

**SAUSALITO PLANNING COMMISSION
RESOLUTION NO. 2024-19**

**APPROVAL OF A CONDITIONAL USE PERMIT APPLICATION TO
FACILITATE A CHANGE IN LAND USE FROM A RESTAURANT USE TO A RECREATION
AND FITNESS CENTER USE AT 2650 BRIDGEWAY BOULEVARD
APN: 063-140-18
PROJECT ID: 2024-00107**

WHEREAS, on May 1, 2024, an Occupational Use Permit application was filed by the Applicant, Tessa White, on behalf of Property Owner, Daniel Morgan, requesting approval of a proposed children's indoor playground business at 2650 Bridgeway Boulevard (APN: 063-140-18); and

WHEREAS, on May 6, 2024, the Community Development Department deemed the Occupational Use Permit application "Incomplete" as a Conditional Use Permit is required to facilitate a change in land use from a restaurant use to a recreation and fitness center land use in the Industrial (I) Zoning District; and

WHEREAS, on May 23, 2024, a Conditional Use Permit application was filed by the Applicant, Tessa White, on behalf of Property Owner, Daniel Morgan, requesting approval of a change in land use from a restaurant use to a recreation and fitness center use; and

WHEREAS, the Planning Commission considered the application during a public meeting on November 13, 2024, 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 "Tenant Improvement for the Social Klub", received September 25, 2024; 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

WHEREAS, the Planning Commission finds that the requisite findings for approval set forth in SMC Section 10.68.050 can be made; and

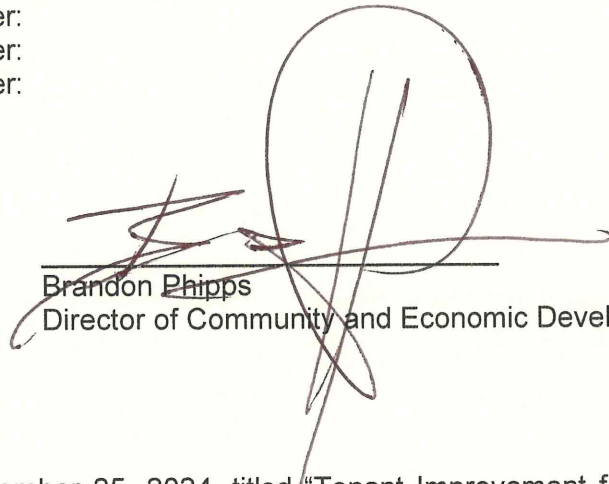
WHEREAS, the Planning Commission finds that the application is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 of the CEQA Guidelines; and

NOW, THEREFORE, THE PLANNING COMMISSION HEREBY RESOLVES:

1. The project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 of the CEQA Guidelines
2. The requested Conditional Use Permit to facilitate a change in land use from a restaurant use to a recreation and fitness center use at 2650 Bridgeway Boulevard (APN: 063-140-18) is hereby approved based upon the attached findings (Attachment 1), subject to the attached Conditions of Approval (Attachment 2), and as shown in the Project plans titled "Tenant Improvement for the Social Klub", received September 25, 2024 (Attachment 3)

RESOLUTION PASSED AND ADOPTED, at the regular meeting of the Planning Commission on the 13th day of November 2024, by the following vote:

AYES: Commissioner Member: Luxenberg, Saad, Feller, Junius, Marlatt
NOES: Commissioner Member:
ABSENT: Commissioner Member:
ABSTAIN: Commissioner Member:



Brandon Phipps
Director of Community and Economic Development

ATTACHMENTS

1. Findings
2. Conditions of Approval
3. Project Plans, received September 25, 2024, titled "Tenant Improvement for the Social Klub"

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ATTACHMENT 1: FINDINGS

CONDITIONAL USE PERMIT FINDINGS

The granting authority may approve or conditionally approve a conditional use permit only if the following findings in SMC 10.60 can be made:

- A. The proposed use is allowed with issuance of a conditional 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 Recreation and fitness center land use is permitted subject to a Conditional Use Permit per SMC 10.26.020, Table 10.26-1 – Land Uses Allowed in Industrial Marinship District. SMC 10.88.040 defines “Recreation and fitness centers” as “...indoor establishments providing amusement, entertainment, or physical fitness services for a fee or admission charge..” This aligns with the proposed children’s indoor playground business which intends to occupy this site following the approval of this requested land use change.

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

The proposed land use is consistent with the general plan, the purposes of the Zoning Ordinance, and the purposes of the Industrial “I” Zoning District since the proposed use encourages a mixture of uses, provides a service/recreation use with the necessary support elements for the Sausalito community, and provides a low impact use which will not adversely impact other Marinship businesses within the Marinship commercial area. The proposed land use supports a new business which will utilize and reinvigorate a vacant site thus promoting a healthy economic environment within the Marinship commercial area. This aligns with one of the purposes and intents of the Economic Element in the 2021 Sausalito General Plan which pertains to development within the Marinship commercial area.

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

The proposed land use, together with the applicable conditions, will not be detrimental to the public health, safety, or general welfare of the City. The existing commercial building is set back more than 100 feet from Bridgeway Boulevard providing adequate separation from the roadway and ensuring greater safety in the case of visitors, notably children, potentially running around the site or building entrance. The proposed land use will promote the general welfare of the City by contributing to the diverse array of business uses which drive the

Marinship commercial area while preserving the Marinship's working waterfront.

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

The proposed land use complies with each of the applicable provisions of the Zoning Ordinance including SMC 10.44 – Specific Use Requirements, and SMC 10.60 – Conditional Use Permits.

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 land use is located in a commercial building, in a largely commercial/industrial area within the Marinship commercial area, and is situated off an arterial road, Bridgeway Boulevard. Bridgeway Boulevard links residents across Sausalito from the southern and northern ends of the City to the Downtown Sausalito Historic District – including the Sausalito Ferry Terminal – and to the Marinship District – including the Marinship commercial area. Bridgeway Boulevard supports local bus routes which service San Francisco, Sausalito, and other municipalities within Marin County.

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 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 areas. The proposed land use is located in an existing commercial building, in a largely commercial/industrial area within the Marinship commercial area. The site provides adequate off-street parking to accommodate the proposed use, and the existing commercial building is set back more than 100 feet from Bridgeway Boulevard providing adequate separation from the roadway.

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 existing publicly maintained roadways in the vicinity of the proposed recreation and fitness center land use, including Bridgeway Boulevard, Coloma Street, Gate 5 Road, and Harbor Drive, are all of adequate width and condition to accommodate pedestrian and vehicular traffic that will be generated by the proposed recreation and fitness center land use.

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

As no exterior improvements or modifications are proposed as part of this land use change application, the proposed land use will not materially or adversely affect nearby properties or their permitted uses. The site provides adequate off-street parking to accommodate the proposed use as well as convenient ingress and egress onto Bridgeway Boulevard. The

surrounding and nearby properties consist of other commercial and industrial land uses.

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

There are no applicable Findings in SMC 10.44 pertaining to Recreation and fitness center land uses proposed in the Industrial Marinship commercial area.

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ATTACHMENT 2: CONDITIONS OF APPROVAL

General Conditions

1. 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(s). This shall include establishing the approved use/implementing the permit(s) within the time limits set forth by the applicable code.
2. The project shall be designed and constructed as shown in the set of plans "Tenant Improvement for the Social Klub", received September 25, 2024 (Attachment 3).
3. The Applicant/Property Owner(s) shall defend, indemnify (including reimbursement of all fees and costs reasonably incurred by separate counsel retained 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, damage, or expense, including without limitation reasonable attorney's fees which City may suffer or incur as a result of any claims relating to or arising from the City's approval of the project or any portion of the project, or construction thereof.
4. In the event that any condition imposing a fee, exaction, dedication, or 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 subject to review by the City and substitute conditions may be imposed.
5. 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.
6. 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.

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. 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 and City Holidays (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.
2. All applicable City fees as established by City Council resolutions and ordinances shall be paid.
3. 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 stormwater 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.

ATTACHMENT 3: PROJECT PLANS

2650 BRIDGEWAY SITE PLAN - EXISTING TO REMAIN

