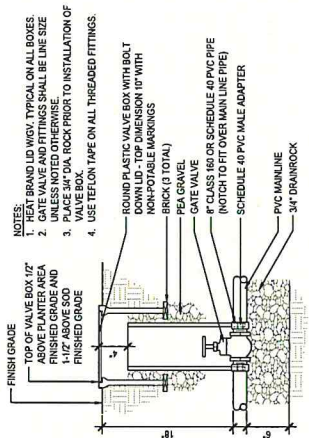
- NOTES:
1. PROVIDE IRRIGATION PLAN FOR SUGGESTED VALVE SIZES AND GROUPINGS. GROUP AS DICTATED BY SITE CONDITIONS.



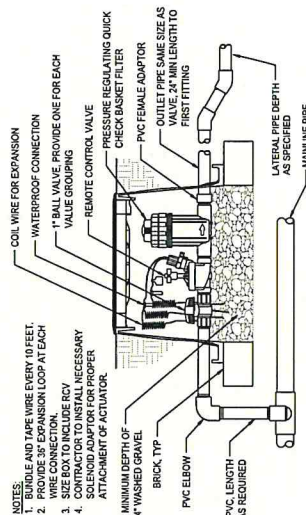
8 VALVE GROUPINGS
SCALE: 1/2\"/>



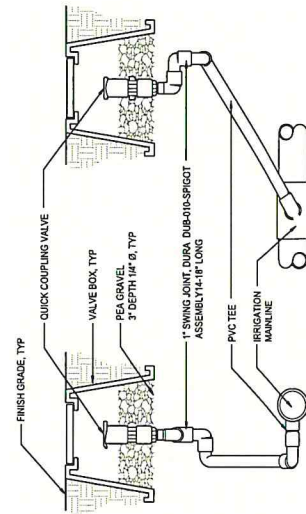
5 REMOTE CONTROL VALVE
SCALE: 3\"/>



3 ISOLATION GATE VALVE
SCALE: 3\"/>



6 REMOTE CONTROL VALVE - DRIP
SCALE: 3\"/>



4 QUICK COUPLING VALVE
SCALE: 3\"/>



NOT FOR
CONSTRUCTION

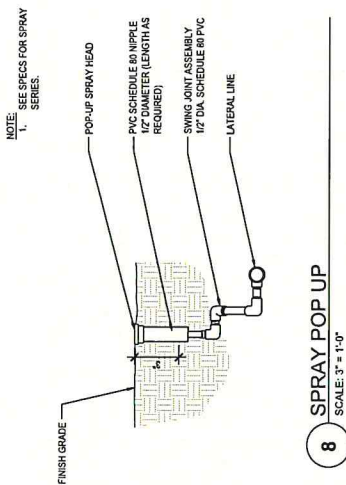
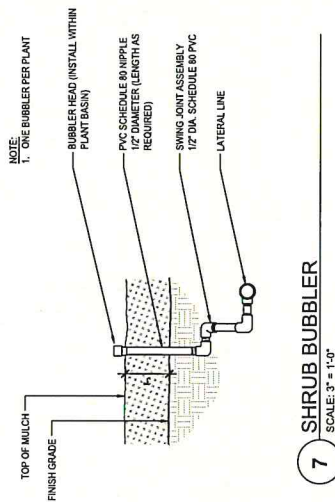
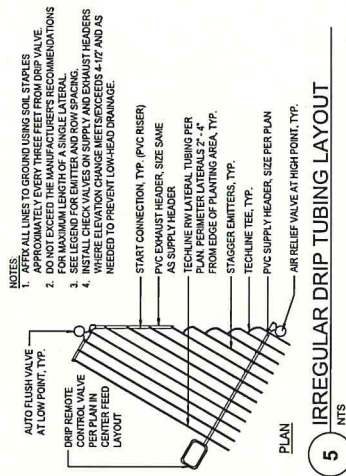
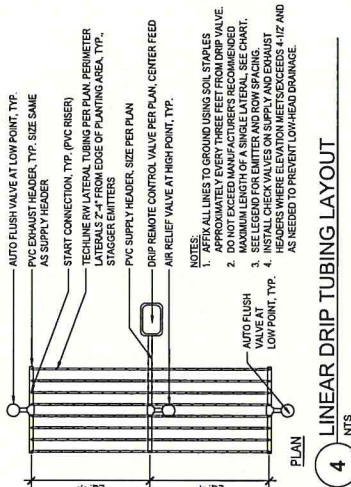
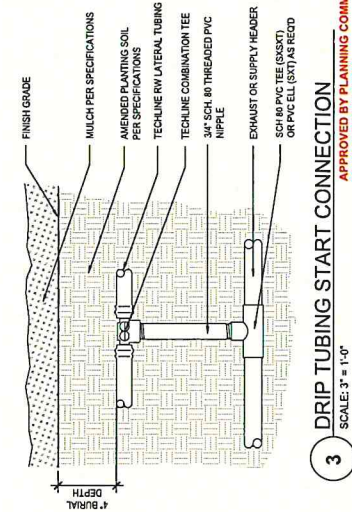
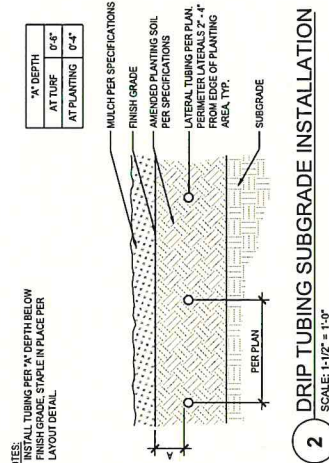
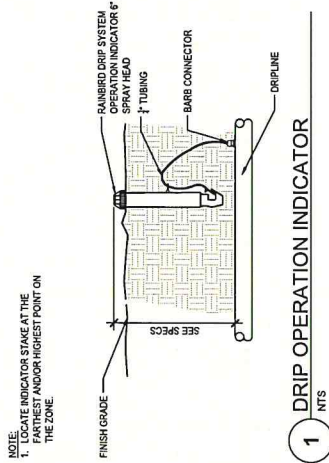
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IRRIGATION DETAILS

SAUSALITO FERRY LANDSIDE IMPROVEMENTS
SAPN 055-073-03
SAPN 055-073-03
SAPN 055-073-03

Revision	
NO.	
Date: 02/27/2023	
Drawn: AS	
Checked: TS	
Approved: RL	
Project: 15	
Sheet: 15	
Scale: 1" = 1'-0"	

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L8.1
Drawing Number:
Approved By: Planning Commission
September 13, 2023





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926.279.5115



IRRIGATION DETAILS

SAUSALITO FERRY LANDSIDE IMPROVEMENTS
SAPIN 05-073-03
SAPIN 05-073-03

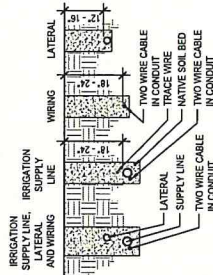
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Sheet 27 of 29

L8.2
APPROVED BY PLANNING COMMISSION
SEPTEMBER 13, 2023

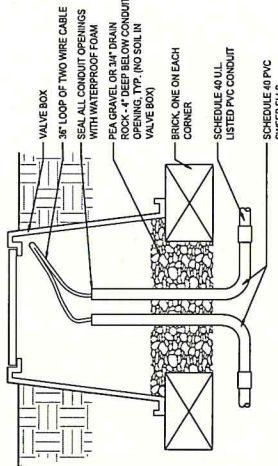
PROGRESS PLOT FOR PC REVIEW

- NOTES:
1. LAY IRRIGATION SUPPLY LINE ON NATIVE SOIL BED UNLESS SAND BED IS SPECIFIED.
 2. PROVIDE 3" COVER OVER ALL PIPE AND PIPE SLEEVES UNDER ROADWAYS, PARKING LOTS, ENTRANCES TO PARKING LOTS AND FIRE ACCESS LANS PER NFPA 24, SECTION 10.4.4.
 3. PROVIDE SEPARATE SLEEVES FOR ALL WIRES CROSSING UNDER ROADWAYS, PARKING LOTS AND FIRE ACCESS LANS PER NFPA 24, SECTION 10.4.4. DO NOT TAP WIRES WITHIN CONDUIT.



4 IRRIGATION TRENCHING - TWO WIRE

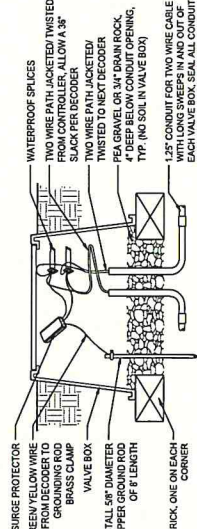
SCALE: 1/2" = 1'-0"



5 IRRIGATION TWO WIRE PULL BOX

NOT TO SCALE

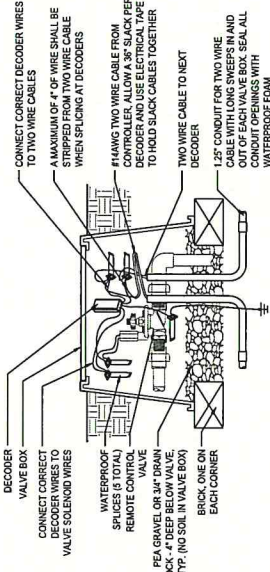
- NOTES:
1. TWO WIRE DECODER SYSTEMS MUST BE PROPERLY GROUNDED IN ORDER TO PROTECT AGAINST LIGHTNING SURGES.
 2. THE COMMUNICATION CABLE MUST BE GROUNDED NO FURTHER THAN 500' FROM ANY LIGHTNING PROTECTOR FOR EVERY LIGHTNING DECODER AND AT THE END OF THE TWO WIRE PATH. SPLIT BOLT CONNECTORS MUST BE USED TO CONNECT THE SURGE ARRESTOR TO THE GROUND.
 3. WIRE WITH A 3M DBY 4 WATERPROOF CONNECTOR.
 4. THE SURGE DEVICE MUST BE A RAIN BIRD MODEL LSP-1TUBIF. THE MINIMUM DISTANCE BETWEEN THE SURGE ARRESTOR AND THE GROUND ROD SHOULD BE 7'.



6 LIGHTNING ARRESTOR - TWO WIRE

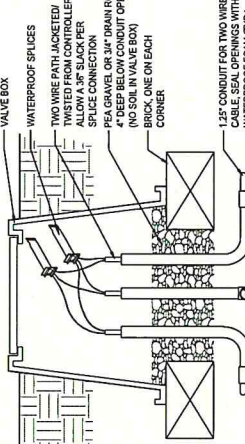
NOT TO SCALE

- NOTE:
- ALL DECODERS SHALL HAVE A VALVE NUMBER ADDRESSED AT CONTROLLER PRIOR TO INSTALLATION.



1 DECODER IN VALVE BOX - TWO WIRE

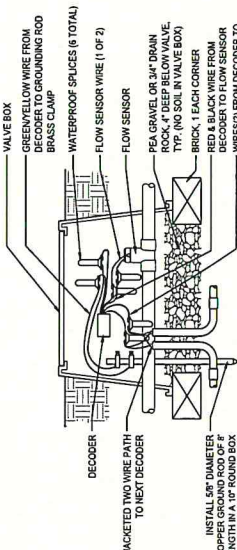
NOT TO SCALE



2 TWO WIRE SPLICER BOX AT MAIN

NOT TO SCALE

- NOTE:
- TWO WIRE PATH JACKETED TWISTED FROM CONTROLLER/DECODER SHOULD ALLOW 3\"/>



3 FLOW SENSOR DECODER - TWO WIRE

NOT TO SCALE

EXHIBIT 2

Ferry Landside Improvement Project Phase 1 Design Review Permit Findings of Approval

10.54.050 D Findings

The Planning Commission shall approve design review permit applications only if the following findings can be made:

1. The proposed project is consistent with the general plan, any applicable specific plans, any applicable design guidelines, and this chapter. (The adopted historic design guidelines can be found in the Community Development Department or the office of the City Clerk.)

See Attachment 1 which lists more than 39 different policies applicable to this project.

This project is specifically identified in the City's strategic plan A2.1, A2.2, A2.3, C2.2, D7

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

The expansion of the plaza area has been designed with the intent of providing more space for Ferry patrons as well as minimally impacting the available parking in lot 1 and reducing potential impacts to the Sausalito Yacht Club and will not be removed if future improvements to the parking lots are implemented in the near future.

The design team has met with the Planning Commission, the Historic Preservation Commission and the Planning Subcommittee to discuss this project and received direction from those meetings.

The prevailing design for this project is the same character of the existing plaza and parking Lot 1 by incorporating the existing plaza, addressing transit issues related to reduce conflicts with the ferry boarding dock.

The design incorporates a concrete plaza expansion, which is at the same elevation as the existing plaza, incorporates trees and planters to provide shade with the intent of not significantly impacting the views of the bay. The design incorporates a sidewalk on the east side of parking lot 1 to accommodate access for pedestrians from northerly parking lots and from transit drop-offs..

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.

While the project strives to be contiguous with the existing features of the plaza and this area of downtown, the design is developed to not diminish from the existing features of this area which gives the area character. The design intends to maintain view corridors and maintain several aspects of the existing plaza area which are unique to Sausalito.

EXHIBIT 2

Ferry Laneside Improvement Project Phase 1 Design Review Permit Findings of Approval

The current location of the existing Sally Stanford fountain is in conflict with the new plaza area and will present an obstacle to patrons. It is anticipated that the existing Sally Stanford fountain will be relocated closer to El Portal near the existing Kiosk.

The existing kiosk will remain in place based on input from the community as well as a request from the Chamber of Commerce.

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

While this project does not include new buildings or structures; however, the project does include trees and benches to provide viewing areas of the bay for the public. The trees and benches are of standard scale and type to be considered as being consistent with the surrounding neighborhood. Ferry Ticket Kiosks will be added at locations near the existing kiosk building within the west side of the plaza.

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

The placement of trees to provide some shade in the hot months of the summer are proposed to be installed in areas that most benefit the public. The trees are anticipated to have a canopy that does not impede views of the bay by those within the plaza area.

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

No structures are proposed with this project such that this condition is not applicable.

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.

Landscaping is composed of sparsely spaced trees and also includes a storm water filtration system. Trees, which are anticipated to include *Koeleuteria paniculate* (Coral Sun Golden Rain Tree) and *Acer Rubrum* (October Glory/maple trees) will be spaced appropriately throughout the project area to provide shade and have a sufficiently high canopy to allow view of the bay for pedestrians in Parking Lot 1 and within the plaza. Trees should not be placed near the entrance to the Sausalito Yacht Club that may impede sight distance of those entering and exiting the Yacht Clubs parking lot.

The storm water retention area will be composed of landscape grasses and vegetation that allows for filtration of storm water. Areas within the filtration system must be left open to allow for maintenance cleaning; however, these areas are relatively small. Additional landscaping will be added around the detention basins which is generally the same type and character as the vegetation within Gabrielson park.

EXHIBIT 2

Ferry Landside Improvement Project Phase 1 Design Review Permit Findings of Approval

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

No new buildings are proposed with this project. Bollard lighting is proposed to improve access in the plaza area. Existing lighting in the parking area will remain.

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 includes Bollard Lighting in the plaza to illuminate the path of travel next to the parking area and prevent vehicles from inadvertently driving onto the plaza. Bollard lighting will shine at the pavement surface.

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.

The purpose of this public project is to address a long-standing issue(s) related to not having sufficient space for the public to access the Ferry. No modifications are proposed for 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 current configuration of parking spaces within Parking Lot 1 does not change with this project but is reduced to install the plaza area and east side sidewalk..

This project improves traffic safety by providing a dedicated vehicle drop-off area and wider sidewalks to allow pedestrian and patrons of the ferry to not step into vehicular paths of travel.

Staff will convey the Commission's recommendation to close Tracy Way to the City Council for consideration. It is anticipated that Tracy way will continue to be used for Summer Bicycle Returns and will be closed to vehicle traffic during that period.

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.

Trees are included with the plan for the plaza area to provide shade during the summer months while not impacting pedestrian views of the bay. Several trees in the exiting parking lot are required to be removed with the expansion of the plaza.

The project also includes stormwater detention and filtration system which include additional planting on the east side of parking lot 1.

EXHIBIT 2

Ferry Landside Improvement Project Phase 1 Design Review Permit Findings of Approval

12. 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).

No buildings are proposed with this project such that this condition is not applicable.

13. 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 facade articulations and divisions (such as building wall offsets), and using varying rooflines.

The project is intended to improve the access for the public to the ferry terminal. No significant modification are proposed to adjacent properties. Work adjacent to Gabrielson Park includes bioretention and filtration planting systems and is in the same character as existing planting at the park.