

**SAUSALITO PLANNING COMMISSION
RESOLUTION NO. 2024-21**

**APPROVAL OF A CONDITIONAL USE PERMIT AND SIGN PERMIT
PROPOSING THE OPERATION OF A FORMULA RETAIL RESTURANT
BUSINESS (MJ SUSHI) AT 2633 BRIDGEWAY
APN: 063-151-02
PROJECT ID: 2024-00074**

WHEREAS, an application has been filed by Miling Li on behalf of MJ Sausalito LP, a proposed formula retail establishment (MJ Sushi restaurant), requesting Planning Commission approval of a Conditional Use Permit and Sign Permit for the operation of the formula retail business and installation of business signage at 2633 Bridgeway (APN 063-151-02); and

WHEREAS, the project site is located within the General Plan Neighborhood Commercial land use designation, the CN-2 (Neighborhood Commercial) zoning district; and

WHEREAS, the Planning Commission has reviewed and 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 has reviewed and considered the Project plans titled "Tenant Improvement MJ Sushi", received June 10, 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 findings for approval set forth in Attachment 1;

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

1. The approval of this Project and this action is Categorically exempt from the California Environmental Quality Act (CEQA), in accordance with Section 15301 of the CEQA Guidelines.
2. The proposed Conditional Use Permit for the operation of a formula retail establishment (MJ Sushi restaurant) and Sign Permit is approved based upon the attached findings (Attachment 1), subject to the attached conditions of approval (Attachment 2), and as shown in the project plans titled "Tenant Improvement MJ Sushi.", received on June 10, 2024 (Attachment 3).

RESOLUTION PASSED AND ADOPTED, at the regular meeting of the Sausalito Planning Commission on the 13th day of November 2023, by the following vote:

AYES: Commissioner: Junius, Feller, Marlatt, Vice Chair Saad, Chair Luxenberg
NOES: Commissioner: None
ABSENT: Commissioner: None
ABSTAIN: Commissioner: None



Brandon Phipps, Economic and
Community Development Director

EXHIBITS

Exhibit A: Findings
Exhibit B: Conditions of Approval
Exhibit C: Project Plan

EXHIBIT A: FINDINGS
Resolution 2024-21
2024-00074 – 2633 Bridgeway

CONDITIONAL USE PERMIT – 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 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 restaurant use is permitted with the issuance of a conditional use permit pursuant to Chapter 10.24, Section 10.24.030 Table 10.24-1.

- 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 project site is located within the Neighborhood Commercial land use designation of the Sausalito General Plan and the CN-2 (Neighborhood Commercial) zoning district. One of the stated purposes of the CN Zoning districts is *"To provide local-serving retail and service businesses in a location and manner that serve nearby commercial and residential areas."* The proposed restaurant being located in the 2600 block of Bridgeway, across the Industrial zoning district and near residential neighborhoods, is well situated to meet this purpose. The applicant does not propose to alter the exterior of the existing building, allowing it to remain in character with the neighborhood. Therefore, the proposed formula retail use (MJ sushi Restaurant) is determined to be consistent with the General Plan and Zoning designation.

- a. 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 scope of work is limited to interior tenant improvements and operation of a restaurant use, in keeping with previous uses at this location. All new work will be required to comply with applicable building codes and will undergo inspection by the city building inspector. Therefore, there is no evidence in the record that the proposed project will be detrimental to the public health, safety or welfare of the city.

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

The proposed retail use complies with the permitted uses listed in the CN (Neighborhood Commercial) zoning district Chapter 10.24, and subject to the conditions of approval, the applicable Sign Regulations Chapter 10.42.

- D. 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 formula retail establishment (MJ Sushi restaurant) is properly located in the community serving CN-2 (Neighborhood Commercial) zoning district which permits a range of commercial uses including retail, service, financial and restaurants. This use will maintain the range of uses, enhance existing services offered in this district and support the vitality of the commercial district.

- E. 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 subject site is developed with an existing restaurant building located in the Neighborhood Commercial district. The built conditions include on-site parking at the front and rear sufficient to support the existing and proposed use, as well as adequate street access, public sidewalks and traffic control.

- F. 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 subject project is limited to the interior remodeling of an existing restaurant tenant space. Existing utilities will be adequate to support the proposed use. The CN-2 (Neighborhood Commercial) district is provided with a fully developed four lane roadway with traffic controls and public sidewalks. These features are adequate to support the on-going use of the tenant space as a formula retail establishment (restaurant).

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

The proposed project use is limited to the interior remodeling and operation of a restaurant use, consistent with prior uses in this commercial space. The proposed use will improve the commercial vitality and restaurant options available to residents and visitors in the Neighborhood Commercial district. There is no evidence in the record that would indicate the ongoing use of the site for restaurant use would adversely affect nearby properties.

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

Findings for a formula retail store, as required under Section 10.44.240 are provided below.

FORMULA USE PERMIT FINDINGS – SMC SECTION 10.44.240

- 1. The formula retail establishment will be compatible with existing surrounding uses and has been designed and will be operated in a non-obtrusive manner to preserve the community's distinctive character and ambiance.**

The proposed formula retail establishment (restaurant), although affiliated with a chain of franchised restaurants of the same name in communities around the San Francisco Bay Area, will provide a desirable high-end product that will fit well into the range of uses (retail, restaurant, financial, deli, gas stations, offices, etc.) that currently operate in the Neighborhood Commercial zoning district and surrounding industrial and commercial districts. The applicant has proposed to retain the existing building façade, maintaining its unique character and contribution to the district.

The proposed signage is consistent with surrounding uses. As such, the proposed use will blend into and compliment the Neighborhood Commercial district and preserve the community's distinctive character and ambiance.

- 2. The formula retail establishment will not result in an over-concentration of formula retail establishments in its immediate vicinity or the city as a whole;**

Although affiliated with several other restaurants in surrounding San Francisco Bay Area communities, the proposed formula retail establishment (MJ Sushi restaurant) will retain a unique and individualistic appearance through maintenance of the existing building façade and installation of individual signage that will remain compatible with the commercial district. This block of the neighborhood commercial district is notable for the variety of individually owned and non-formula uses. As the number of existing formula retail establishments are extremely limited in Neighborhood Commercial districts, the proposed use will not result in a over-concentration.

- 3. The formula retail establishment will promote diversity and variety to assure a balanced mix of commercial uses available to serve both resident and visitor populations.**

The proposed restaurant (MJ Sushi), although affiliated with other restaurants in surrounding Bay Area communities, provides a desirable and appropriate product that will fit well into the range of uses (retail, restaurant, financial, coffee shops, etc.) that currently operate in the Neighborhood Commercial zoning district and surrounding areas. The provision of a range of restaurant options is desirable for both visitors and residents and will serve to help draw customers to the district.

- 4. The formula retail establishment will contribute to an appropriate balance of local, regional or national-based businesses in the community.**

The provision of a range of retail and restaurant options is desirable for both visitors and residents and will help serve to draw shoppers into the neighborhood commercial district. As such the proposed use will contribute to an appropriate balance of local, regional and national based businesses operating in the commercial district.

- 5. The formula retail establishment will be mutually beneficial to and would enhance the economic health of surrounding uses in the district.**

The proposed retail clothing store, although affiliated with several other stores of the same name in surrounding communities, provides a desirable and appropriate high-end product that will fit well into the range of uses (retail, restaurant, financial, coffee shops, etc.) that currently operate in the CN-2 (Neighborhood Commercial) zoning district and surrounding areas. The provision of a range of restaurant options is desirable for both visitors and residents and will serve to draw shoppers into the area. This mutually beneficial activity will enhance the economic health of surrounding uses in the district.

- 6. The formula retail establishment will contribute to an appropriate balance of small, medium and large-sized businesses in the community; and**

- 7. The proposed use, together with its design and improvement, is consistent with the unique historic character of Sausalito, and would preserve the distinctive visual appearance and shopping experience of Sausalito for its residents and visitors. [Ord. 1184 § 2, 2007; Ord. 1167§ 2, 2003.]**

Although MJ Sushi restaurant is affiliated with other restaurants in surrounding communities, this block of the neighborhood commercial district maintains a variety of individually owned and non-formula uses of various sizes. The proposed use is modest in size, being located in a portion of an existing restaurant structure and will add to the range of small businesses in the district. The proposed building will retain its unique and individualistic appearance as no exterior modifications are proposed. Therefore, this project will be consistent with the unique historic and visual character of Sausalito.

SIGN PERMIT – SMC SECTION 10.43.090 D.

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

Subject to the conditions of approval requiring a modest reduction in the square footage of the combined sign faces, the proposed sign program complies with the limits of the applicable sign regulations and all other applicable provisions of this title.

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

Subject to the conditions of approval requiring a modest reduction in the square footage of the combined sign faces, the proposed signage complies with the limits of the applicable sign regulations. As proposed, the applicant requests a combination of two wall signs and two sign faces on a shared monument sign that total 41.18 square feet which will be reduced to 40 square feet. This total complies with the maximum square footage permitted.

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

All sign installation will comply with the minimum clearance of 8 feet from bottom of sign to the finished grade below and sign installation shall be in compliance with applicable building code standards. No use of flashing, animated or unstable materials are proposed. Based on this, proposed signage will not adversely impact public health, safety, or general welfare.

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

As proposed, proposed signage includes red and white lettering on a black background. Lettering and sign dimensions are in scale and appropriately situated on the entries and monument sign.

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

The subject site is situated at the edge of the Neighborhood Commercial district in an existing restaurant building. Signage is limited to entry areas and the existing detached monument sign and will not impact a residential property or neighborhood.

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

As proposed, proposed signage includes red and white lettering on a black aluminum background installed over each entry and on the existing shared monument sign. Lettering and sign dimensions are consistent and in scale with surrounding commercial properties, and appropriately situated on the existing building.

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

Proposed signage presents a simple graphic and sign materials are composed of durable materials of metal and wood.

- h. 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.**

Proposed signage will serve an individual restaurant within an existing restaurant structure located on its own parcel. There is no approved sign program for this property.

- i. 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 subject site is situated greater than 50-feet but near a medium high density condominium complex. Due to the wide four lane street frontage and separation of this site from nearby residential districts, the signage is necessary for minimum business identification and the placement and orientation will not have an adverse aesthetic effect on the residential character of the adjacent residential neighborhood.

- j. 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 signage is limited to identifying the name of the proposed restaurant MJ Sushi.

EXHIBIT A: CONDITIONS OF APPROVAL

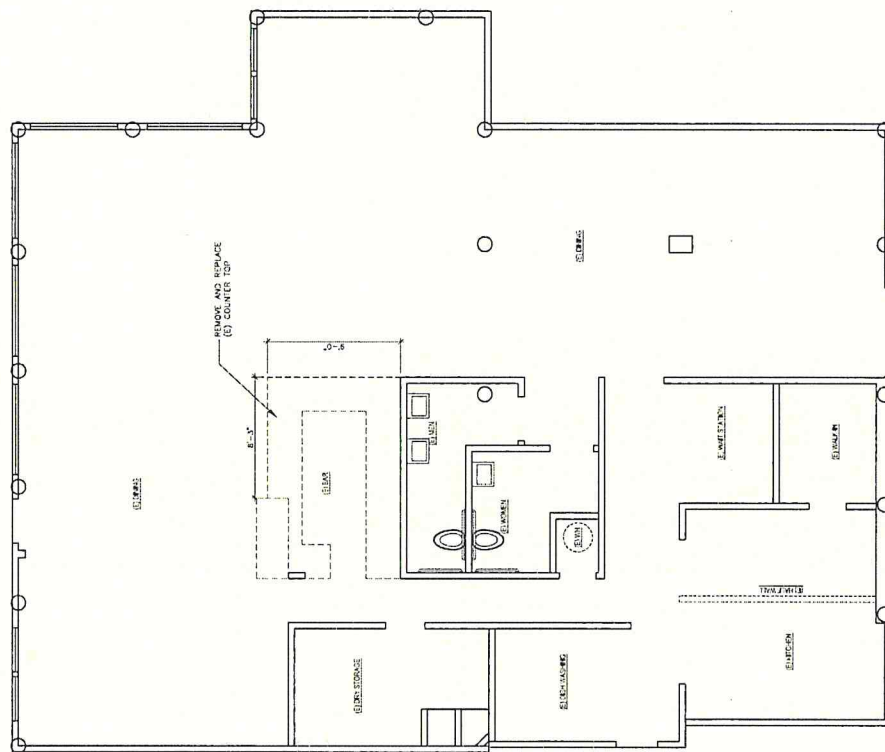
Resolution 2024-21

2024-00074 – 2633 Bridgeway

1. Approved Project. Subject to the required amendments detailed below under 1. a. and b., approval of application CUP/SIGN 2024-00074 is limited to the proposed operation of a formula retail establishment (MJ Sushi Restaurant) within the existing restaurant building, and installation of new business signage as depicted in the plans submitted on June 10, 2024, titled "Tenant Improvement MJ Sushi", prepared by Ca H. Voong, P.E. Consulting engineer. Maximum permitted seating shall not exceed 60 seats. No exterior alteration of the building is proposed or authorized.
 - a. Section 10.42.060 Sign and Awning Standards. The applicant shall work with staff to modify the proposed signage such that it is reduced in dimension sufficient to total a maximum of 40 square feet and comply with other applicable provisions of the sign regulations.
 - b. Applicant shall correct the business address provided on the approved project plans to identify the building as 2633 Bridgeway.
2. Prior to issuance of a building permit for tenant improvements, the applicant shall remove nonpermitted signage that exceeds the total permitted sign area of 40 square feet. Replacement of signage designed in compliance with the maximum 40 square foot limit per SMC Section 10.42.060 K. shall be proposed in the tenant improvement plans filed for building permits.
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.

EXHIBIT C: PROJECT PLANS
Resolution 2024-21
2024-00074 – 2633 Bridgeway

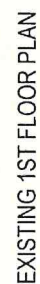
SEE ATTACHED



EXISTING 1ST FLOOR/DEMO PLAN

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

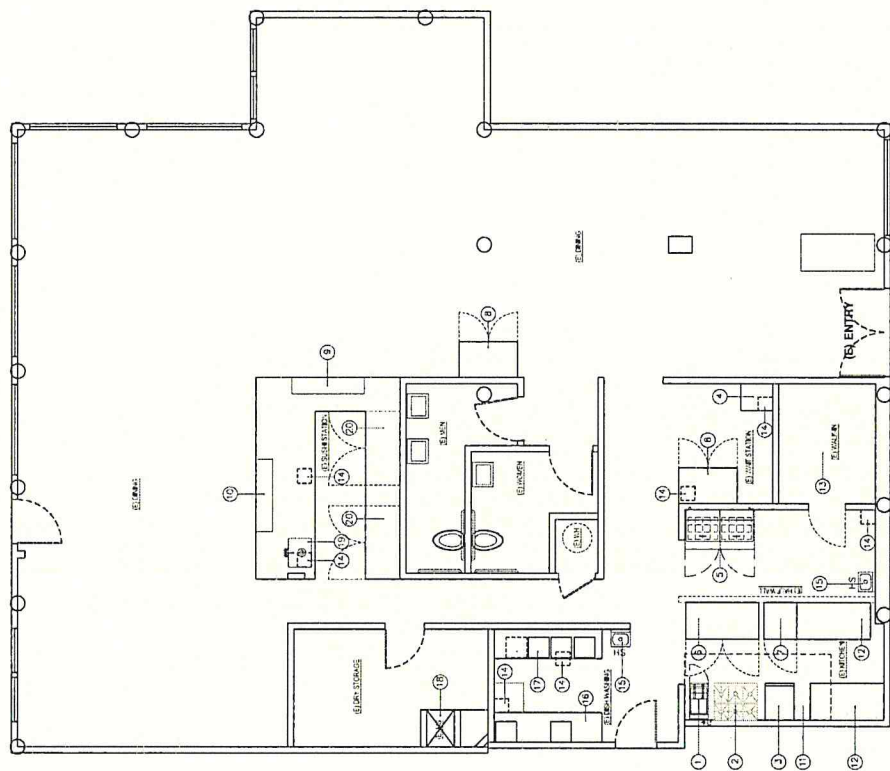




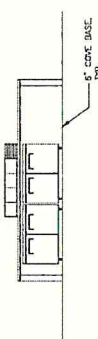
1

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



[illegible]

1
PROPOSED 1st FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 PROPOSED SUSHI STATION
SCALE: 1/4" = 1'-0"

1" 2"

HEALTH DEPARTMENT NOTES

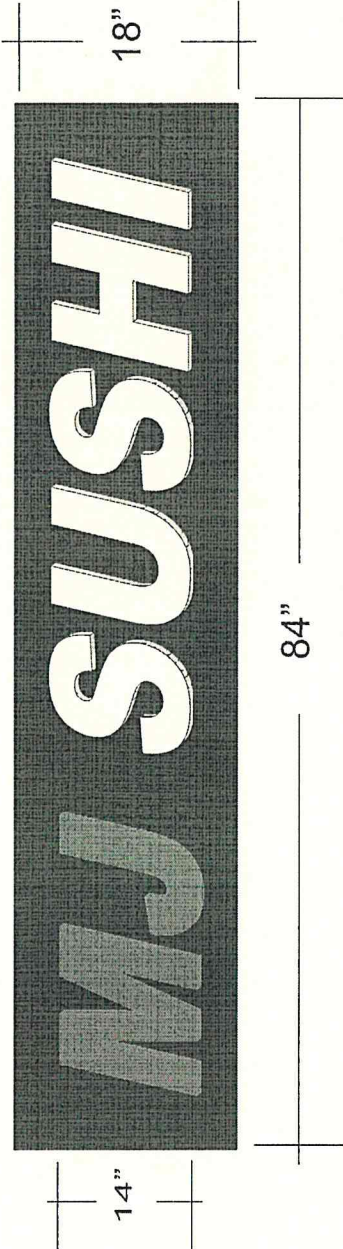
- [illegible]

SIGNS DRAWING PROPOSAL FOR MJ SUSHI 2633 Bridgeway, Sausalito, CA 94965

FRONT ELEVATION SCALE 1:10

SIGNS AREA: 10.50 SF. / EST. WEIGHT: MAX. 15 LBS

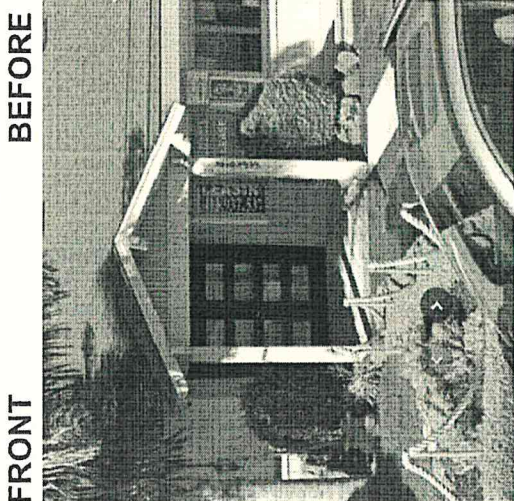
Scope of work: 1/2" PVC die cut 3D letters
mounted on the aluminum black board



PROPOSAL VIEW

NO Existing Signs

FRONT



BEFORE

FRONTAGE 40'

AFTER



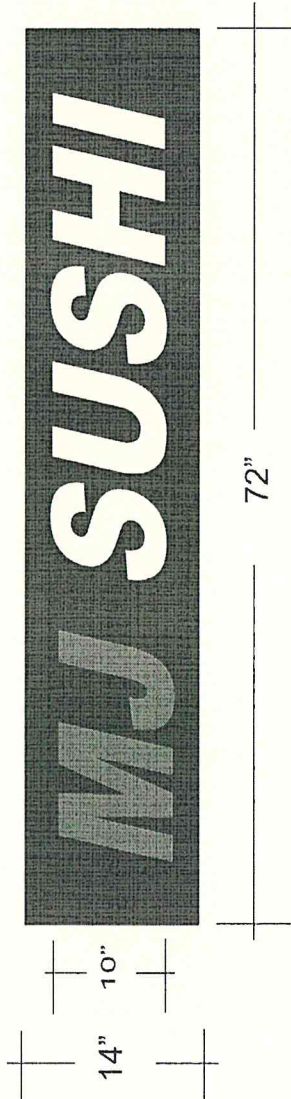
 QCSIGNS DESIGNING.COM	
PROJECT APPLICANT	
Name	NINGZHI HU SIGNS COMPANY DBA QCSIGNS INC
Address	1508 180TH AVE SAN LEANDRO, CA 94578
Phone	510-929-0888
Contact	ArdySa ndy
Contractor #	C45-1013668
Exp. Date	4/30/2026
BUSINESS OWNER (SIGN LOCATION)	
Name	
Address	
Phone	
Signature	
Date	
APPROVAL BY PROPERTY OWNER	
Name	
Address	
Phone	
Signature	
Date	
APPROVAL BY CONTRACTOR OR DESIGNER	
Name	NINGZHI HU
Address	1508 180TH AVE SAN LEANDRO, CA 94578
Phone	510-906-8888
Signature	Ningzhi Hu
Date	05/29/2024
Customer Signature and Date	
This rendering is computer generated. Drawings are to scale using actual colors but images may appear slightly different on the monitor. We have made every effort to make this to your specifications, but please take a moment and make sure we have it right. This is an art proof that is designed to meet the approval of the customer. We are not responsible for typographical and/or design layout errors. Please do not give approval until it meets your requirements.	
You will be held financially responsible for this order when we receive your approval.	

SIGNS DRAWING PROPOSAL FOR MJ SUSHI 2633 Bridgeway, Sausalito, CA 94965

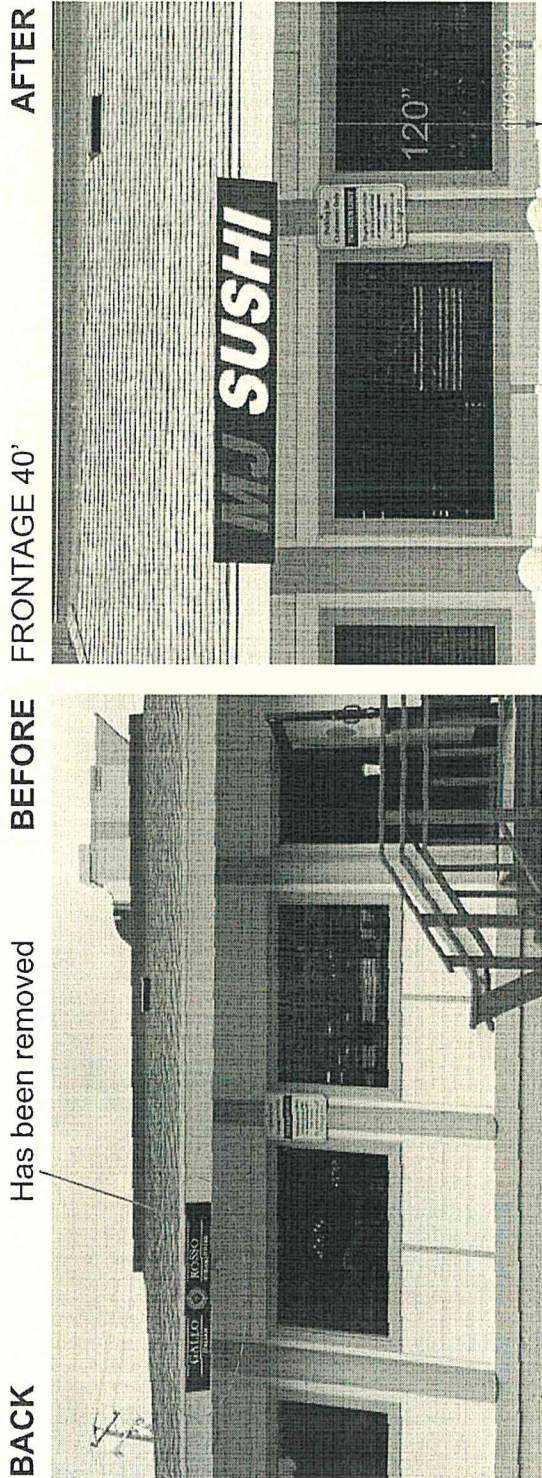
FRONT ELEVATION SCALE 1:10

SIGNS AREA: 7 SF. / EST. WEIGHT: MAX. 10 LBS

Scope of work: Vinyl letters tape on the Aluminum black board



PROPOSAL VIEW

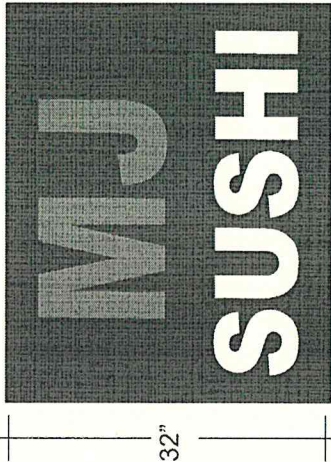


	
PROJECT APPLICANT	
Name	NINGZHI HU SIGNS COMPANY DBA QC SIGNS INC
Address	1508 150TH AVE SAN LEANDRO, CA 94578
Phone	510.929.0888
Contact	Andy/Sandy
Contractor #	C45-1013668
Exp. Date	4/30/2026
BUSINESS OWNER (SIGN LOCATION)	
Name	
Address	
Phone	
Signature	
Date	
APPROVAL BY PROPERTY OWNER	
Name	
Address	
Phone	
Signature	
Date	
APPROVAL BY CONTRACTOR OR DESIGNER	
Name	NINGZHI HU
Address	1508 150TH AVE SAN LEANDRO, CA 94578
Phone	510-906-8888
Signature	Ningzhi Hu
Date	05/29/2024
Customer Signature and Date	
This rendering is computer generated. Drawings are to scale using actual colors but images may appear slightly different on the model. We have made every effort to make this to your specification, but please take a moment and make sure we have it right. This is an art proof that is designed to meet the approval of the customer. Once approval is granted, we will proceed with the final layout, for typographical and/or design layout errors. Please do not give approval until it meets your requirements.	
You will be held financially responsible for this order when we receive your approval.	

SIGNS DRAWING PROPOSAL FOR **MJ SUSHI**
2633 Bridgeway, Sausalito, CA 94965

FRONT ELEVATION SCALE N/A

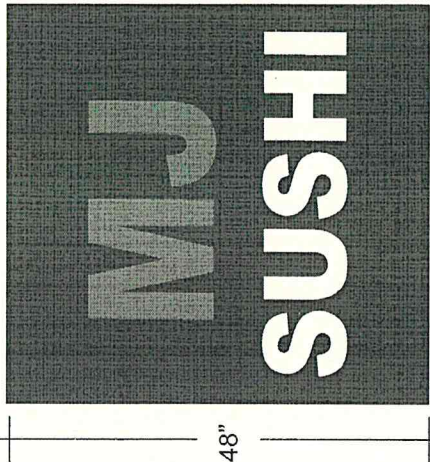
SOUTH



39"

SIGNS AREA: 8.67 SF. /EST. WEIGHT: MAX. 3 LBS

NORTH



45"

SIGNS AREA: 15 SF. /EST. WEIGHT: MAX. 5 LBS

Scope of work: Replace the monument signs,
Black/red vinyls Tape on acrylic boards

PROPOSAL VIEW

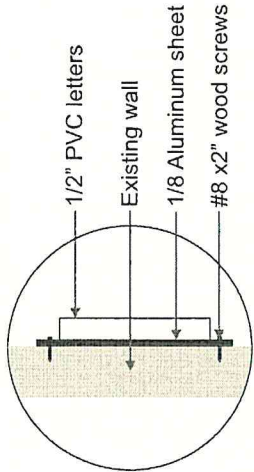
Existing signs have been removed



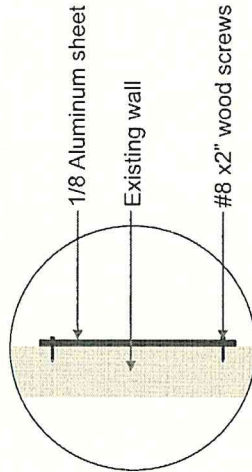
 QC SIGNS DESIGNING SIGNS	
PROJECT APPLICANT	
Name	NINGZHI HU SIGNS COMPANY DBA/ QC SIGNS INC
Address	1508 150TH AVE SAN LEANDRO CA 94578
Phone	510-929-0888
Contact	Andy/Sandy
Contractor #	C45-1013668
Exp. Date	4/30/2026
BUSINESS OWNER (SIGN LOCATION)	
Name	
Address	
Phone	
Signature	
Date	
APPROVAL BY PROPERTY OWNER	
Name	
Address	
Phone	
Signature	
Date	
APPROVAL BY CONTRACTOR OR DESIGNER	
Name	NINGZHI HU
Address	1508 150TH AVE SAN LEANDRO, CA 94578
Phone	510-906-8888
Signature	Ningzhi Hu
Date	05/29/2024
Customer Signature and Date	
This rendering is computer generated. Drawings are to scale using actual colors but images may appear slightly different on your monitor or printer depending on your monitor or printer settings. We warrant that we have made every effort to make this to your specifications, but please take a moment and make sure we have it right. This is an art proof that it is designed to meet the approval of the customer, once approval is granted, we do not warrant the accuracy of the images, colors, or text for any reason errors, please do not give approval until it meets your requirements.	
You will be held financially responsible for this order when we receive your approval.	

INSTALLATION DETAILS

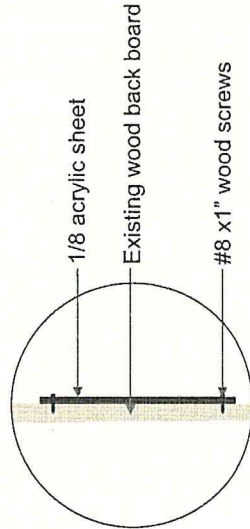
PVC die cut 3D letters
mounted on the aluminum black board



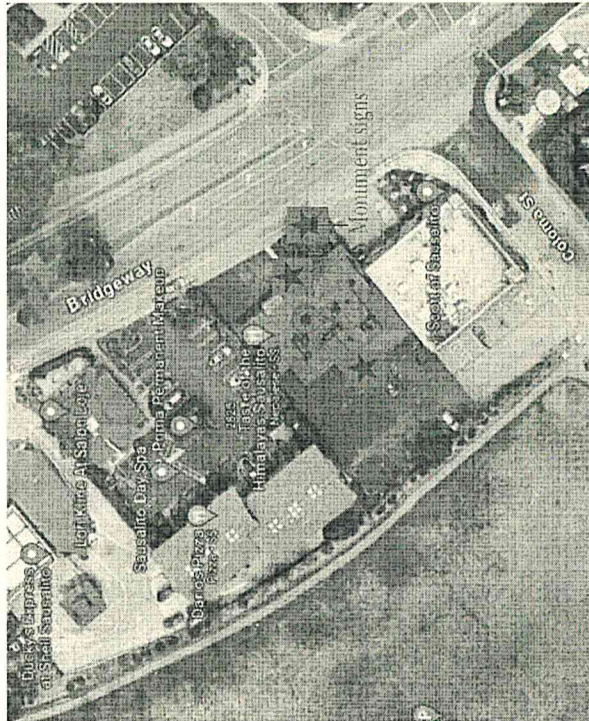
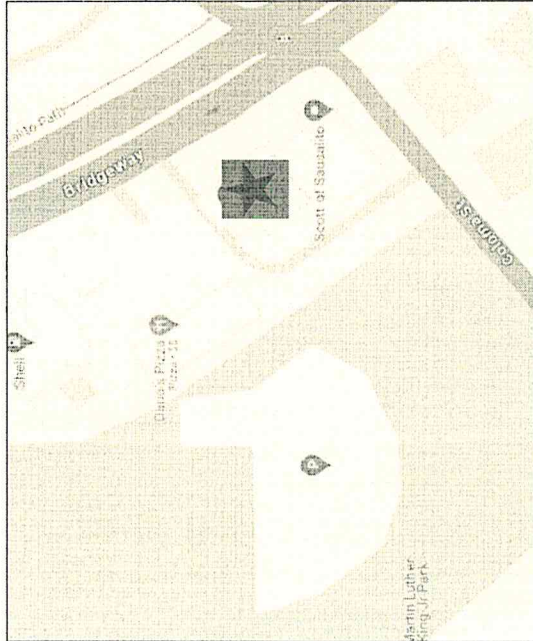
Vinyl letters
tape on the aluminum black board



Replace the monument signs,
Black/red vinyls Tape on acrylic boards



MAP



 QC SIGNS DESIGNING SIGNS	
PROJECT APPLICANT	
Name	NINGZHI HU SIGNS COMPANY
Address	DNA QC SIGNS INC
Phone	510-929-0888
Contact	Andy Sa ndy
Contractor #	C45-1013668
Exp. Date	4/30/2026
BUSINESS OWNER (SIGN LOCATION)	
Name	
Address	
Phone	
Signature	
Date	
APPROVAL BY PROPERTY OWNER	
Name	
Address	
Phone	
Signature	
Date	
APPROVAL BY CONTRACTOR OR DESIGNER	
Name	NINGZHI HU
Address	1508 150TH AVE SAN LEANDRO, CA 94578
Phone	510-906-8888
Signature	<i>Ningzhi Hu</i>
Date	05/29/2024
Customer Signature and Date	
This rendering is computer generated. Drawings are to scale using actual colors but images may appear slightly different on the monitor. We have made every effort to make this to your specifications, but please take a moment and make sure we have it right. This is an art proof that is designed to meet the approval of the customer and is not a final proof. The customer's approval is granted for the typographical and design layout errors. Please do not give approval until it meets your requirements.	
You will be held financially responsible for this order when we receive your approval.	