

**SAUSALITO PLANNING COMMISSION
RESOLUTION NO. 2025-18**

**APPROVAL OF A DESIGN REVIEW PERMIT, A VARIANCE, THREE CONDITIONAL USE
PERMITS, A MINOR USE PERMIT, A SIGN PERMIT, AND A CERTIFICATE OF
APPROPRIATENESS TO REHABILITATE A HISTORIC BANK BUILDING AND CONVERT IT
INTO A RESTAURANT AND BOUTIQUE HOTEL AT 715 BRIDGEWAY
APN: 065-071-34
PROJECT ID: 2024-00147**

WHEREAS, an application was officially filed by the Applicant and Owner, Kent Ipsen, requesting Planning Commission approval of a Design Review Permit, a Variance, three Conditional Use Permits, a Minor Use Permit, a Sign Permit, and a Certificate of Appropriateness to convert a vacant historic bank building (formerly Wells Fargo) into a fine dining restaurant (The Pocket) and three-room boutique hotel (Inn the Pocket) at 715 Bridgeway (APN: 065-071-34); and

WHEREAS, the project site is located within the General Plan Central Commercial land use designation and in the Central Commercial (CC) Zoning District; and

WHEREAS, the subject property is deemed an historical resource under Public Resources Code Section 21084.1, is on a designated local and state historic register (Status Code 2D), and is located within an historic overlay district; and

WHEREAS, the Historic Preservation Commission issued an advisory Certificate of Appropriateness on October 17, 2024, pursuant to SMC 10.46.060.B-F; and

WHEREAS, the Planning Commission has reviewed a Design Review Permit, a Variance, three Conditional Use Permits, a Minor Use Permit, a Sign Permit, and a Certificate of Appropriateness for the proposed Project 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 "The Pocket Sausalito", received June 25, 2025; 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 10.54.050 D; Section 10.68.050; Section 10.60.050; Section 10.58.050; Section 10.42.090.D; and Section 10.46.060.F can be made; and

WHEREAS, this project is Categorically Exempt from environmental review pursuant to Section 15331 (Historical Resource Restoration/Rehabilitation) of the California Environmental Quality Act (CEQA) as the scope of work is consistent with the Secretary of the Interior's Standards for Treatment of Historic Properties;

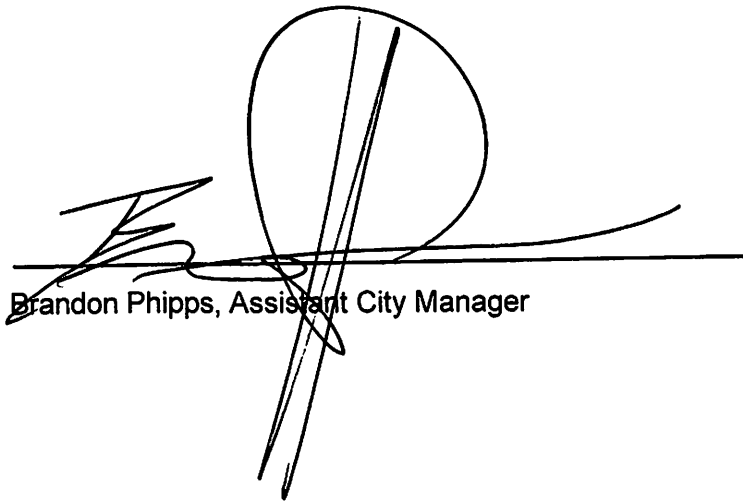
NOW, THEREFORE, THE PLANNING COMMISSION HEREBY RESOLVES AS FOLLOWS:

1. The Planning Commission finds, in the exercise of its independent judgment, that the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15331 (Historical Resource Restoration/Rehabilitation) under the California Environmental Quality Act (CEQA) Guidelines, and that none of the grounds preventing the use of a categorical exemption in CEQA Guidelines section 15300.2 apply to the project.
2. The Design Review Permit to add 1,013 square-feet of new floor area to the existing historic bank building at 715 Bridgeway (APN: 065-071-34) 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 "The Pocket Sausalito", received June 25, 2025 (Attachment 3).
3. A Variance to demolish and substantially remodel the existing legal nonconforming structures located in the required rear yard setback pursuant to SMC 10.62.050.7 at 715 Bridgeway (APN: 065-071-34) 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 "The Pocket Sausalito", received June 25, 2025 (Attachment 3).
4. A Conditional Use Permit for a hotel use in the Central Commercial Zoning District pursuant to SMC Table 10.24-1 at 715 Bridgeway (APN: 065-071-34) 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 "The Pocket Sausalito", received June 25, 2025 (Attachment 3).
5. A Conditional Use Permit for the sale of alcoholic beverages for consumption on the premises in the Central Commercial Zoning District pursuant to SMC Table 10.44-2 at 715 Bridgeway (APN: 065-071-34) 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 "The Pocket Sausalito", received June 25, 2025 (Attachment 3).
6. A Conditional Use Permit to waive parking requirements pursuant to 10.40.110.G.3 at 715 Bridgeway (APN: 065-071-34) 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 "The Pocket Sausalito", received June 25, 2025 (Attachment 3).
7. A Minor Use Permit for outdoor dining pursuant to SMC 10.44.220.C at 715 Bridgeway (APN: 065-071-34) 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 "The Pocket Sausalito", received June 25, 2025 (Attachment 3).
8. A Sign Permit for new business signage pursuant to SMC 10.42.090.A at 715 Bridgeway (APN: 065-071-34) 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 "The Pocket Sausalito", received June 25, 2025 (Attachment 3).
9. A Certificate of Appropriateness to convert a vacant historic bank building (formerly Wells Fargo) into a fine dining restaurant and three-room boutique hotel (Inn the Pocket) at 715

Bridgeway (APN: 065-071-34) 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 "The Pocket Sausalito", received June 25, 2025 (Attachment 3).

RESOLUTION PASSED AND ADOPTED, at the regular meeting of the Sausalito Planning Commission on the 9th day of July 2025, by the following vote:

AYES:	Commissioner: Marlatt, Moore, Luxenberg, Junius, Saad
NOES:	Commissioner:
ABSENT:	Commissioner:
ABSTAIN:	Commissioner:



Brandon Phipps, Assistant City Manager

ATTACHMENTS

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

**SAUSALITO PLANNING COMMISSION
RESOLUTION NO. 2025-18
July 9, 2025
APN: 065-071-34
PROJECT ID: 2024-00147**

ATTACHMENT 1: FINDINGS

Design Review Findings

To approve or conditionally approve the Design Review Permit, the Planning Commission must determine whether the project is in conformance with the required Design Review Findings in Section 10.54.050.D:

- 1. The proposed project is consistent with the general plan, any applicable specific plans, any applicable design guidelines, and this chapter.***

The proposed project is consistent with the applicable development standards in SMC Title 10 as well as the commercial policies and programs associated with the downtown central commercial district in the City's General Plan as it provides resident and visitor serving uses and enhances economic diversity and vitality. Hotels are an encouraged use in the Central Commercial Zoning District as prescribed by the Land Use Element of the General Plan. The proposed hotel will also be located in the immediate vicinity of three other hotels in the Central Commercial zone (Casa Madrona, Hotel Sausalito, and Inn Above Tides), further illustrating the project's alignment with the General Plan and compatibility with the surrounding area. The proposed hotel will be small (three rooms) and will preserve a landmark building in the historic district that is compatible with the existing structures downtown. The project has already received a preliminary Certificate of Appropriateness from the Historic Preservation Commission and is therefore consistent with the Historic Overlay District. As designed the project will require a Design Review Permit to add 1,013 square feet of floor area to a commercial building pursuant to SMC 10.54.050.B.6. This will take the building's total floor area from 4,587 square feet to 5,600 square feet and its floor area ratio (FAR) from 1.05 to 1.28, which is below the maximum floor area ratio permitted for the Central Commercial (CC) Zoning District. This expansion of floor area therefore complies with the site development standards for the zoning district as well as Ordinance 1022, which does not allow for the maximum floor area ratio in the City's commercial and industrial districts to be exceeded. No residential use is required for the project under SMC 10.44.190.D.a and the uses proposed are consistent with the zoning classification.

- 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***

b. Introducing a distinctive and creative solution which takes advantage of the unique characteristics of the site and contributes to the design diversity of Sausalito.

The proposed architecture will maintain the prevailing design character of the neighborhood and the district as the proposed refurbishment of the existing historic bank building will have a very minimal impact on the existing façade (only paint and signage), while the changes to the rear of the building will not be visible from any public right-of-way.

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

The proposed project will not alter the existing envelope of the building and its accompanying retaining walls in any way except for paint color and minimal signage. The size and scale of the structure will not be changed and the building will remain consistent with the general scale of structures and buildings in the surrounding neighborhood and within the Historic Overlay District.

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

The proposed project will not change the envelope of the existing building, nor will it add additional features that would obstruct public or private views in any way.

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

Not applicable. The proposed project will not create any additional buildings or add any features that would create a profile above a ridgeline.

- 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.***

Not applicable. The only proposed landscaping for this project will be in the form of potted plants in the guest amenity area.

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

The design and location of the existing building envelope is not changing in any substantial way. The rear of the building will remodeled to allow for more light and air to enter the project site.

- 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.***

All exterior lighting will face downward and will be designed to minimize visual impacts. All mechanical equipment will be housed in a secure covered location to the rear of the property and will have the necessary noise abatement structures in place to comply with the City's noise ordinance.

- 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 proposed project is located within a commercial zone, and pursuant to SMC Table 10.24-2 it does not require setbacks unless abutted by a residential zoning district. As the proposed project site is abutted on its north, south, and east sides by commercial uses and/or public right of way it does not require setbacks on these property lines. However, because the west (rear) property line of the subject parcel abuts a residential zoning district (R-3) a 15-foot rear setback is required. The existing historic building is built to the rear lot line as it was constructed in 1924 and is considered legal nonconforming. While new construction is proposed in this required setback a variance is being sought to permit these structural additions (see below), which would abut a vacant, undeveloped residential lot. Overall, the proposed new additions are designed to provide a reasonable level of privacy to the site and adjacent properties via the deck and patio configurations proposed which have noise abatement features as well as limits on occupancy and hours of use.

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

The proposed entrances, exits, and internal circulation have all been approved or conditionally approved by the Southern Marin Fire District (SMFD). A Conditional Use Permit is being sought pursuant to SMC 10.40.110.G.3 to waive the parking requirement for this new use in a historic structure in the downtown historic district.

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.

Not applicable. There are no trees located on the project site.

- 11. *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).***

Not applicable. Commercial projects are not subject to Heightened Design Review findings.

- 12. *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 proposed project will be built entirely within the envelope of the existing bank building which is located in the Central Commercial (CC) Zoning District. Overall, the project has been designed to ensure that onsite structures do not crowd or overwhelm structures on neighboring properties. All construction will take place within the bounds of the existing retaining walls on site and none of the new construction proposed will be directly visible from neighboring properties or the public right of way.

Variance Findings

To approve or conditionally approve the requested Variance, the Planning Commission must determine whether the project is in conformance with the required Findings in Section 10.68.050:

A. There are exceptional or extraordinary circumstances or conditions applying to the property involved or to the intended use of the property that do not apply generally to other property or uses in the same district.

The subject property, which features a historic bank building constructed in 1924 at 715 Bridgeway on Sausalito's main commercial thoroughfare features unique circumstances, including its purpose-built size, scale, and architectural style set it apart from other properties in the district. These exceptional conditions, which also include a steep slope and imposing retaining walls, create challenges in adapting the building to modern standards while maintaining its integrity, and due to the historic building any development is subject to regulatory limitations not applicable to other parcels in the same zoning classification. Furthermore, pursuant to SMC Table 10.24-2, the existing 4,372 square foot parcel is a substandard parcel for the Central Commercial (CC) Zoning District which requires a minimum parcel size of 5,000 square feet. When constructed in 1924, the site was also built all the way up to the rear property line, which would not be permitted today as this parcel abuts a residential zoning district and therefore requires a 15-foot rear setback in the current iteration of the City's Zoning Ordinance (see SMC Table 10.24-2). As such, the lot size, coupled with the existing 100-year-old historic building constitute special circumstances applicable to the property.

B. Owing to such exceptional or extraordinary circumstances the literal enforcement of the provisions of the title would result in practical difficulty or unnecessary hardship.

The historic nature of the building, its purpose-built size and scale, and its existing legal nonconformities impose constraints that make full compliance with the current zoning code particularly challenging. Adhering to these provisions could hinder its rehabilitation and result in a project that does not fully respect the historical and architectural value of the structure. Coupled with the sub-standard lot size, a variance is needed to provide relief from the strict application of the zoning code as strict application would deprive the applicant of the opportunity to develop and use the property in the manner otherwise allowed under the zoning regulations.

C. Such variance is necessary for the preservation of a substantial property right of the petitioner, possessed by other property in the same district.

The granting of the variance is necessary to preserve the substantial property rights of the applicant, which are possessed by other properties in the same district. Without the requested variance, which is required to remodel the existing legal nonconformities pursuant to SMC 10.62.050.A.7, the property would be unable to fully realize its potential for redevelopment and use, particularly in its transition from an imposing historic bank building to a mixed-use restaurant and hotel that preserves the historic integrity and nature of the structure, which are allowed uses for the zoning district.

D. The granting of such variance will not be materially detrimental to the public welfare or injurious to the property or improvement in the vicinity or in the district in which the subject property is located.

Granting the variance would not be materially detrimental to the public welfare or injurious to neighboring properties or improvements. On the contrary, the rehabilitation of the historic bank building would provide numerous public benefits, including the preservation of a significant cultural landmark, the creation of jobs, and the enhancement of the commercial viability of Bridgeway as a major thoroughfare in Sausalito. The project would also revitalize an underused building and improve its safety and functionality for public use while maintaining its historical character. In addition, the proposed restaurant and hotel would serve as a draw for both locals and tourists, contributing to the economic and social vitality of the district. The granting of such a Variance would not be injurious to the adjacent properties as the site abuts a commercial building, two public rights-of-way and a vacant, undeveloped residential parcel to rear, and would not exacerbate or increase the nonconforming setback from what was constructed in 1924.

E. The granting of the variance will not constitute a grant of special privilege inconsistent with the limitations on other properties classified in the same zoning district.

The granting of the variance will not constitute a grant of special privilege inconsistent with the limitations on other properties classified in the same zoning district. The proposed Variance to allow the substantially remodel of existing nonconforming elements is necessary to ensure that the property retains its historical integrity while being developed in a way that aligns with the broader community goals for the district. The requested variance would enable the property to be put to productive use while maintaining its connection to the district's unique character and history, which is consistent with other historic properties that benefit from zoning flexibility to accommodate their reuse and preservation, and the strict application of the zoning setback requirements is not appropriate given the substandard lot size.

F. The granting of such variance will be in harmony with the general purpose and intent of this title and the general plan.

The granting of the variance will be in harmony with the general purpose and intent of the zoning regulations and the General Plan. The Sausalito General Plan encourages the preservation of historic structures, the revitalization of the Bridgeway commercial corridor, and the promotion of tourism and economic development. The proposed rehabilitation of the historic, vacant bank building into a restaurant and hotel directly aligns with these objectives. The variance will allow for the adaptive reuse of a significant historic structure, ensuring its continued contribution to the community while meeting the broader goals of economic vitality, tourism, and historical preservation in Sausalito.

Hotels and restaurants are encouraged uses in the Central Commercial (CC) Zoning District as prescribed by the Land Use Element of the General Plan and the proposed project is located in the immediate vicinity of three other hotels in the Central Commercial zone (Casa Madrona, Hotel Sausalito, and Inn Above Tides), further illustrating the project's alignment with the General Plan and compatibility with the surrounding area, which also features a number of restaurants.

Conditional Use Permit Findings (Hotel Use)

To approve or conditionally approve the Conditional Use Permit, the Planning Commission must determine whether the project is in conformance with the required Findings in 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.***

Pursuant to SMC Table 10.24-1 hotels are permitted in the Central Commercial (CC) Zoning District if a Conditional Use Permit is obtained.

- 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 hotel use, which offers three boutique hotel rooms in a refurbished historic bank building, is consistent with the Land Use and Growth Management Element of the General Plan, which states that hotels should be in the Central Commercial land use designation and should be of small scale and compatible with the character of existing structures downtown. Hotels are permitted with a Conditional Use Permit in the Central Commercial (CC) Zoning District and are consistent with the purposes of that zoning district and the Zoning Ordinance, as they aim to provide space for diverse types of commercial activity to serve people and industry, while maintaining and strengthening the economic base of the City of Sausalito as well as permitting the establishment of varying commercial uses in locations suitable both to individual enterprises and the entire City of Sausalito.

- 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 hotel use, with the applicable conditions of approval, will not be detrimental to public health, safety, or general welfare of the City. The proposed entrances, exits, and internal circulation have all been approved or conditionally approved by the Southern Marin Fire District (SMFD), and no safety issues have been identified by the Building Department or the Department of Public Works.

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

The proposed hotel use is permitted with a Conditional Use Permit in the Central Commercial (CC) Zoning District. No other provisions in the Zoning Ordinance apply to this use.

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 hotel is located in the Central Commercial (CC) Zoning District and within the Historic Overlay District. The proposed use is well located in the city center directly across from Vina Del Mar Park and on the Bridgeway thoroughfare. It is located roughly 100 meters from the Sausalito Ferry Terminal, 50 meters from Parking Lot 1, and 120 meters from Parking Lot 2. As such, it is centrally located in the city and is very close to transportation and parking facilities.

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 existing bank building is adequate for the proposed hotel use, which will be located on a newly constructed second floor built within the envelope of the main bank building. The rear, western portion of the building, which features several existing rooms constructed in a non-conforming rear setback will be remodeled to create a common area for the exclusive use of hotel guests and will be entirely contained within the large existing retaining walls constructed on the side and rear property lines of the parcel. As such, the subject property provides the necessary features to ensure reasonable compatibility with the permitted commercial land uses in the surrounding area.

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 proposed use is located on the Bridgeway thoroughfare, which will support the quantity and type of traffic generated. There are two large public parking lots within 120 meters of the site and the Sausalito Ferry Landing is roughly 100 meters away from the proposed use. In addition, the project will require an upgraded electrical service, gas service, and increased domestic water supply. The development team will

work with the local utility companies to provide adequate services during the building permit phase.

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

The proposed hotel use, as conditioned, will not materially adversely affect nearby properties or their permitted uses as the use of newly created outdoor spaces will be governed by hours of use, occupancy limits, and the City's noise ordinance which will mitigate potential nuisances for adjacent residential zones.

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

Not applicable. There are no additional findings required in SMC 10.44 for a hotel use in the Central Commercial (CC) Zoning District.

Conditional Use Permit Findings (Alcohol Sales)

To approve or conditionally approve the Conditional Use Permit, the Planning Commission must determine whether the project is in conformance with the required Findings in 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.***

Pursuant to SMC Table 10.44-2 the sale of alcoholic beverages for on-site consumption in restaurants is permitted in the Central Commercial (CC) Zoning District if a Conditional Use Permit is obtained.

- 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 use is consistent with policies and programs of the General Plan that seek to promote and enhance economic and commercial diversity in the City's downtown area. These include Policy LU-2.1 Downtown Land Use; Policy LU-2.2: Downtown Economic Diversity; Policy LU-2.4: Visitor Serving Uses in Downtown; and Policy LU-2.5: Commercial/Residential Compatibility. The sale of alcoholic beverages for on-site consumption in restaurants is permitted in the Central Commercial (CC) Zoning District if a Conditional Use Permit is obtained pursuant to SMC Table 10.44-2.

- 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 use is compatible with the surrounding commercial area, which features numerous restaurants and eating establishments that serve alcohol to patrons, and will not be detrimental to the public health, safety, or general welfare of the City.

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

The proposed restaurant use is permitted in the Central Commercial (CC) Zoning District per SMC Table 10.24-1 and the applicant is seeking a Conditional Use Permit for alcohol service for on-site consumption within the Central Commercial (CC) Zoning District pursuant to SMC Table 10.44-2. The Applicant is also requesting approval of a Minor Use Permit and Sidewalk Dining Encroachment Agreement for food and beverage service on the sidewalk adjacent to 715 Bridgeway pursuant to SMC 10.44.220.C (see below).

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 restaurant is well located in the heart of the Central Commercial (CC) Zoning District directly across from Vina Del Mar Park and on the Bridgeway thoroughfare. It is located roughly 100 meters from the Sausalito Ferry Terminal, 50 meters from Parking Lot 1, and 120 meters from Parking Lot 2.

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 proposed restaurant use will be located on the ground floor of an existing historic bank building with a floor area of 2,782 square feet. This large space and the adjacent sidewalk on Bridgeway will provide adequate space for 105 indoor seats and an additional 16 seats for outdoor sidewalk dining on the 12-foot-wide sidewalk.

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 proposed use is located on the Bridgeway thoroughfare, which will support the quantity and type of traffic generated. There are two large public parking lots within 120 meters of the site and the Sausalito Ferry Landing is roughly 100 meters away from the proposed use.

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

I. The proposed use is in the Central Commercial (CC) Zoning District and is surrounded by multiple restaurants and retail establishments of similar character. Restaurants are a permitted use in this zoning district and nearly all the surrounding restaurants in the downtown area also sell alcoholic beverages for on-site consumption to their patrons without materially affecting nearby properties or their permitted uses. The proposed use, as conditioned, will not materially adversely affect nearby residential properties because hours of use, occupancy limits, and the City's noise ordinance will address any potential nuisances for adjacent residential zones.*Findings required by*

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

Not applicable. There are no additional findings required in SMC 10.44 for the sale of alcoholic beverages in the Central Commercial (CC) Zoning District other than the requirement for a Conditional Use Permit as discussed in Finding A.

Conditional Use Permit Findings (Parking Waiver)

To approve or conditionally approve the Conditional Use Permit, the Planning Commission must determine whether the project is in conformance with the required Findings in Section 10.60.050 and 10.40.110.G.3:

- 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 requested parking waiver is allowed with a Conditional Use Permit pursuant to SMC 10.40.110.G.3, if the new or expanded use allows preservation of an historic structure in the downtown historic district and does not require substantial alterations. As a Certificate of Appropriateness was recommended for approval by the Historic Preservation Commission and is being considered for approval by the Planning Commission the proposed project is eligible for a parking waiver via the Conditional Use Permit process.

- 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 hotel use, which the requested parking waiver will support, is consistent with the Land Use and Growth Management Element of the General Plan, which states that hotels should be in the Central Commercial land use designation and should be of small scale and compatible with the character of existing structures downtown. Hotels are permitted with a Conditional Use Permit in the Central Commercial (CC) Zoning District and are consistent with the purposes of that zoning district and the Zoning Ordinance, as they aim to provide space for diverse types of commercial activity to serve people and industry, while maintaining and strengthening the economic base of the City of Sausalito. The proposed restaurant use, which the requested parking waiver will support, is consistent with policies and programs of the General Plan that seek to promote and enhance economic and commercial diversity in the City's downtown area. These include Policy LU-2.1 Downtown Land Use; Policy LU-2.2: Downtown Economic Diversity; Policy LU-2.4: Visitor Serving Uses in Downtown; and Policy LU-2.5: Commercial/Residential Compatibility.

- 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 hotel and restaurant use, which the requested parking waiver will support, will not be detrimental to public health, safety, or the general welfare of the City with the applicable conditions of approval. The proposed entrances, exits, and internal circulation have all been approved or conditionally approved by the Southern Marin Fire District

(SMFD), and no safety issues have been identified by the Building Department or the Department of Public Works.

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

The proposed hotel use is permitted with a Conditional Use Permit in the Central Commercial (CC) Zoning District while the proposed restaurant use is permitted by-right in the Central Commercial (CC) Zoning District. The requested parking waiver is allowed with a Conditional Use Permit pursuant to SMC 10.40.110.G.3 and the project is eligible for such a waiver as the proposed new use allows for the preservation of an historic structure in the downtown historic district.

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 hotel and restaurant use, which the requested parking waiver will support, is in the Central Commercial (CC) Zoning District and within the Historic Overlay District. The proposed project is well located in the city center directly across from Vina Del Mar Park and on the Bridgeway thoroughfare. It is located roughly 100 meters from the Sausalito Ferry Terminal, 50 meters from Parking Lot 1, and 120 meters from Parking Lot 2, which are the City's largest public parking lots. As such, it is centrally located in the city and is very close to transportation and parking facilities. Parking Lot 1 and Parking Lot 2 can also provide parking spaces for the proposed hotel use via a lease with the City, as is common practice for other hotels located in the area.

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 existing bank building is adequate for the proposed hotel and restaurant use. The rear, western portion of the building, which features several existing rooms constructed in a non-conforming rear setback will be remodeled to create a common area for the exclusive use of hotel guests and will be entirely contained within the large existing retaining walls constructed on the side and rear property lines of the parcel. As such, the subject property provides the necessary features to ensure reasonable compatibility with the permitted commercial land uses in the surrounding area which the parking waiver will support.

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 proposed use is located on the Bridgeway thoroughfare, which will support the quantity and type of traffic generated. There are two large public parking lots within 120 meters of the site and the Sausalito Ferry Landing is roughly 100 meters away from the proposed use which alleviates the need for additional parking. In addition, the project will

require an upgraded electrical service, gas service, and increased domestic water supply. The development team will work with the local utility companies to provide adequate services during the building permit phase. Parking Lot 1 and Parking Lot 2 can also provide parking spaces for the proposed hotel use via a lease with the City, as is common practice for other hotels located in the area.

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

The proposed hotel and restaurant use, as conditioned, will not materially adversely affect nearby properties or their permitted uses as the use of newly created outdoor spaces will be governed by hours of use and occupancy limits which will mitigate potential nuisances for adjacent residential zones. There is no parking allowed along the street in the front of the historic building so there will not be increased emissions or congestion in the area. Instead, Parking Lot 1 and Parking Lot 2 can be used to provide parking spaces for the proposed project via a lease with the City, as is common practice for other hotels located in the area.

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

Not applicable. There are no additional findings required in SMC 10.44 for a parking waiver.

Additional Finding: Pursuant to SMC 10.40.110.G, a conditional use permit for a parking waiver or reduction may be granted if the new or expanded use allows preservation of an historic structure in the downtown historic district and does not require substantial alterations.

The proposed new hotel and restaurant use allows for the preservation of a landmark historic structure in the downtown historic district with minimal alterations. The proposed work enhances, and does not damage or destroy, the exterior architectural features of the historic structure. None of the defining characteristics of the building will be altered or removed as only repainting and maintenance level repairs will be performed. The project conforms to *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Rehabilitating Historic Buildings* as described in the Certificate of Appropriateness application submitted by the Applicant and in the Historic Design Evaluation provided by the Historic Architect. A Certificate of Appropriateness was considered and recommended for approval by the Historic Preservation Commission and is being considered for final approval by the Planning Commission. As such, the proposed project is eligible for a parking waiver via the Conditional Use Permit process as outlined in SMC 10.40.110.G.

Minor Use Permit Findings

To approve or conditionally approve the Minor Use Permit, the Planning Commission must determine whether the project is in conformance with the required Findings in Section 10.58.050:

A. *The proposed use is allowed with issuance of a minor use permit, pursuant to Chapters 10.20 through 10.28 SMC (Zoning Districts Regulations),*

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

The proposed outdoor sidewalk dining is permitted in the Central Commercial (CC) Zoning District with a Minor Use Permit and Sidewalk Dining Encroachment Permit issued by the Community Development Director pursuant to SMC 10.44.220.C and SMC Table 10.24-1. The proposed use is consistent with the purpose of SMC 10.44.220.A.1-6 governing restaurants and outdoor dining areas and is subject to the conditions specified in SMC 10.44.220.C.3.a-k.

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 outdoor dining use is consistent with the “specific purposes” of the Commercial Zoning Districts identified in SMC 10.24.010.A-E as well as multiple policies, objectives, and programs of the General Plan. These include Objective LU-2: Promote and Enhance Commercial Diversity; Policy LU-2.4 Visitor-Serving Uses in Downtown; Policy E-4.1 Downtown Uses; and Policy E-4.3 Downtown Appearance.

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 outdoor dining use will be for a total of 16 seats on a 12-foot-wide sidewalk on the Bridgeway thoroughfare across the street from Vina Del Mar Park. The proposed use will be in the Central Commercial (CC) Zoning District and will be near multiple other restaurants and eateries with existing outdoor dining areas that have operated without incident. As such, the proposed use will not be detrimental to the public health, safety, or general welfare of the City.

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

The proposed use is permitted in the Central Commercial (CC) Zoning District with a Minor Use Permit and Sidewalk Dining Encroachment Permit issued by the Community Development Director pursuant to SMC 10.44.220.C and SMC Table 10.24-1. The proposed use is consistent with the purpose of SMC 10.44.220. A.1-6 governing restaurants and outdoor dining areas and is subject to the conditions specified in SMC 10.44.220.C.3.a-k.

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 restaurant is well located in the heart of the Central Commercial (CC) Zoning District directly across from Vina Del Mar Park and on the Bridgeway thoroughfare. It is located roughly 100 meters from the Sausalito Ferry Terminal, 50 meters from Parking Lot 1, and 120 meters from Parking Lot 2.

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 12-foot-wide sidewalk is well suited and of adequate size to support 16 seats of outdoor dining adjacent to 715 Bridgeway. The size of the sidewalk allows for the requested amount of seating to be installed while still allowing the required 48-inch minimum for safe path of travel on the sidewalk.

- 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 proposed use is located on the Bridgeway thoroughfare which will support the quantity and type of traffic generated. There are two public parking lots within 120 meters of the site and the Sausalito Ferry Landing is roughly 100 meters away from the proposed use.

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

The proposed outdoor dining use is well located on the Bridgeway thoroughfare in the Central Commercial (CC) Zoning District and is surrounded by multiple restaurants and eateries that feature outdoor dining spaces. As such, the proposed use will fit well with the surrounding outdoor dining uses and will not adversely affect nearby properties or their permitted uses.

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

Not applicable. There are no additional findings required in SMC 10.44 for outdoor dining on sidewalks in the Central Commercial (CC) Zoning District other than the requirement for a Minor Use Permit.

Sign Permit Findings

To approve or conditionally approve a Sign Permit, the Planning Commission must determine whether the project is in conformance with the required Findings in Section 10.42.090.D:

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

The proposed signage complies with required clearance, illumination, and projecting sign standards and does not exceed the maximum sign area allowed for two-level businesses in SMC 10.42.060. The proposed signage is also generally consistent with the applicable sign standards in SMC 10.42.070 for designated historic structures and properties within an historic overlay district. Wall signs, projecting signs, and window signs are all permitted within the Historic Overlay District and the proposed signs do not exceed the maximum signable area dictated by the code.

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

The proposed signage is consistent with the applicable sign standards in SMC 10.42.060. The proposed sign program consists of four wall signs, two on the east (front) elevation and two on the south (side) elevation, and one projecting sign on the east (front) elevation. The projecting sign has a clearance of over eight feet, is less than six square feet in aggregate, and does not project beyond 36 inches from the building. The wall signs on the southern and eastern facades do not exceed the maximum of 50 square feet in aggregate allowed for two-level businesses. Two of the lower wall signs feature internal illumination which is only visible through translucent letters as specified in the sign ordinance, while the upper wall signs located on the frieze are externally illuminated with the minimum amount of light necessary via recessed LED light strips that are directed solely towards the sign and not visible from the public right of way.

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

The proposed signage is well designed, understated, and mimics a previously approved sign program for the building. The signs will not adversely impact public health, safety, or general welfare.

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

Although interior illuminated signs are discouraged in the Historic Overlay District they are not prohibited. As such, the proposed material, location, and design of the signage can be seen as compatible with the architectural design of the building as it suits the new use of the building as a fine dining restaurant and boutique hotel. As the proposed signage largely mimics the previous sign program approved for Wells Fargo's use of the building, it also aligns with SMC 10.42.070.H.8, which states that the use of historical sign precedents that are generally within the parameters of these guidelines shall be encouraged where appropriate to the building and location.

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

The subject parcel is located in the Central Commercial (CC) Zoning District and is adjacent to the Multifamily (R-3) Residential Zoning District. The proposed signage is designed to highlight the architectural details of the historic building and can be dimmed at night. The signage has been designed only for identification purposes and will not overwhelm the building or create light pollution. The surrounding streetlights and lighting system on the Excelsior Lane stairs will be brighter than the signage proposed making the proposed signage harmonious with the character of the adjacent residential zoning district.

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

The proposed signage is consistent with the applicable sign standards in SMC 10.42.060. The proposed signage is well designed, understated, and mimics a previously approved sign program for the building.

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

The proposed signs will be composed of metal and plastic of the highest quality and will feature internal and external LED illumination. All materials used will be of the highest quality and durable.

8. If the proposed sign is for an establishment within a commercial or industrial center, the sign is harmonious with the entire center's signage and has been subject to the commercial or industrial center's design review.

Not Applicable. The proposed signage is not located within a commercial or industrial center.

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

The subject parcel is located in the Central Commercial (CC) Zoning District and is adjacent to the Multifamily (R-3) Residential Zoning District. The signage has been designed only for identification purposes and will not overwhelm the building or create light pollution as the signs can be dimmed at night. The proposed signage is well designed, understated, and mimics a previously approved sign program for the building. The surrounding streetlights and lighting system on the Excelsior Lane stairs will be brighter than the signage proposed and the new sign program will not have an adverse effect on the residential character of the adjacent residential neighborhood.

10. Proposed sign serves to primarily identify the business or type of activity being conducted on the same premises, or the product, service or interest being offered for sale or lease on site.

The proposed sign program is composed of five total signs, four wall signs, with two on each façade, and one small projecting side on the front/east façade all identify the two new uses of the building as a restaurant (The Pocket) and boutique hotel (Inn the Pocket).

Certificate of Appropriateness Findings

To approve or conditionally approve the Certificate of Appropriateness, the Historic Preservation Commission must determine whether the project is in conformance with the required Findings in Section 10.46.060.F:

1. The Secretary of the Interior's Standards for the Treatment of Historic Properties and any applicable State or local ordinances and adopted guidelines or other policies have been used to review and consider the proposed work.

The project conforms to *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Rehabilitating Historic Buildings* as described in the Certificate of Appropriateness application submitted by the Applicant and in the Historic Design Evaluation provided by the Historic Architect.

2. Additional Findings for Local Historic Register Properties.

- a. The proposed work shall preserve, enhance or restore, and shall not damage or destroy, the exterior architectural features of the structure and, where specified in the designating ordinance, its major interior architectural features; and***
- b. The proposed work shall not adversely affect the special character and/or special historic, architectural or aesthetic interest or value of the structure and its site, as viewed both in themselves and in their setting, nor of the historic overlay district, if located within one.***

The proposed work enhances, and does not damage or destroy, the exterior architectural features of the structure. None of the defining characteristics of the building will be altered or removed as only repainting and maintenance level repairs will be performed. The only alterations undertaken will be at the rear of the building, which is not a character-defining façade, and these will not be visible from the public right-of-way on Bridgeway. In addition, the work proposed would not adversely affect the special historic and architectural value of the structure nor the Historic Overlay District.

3. Additional Findings for Properties in Historic Overlay Districts.

- a. Any new construction, addition or exterior change shall be compatible with the character of the historic overlay district as described in the designating ordinance;***
- b. Exterior change shall preserve, enhance or restore, and shall not damage or destroy, the exterior architectural features of the subject property which are compatible with the character of the historic overlay district; and***
- c. For any exterior change where the subject property is not already compatible with the character of the historic overlay district, reasonable efforts shall be made to produce compatibility, and in no event shall there be a greater deviation from compatibility.***

The proposed exterior changes are compatible with the character of the Historic Overlay District and preserve and enhance, and do not damage, the specific architectural features of the property that are already compatible with the character of the Historic Overlay District.

4. Additional Findings for Sign Applications.

a. The proposed sign complies with all applicable provisions of Chapter 10.42 SMC (Sign and Awning Regulations);

b. Is consistent with the applicable sign standards and adopted guidelines, where applicable; and

c. The proposed color, design, material, and location of the proposed sign are compatible with the architectural design of the building and historic overlay district.

The proposed signs comply with required clearance, illumination, and projecting sign standards and do not exceed the maximum sign area allowed for two-level businesses in SMC 10.42.060. The proposed signage is also generally consistent with the applicable sign standards in SMC 10.42.070 for designated historic structures and properties within a historic overlay district. Wall signs, projecting signs, and window signs are all permitted within the Historic Overlay District and the proposed signs do not exceed the maximum signable area dictated by the code. As the proposed signage largely mimics the previous sign program approved for Wells Fargo's use of the building, it also aligns with SMC 10.42.070.H.8, which states that the use of historical sign precedents that are generally within the parameters of these guidelines shall be encouraged where appropriate to the building and location. Although interior illuminated signs are discouraged in the Historic Overlay District they are not prohibited. As such, the proposed material, location, and design of the signage can be seen as compatible with the architectural design of the building as it suits the new use of the building as a fine dining restaurant and boutique hotel.

**SAUSALITO PLANNING COMMISSION
RESOLUTION NO. 2025-18
July 9, 2025
APN: 065-071-34
PROJECT ID: 2024-00147**

ATTACHMENT 2: CONDITIONS OF APPROVAL

These conditions apply to the project at 715 Bridgeway depicted on plans prepared by Clay Haberman Chaney titled "The Pocket Sausalito", received June 25, 2025 (Attachment 3).

COMMUNITY DEVELOPMENT DEPARTMENT:

General Items:

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. Extensions to approved permits may be sought pursuant to SMC 10.50.140.
2. As part of the Building Permit application, all final Conditions of Approval shall be restated on the construction drawings and the applicant shall thoroughly and accurately document in writing compliance with each Condition of Approval at the time of Building Permit application and any other subsequent submittals.
3. The project shall be designed and constructed as shown in the set of plans titled "The Pocket Sausalito", received June 25, 2025 (Attachment 3).
4. Pursuant to SMC 10.50.180.B, the Community Development Director is authorized to administratively approve minor modifications to the approved plans.
5. The Applicant/Property Owner shall defend, indemnify (including reimbursement of all attorneys' fees and costs incurred by the City), and hold harmless the City and its elected and appointed officials, officers, agents and employees, from and against any and all liability, loss, claim, damage, or expense (including without limitation attorneys' fees), which may arise out of or concern any City permit decision or approval related to the project, including without limitation, challenges to project approvals or permits under the California Environmental Quality Act, and any and all liability, loss, claim, damage, or expense (including without limitation attorneys' fees), which may arise out of Applicant's construction of the project.
6. 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.
7. Prior to issuance of a building permit, the applicants shall reimburse the City for any

known unpaid costs associated with the project, including work done by consultants.

8. 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.
9. The light source for all exterior lighting fixtures shall be shielded from adjacent properties. Lighting shall be designed to focus the light on to only the areas necessary to be illuminated and minimize overflow of lighting off-site.
10. 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.
11. At the time of building permit application the applicant shall include a Construction Management Plan within the set of construction drawings. Said construction management plans shall include contact information for the general contractor and site superintendent, phasing and staging areas for equipment and materials, flagging/road closure procedures, where employees will park to not overwhelm the surrounding neighborhood, and other information as requested by the Community Development Director.

Hotel Use

1. A hotel concierge, or "welcome ambassador", shall be on-site during the operating hours of the restaurant to assist hotel guests. This concierge, or "welcome ambassador", shall be available for contact by hotel guests 24 hours a day for any issues that arise outside of the restaurant's operating hours.
2. Use of the hotel common area/amenity area (including elevated decks) must be limited to registered guests and guests of registered guests and will be restricted by key card or keypad access.
3. Use of the hotel common area/amenity area (including elevated decks) will be prohibited from 10:00 pm until 7:00 am and use of these spaces must comply with the City's Noise Ordinance in SMC 12.16.

Alcohol Sales

1. Alcohol may be sold for indoor on-site consumption during the approved hours of operation. Alcohol shall not be sold for on-site consumption outside of restaurant hours.
2. Pursuant to SMC Section 10.44.220 C (5), consumption of alcoholic liquor or other alcoholic beverages on any public sidewalk or street shall require City Council approval. At such time when the City Council authorizes the outdoor consumption of alcoholic beverages in the outdoor dining area adjacent to 715 Bridgeway, alcohol may be sold for

on-site consumption in the approved outdoor dining area during the restaurant operating hours.

3. The applicant shall obtain and hold the appropriate license required by the Department of Alcohol Beverage Control and comply with all applicable requirements for alcohol sales imposed by the Department of Alcohol Beverage Control.

Outdoor Dining

1. The business shall remove their tables and chairs at the close of business each day and store the tables and chairs within their business.
2. Refuse must be removed immediately to avoid wind-blown litter and the sidewalk should be cleaned daily at the close of business.
3. Access from the sidewalk to the main entry doors of the adjacent structures from the sidewalk must be maintained at all times for fire protection personnel.
4. Pursuant to SMC 10.44.220.C, the proposed use requires an executed sidewalk dining encroachment permit issued by the Community Development Department.
5. The outdoor dining use is subject to the conditions found in SMC 10.44.220.C.3.a-k.
6. The outdoor dining use will be restricted to a total of 16 seats for outdoor dining on the sidewalk adjacent to 715 Bridgeway. The Applicant shall always maintain a minimum of 5' clearance on the sidewalk for pedestrian flow and access.
7. The hours of operation for outdoor dining shall not exceed 11:00pm.

DEPARTMENT OF PUBLIC WORKS:

General Items:

1. As part of the Building Permit application, all final Conditions of Approval shall be restated on the construction drawings and applicant shall thoroughly and accurately document in writing compliance with each Condition of Approval at the time of Building Permit application and any other subsequent submittals.
2. Applicant shall indemnify the City for all costs, including without limitation attorneys' fees, in defending this project or any portion of this project and shall reimburse the City for any costs incurred by the City's defense of the approval of the project.

Right of Way Items:

3. Applicant shall repair or replace, at no expense to the City, damage to public facilities that results from applicant's construction activities. Applicant is advised that applicant's contractor shall save and protect all existing facilities not designated for removal or modification within the public right of way.

4. Emergency vehicle access and access to adjacent properties shall be maintained at all times throughout the duration of this project.
5. An encroachment permit shall be obtained from the DPW prior to using the public right of way for non-public purposes (e.g., material storage, construction, staging or demolition) including any and all construction and demolition activities. Encroachment submittal information can be found here: <https://www.sausalito.gov/departments/public-works/engineering-division/encroachment-permits>
6. Applicant is advised that construction materials, equipment, vehicles, and properly-permitted debris boxes (Bay Cities Refuse Service is the sole authorized solid waste hauler permitted to provide debris box service in the City of Sausalito) may not be placed in a manner that poses a traffic hazard, shall be placed to minimize obstruction of roads and gutters, shall be equipped with reflectors or lighting to ensure visibility at night and in inclement weather (if placed in the public right of way), shall be maintained in a clean and safe condition, and shall not be maintained in a manner that becomes a nuisance to the neighborhood. Debris boxes shall be emptied on a regular basis, or as directed by the City. Material stockpiles & debris boxes shall be covered when not being accessed or filled to prevent dust or liquid from being released to the environment. Construction materials, equipment, vehicles, and debris boxes shall be placed in the public right of way only after securing an encroachment permit.
7. Ensure best management practices (BMPs) are used during construction activity. This includes erosion and sediment controls and pollution prevention practices. Erosion control BMPs may include, but are not limited to, scheduling and timing of grading activities, timely re-vegetation of graded areas, the use of hydroseed and hydraulic mulches, and installation of erosion control blankets. Sediment control may include properly sized detention basins, dams, or filters to reduce entry of suspended sediment into the storm drain system and watercourses, and installation of construction entrances to prevent tracking of sediment onto adjacent streets. Pollution prevention practices may include: designated washout areas or facilities, control of trash and recycled materials, covering of materials stored on-site, and proper location of and maintenance of temporary sanitary facilities. The combination of BMPs used, and their execution in the field, must be customized to the site using up-to-date standards and practices. You may refer to the Marin County Stormwater Pollution Prevention Program's website: <https://www.marincounty.org/~media/files/departments/pw/mcstoppp/development/erosionsediment-control-measures-for-small-construction-projects-2015.pdf?la=en>

Advisory Notes

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

1. An approval granted by the Engineering Division of the Department of Public Works does not constitute a building permit or authorization for construction. Appropriate construction permit(s) issued by the Building Division must be obtained prior to construction.

2. Pursuant to Municipal Code Chapter 8.54, applicants shall submit a Recycling Management Plan to the Community Development Department prior to the issuance of any Building Permits, unless the requirement is waived pursuant to Section 8.54.050.
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 storm water is prohibited. Liability for any such discharge shall be the responsibility of person(s) causing or responsible for the discharge. Violations constitute a misdemeanor in accordance with Section 11.17.060.B.
4. Pursuant to Municipal Code Section 12.16.140, the operation of construction, demolition, excavation, alteration, or repair devices and equipment within all residential zones and areas within a 500-foot radius of residential zones shall only take place during the following hours:

Weekdays – Between 8:00 a.m. and 6:00 p.m.

Saturdays – Between 9:00 a.m. and 5:00 p.m.

Sundays – Prohibited

City holidays – 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.

5. Pursuant to City of Sausalito Resolution 5116, roadway and subdivision improvements shall comply with the Uniform Construction Standards All Cities and County of Marin and as may be modified by the City Engineer.
6. Improvements within the public right of way shall conform to the Cities and County of Marin "Uniform Construction Standards," available online at: <http://www.marincounty.org/depts/pw/divisions/land-use/ucs>.
7. 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.

**SAUSALITO PLANNING COMMISSION
RESOLUTION NO. 2025-18**

July 9, 2025

APN: 065-071-34

PROJECT ID: 2024-00147

ATTACHMENT 3: PROJECT PLANS



THE POCKET SAUSALITO

715 Bridgeway Sausalito, CA APN 065-071-25

VICINITY MAP	PROJECT SUMMARY	PROJECT TEAM	SHEET INDEX																																																																																																									
Site   Reference North  JOHNSON LYMAN ARCHITECTS, LLP P.O. Box 5664 925.930.9690 Walnut Creek, CA 94596 www.JohnsonLyman.com	This submittal includes demolition of interior non-structural walls, stairs and removal of 2 existing safety deposit vaults of the previous Wells Fargo Bank. The existing is a 2-story concrete building with a decorative plaster finish. No exterior alterations are proposed with the exception of new paint to restore the historic character of the building. The re-use of this building is intended for an Inn with a new exterior courtyard, firepit and spa. <table><tr><td>Site Area:</td><td>4,372 s.f. +/-</td></tr><tr><td>Existing Floor Area Area:</td><td>4,587 s.f. +/-</td></tr><tr><td>Proposed Floor Area:</td><td>5,600 s.f. +/-</td></tr><tr><td>Existing Building Coverage:</td><td>4,230 s.f. +/-</td></tr><tr><td>Percentage Lot Coverage:</td><td>97%</td></tr><tr><td>Project Address:</td><td>715 Bridgeway</td></tr><tr><td>APN:</td><td>065-071-25</td></tr><tr><td>Zoning District:</td><td>CC, Central Commercial</td></tr><tr><td>Lot Coverage:</td><td>100%</td></tr></table>	Site Area:	4,372 s.f. +/-	Existing Floor Area Area:	4,587 s.f. +/-	Proposed Floor Area:	5,600 s.f. +/-	Existing Building Coverage:	4,230 s.f. +/-	Percentage Lot Coverage:	97%	Project Address:	715 Bridgeway	APN:	065-071-25	Zoning District:	CC, Central Commercial	Lot Coverage:	100%	<table><tr><td>Owner Skipolini's Inc. 1535 Giammona Dr. Walnut Creek, CA 94596 Attn: Kent A. Ipsen</td><td>Architect Johnson Lyman Architects P.O. Box 5664 Walnut Creek, CA 94596 Attn: Dave Johnson 925.930.9690</td><td>Historic Architect Michael Garavaglia, AIA. LEED AP BD+C President, Garavaglia Archtecture, Inc. 582 Market Street, Suite 1800 San Francisco, CA 94104 P. 415.391.9633 F. 415.391.9647 www.garavaglia.com</td></tr></table>	Owner Skipolini's Inc. 1535 Giammona Dr. Walnut Creek, CA 94596 Attn: Kent A. Ipsen	Architect Johnson Lyman Architects P.O. Box 5664 Walnut Creek, CA 94596 Attn: Dave Johnson 925.930.9690	Historic Architect Michael Garavaglia, AIA. LEED AP BD+C President, Garavaglia Archtecture, Inc. 582 Market Street, Suite 1800 San Francisco, CA 94104 P. 415.391.9633 F. 415.391.9647 www.garavaglia.com	<table><tr><td>A0</td><td>Cover Sheet</td><td>A6.1</td><td>Site Photos</td></tr><tr><td>A0.1</td><td>Commercial Site Data Table</td><td>A6.2</td><td>Existing Photos</td></tr><tr><td>A0.2</td><td>Renderings</td><td>A7.1</td><td>Sign Program</td></tr><tr><td>A0.3.0</td><td>Code Analysis</td><td>A7.2</td><td>Sign Program</td></tr><tr><td>A0.3.1</td><td>1st Floor Code Plan</td><td>A7.3</td><td>Sign Program</td></tr><tr><td>A0.3.2</td><td>2nd Floor Code Plan</td><td>A7.4</td><td>Sign Program</td></tr><tr><td>A0.3.3</td><td>FAR Calculation</td><td>C1.1</td><td>Record of Survey</td></tr><tr><td>A1</td><td>Existing Site Plan</td><td>C1.2</td><td>Record of Survey</td></tr><tr><td>A2.1</td><td>Existing Floor Plans</td><td>C2</td><td>Topographic Map</td></tr><tr><td>A2.2</td><td>Demolition Floor Plans</td><td>D1</td><td>Design Elevations</td></tr><tr><td>A3.1</td><td>Floor Plans</td><td>D2</td><td>Design Elevations</td></tr><tr><td>A3.2</td><td>Equipment / Roof Plan</td><td>D3</td><td>Design Elevations</td></tr><tr><td>A3.3</td><td>Proposed Story Pole Plan</td><td>D4</td><td>Design Elevations</td></tr><tr><td>A4.1</td><td>Exterior Elevations</td><td></td><td></td></tr><tr><td>A4.2</td><td>Exterior Elevations</td><td></td><td></td></tr><tr><td>A4.3</td><td>Exterior Elevations</td><td></td><td></td></tr><tr><td>A4.4</td><td>Exterior Elevations</td><td></td><td></td></tr><tr><td>A5.1</td><td>Building Sections</td><td></td><td></td></tr><tr><td>A5.2</td><td>Building Sections</td><td></td><td></td></tr><tr><td>A5.3</td><td>Building Sections</td><td></td><td></td></tr><tr><td>A5.4</td><td>Building Sections</td><td></td><td></td></tr></table> Updated 06-23-25	A0	Cover Sheet	A6.1	Site Photos	A0.1	Commercial Site Data Table	A6.2	Existing Photos	A0.2	Renderings	A7.1	Sign Program	A0.3.0	Code Analysis	A7.2	Sign Program	A0.3.1	1st Floor Code Plan	A7.3	Sign Program	A0.3.2	2nd Floor Code Plan	A7.4	Sign Program	A0.3.3	FAR Calculation	C1.1	Record of Survey	A1	Existing Site Plan	C1.2	Record of Survey	A2.1	Existing Floor Plans	C2	Topographic Map	A2.2	Demolition Floor Plans	D1	Design Elevations	A3.1	Floor Plans	D2	Design Elevations	A3.2	Equipment / Roof Plan	D3	Design Elevations	A3.3	Proposed Story Pole Plan	D4	Design Elevations	A4.1	Exterior Elevations			A4.2	Exterior Elevations			A4.3	Exterior Elevations			A4.4	Exterior Elevations			A5.1	Building Sections			A5.2	Building Sections			A5.3	Building Sections			A5.4	Building Sections		
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Commercial Site Data Table

The following table must be placed on the cover sheet of the plan set for all commercial and mixed-use projects. If something is inapplicable to your project, please indicate "Not Applicable" or "N/A".

	Existing	Proposed	Zoning Max/Req	Staff Notes
ZONING	CC	CC		
PARCEL SIZE (Gross and Net Areas) See 10.88.040 Parcel Size Net	4,372 sf	4,372 sf		
AVERAGE SLOPE	1:2.4	1:2.4		Along Excelsior Stair
NUMBER OF RESIDENTIAL UNITS	0	0		Hotel
UNIT DENSITY (i.e. 1/1500 sq. ft.)	na	1/1,457 SF		3 Hotel units
FLOOR AREA SMC 10.40.040				
Commercial or Mixed-Use Sq. Ft. (Gross)	4,587 sf	5,600 sf		
Enclosed Parking Garage	0	0		
Accessory Structures	0	0		
Sub-Total				
Exemptions (See 10.40.040)				
Adjusted Floor Area (Less Exemptions)	4,587 sf	5,600 sf		
FAR (Floor Area Ratio)	1.05	1.28	1.3	
BUILDING COVERAGE SMC 10.40.050				
Square Feet	4,230 sf	4,230 sf		
Percentage of Lot Coverage	97%	97%	100%	
SETBACKS - Primary Structure SMC 10.40.070 - 090				
Front Yard Setback	0	0	0	Not Required
Side Yard Setback	0	0	0	
Side Yard Setback	0	0	0	
Rear Yard Setback	0	0	15	Existing building wall on PL
Setbacks – Accessory Structure SMC 10.44.020				
Side Yard Setback	na	na		
Side Yard Setback	na	na		
Rear Yard Setback	na	na		
HEIGHT SMC 10.40.060 and 10.44.020				
Primary Building Height	26.56'	26.56'	32'	Avg grade to top of retaining wall
Accessory/Secondary Building Height	na	na		
PARKING SMC 10.40.110 – 120				
Total On-Site Spaces	0	0	0	
Residential Parking	0	0	0	
Commercial Parking (See Table 10.40-1)	0	0	0	

THE POCKET SAUSALITO

715 Bridgeway Sausalito, CA

APN 065-071-25

Data Table

A0.1

Updated 06-23-25



THE POCKET SAUSALITO

715 Bridgeway Sausalito, CA

APN 065-071-25

Renderings

A0.2

Updated 06-23-25

CODE ANALYSIS

THE POCKET, 715 BRIDGEWAY, SAUSALITO		
2022 California Building Code		
		SECTION NO.
I. BUILDING DESCRIPTION AND TYPE		
A.	Existing One story Type-III-B Building, New 2 nd story construction Type-IIIB ADD NFPA-13 Sprinklers throughout	510.2
II. APPLICABLE CODE		
A.	2022 California Building Code, based on 2021 IBC	
III. BUILDING HEIGHT		
A.	Ground Floor – 0'-0" (16.12)	
B.	Second Floor – 14'-6"	
C.	Roof – Existing top of mansard New Roof Deck 37'-2" +/- 39'-0"	
IV. OCCUPANCY		
	<u>BUILDING AREA</u> Restaurant Transient Lodging	<u>OCCUPANCY</u> A-2 R-1
V. Gross Building Area		202
	Ground Floor Area 2,782 square feet	
	Second Floor Area 2,818 square feet	
	TOTAL Gross Building Area 5,600 sf	
VI. SPECIAL FEATURES AND ASSUMPTIONS		
A.	NFPA-13 Sprinkler system to be provided throughout	903.3
VII. ALLOWABLE AREA AND HEIGHT		
A.	Assume Group A occupancy (most restrictive), non-separated use.	508.3
B.	Type III-B Construction	
1.	Base allowable area without height increase, with sprinklers – 9,500 sf	Table 506.2
2.	Increase for frontage greater than 30 feet for 50% of building perimeter; Not Used	506.3.3
C.	Allowable area per building, non-separated: 19,000 sf 9,000 sf x 2 (multi-story group A) = 19,000 sf	506.2.2
D.	Allowable stories without area increase – 3 stories	Table 504.4
E.	Allowable height without area increase to roof shgt – 75 ft	Table 504.3
VIII. FIRE RESISTIVE SEPARATIONS		
A.	Separations between occupancies	
1.	Mixed use, Non-separated occupancies. Separation not required between commercial occupancies	508.3
2.	Z dæv vshædæhøj g z hækj qxglw lq wkh vdp h exlæhj/z dæv vshædæhøj vðhs lqj qxglw lq wkh vdp h exlæhj dgg z dæv vshædæhøj g z hækj ruvðhs lqj qxglw ærp rkuhu rffxsdqfñv frqðæxxrvw wkp lq wkh vdp h exlæhj vkðæeh frqvæxfing dv 63 p lqxoh udhög ðlh sdæhærgvl	420.2 708.3, exc.2
3.	Iærudvøtp eðhv vshædæhøj g z hækj qxglw lq wkh vdp h exlæhj/værudvøtp eðhv vshædæhøj vðhs lqj qxglw lq wkh vdp h exlæhj dgg værudvøtp eðhv vshædæhøj g z hækj ruvðhs lqj qxglw ærp rkuhu rffxsdqfñv frqðæxxrvw wkp lq wkh vdp h exlæhj vkðæeh frqvæxfing dv 63 p lqxoh udhög kruðrqdo dvøtp eðhv	420.2 711.2.4.3 exc.
a)	Supporting construction not required to be fire-resistive rated	711.2.3 exc.2
B.	Incidental use areas	509
1.	Furnace or Boiler Room – smoke partition	
2.	Machinery Room – smoke partition	
C.	Separations for incidental use areas	509.4
1.	1-hour or 2 hour – 1 hour or 2 hour rated fire barrier	
2.	Smoke – full height solid walls with self- or auto-closing solid doors	
IX. FIRE RESISTIVE REQUIREMENTS		
1.	Structural Frame – 0 hour	Table 601
2.	Bearing Walls	
a)	Exterior – 2 hour, Non-combustible. Fire Retardant treated lumber allowed in assemblies 2-hour rated or less.	Table 601, 602.3
b)	Interior – 0 hour;	Table 601
3.	Nonbearing Walls	
a)	Interior – 0-hour	Table 601

	b. Exterior (based on fire separation distance)	Table 601														
	x < 30 feet – 1 hour, x ≥ 30 feet – 0 hour,	Table 705.5 602.5														
	4. Floors – 0 hour	Table 601														
	5. Roof – 0 hour	Table 601														
X.	EXTERIOR WALLS															
A.	Openings allowed in exterior walls based on fire separation distance	705														
B.	No protection of openings required. Assume sprinkler protection within building	Table 705.8 (U.P.S)														
C.	Area of openings allowed per story	Table 705.8 705.8.1														
	<table><tr><td><u>FIRE SEPARATION DISTANCE (FT)</u></td><td><u>PERCENT OF OPENINGS ALLOWED</u></td></tr><tr><td>0 to 3</td><td>Not permitted</td></tr><tr><td>3< x ≤ 5</td><td>15 percent</td></tr><tr><td>5< x ≤10</td><td>25 percent</td></tr><tr><td>10< x ≤15</td><td>45 percent</td></tr><tr><td>15< x ≤20</td><td>75 percent</td></tr><tr><td>20< x</td><td>No Limit</td></tr></table>	<u>FIRE SEPARATION DISTANCE (FT)</u>	<u>PERCENT OF OPENINGS ALLOWED</u>	0 to 3	Not permitted	3< x ≤ 5	15 percent	5< x ≤10	25 percent	10< x ≤15	45 percent	15< x ≤20	75 percent	20< x	No Limit	
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D.	Parapets not required where the wall is permitted to have at least 25 percent of the exterior wall area containing unprotected openings per 705.8	705.11 Ex 6														
XI.	INTERIOR WALLS															
A.	Fire Barriers (Shafts, Exit Stairs, Exit Passage, Horizontal Exit)	707														
	1. Extend from floor to floor	707.5														
	2. Openings limited to 25 percent of length of wall, 156 sf max	707.6														
B.	Fire Partitions (Corridor Walls)	708														
	1. Extend from floor to floor															
	2. May terminate at ceiling constructed as for corridor walls	708.4, Ex 3														
C.	Opening protection	Table 716.1(2)														
	<table><tr><td><u>WALL TYPE</u></td><td><u>OPENING RATING</u></td></tr><tr><td>1-HR Shaft/Exit Enclosure</td><td>1 hour</td></tr><tr><td>1-HR Corridor doors</td><td>20 minutes</td></tr><tr><td>1-HR Other</td><td>45 minutes</td></tr></table>	<u>WALL TYPE</u>	<u>OPENING RATING</u>	1-HR Shaft/Exit Enclosure	1 hour	1-HR Corridor doors	20 minutes	1-HR Other	45 minutes							
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D.	Shaft Enclosures	712.1, 713														
	1. Rated 1 hour fire barrier enclosure for shafts < 4 stories	713.4														
	2. Elevator Hoisway, 1-hour	713.14														
E.	Elevator Hoistway Opening Protection:															
	1. Not required at level of discharge	3006.2, Ex. 2														
	2. Rated shaft and elevator lobby not required for 2-story max elevator	3006														
F.	Penetrations	714														
	1. Through penetration fire stop systems protecting wall penetrations shall have an F rating equal to the rated wall															
	2. Through penetration fire stop systems protecting rated horizontal assemblies shall have an F and a T rating of 1 hour or equal to the rated assembly															
XII.	INTERIOR FINISH	Chapter 8														
A.	Wall and ceiling finishes classified by tests in accordance with ASTM E-84															
	<table><tr><td><u>CLASSIFICATION</u></td><td><u>FLAME SPREAD</u></td><td><u>SMOKE DEVELOPED</u></td></tr><tr><td>A</td><td>0 – 25</td><td>0 – 450</td></tr><tr><td>B</td><td>26 – 75</td><td>0 – 450</td></tr><tr><td>C</td><td>75 – 200</td><td>0 – 450</td></tr></table>	<u>CLASSIFICATION</u>	<u>FLAME SPREAD</u>	<u>SMOKE DEVELOPED</u>	A	0 – 25	0 – 450	B	26 – 75	0 – 450	C	75 – 200	0 – 450			
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C	75 – 200	0 – 450														
B.	May also be classified in accordance with NFPA 286	803.1.1														
C.	Flame Spread Requirements	Table 803.13														
	<table><tr><td><u>AREA SERVED</u></td><td><u>RATING REQUIRED</u></td></tr><tr><td>Exit Enclosures and Passageways</td><td>C</td></tr><tr><td>Corridors</td><td>C</td></tr><tr><td>Other Rooms</td><td>C</td></tr></table>	<u>AREA SERVED</u>	<u>RATING REQUIRED</u>	Exit Enclosures and Passageways	C	Corridors	C	Other Rooms	C							
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D.	Interior floor finish to have minimum critical radiant flux of Class II in all exit enclosures, exit passageways, corridors and unseparated areas.	804.2.2														
E.	Thermal and acoustical insulation shall comply with CBC 719	807.1														
F.	Decorative materials and trim installed in buildings governed by the SFM shall comply with the provisions of CBC §806	806														
XIII.	AUTOMATIC SPRINKLER SYSTEM															
A.	Sprinkler system provided throughout the building to address risk management, and Group A and R occupancies	903.2.1.2 903.2.8														
B.	Sprinklers installed in accordance with the 2022 Edition of NFPA 13															
C.	Sprinklers required to be monitored by approved supervising station and in accordance with NFPA 72	903.4														
D.	Provide sprinklers in any concealed spaces with combustible materials in accordance with NFPA 13.															
XIV.	FIRE AND SMOKE ALARM SYSTEMS															
A.	Fire alarm system and smoke alarms shall be installed	907.2.8														

	1. A manual fire alarm system that activates the occupant notification system shall be installed	907.2.8.1
	2. An automatic smoke detection system that activates the occupant notification system in accordance shall be installed throughout all interior corridors serving sleeping units.	907.2.8.2
B.	Single and multiple station smoke alarms shall be installed in accordance with NFPA 72	907.2.8.3
	1. Smoke alarms shall be installed:	907.2.11.1
	a) On the ceiling or wall outside of each separate sleeping area in immediate vicinity of bedrooms	
	b) In each room used for sleeping purposes	
	c) In every room in the path of the means of egress from the sleeping area to the door leading from the sleeping unit.	
	2. Smoke alarms shall be interconnected in such a manner that the activation of one alarm will activate all of the alarms in the dwelling unit	907.2.11.5
	3. Specific Location Requirements: Refer to NFPA 72 section 29.8.3.4 and amendments by State Fire Marshall	907.2.11.g8
	4. Smoke detectors are also required for:	
	(1) Elevator recall	NFPA 72
	(2) Automatic control of automatic closing assemblies	NFPA 72
	(3) At fire control panel locations	907.4.2
	(4) For Fan Shutdown	
	b) Heat detectors for elevator shunt trip	
	5. Waterflow and valve supervisory switch shall be monitored	
XV.	MEANS OF EGRESS	
A.	Occupant load – based upon the area under consideration divided by an occupant load factor.	1004.5
	1. Occupant Load Factors	Table 1004.5
	<u>USE AREA</u> <u>OCCUPANT LOAD FACTOR</u>	
	Residential 200 gross	
	Accessory Storage/Mechanical Rooms 300 gross	
	Less Concentrated Assembly (Dining Room) 15 net	
B.	Egress width	
	1. Considered for floors individually	1005.3.1
	2. Egress width per occupant served	1005.3
	<u>USE AREA</u> <u>OCCUPANT LOAD FACTOR</u>	
	Stairways 0.30 inches	
	Other egress component 0.20 inches	
C.	Lighting	
	1. Means of egress and Exit discharge illumination to be 1 foot candle (11 lux) at the walking surface	1008.2.1
	2. Emergency power provided for 90 minutes minimum	1008.3.4
	a) Illumination under emergency power must be 1 foot candle average, with a minimum of 0.1 foot candles at any point.	1008.3.5
D.	Accessible Means of Egress	1009
	1. Accessible means of egress are required in the same numbers as required for other means of egress	
	2. Accessible means of egress may include:	
	a) Accessible stairs with areas of refuge. (Area of refuge not required for stairs in a fully sprinkler protected building).	1009.3.3 exc. 2
	3. Elevator not required as part of accessible means of egress in buildings less than 4-stories	1009.2.1
	4. Two-way Communication system required at elevator landings	1009.8
E.	Doors	
	1. Doors shall have a clear width of at least 32 inches and no door leaf shall be greater than 48 inches	1010.1.1
	2. Panic hardware required on exit doors from Assembly occupancies and electrical rooms rated over 800 amperes	1010.2.9
F.	Stairways	
	1. Minimum width is 44 inches	1011.2
	a) Handrails may extend 4-1/2 inches from stair wall	1014.8
	2. Minimum headroom clearance is 80 inches	1011.3
	3. Riser height	1011.5.2
	a) Minimum – 4 inches	
	b) Maximum – 7 inches	
G.	Tread depth	1011.5.2
	1. Minimum – 11 inches	
H.	Ramps (used for exiting)	1012
	1. Maximum slope – 1 in 12	1012.2
	2. Maximum cross slope – 1 in 48	1012.3

	3.	Maximum vertical rise 30 inches	1012.4
	4.	Ramps with rise greater than 6 inches shall have handrails on both sides	1012.8
I.	Handrails and Guards		
	1.	Shall be provided on both sides of stairs and ramps greater than 6 inches rise.	1012.8 1014
	2.	Guards required on elevated surfaces with an adjacent drop more than 30 inches	1015.2
	3.	Guards required to be 42 inches high minimum	1015.3
	4.	Guards shall have opening protection that will not allow a 4 inch diameter sphere to pass	1015.4
J.	Exit Signs		
	1.	Not required in rooms or areas requiring only one exit	1013.1, Ex 1
	2.	Required at exit and exit access doors and other areas so that no place in a corridor is more than 100 feet from an exit sign	1013.1
	3.	Exit signs shall be internally or externally illuminated	1013.3
	4.	Tactile exit signs required at access to each area of refuge, exit stair, ramp, passageway, discharge, and exterior area for rescue assistance.	1013.4
	5.	Illumination required to be on emergency power with 90 minute duration	1013.6.3
K.	Exit Access		
	1.	The path of egress travel to an exit shall not pass through more than one adjacent story	1006.3.2
	2.	Egress shall not pass through adjoining rooms except where such rooms are accessory, not high-hazard, and provide a discernable path to an exit.	1016.2
	3.	Common path of travel limited to 75 feet in assembly occupancies and 75 feet in R-1	Table 1006.2.1
	4.	When two or more exits are required, they shall be separated by one third the diagonal dimension of the space	1007.1.1 Ex 2
L.	Travel distance – maximum allowable travel distance from any location to an exit:		Table 1017.2
		<u>OCCUPANCY</u> Group A, R-1	<u>TRAVEL DISTANCE</u> 250 feet
M.	Corridors – Group A occupancies may be unrated Group R-1—1-hour rated		Table 1020.2
	1.	Dead ends may not exceed 50 feet in Group R-1 or 20 feet in Group A	1020.5 exc. 2
N.	Minimum number of exits		1006.2.1
		<u>OCCUPANT LOAD</u> 1 - 500 501 – 1,000	<u>NUMBER OF EXITS</u> 2 3
O.	Interior Exit Stairways Access to exit may pass through one adjacent story		1006.3.2
XVI. ACCESSIBILITY			
A.	An elevator is not required in a privately funded multistory building less than 3-stories high if a reasonable portion of all facilities and accommodations normally sought and used by the public in such a building are accessible to and usable by persons with disabilities.		11B-206.2.3 exc. 1.2
B.	Transient lodging shall provide guest rooms with mobility features		11B-224
	1.	1 min. guest room with roll-in shower.	Table 11B-224.2
	2.	1 min. guest room without roll-in shower	
C.	2 Min. guest rooms shall have communication features		11B-224.4
	1.	Where emergency warning systems are provided, fire alarms shall have permanently installed audible and visible alarms and carbon monoxide alarms shall comply with Chapter 9, Section 915.	11B-806.3.2
	2.	Visible notification devices shall be provided to alert room occupants of incoming telephone calls and a door knock or bell.	
D.	Fixed or built-in <u>storage facilities</u> within guest rooms required to provide mobility features shall comply with <u>Section 11B-225</u> .		
XVII. ROOF ASSEMBLY AND ROOFTOP STRUCTURES			
E.	Roofing classification – Class C		Table 1505.1
F.	Penthouses limited to 28 feet tall above roof for elevators and 18 feet for other purposes		1511.2.1
	1.	Construction limited to non-combustible, non-rated if fire separation is greater than 20 feet	1511.2.4 Ex 3
	2.	Construction limited to non-combustible, 1-hour rated if fire separation is between 5 and 20 ft.	
XVIII. GLASS AND GLAZING			
			Chapter 24
XIX. EMERGENCY POWER			
			Chapter 27
G.	Where required:		2702
	1.	Exit signs	
	2.	Means of egress illumination	
	3.	Accessible means of egress elevators with emergency power are not required in buildings less than 4 stories	1009.2.1
	4.	Emergency Radio Responder coverage system	2702.2.3

PROJECT DATA

BUILDING TYPE: III-B, NFPA-13 SPRINKLERED

OCCUPANCY: A-2 RESTAURANT,
(UNSEPARATED) R-1 TRANSIENT LODGING

FAR: 1.29

ALLOWABLE AREA: 19,000 SF

PROPOSED AREA: 5,636 SF

PROJECT SUMMARY

REMODEL OF HISTORIC BANK BUILDING AND NEW
SECOND FLOOR ADDITIONS:

- Remove existing second floor within the existing historically significant bank building.
- Remove existing second floor on-grade portion of the building (Western portion) that is not historically significant.
- Construct new second floor boutique inn, including:
 1. New second floor structure within the envelope of the historic bank building
 2. New second floor on-grade section in Western portion of the site.
 3. New second floor and rooftop residential patios
 4. New connections to the Excelsior stair at the rooftop patios
- Construct new ground floor restaurant
- Upgrade Electrical service.
- Upgrade Plumbing services to the building
- Construct new NFPA-13 fire sprinkler system throughout

THE POCKET SAUSALITO

715 Bridgeway Sausalito, CA

APN 065-071-25

Code Analysis A0.3.0

Updated 06-23-25

FUNCTION	AREA	LOAD FACTOR CBC 1004.1.2	NUMBER OF OCCUPANTS	REQ. NO. OF EXITS	EXITS SHOWN	REQ. DR WIDTH	WIDTH SHOWN	REQ. HALL WIDTH	WIDTH SHOWN
DINING	1,375 sf	1:15	92	2	2				
WORK AREAS	1,050 sf	1:200	6	1	2				
HALLWAY	213 sf		0						
ACCESSORY	144 sf		0						
SUB-TOTALS			98	2	2	19.6"	99"	98/2x0.3 = 14.7"	44"
TOTAL	2,782 sf								

NOTES:

1. "ACCESSORY" AREAS INCLUDE WALLS, VOIDS, CORRIDORS, ELEVATORS, AND OTHER COMMON AREAS NOT USUALLY OCCUPIED OR CONTRIBUTING TO THE OVERALL BUILDING OCCUPANCY. THE ACCESSORY AREAS ARE INCLUDED IN THE GROSS AREA CALCULATION.

SEPARATION OF EXITS

LONGEST DIAGONAL: 75'-8"
REQUIRED SEPARATION: 75'-8"/3 = 25'-2 1/2"
DOOR SEPARATION PROVIDED: 36'-10" > 25'-2 1/2"
DISCHARGE SEPARATION: 25'-11" > 25'-2 1/2"

LEGEND

- ACCESSIBLE PATH OF TRAVEL
- COMMON PATH OF EGRESS TRAVEL (CPET)
- EXIT DISTANCE FROM MOST REMOTE POINT
- ☒ DIRECTIONAL EXIT SIGN. SHADED PORTION INDICATES DIRECTION OF EGRESS
- ➡ ACCESSIBLE ENTRANCE/EXIT

RESTROOM FIXTURE CALCULATIONS

OCCUPANT LOAD (CPC Chapter 4, Table 4-1)

USE	LOAD	BY GENDER
Drinking/Dining	1,375 sf/30 = 46	46/2 = 23
Kitchen/Work	1,050 sf/50 = 21	21/2 = 11

REQUIRED FIXTURE RATIO (CPC Chapter 4, Table 422.1)

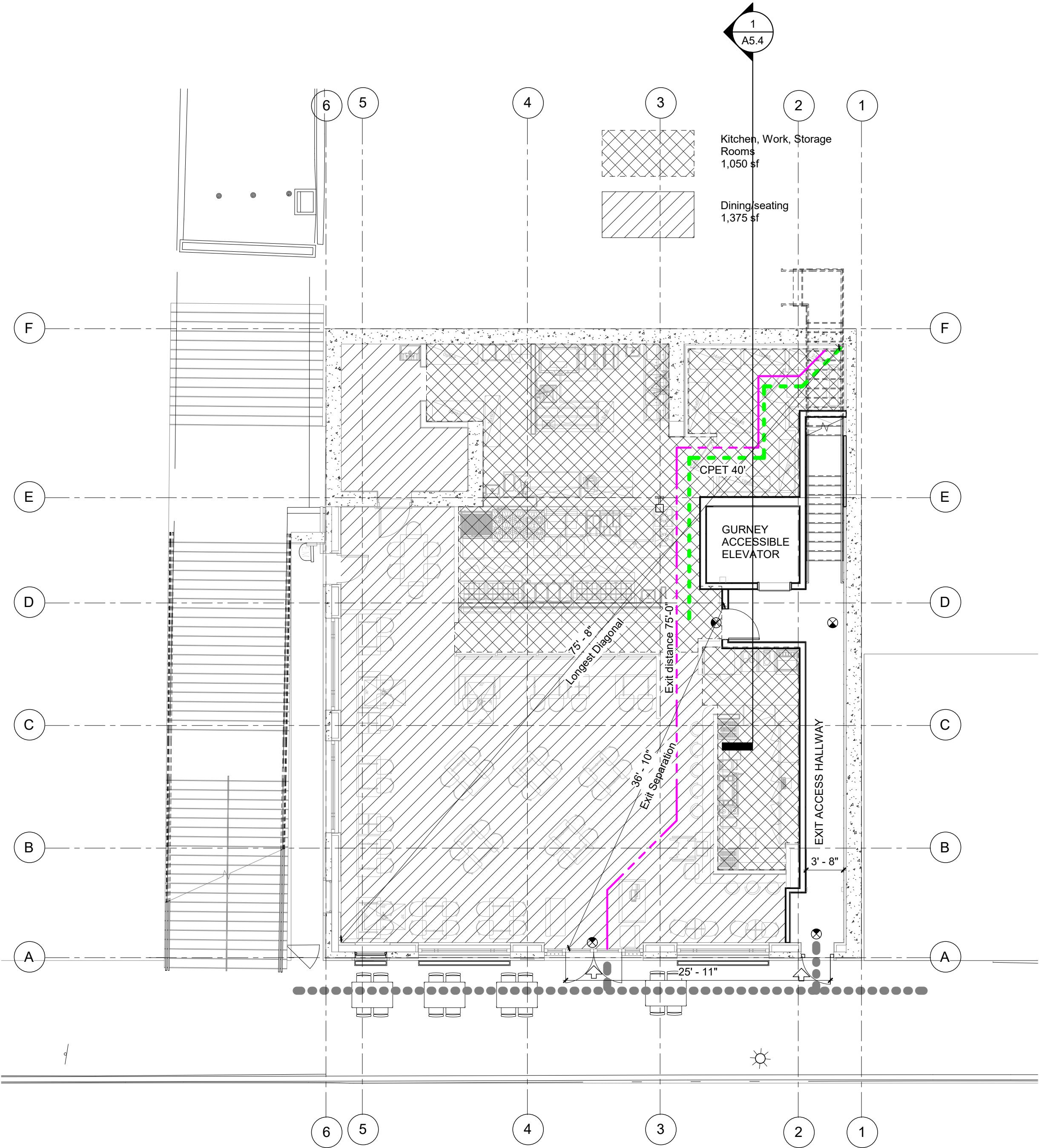
USE	FIXTURE	MALE	FEMALE
Drinking/Dining	Water Closet	1:50	1:25
	Urinal	1:200	0
	Lavatory	1:150	1:150
Kitchen/Work	Water Closet	1:50	1:15
	Urinal	1:100	0
	Lavatory	1:75	1:50

MIXED USE FIXTURE CALCULATION

MEN
Water Closets: 23/50 + 11/50 = 0.68
Urinals: 23/200 + 11/100 = 0.23
Lavatories: 23/150 + 11/75 = 0.3

WOMEN
Water Closets: 23/25 + 11/15 = 1.65
Lavatories: 23/150 + 11/150 = 0.23

TOTAL REQUIRED (Combined Genders)	TOTAL PROVIDED
Water Closets 0.68 + 1.65 = 2.33	3
Urinals 0.23	1
Lavatories 0.3 + 0.23 = 0.53	2



1 1st Floor Code Plan
1/8" = 1'-0"

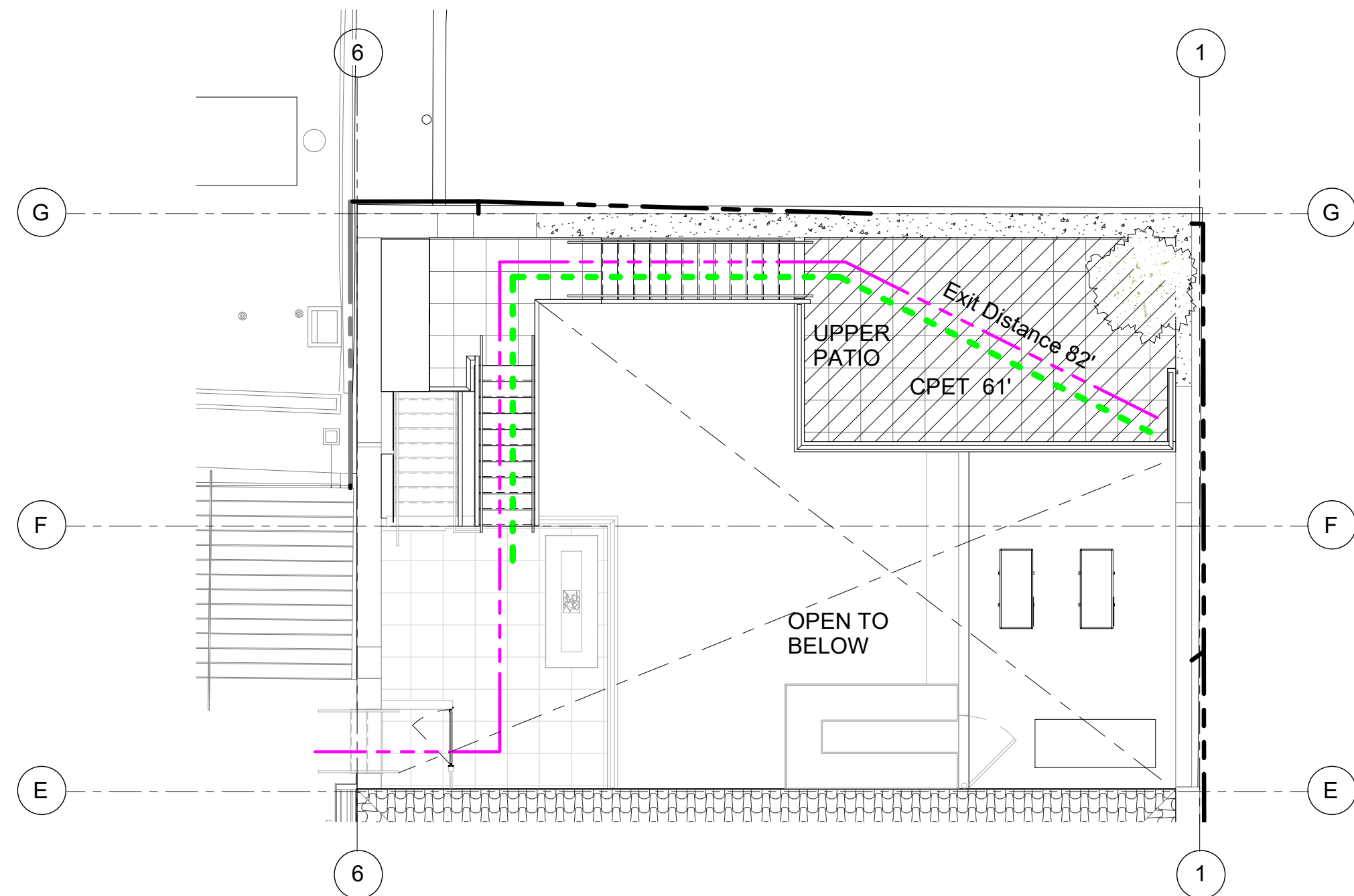
THE POCKET SAUSALITO

715 Bridgeway Sausalito, CA

APN 065-071-25

1st Floor Code Plan A0.3.1

Updated 06-23-25



2 Roof Code Plan
1/8" = 1'-0"

ROOFTOP OCCUPANT LOADS

FUNCTION	AREA	LOAD FACTOR CBC 1004.1.2	NUMBER OF OCCUPANTS	REQ. NO. OF EXITS	EXITS SHOWN	REQ. DR WIDTH	WIDTH SHOWN	REQ. STAIR WIDTH	WIDTH SHOWN
UPPER PATIO (OCCUPIED ROOF)	282 sf	1:15	19	1	1				

2nd FLOOR OCCUPANT LOADS

FUNCTION	AREA	LOAD FACTOR CBC 1004.1.2	NUMBER OF OCCUPANTS	REQ. NO. OF EXITS	EXITS SHOWN	REQ. DR WIDTH	WIDTH SHOWN	REQ. STAIR WIDTH	WIDTH SHOWN
LODGING UNIT 201	969 sf	1:200	5	1	1				
LODGING UNIT 202	424 sf	1:200	3	1	1				
LODGING UNIT 203	731 sf	1:200	4	1	1				
RESIDENTIAL PATIO	697 sf	1:15	47	1	1				
PATIO CUMMULATIVE			59	2	2	12"	66"	18"	92"
RESTROOMS	222 sf	1:50	5						
ACCESSORY	573 sf	0	0						
TOTAL (See Note 2)	3,616 sf		55	2	2	11"	66"	16.5"	92"

NOTES:

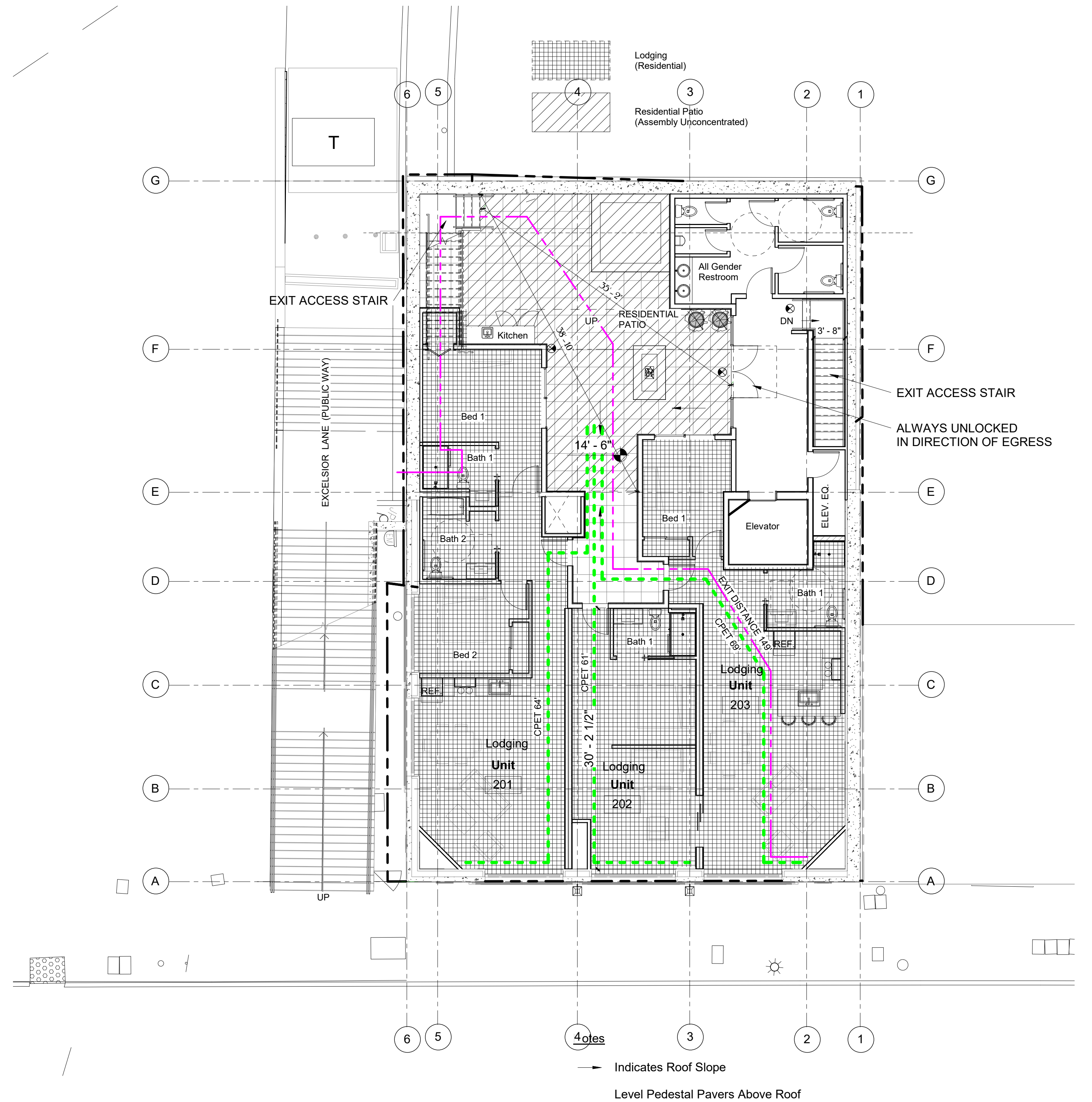
- "ACCESSORY" AREAS INCLUDE WALLS, VOIDS, CORRIDORS, ELEVATORS, LOBBIES AND OTHER COMMON AREAS NOT USUALLY OCCUPIED OR CONTRIBUTING TO THE OVERALL BUILDING OCCUPANCY.
- TOTAL AREA INCLUDES GROSS BUILDING AREA PLUS UNCOVERED OCCUPIED ROOF.

SEPARATION OF EXITS WHERE MORE THAN 1 EXIT IS REQUIRED

LONGEST DIAGONAL:	38'-10"
REQUIRED SEPARATION:	38'-10"/3 = 12'-11"
SEPARATION PROVIDED:	35'-2" > 12'-11"

LEGEND

●●●●●●●●	ACCESSIBLE PATH OF TRAVEL
.....	COMMON PATH OF EGRESS TRAVEL (CPET)
-----	EXIT DISTANCE FROM MOST REMOTE POINT
⊗	DIRECTIONAL EXIT SIGN. SHADED PORTION INDICATES DIRECTION OF EGRESS
➞	ACCESSIBLE ENTRANCE/EXIT



1 2nd Floor Code Plan
1/8" = 1'-0"

THE POCKET SAUSALITO

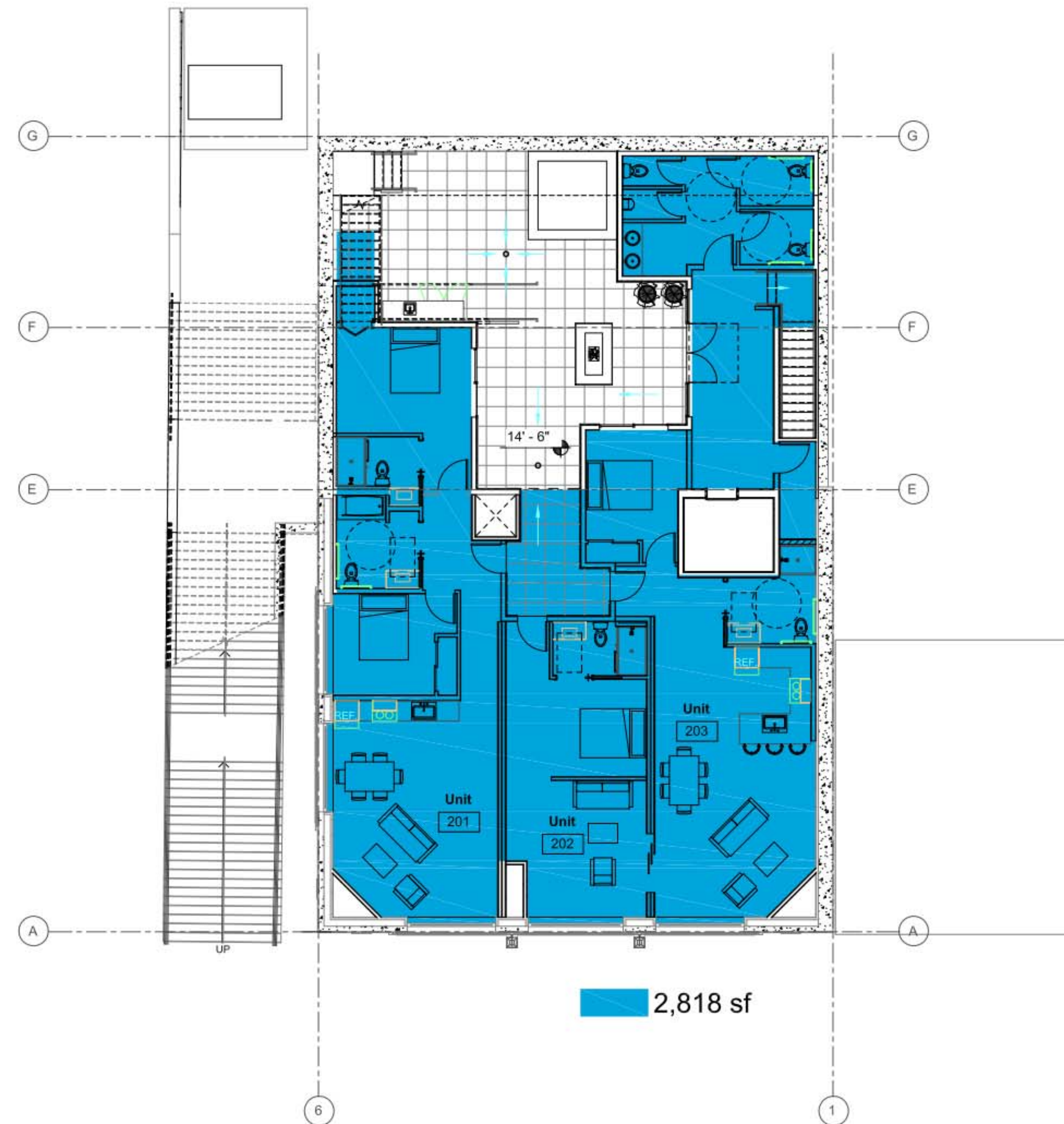
715 Bridgeway Sausalito, CA

APN 065-071-25

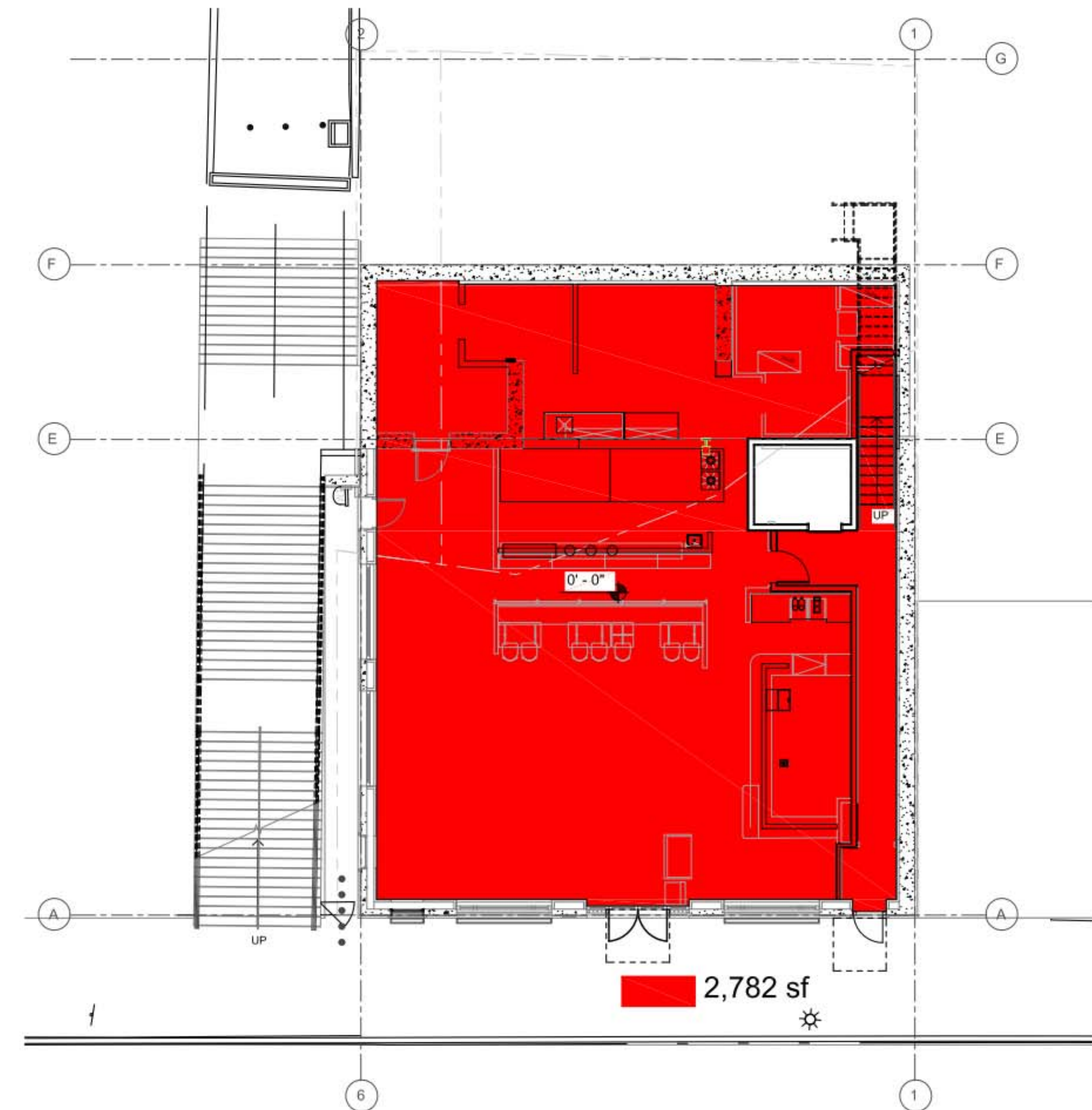
2nd Flr & Roof Code Plans

A0.3.2

Updated 06-23-25



2nd FLOOR AREA CALCULATION



1st FLOOR AREA CALCULATION

TOTAL F.A.R.:
 $2,782 \text{ sf} + 2,818 \text{ sf} = 5,600 \text{ sf}$
 Site Area = 4,372 sf
 $5,600 / 4,372 = 1.28 \text{ FAR}$

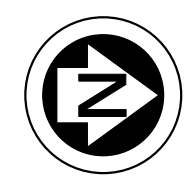
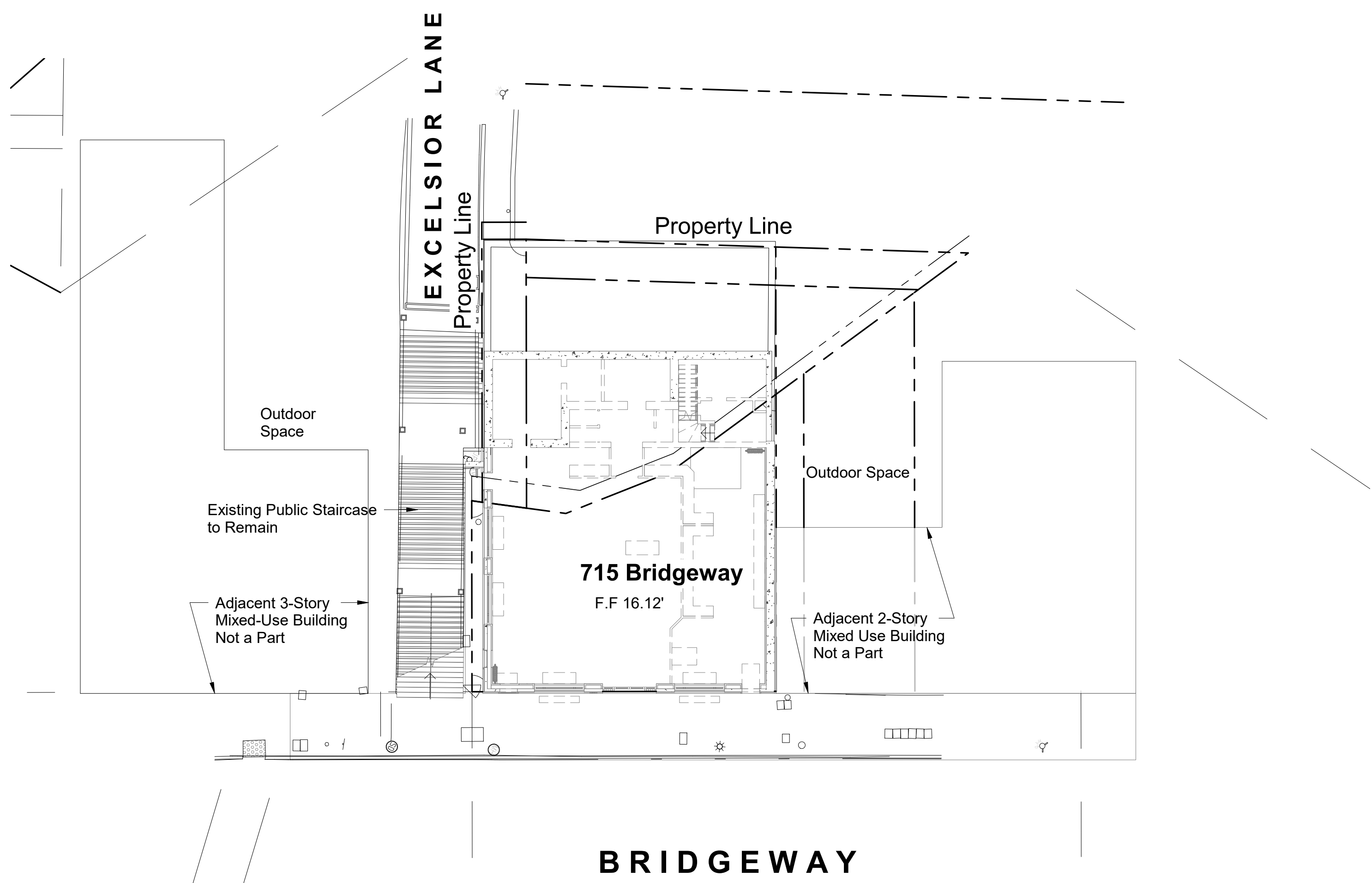
THE POCKET SAUSALITO

715 Bridgeway Sausalito, CA

APN 065-071-25

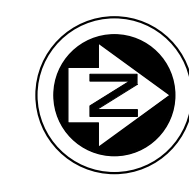
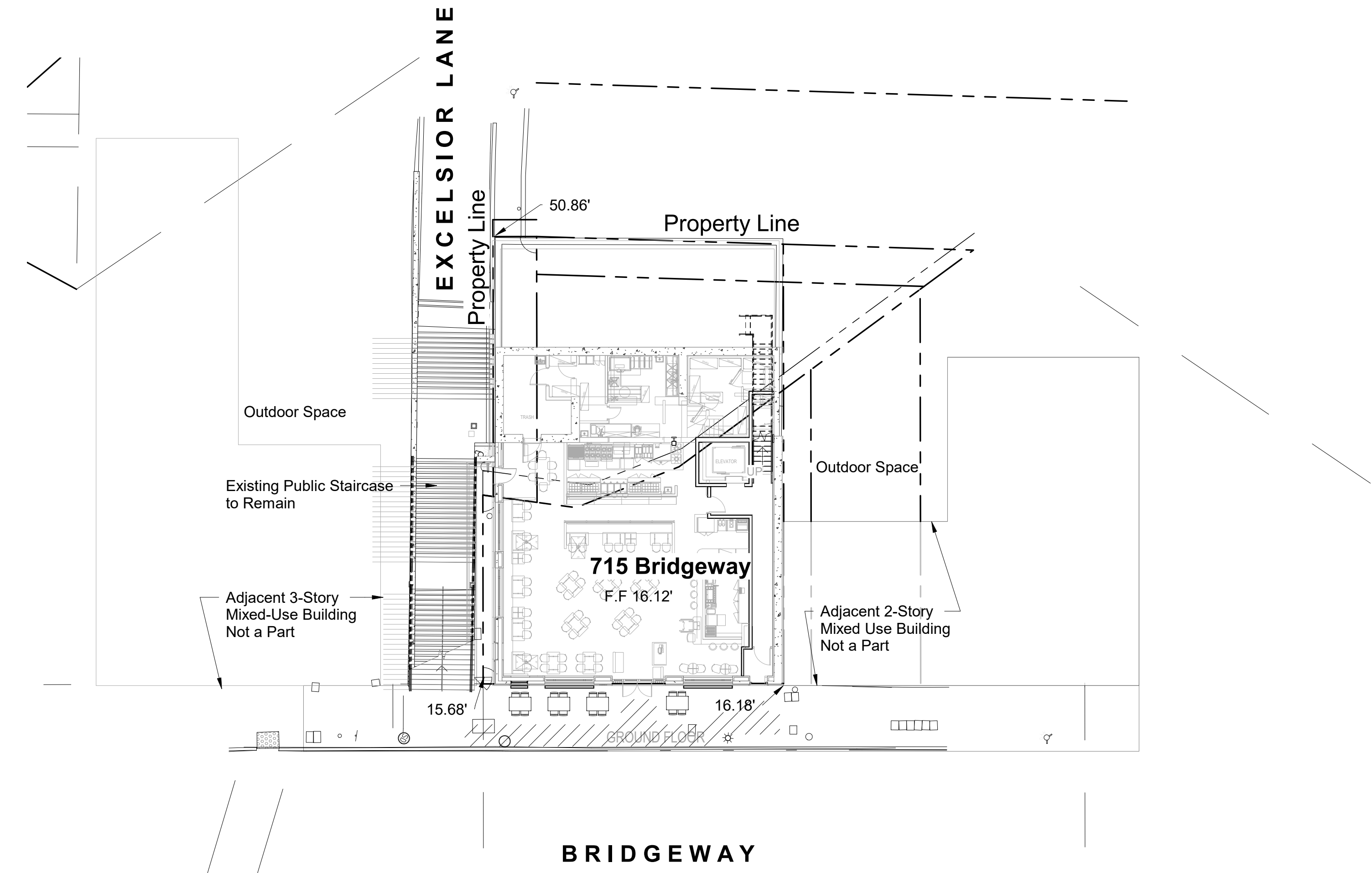
FAR Calculation A0.3.3

Updated 06-23-25



Site Plan - Existing

1/16" = 1'-0"



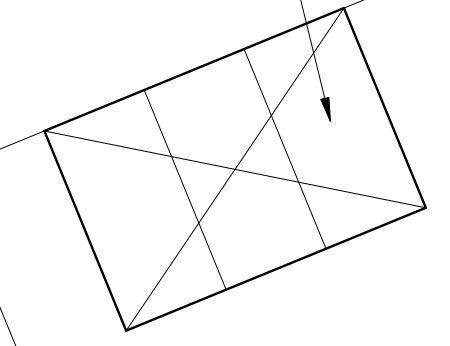
Site Plan - Proposed

1/16" = 1'-0"

Proposed Location of Contractor Material 'Set Down' Area During Construction.

Contractor Office will be Located Inside of the Existing Building.

Lifts will be Used Inside of the Building to the Greatest Extent Possible for Moving Materials



THE POCKET SAUSALITO

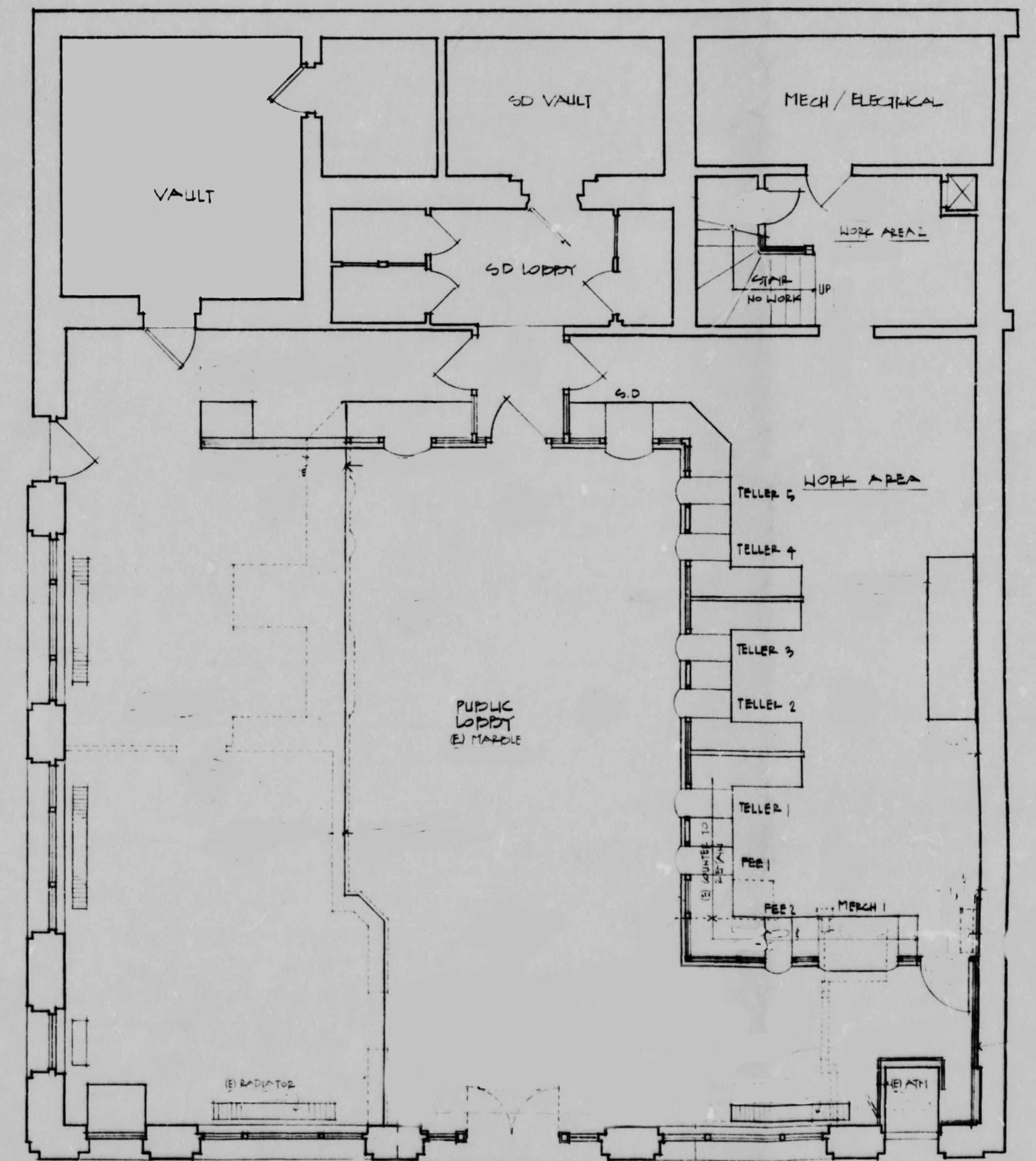
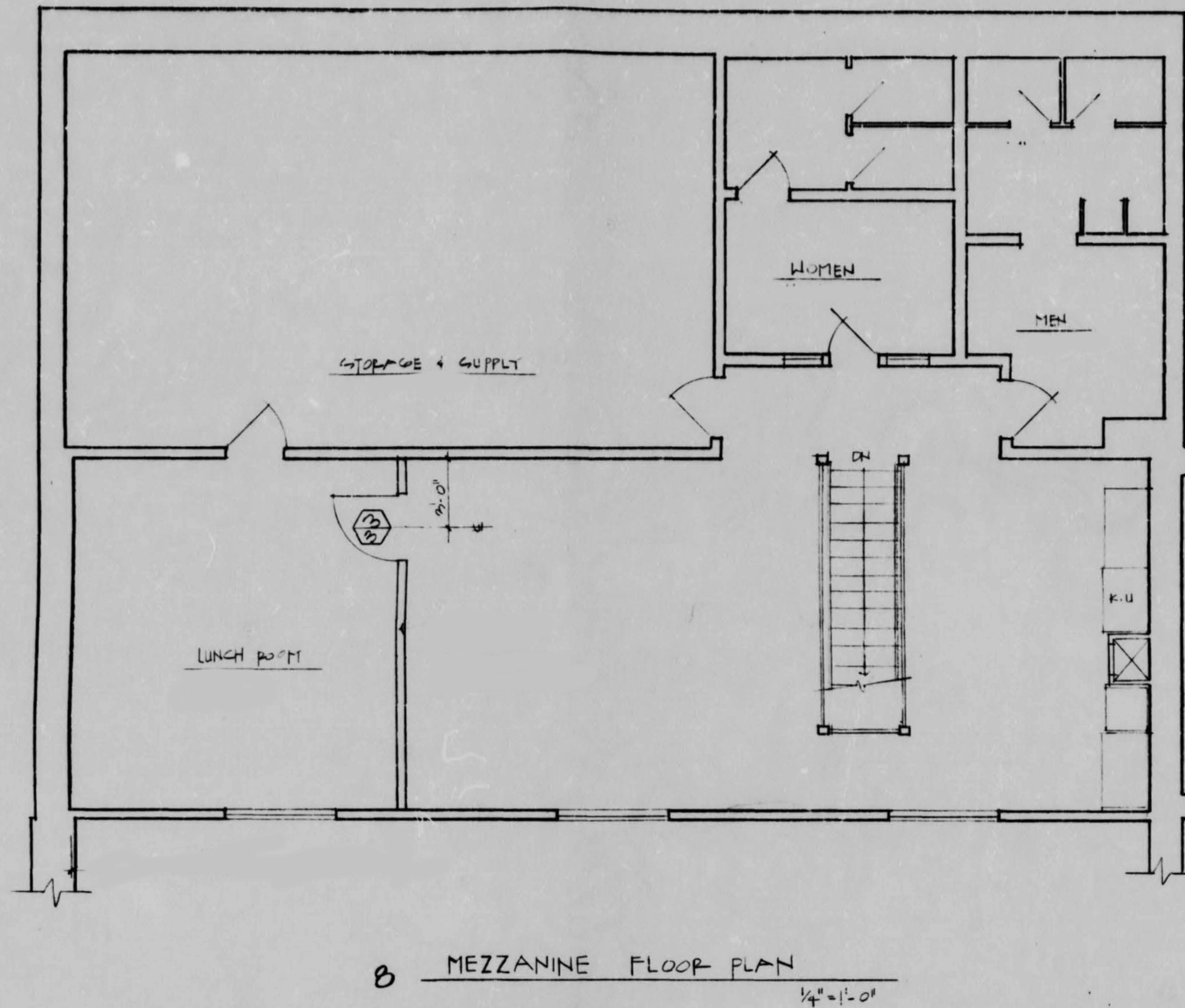
715 Bridgeway Sausalito, CA

APN 065-071-25

Site Plan

A1

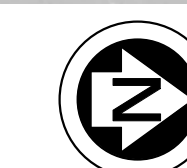
Updated 06-23-25



THE POCKET SAUSALITO

715 Bridgeway Sausalito, CA

APN 065-071-25



Existing Floor Plans

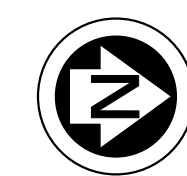
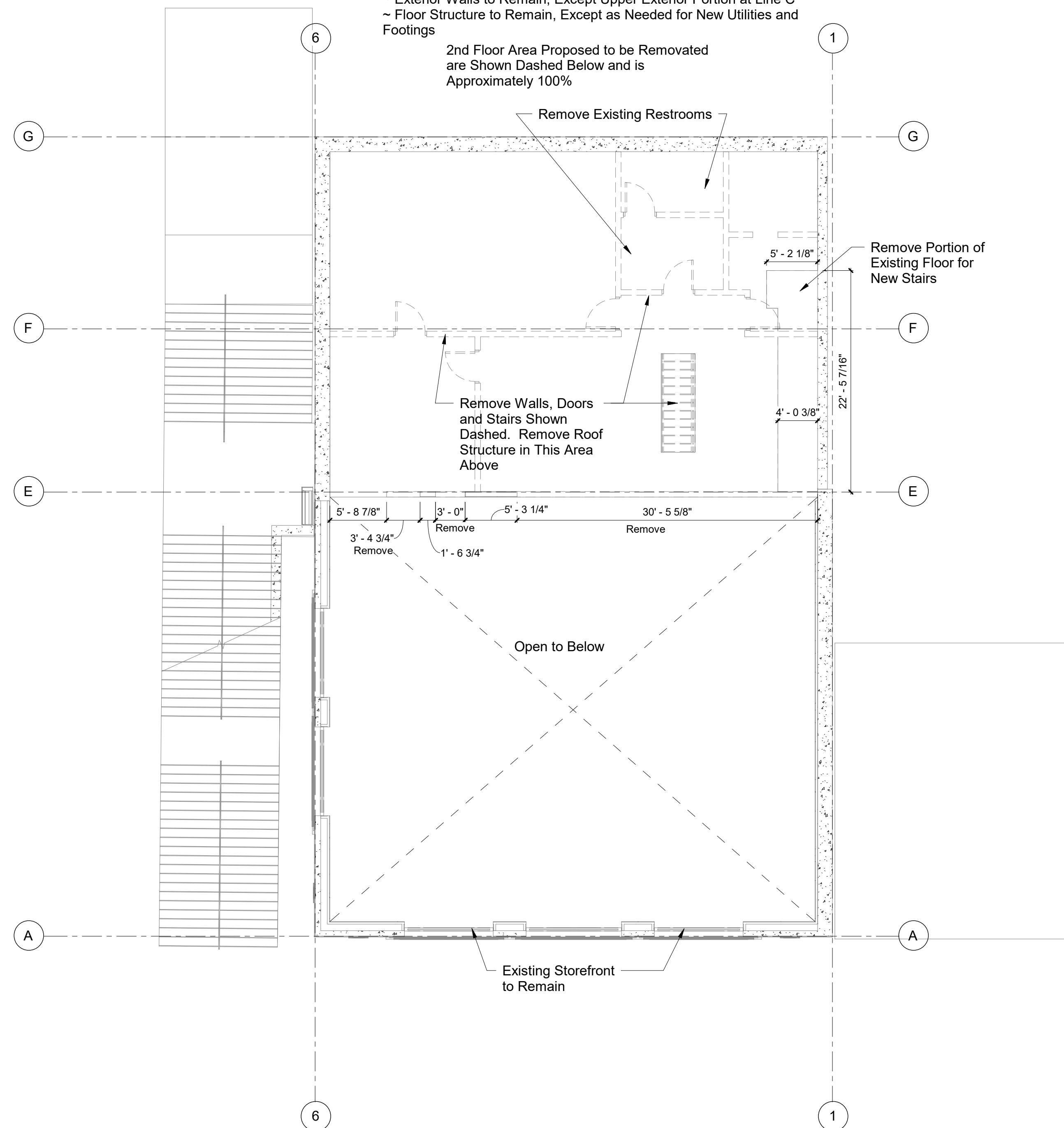
A2.1

11-19-24

2nd Floor Demolition (Line B to Line D)

- ~ 95% of Interior Walls
- ~ 100% of Roof Structure
- ~ Exterior Walls to Remain, Except Upper Exterior Portion at Line C
- ~ Floor Structure to Remain, Except as Needed for New Utilities and Footings

2nd Floor Area Proposed to be Removed are Shown Dashed Below and is Approximately 100%

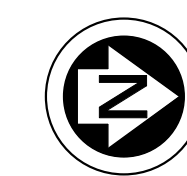
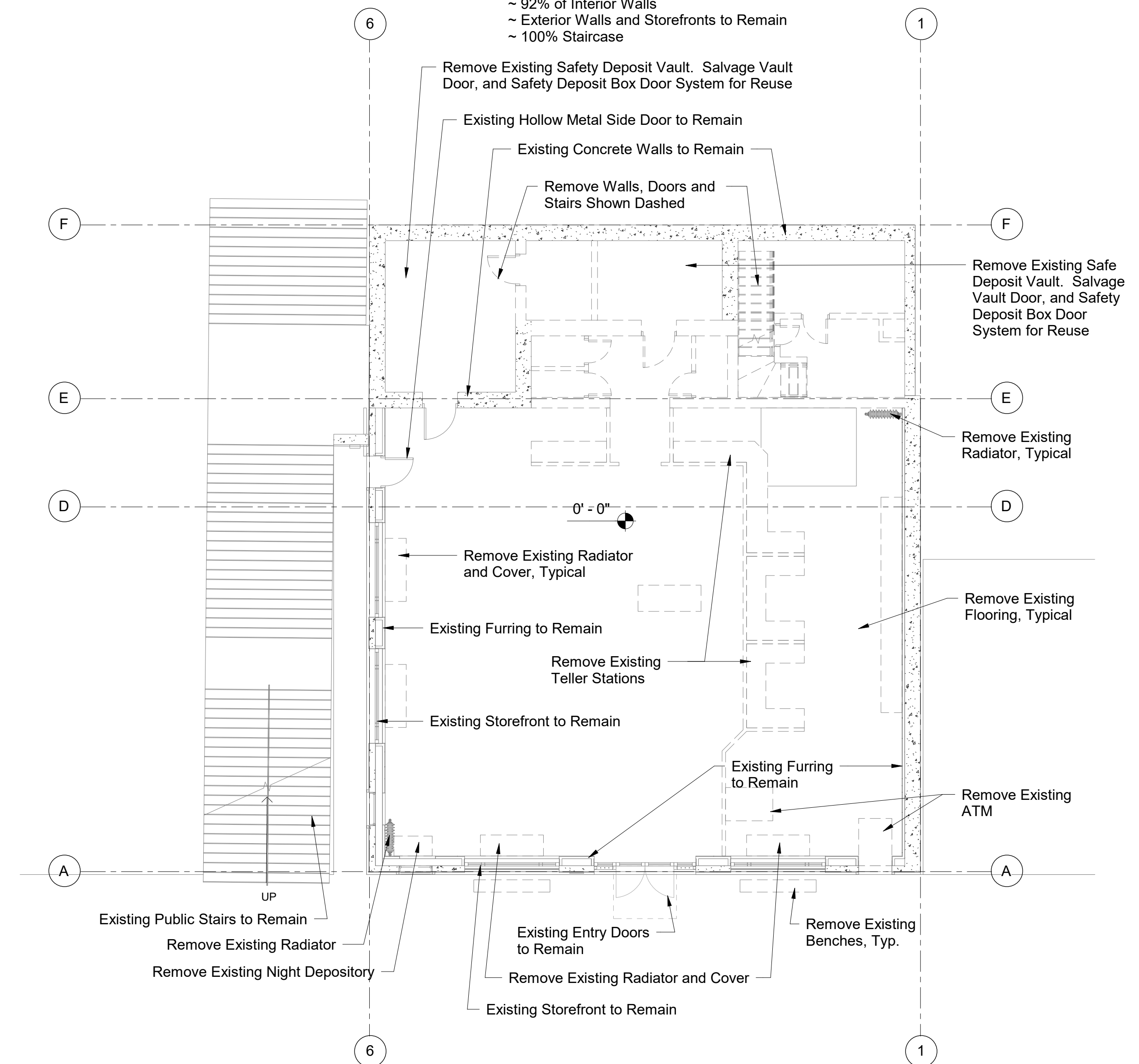


2nd Floor Plan - Demolition

1/8" = 1'-0"

1st Floor Demolition

- ~ 92% of Interior Walls
- ~ Exterior Walls and Storefronts to Remain
- ~ 100% Staircase



1st Floor Plan - Demolition

1/8" = 1'-0"

THE POCKET SAUSALITO

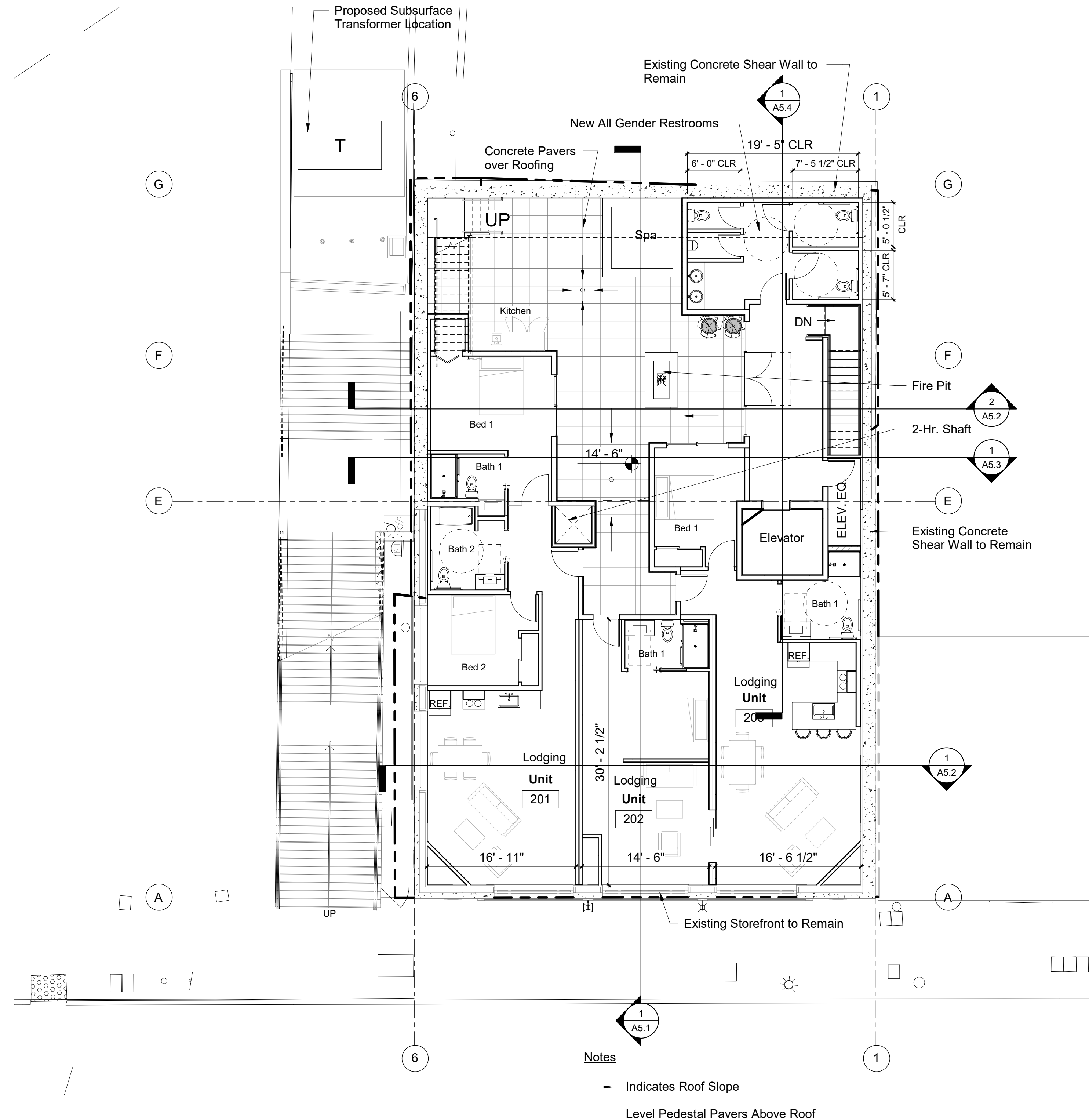
715 Bridgeway Sausalito, CA

APN 065-071-25

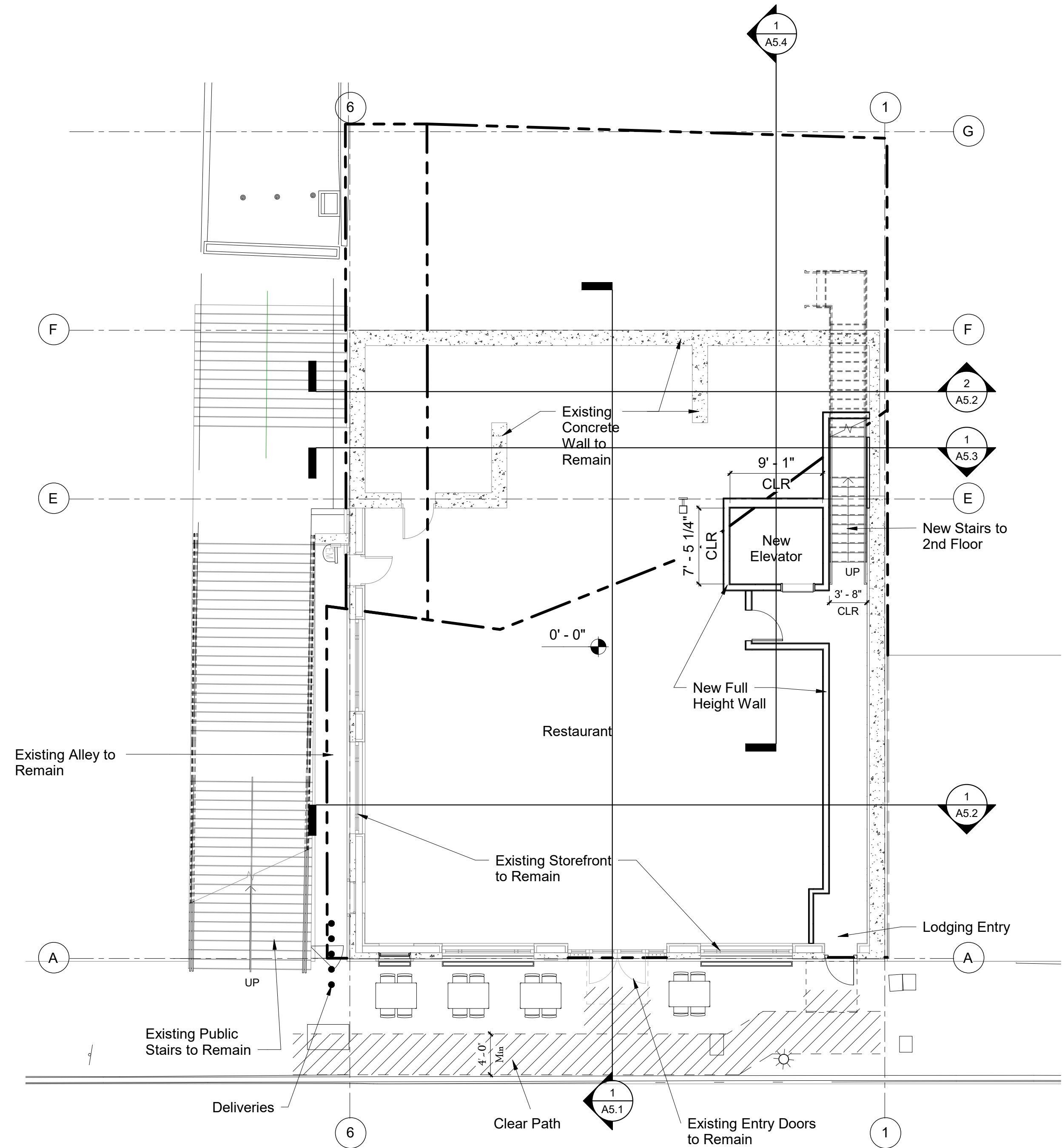
Demolition Floor Plans

A2.2

Updated 06-23-25



2nd Floor Plan
1/8" = 1'-0"



1st Floor Plan
1/8" = 1'-0"

THE POCKET SAUSALITO

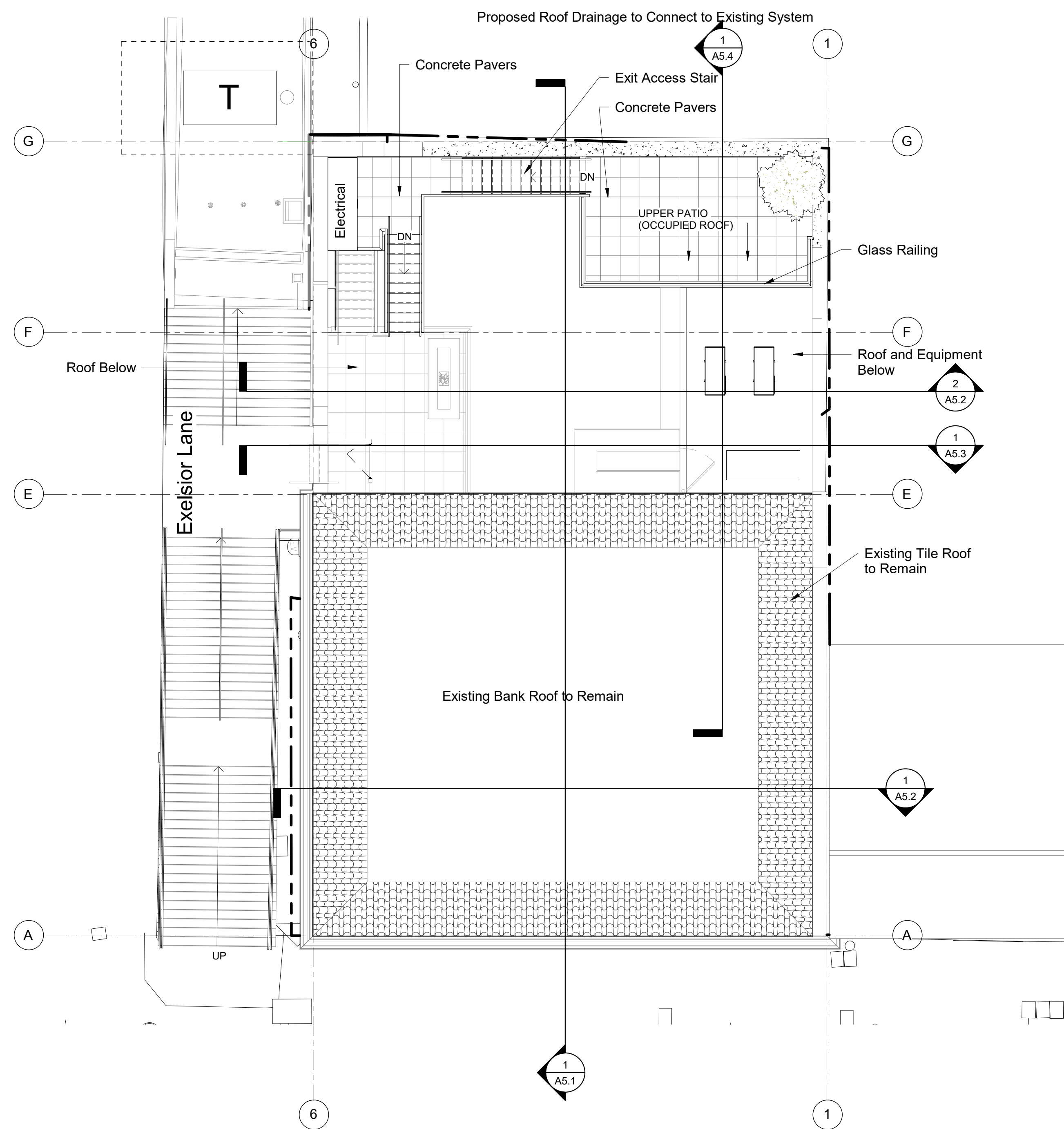
715 Bridgeway Sausalito, CA

APN 065-071-25

Floor Plans

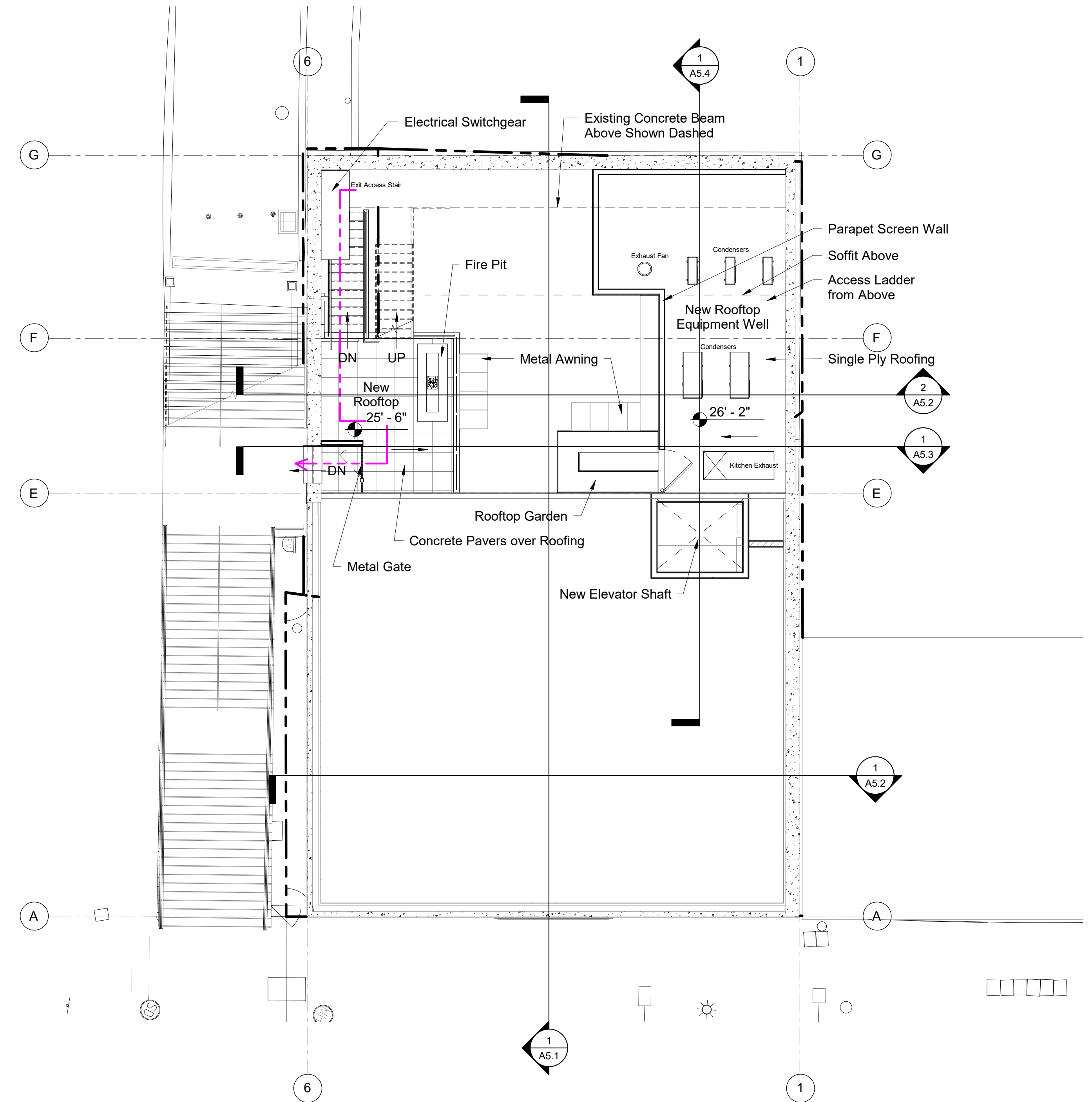
A3.1

Updated 06-23-25



Upper Roof Plan

1/8" = 1'-0"



New Equipment Level

1/8" = 1'-0"

THE POCKET SAUSALITO

715 Bridgeway Sausalito, CA

APN 065-071-25

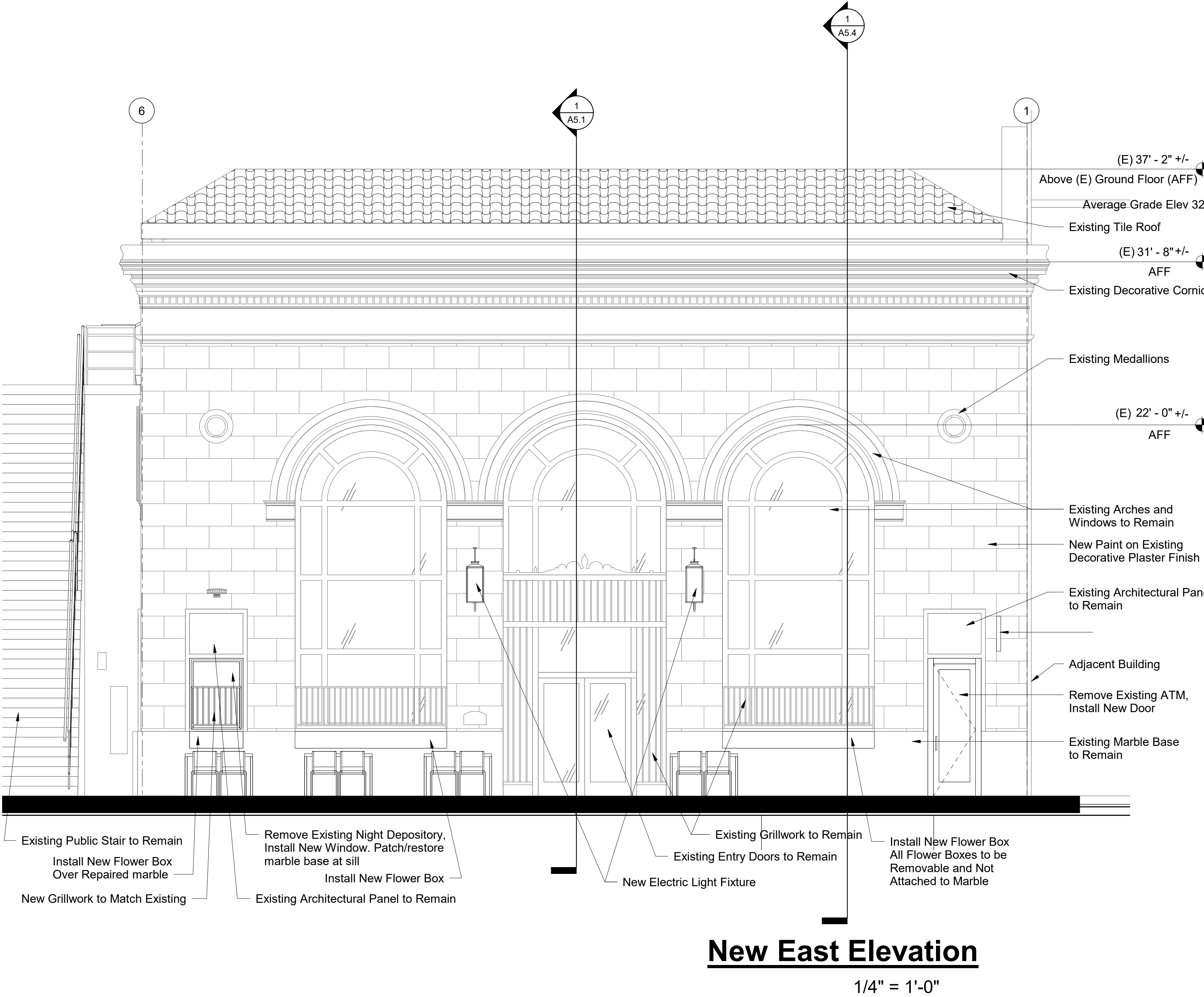
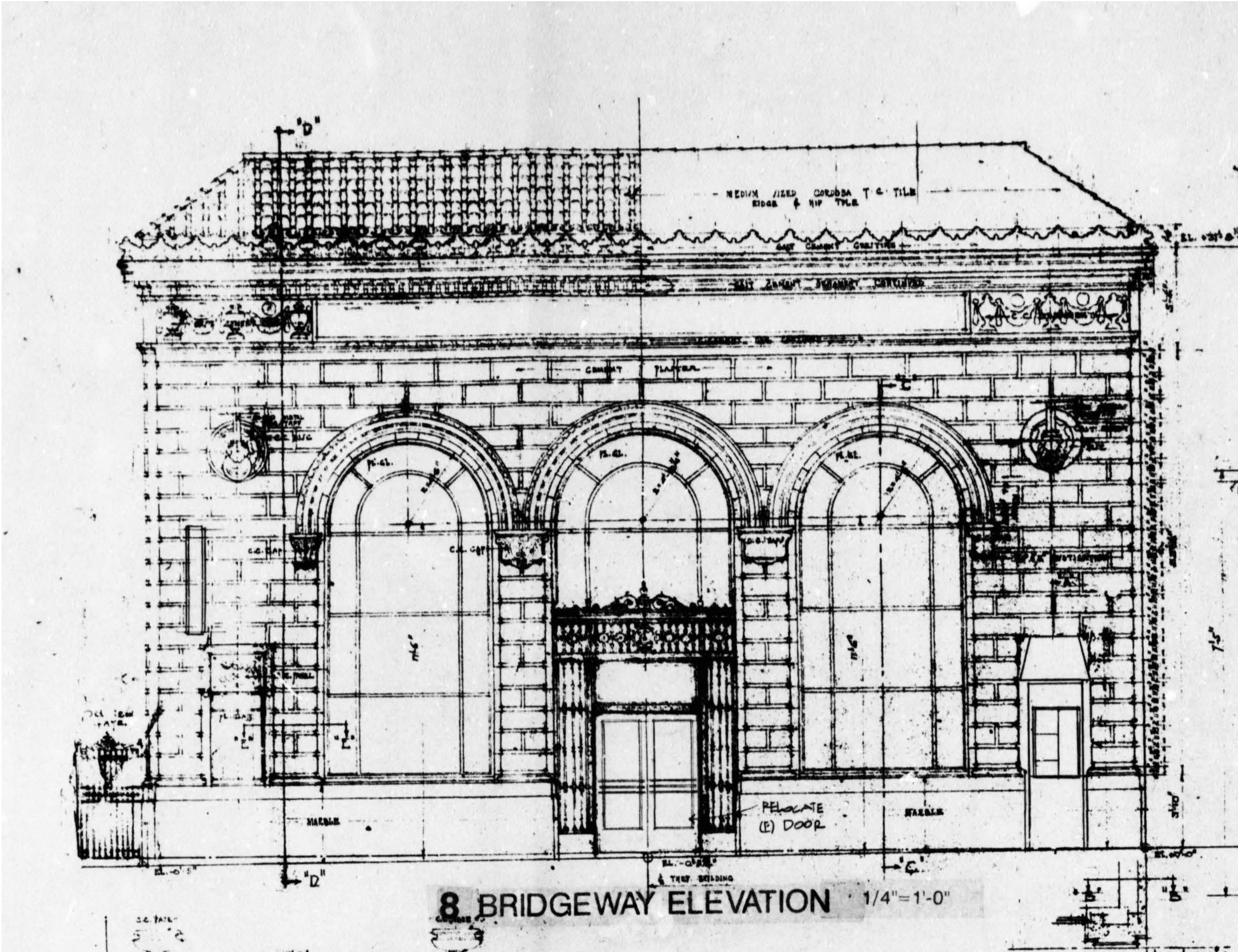
Equipment / Roof

A3.2

Updated 06-23-25

Historic Preservation General Notes

- 1. The project will practice paint removal and reapplication of paint or stain where appropriate. All cleaning and refinishing techniques and procedures will use the gentlest means possible. Repairs are to be done in-kind to match the existing.
- 2. Any necessary repairs to primary building materials are to be done in-kind to match the existing. There is no severe deterioration of features that would require full replacement.
- 3. All cleaning and refinishing techniques and procedures will use the gentlest means possible. General cleaning of roof tiles and other features will be done with low-pressure water.
- 4. The project will practice limited paint removal and reapplication of paint or stain where appropriate. Paint preparation is planned with minimal mechanical or chemical impacts, using the gentlest means possible. A new paint scheme is proposed, but it does not detract from the historic character of the facade and will highlight the historic features.
- 5. The roofing and integral gutters will be retained, cleaned, and repaired as needed.
- 6. Preservation of the copper grillwork and sashes, terracotta medallions, decorative frieze, Romanesque arches and windows, and Corinthian capitals, will include general cleaning, maintenance-level repairs, and re-painting.



THE POCKET SAUSALITO

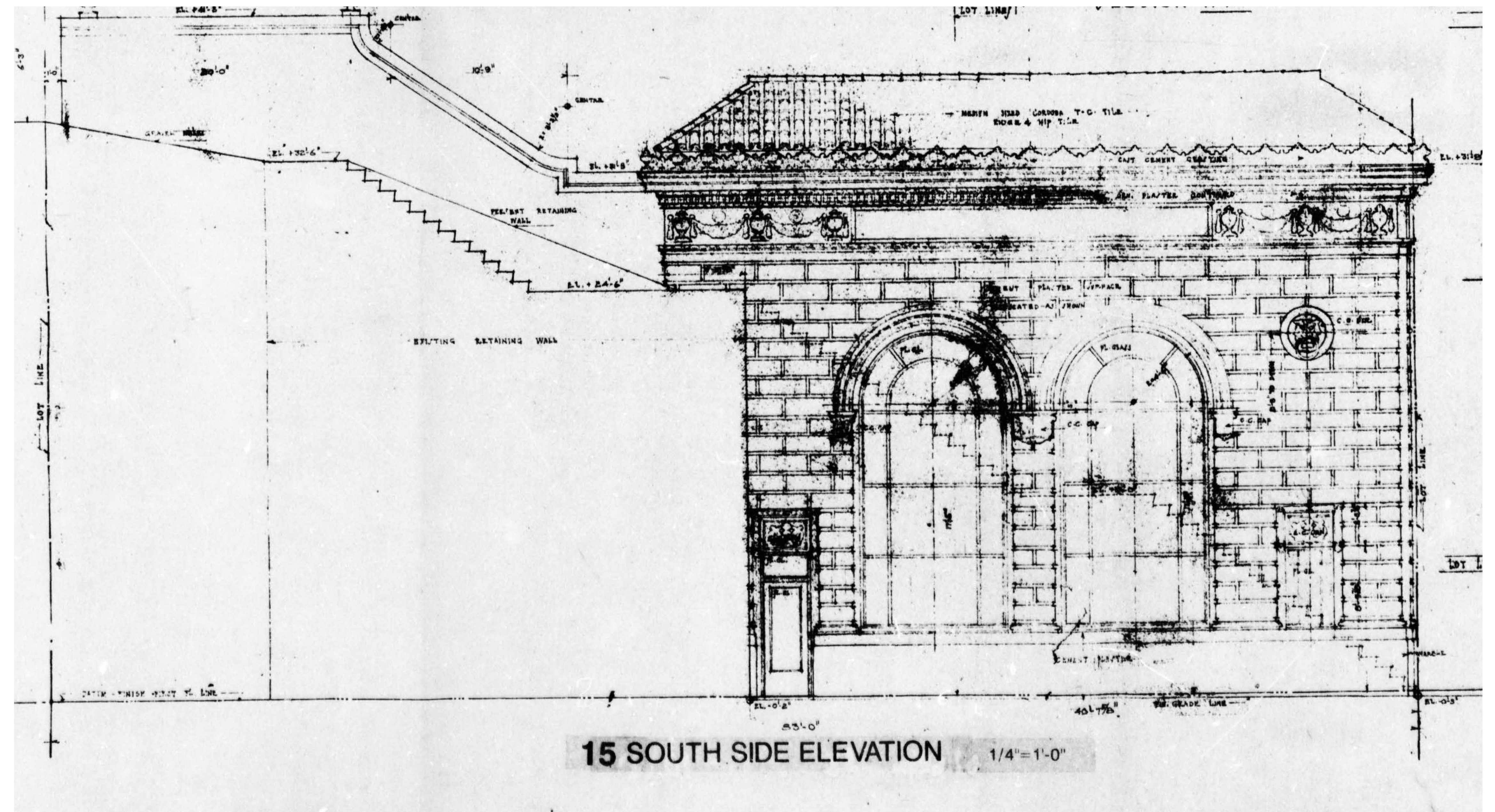
715 Bridgeway Sausalito, CA

APN 065-071-25

Exterior Elevations

A4.1

Updated 06-23-25



THE POCKET SAUSALITO

715 Bridgeway Sausalito, CA

APN 065-071-25

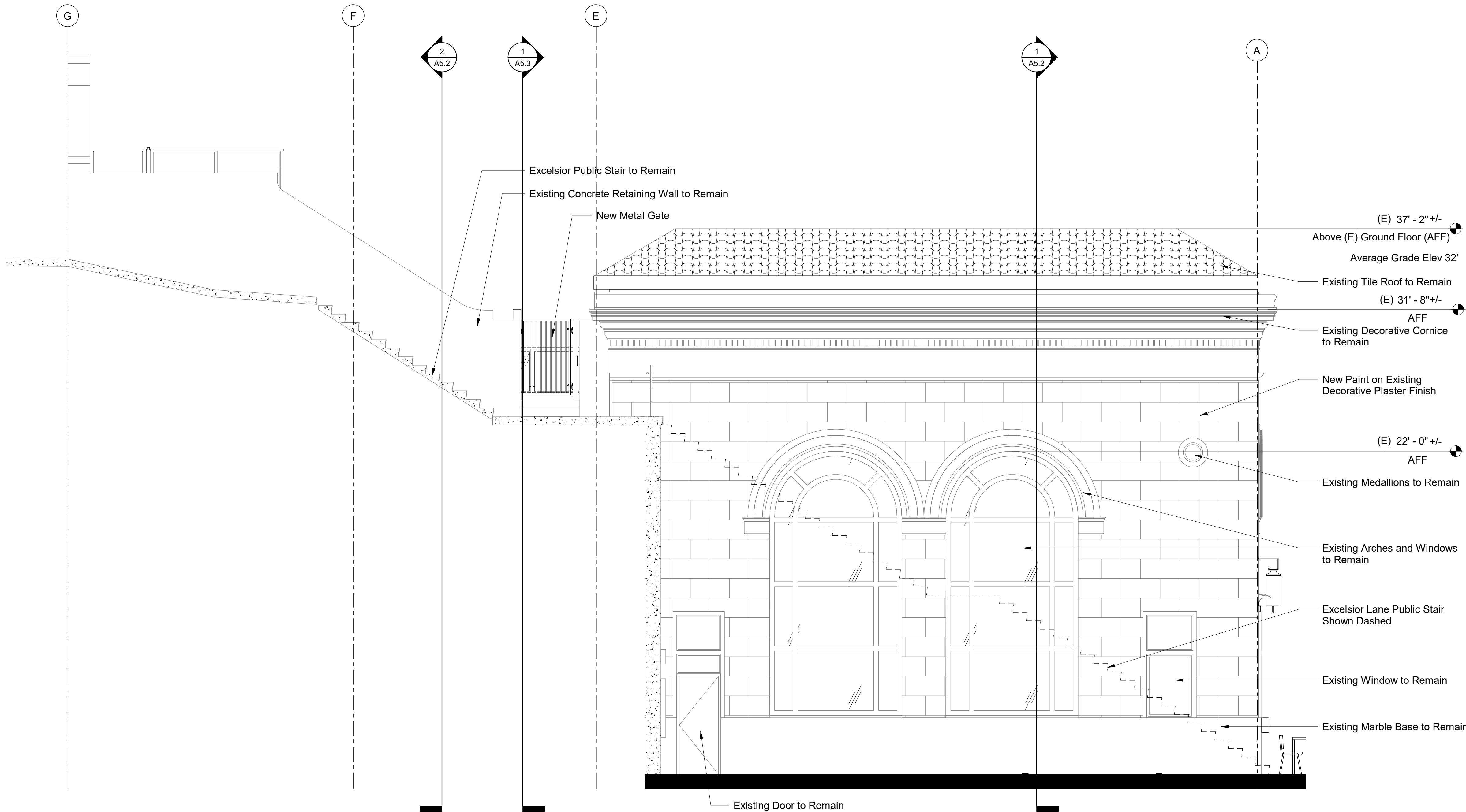
Exterior Elevations

A4.2

11-19-24

Historic Preservation General Notes

- 1. The project will practice paint removal and reapplication of paint or stain where appropriate. All cleaning and refinishing techniques and procedures will use the gentlest means possible. Repairs are to be done in-kind to match the existing.
- 2. Any necessary repairs to primary building materials are to be done in-kind to match the existing. There is no severe deterioration of features that would require full replacement.
- 3. All cleaning and refinishing techniques and procedures will use the gentlest means possible. General cleaning of roof tiles and other features will be done with low-pressure water.
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- 6. Preservation of the copper grillwork and sashes, terracotta medallions, decorative frieze, Romanesque arches and windows, and Corinthian capitals, will include general cleaning, maintenance-level repairs, and re-painting.



New South Elevation

1/4" = 1'-0"

THE POCKET SAUSALITO

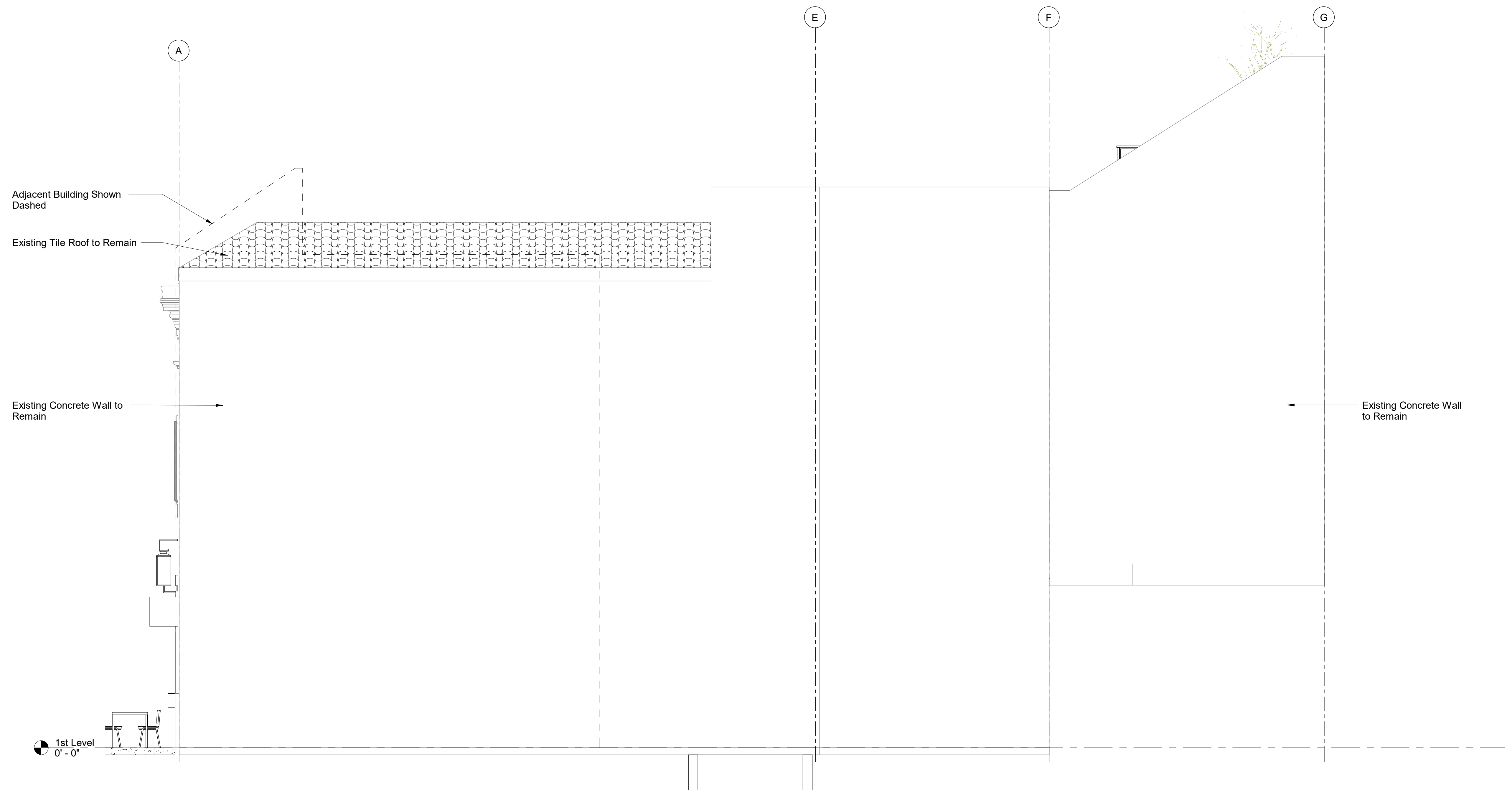
715 Bridgeway Sausalito, CA

APN 065-071-25

Exterior Elevations

A4.3

Updated 06-23-25



New North Elevation

1/4" = 1'-0"

THE POCKET SAUSALITO

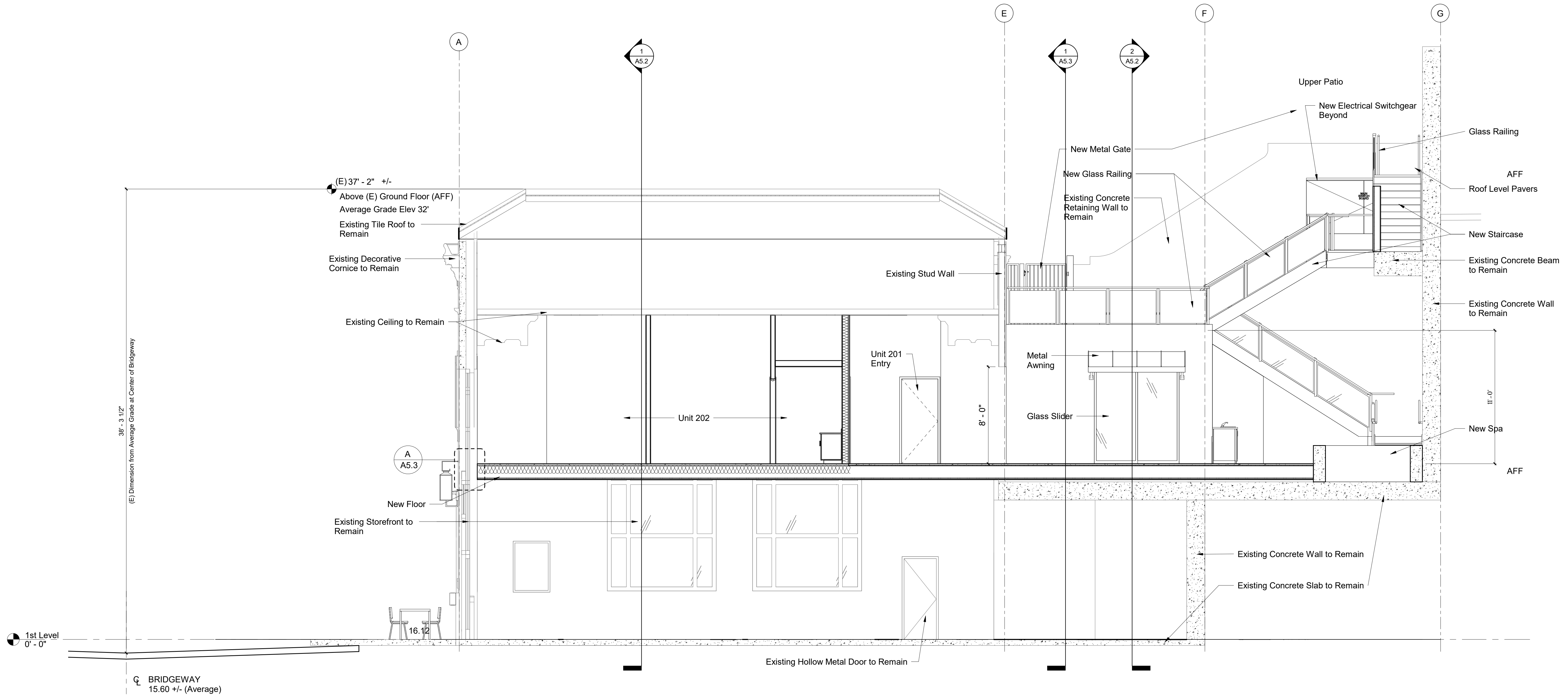
715 Bridgeway Sausalito, CA

APN 065-071-25

Exterior Elevations

A4.4

Updated 06-23-25



Section 1
1/4" = 1'-0"

THE POCKET SAUSALITO

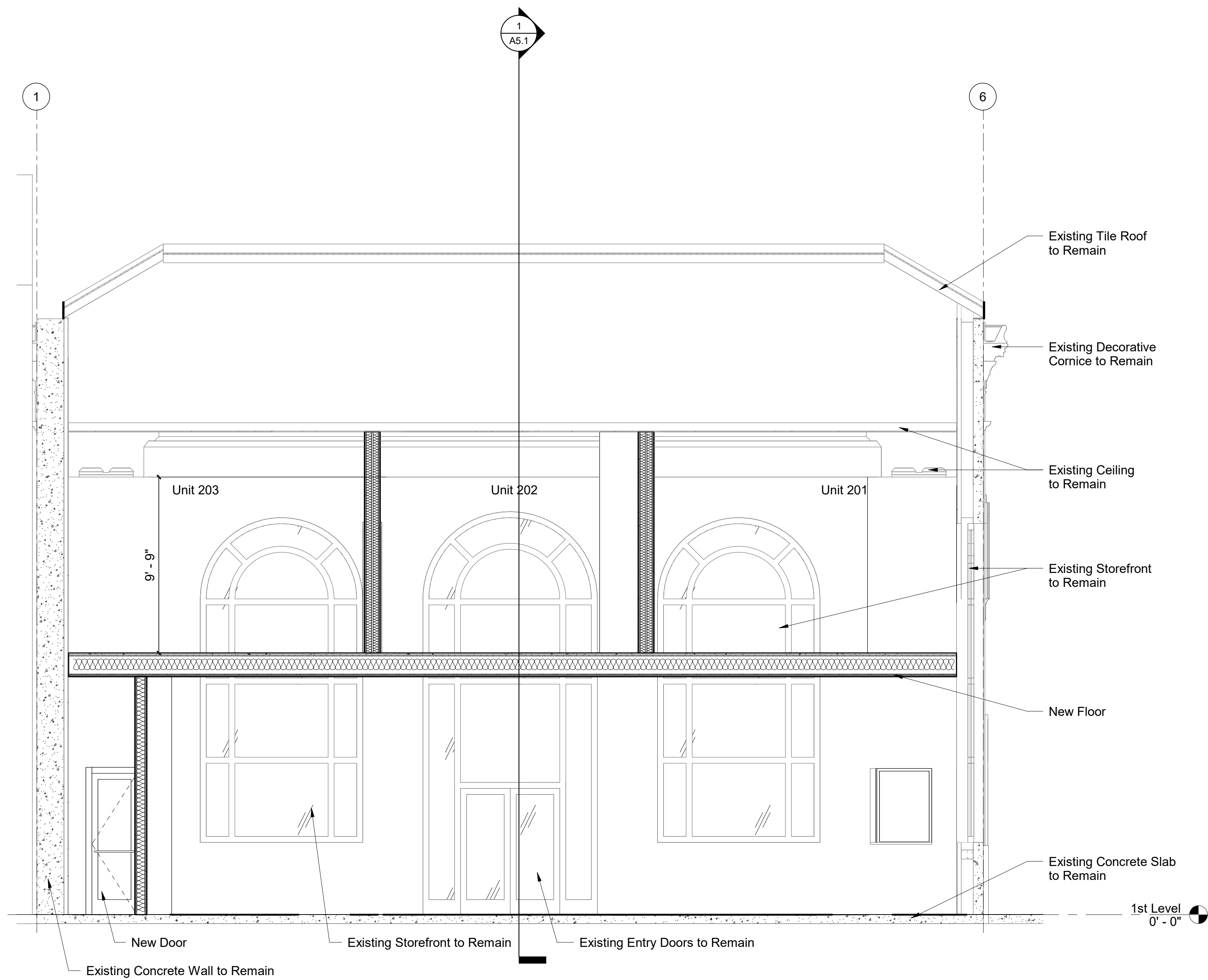
715 Bridgeway Sausalito, CA

APN 065-071-25

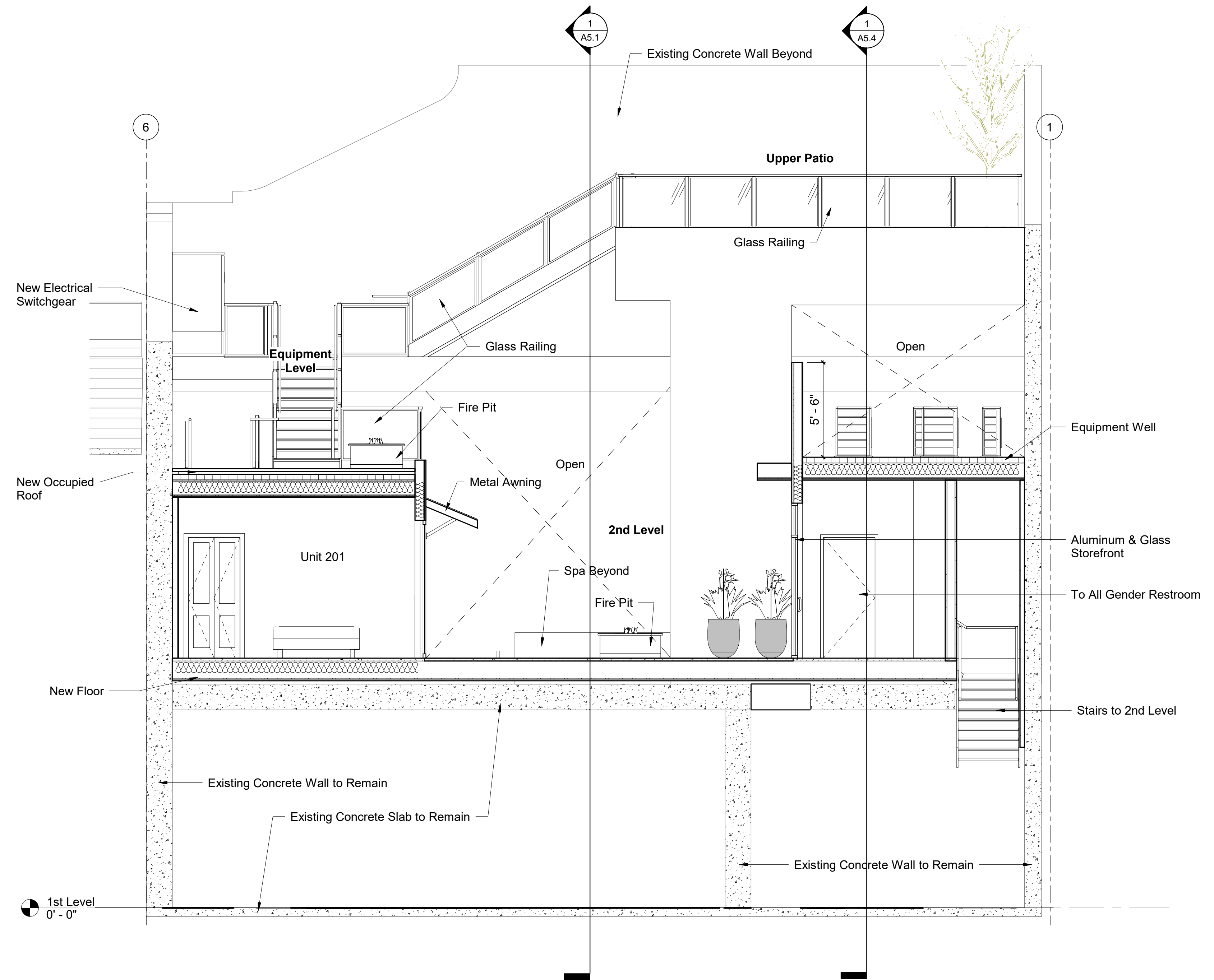
Building Sections

A5.1

Updated 06-23-25



Section 3
1/4" = 1'-0"



Section 2
1/4" = 1'-0"

THE POCKET SAUSALITO

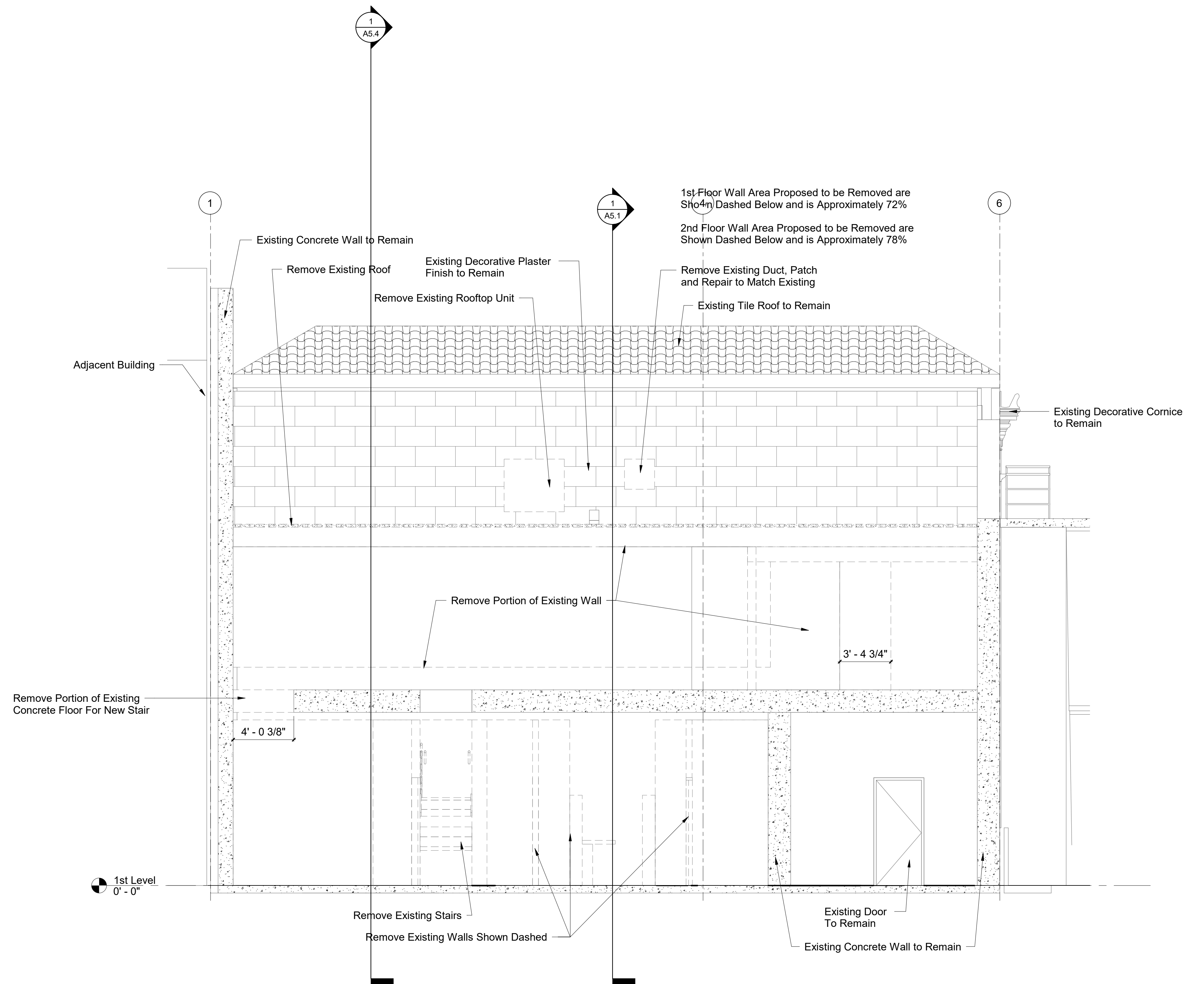
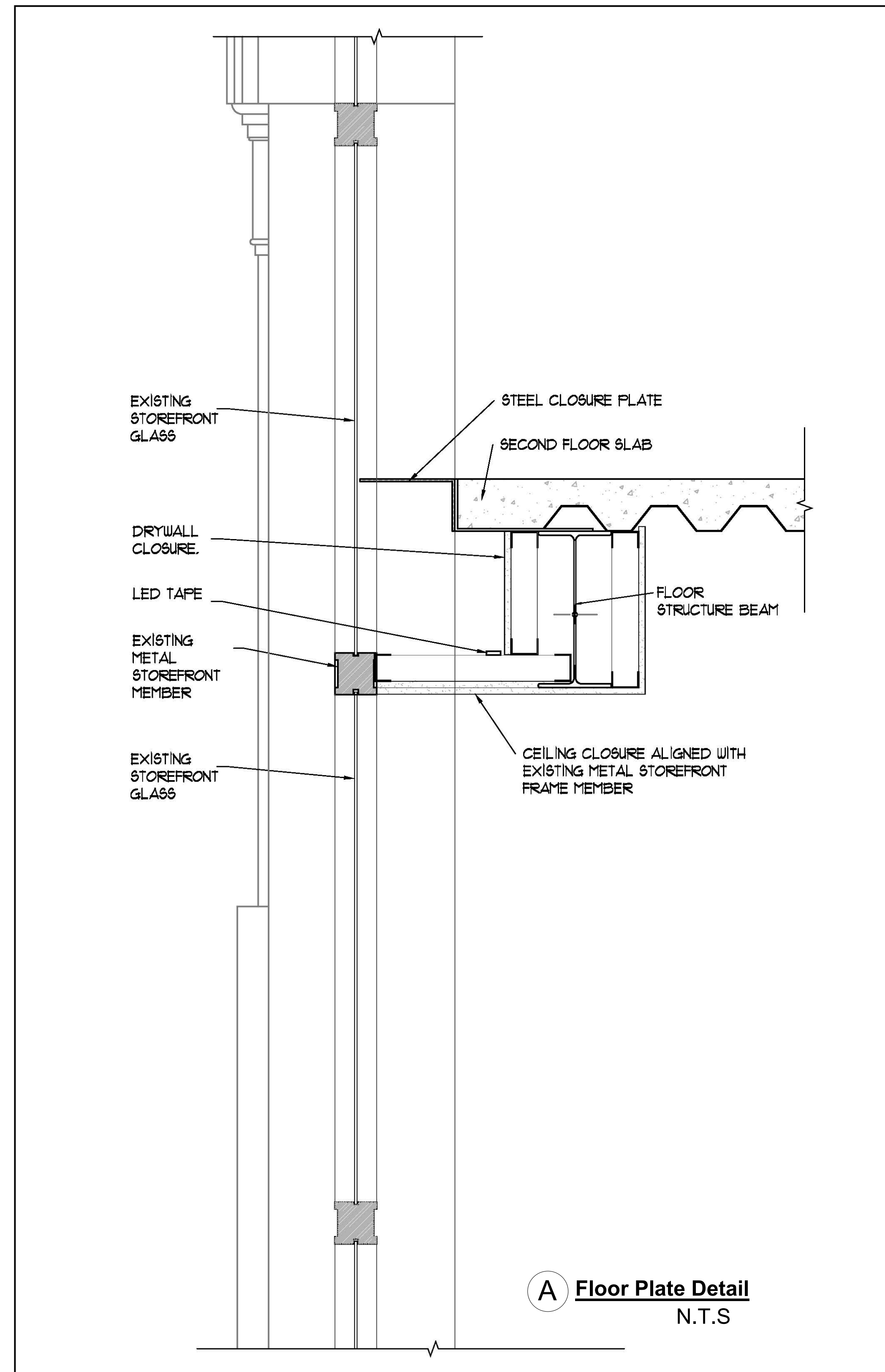
715 Bridgeway Sausalito, CA

APN 065-071-25

Building Sections

A5.2

Updated 06-23-25



Section 4
1/4" = 1'-0"

THE POCKET SAUSALITO

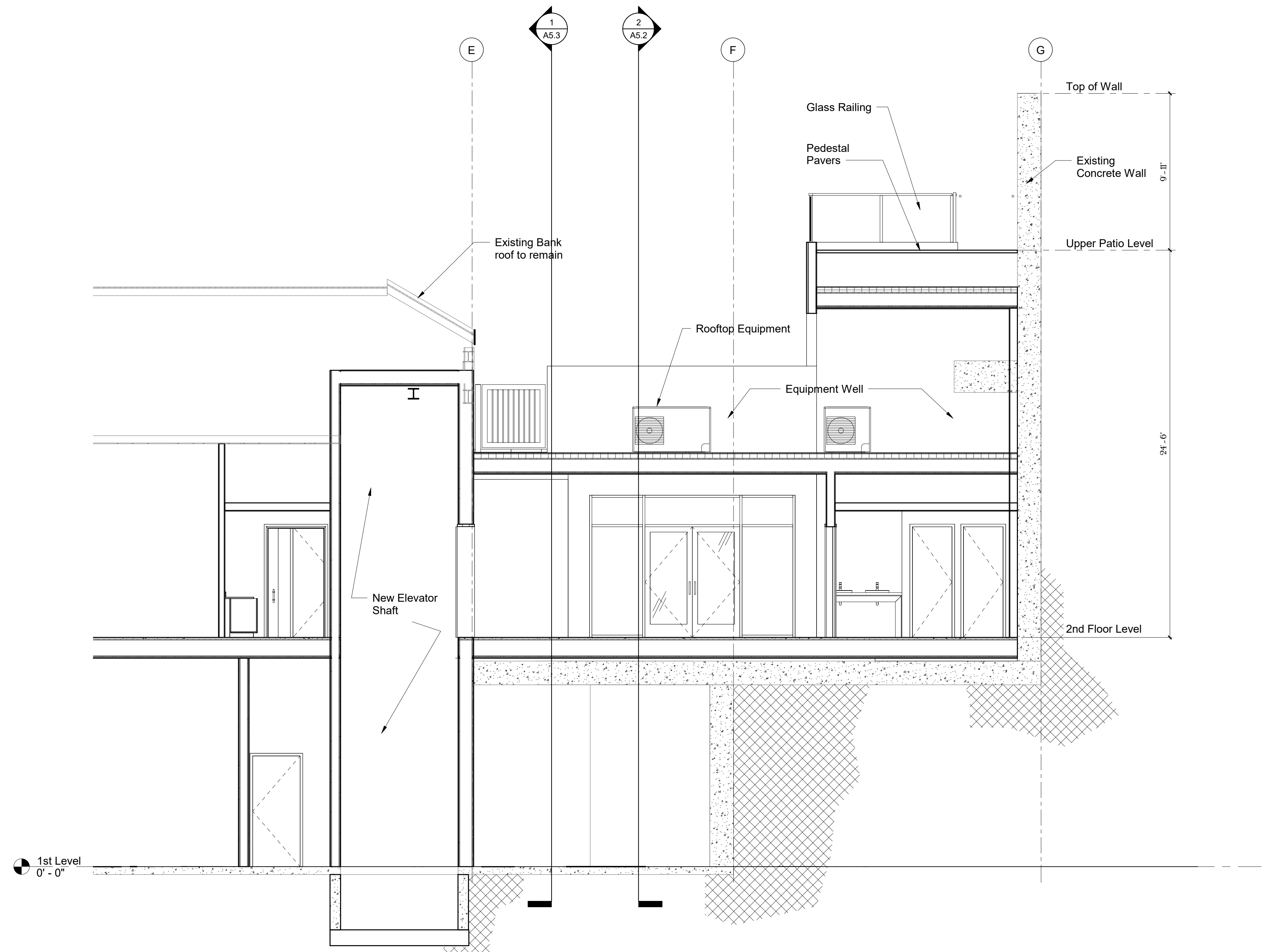
715 Bridgeway Sausalito, CA

APN 065-071-25

Building Sections

A5.3

Updated 06-23-25



Section 5

1/4" = 1'-0"

THE POCKET SAUSALITO

715 Bridgeway Sausalito, CA

APN 065-071-25

Building Sections

A5.4

Updated 06-23-25



THE POCKET SAUSALITO

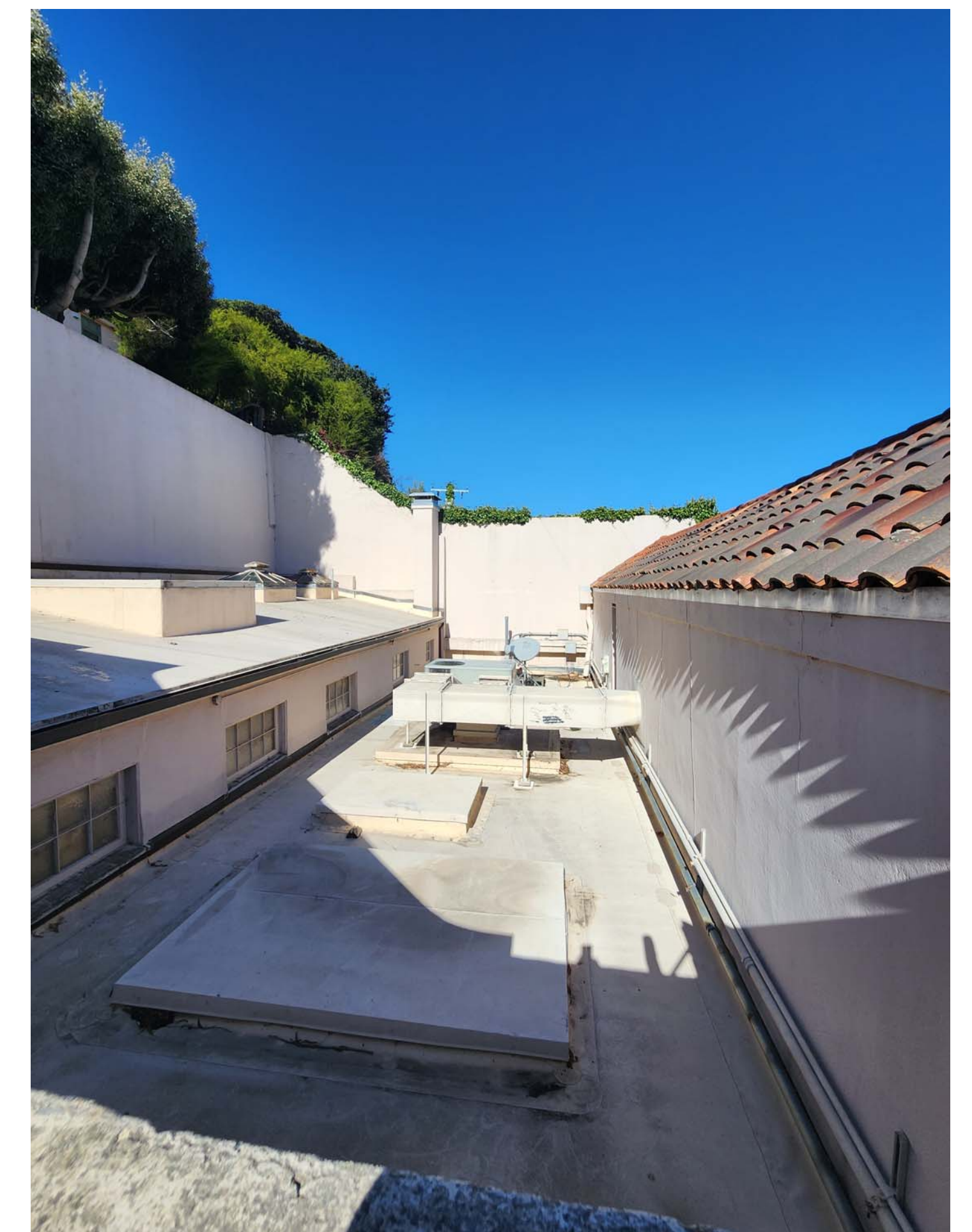
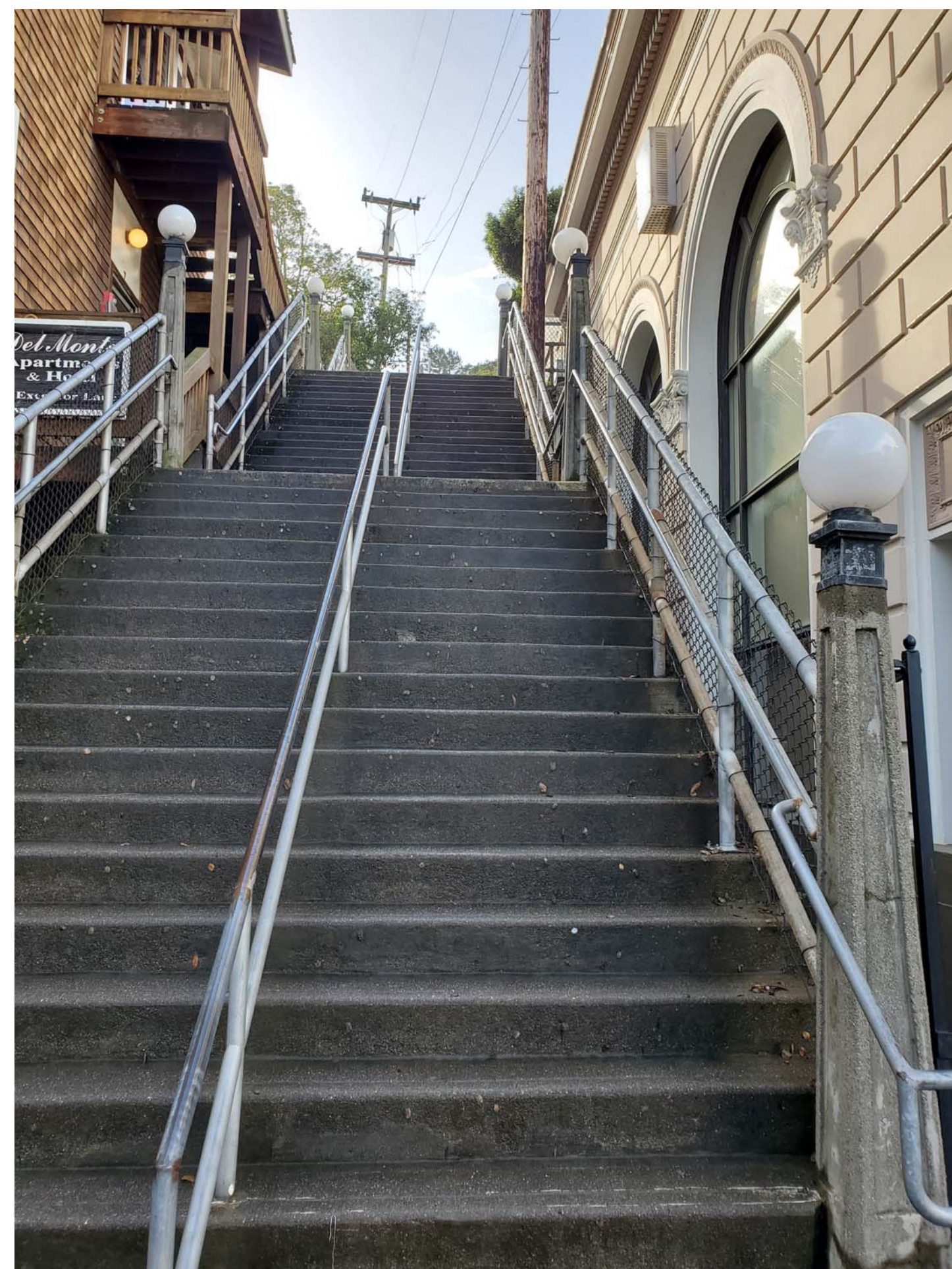
715 Bridgeway Sausalito, CA

APN 065-071-25

Site Photos

A6.1

11-19-24



THE POCKET SAUSALITO

715 Bridgeway Sausalito, CA

APN 065-071-25

Photos - Existing

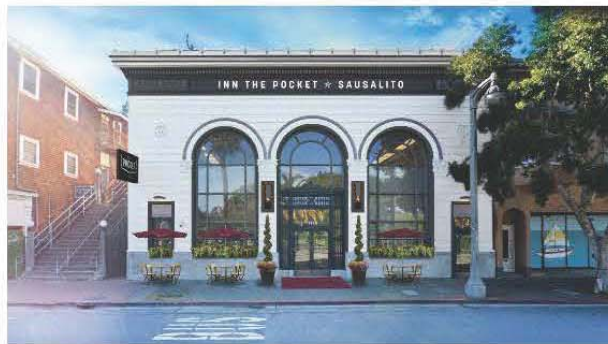
A6.2

11-19-24

Existing Signs

- 1 Upper Wall Sign: 16" Capital Letters, 18.75 sqft
- 2 Lower Wall Sign: 3.75 sqft
- 3 Projecting Sign: 5' x 4', 20 sqft (double sided)

Total Signage Area: 42.5 sqft



Projection Sign Side View



East Elevation

1" = 1' - 0"
TOTAL FACADE SQFT = 1,667 +/-
(26.25 sqft ALLOWABLE OF SIGNAGE)

New Signs (within Existing)

- 1 Upper Wall Sign: 16" Capital Letters, 18.75 sqft
- 2 Lower Wall Sign: 5' x 4', 20 sqft
- 3 Inn Projecting Sign: 2' x 2', 4 sqft (double sided)

Total Signage Area: 42.75 sqft



Projection Sign Side View



East Elevation

1" = 1' - 0"
TOTAL FACADE SQFT = 1,667 +/-
(26.25 sqft ALLOWABLE OF SIGNAGE)

THE POCKET SAUSALITO

715 Bridgeway Sausalito, CA

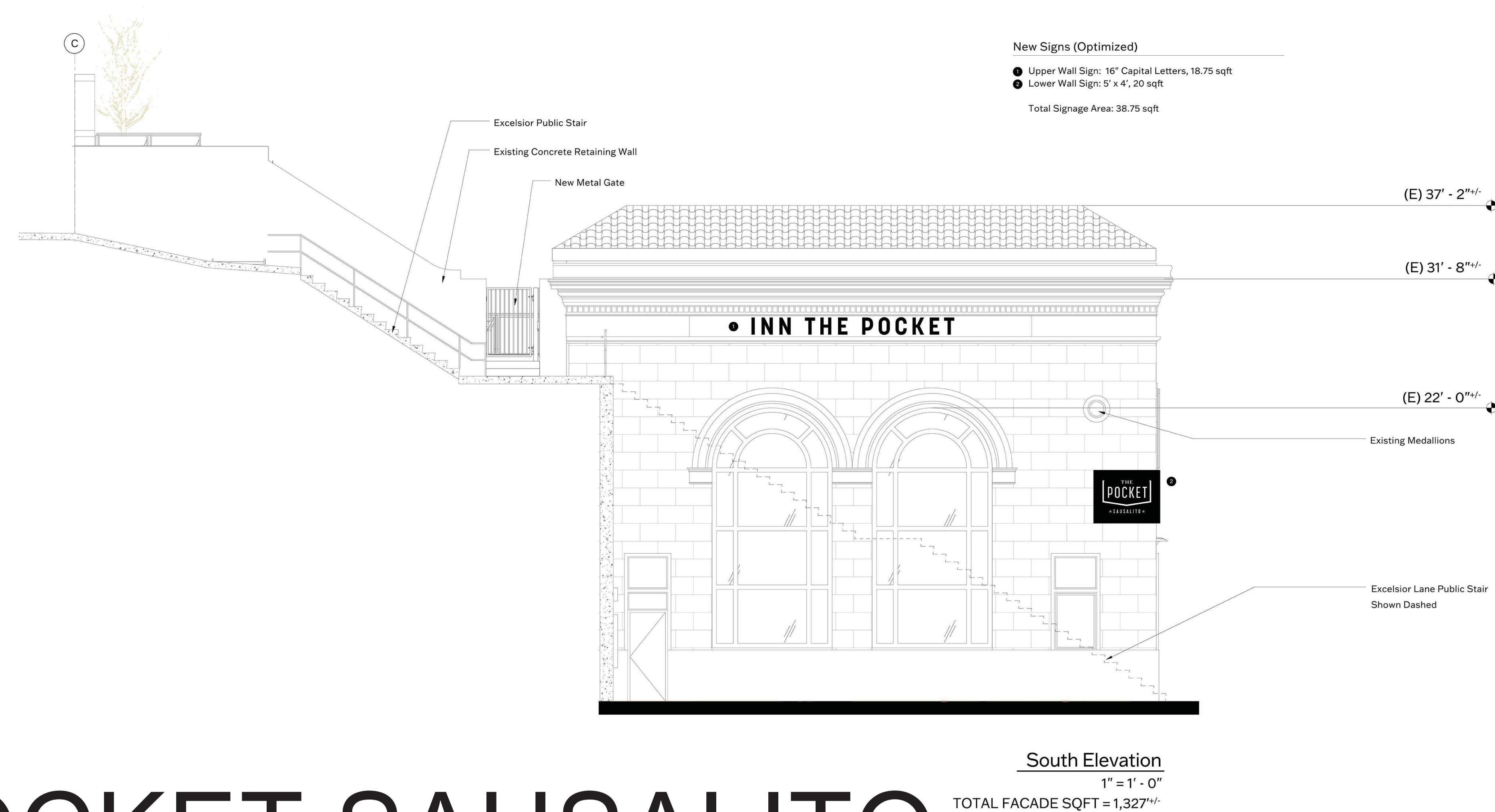
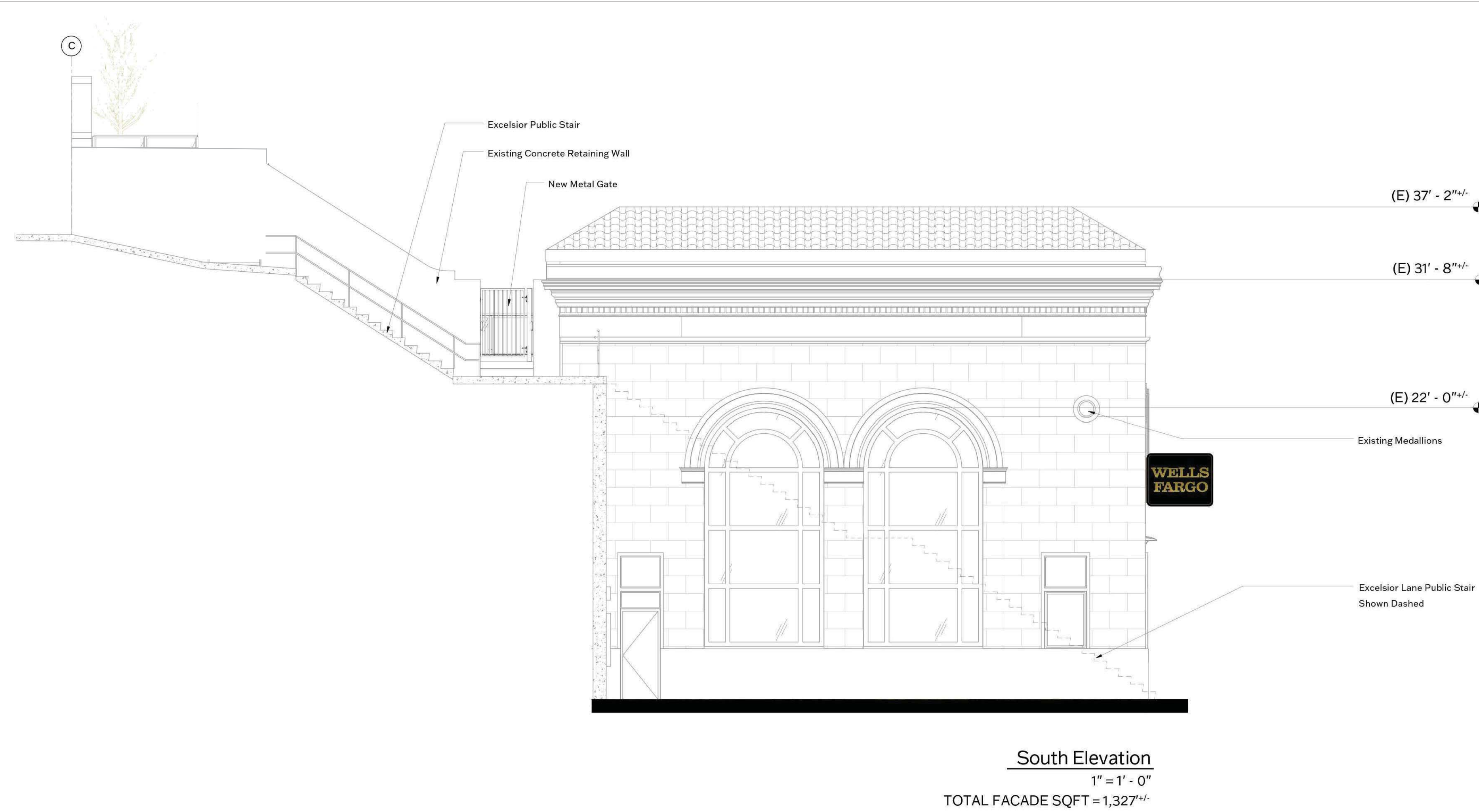
APN 065-071-25

Sign Program

A7.1

11-19-24

Owner
Skipolini's Inc.
1535 Giammona Dr.
Walnut Creek, CA 94596
Attn: Kent A. Ipsen



THE POCKET SAUSALITO

715 Bridgeway Sausalito, CA

APN 065-071-25

Sign Program

A7.2

Owner
Skipolini's Inc.
1535 Giammona Dr.
Walnut Creek, CA 94596
Attn: Kent A. Ipsen

11-19-24

SIGNAGE ILLUMINATION — OVERVIEW

DAY



NIGHT



715 Bridgeway, Sausalito CA



SIGNAGE ILLUMINATION — LOWER WALL SIGN

SE CORNER



NIGHT VIEW



SOUTH FACADE EAST FACADE

- Lower Wall Sign wraps SE corner of building
- Raised white lettering
- Internal LED illumination, example



715 Bridgeway, Sausalito CA



THE POCKET SAUSALITO

715 Bridgeway Sausalito, CA

APN 065-071-25

Sign Program

A7.3

Updated 11-21-24

11-19-24

Owner
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SIGNAGE ILLUMINATION — PROJECTION SIGN

INN ENTRANCE



NIGHT VIEW



PROJECTION SIGN

- Projection Sign marks entrance to Inn
- Raised white lettering
- Internal LED illumination, example



715 Bridgeway, Sausalito CA



SIGNAGE ILLUMINATION — CROWN



- LED strip with dimming capability creates soft wash of light to highlight architectutral details of historic building
- Recessed into a channel installed under crown molding
- Run full length of East and South facades
- Strip to be faced toward building—not visible from stairs/sidewalk

715 Bridgeway, Sausalito CA



THE POCKET SAUSALITO

715 Bridgeway Sausalito, CA

APN 065-071-25

Sign Program

A7.4

Updated 11-21-24

11-19-24

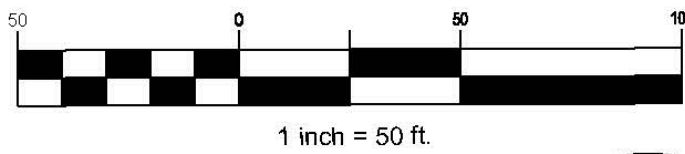
SURVEYOR'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS' ACT AT THE REQUEST OF LINCOLN LANE COURTYARD, LLC IN FEBRUARY OF 2024.

PRELIMINARY

JOSH WOELBING, PLS 9387

Graphic Scale (in feet)



LEGEND

- BOUNDARY
- BOUNDARY ADJACENT
- OLD LINE PER 1 M 134[4]
- BOUNDARY TIES
- MONUMENT LINE
- CENTERLINE
- CALCULATED
- TOTAL
- REFERENCE MAP OR DEED
- FOUND PIN MONUMENT IN
- MONUMENT WELL OR AS NOTED
- FOUND MONUMENT AS NOTED
- MONUMENT
- RECORD NOT FOUND
- SEARCHED NOT FOUND

COUNTY SURVEYOR'S STATEMENT

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8766 OF THE PROFESSIONAL LAND SURVEYORS' ACT THIS DAY OF 20

TRACY W. PARK, PLS 8176
COUNTY SURVEYOR

BY: LIONEL K. VINCENT, PLS 8248
DEPUTY COUNTY SURVEYOR



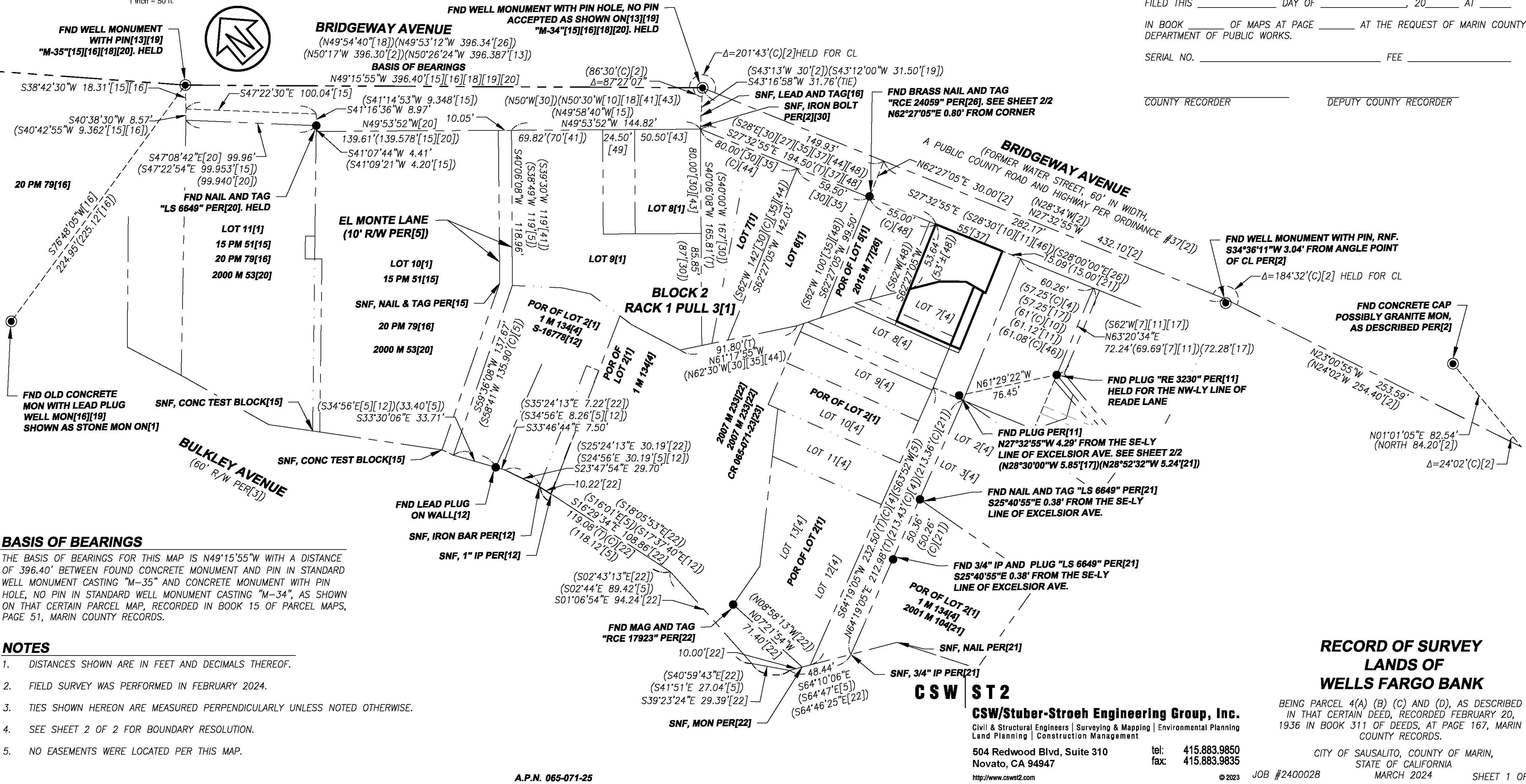
RECORDER'S STATEMENT

FILED THIS DAY OF 20 AT

IN BOOK OF MAPS AT PAGE AT THE REQUEST OF MARIN COUNTY DEPARTMENT OF PUBLIC WORKS.

SERIAL NO. FEE

COUNTY RECORDER DEPUTY COUNTY RECORDER



BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS MAP IS N49°15'55"W WITH A DISTANCE OF 396.40' BETWEEN FOUND CONCRETE MONUMENT AND PIN IN STANDARD WELL MONUMENT CASTING "M-35" AND CONCRETE MONUMENT WITH PIN HOLE, NO PIN IN STANDARD WELL MONUMENT CASTING "M-34", AS SHOWN ON THAT CERTAIN PARCEL MAP, RECORDED IN BOOK 15 OF PARCEL MAPS, PAGE 51, MARIN COUNTY RECORDS.

NOTES

- DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
- FIELD SURVEY WAS PERFORMED IN FEBRUARY 2024.
- TIES SHOWN HEREON ARE MEASURED PERPENDICULARLY UNLESS NOTED OTHERWISE.
- SEE SHEET 2 OF 2 FOR BOUNDARY RESOLUTION.
- NO EASEMENTS WERE LOCATED PER THIS MAP.

RECORD OF SURVEY
LANDS OF
WELLS FARGO BANK

BEING PARCEL 4(A) (B) (C) AND (D), AS DESCRIBED IN THAT CERTAIN DEED, RECORDED FEBRUARY 20, 1936 IN BOOK 311 OF DEEDS, AT PAGE 167, MARIN COUNTY RECORDS.

CITY OF SAUSALITO, COUNTY OF MARIN,
STATE OF CALIFORNIA
MARCH 2024

CSW/Stuber-Stroeh Engineering Group, Inc.
Civil & Structural Engineers | Surveying & Mapping | Environmental Planning
Land Planning | Construction Management
504 Redwood Blvd, Suite 310
Novato, CA 94947
tel: 415.883.9850
fax: 415.883.9835
http://www.cswst2.com

© 2023 JOB #2400028 SHEET 1 OF 2

THE POCKET SAUSALITO

715 Bridgeway Sausalito, CA

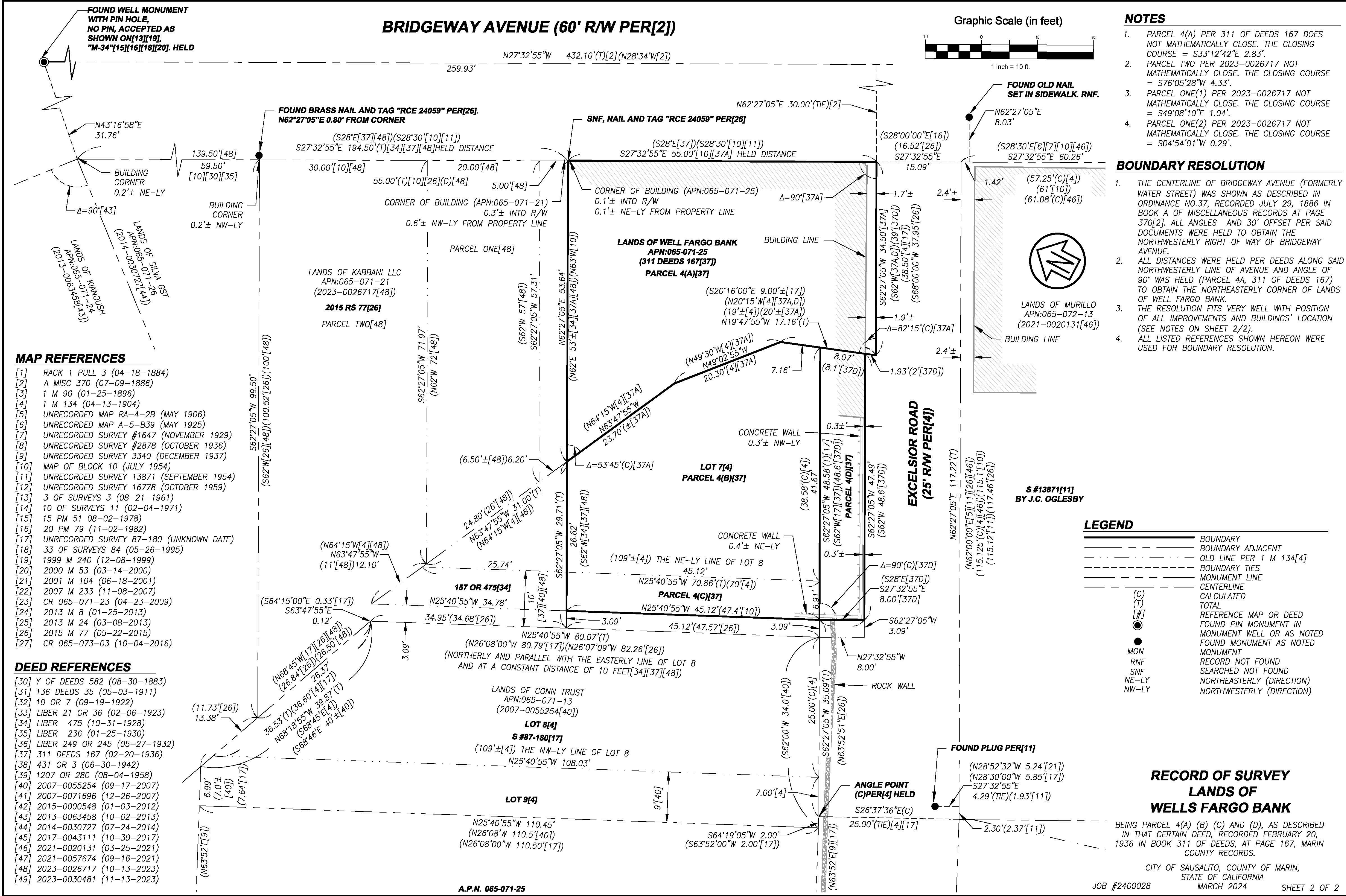
APN 065-071-25

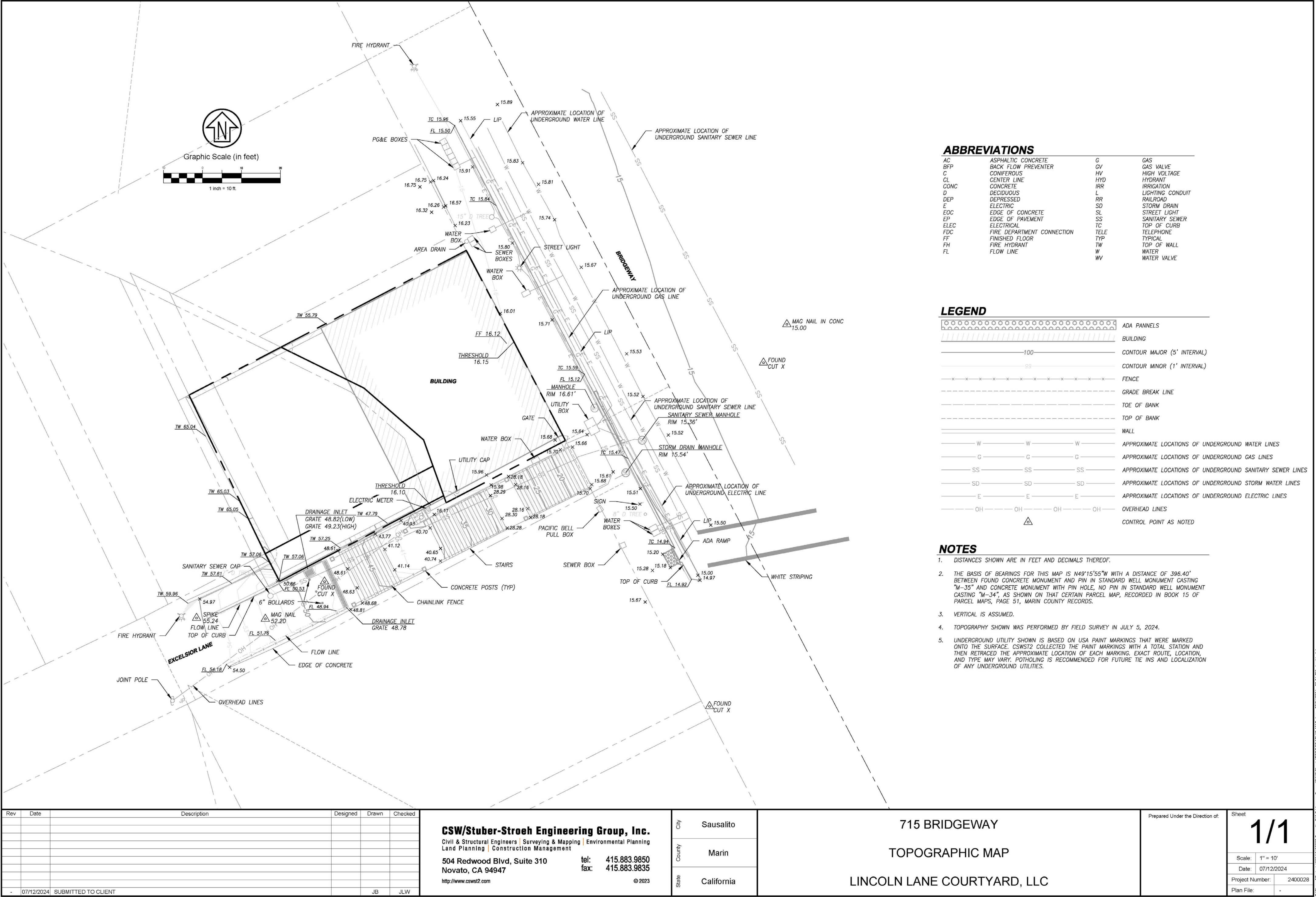
Record of Survey

C1.1

11-19-24

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THE POCKET SAUSALITO

715 Bridgeway Sausalito, CA

APN 065-071-25

Topographic Map

C2

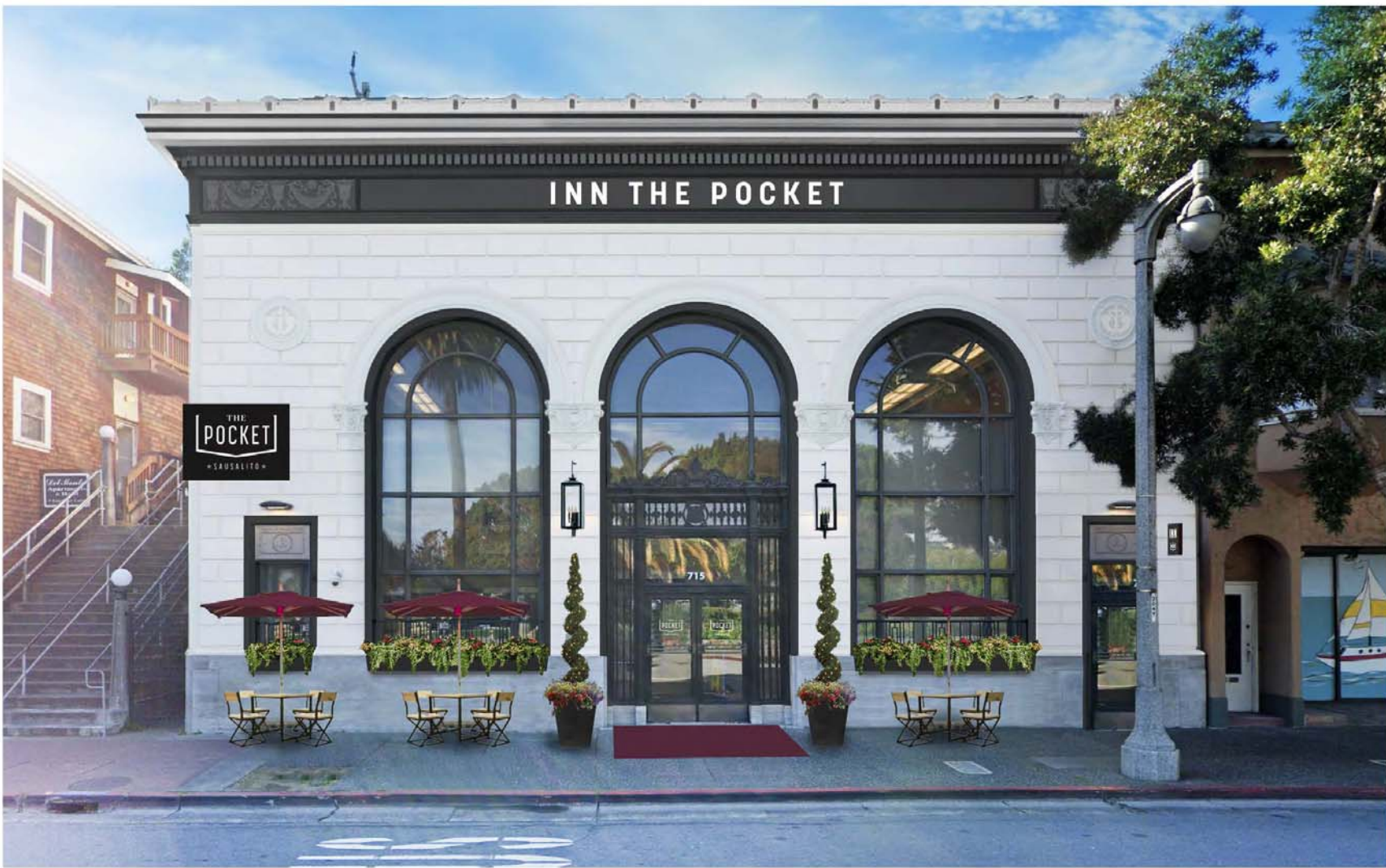
Owner
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11-19-24

OVERVIEW



EXISTING



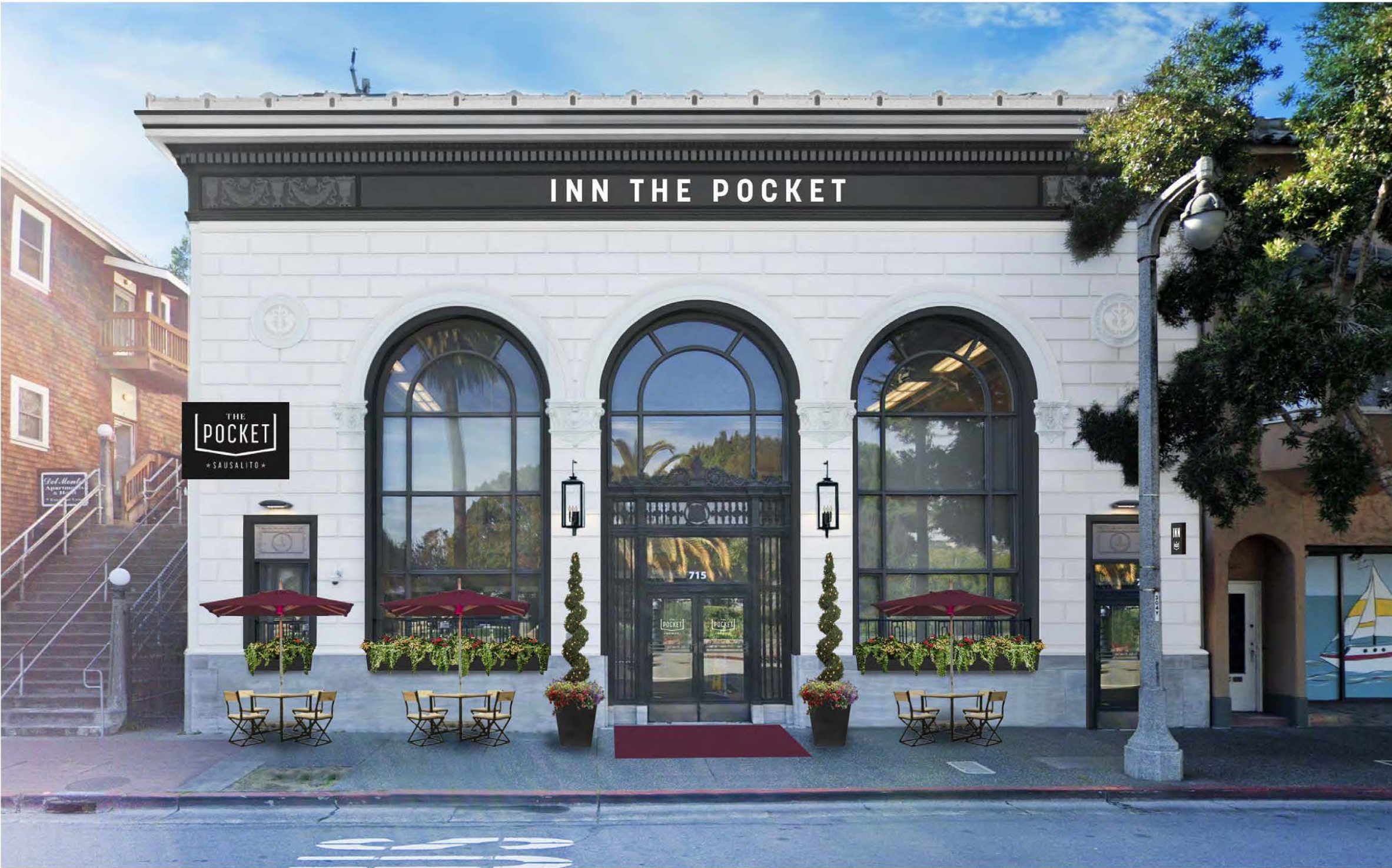
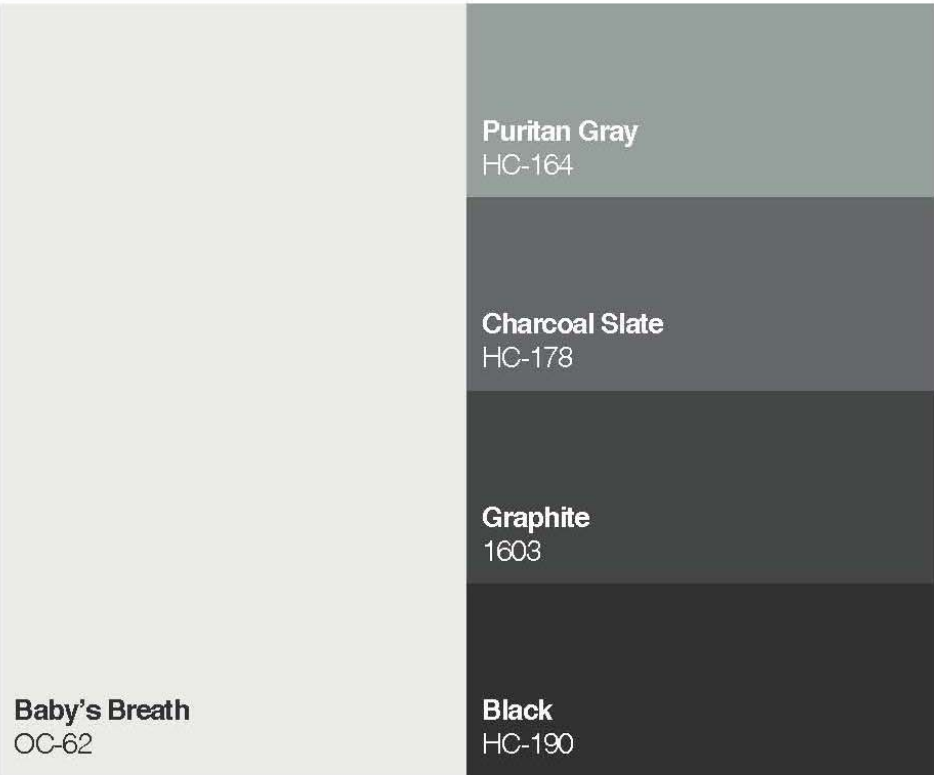
PROPOSED RESTORATION

715 Bridgeway, Sausalito CA



COLOR SCHEME

Selected to include the Benjamin Moore Historical Color Collection, the new scheme brings the building to life emphasizing the architectural features of the crown detail and window arches contrasted against the classic stone facade.



715 Bridgeway, Sausalito CA



THE POCKET SAUSALITO

715 Bridgeway Sausalito, CA

APN 065-071-25

Design Elevations

D1

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CROWN DETAIL



715 Bridgeway, Sausalito CA



WINDOW/ENRITY DETAIL



715 Bridgeway, Sausalito CA



THE POCKET SAUSALITO

715 Bridgeway Sausalito, CA

APN 065-071-25

Design Elevations

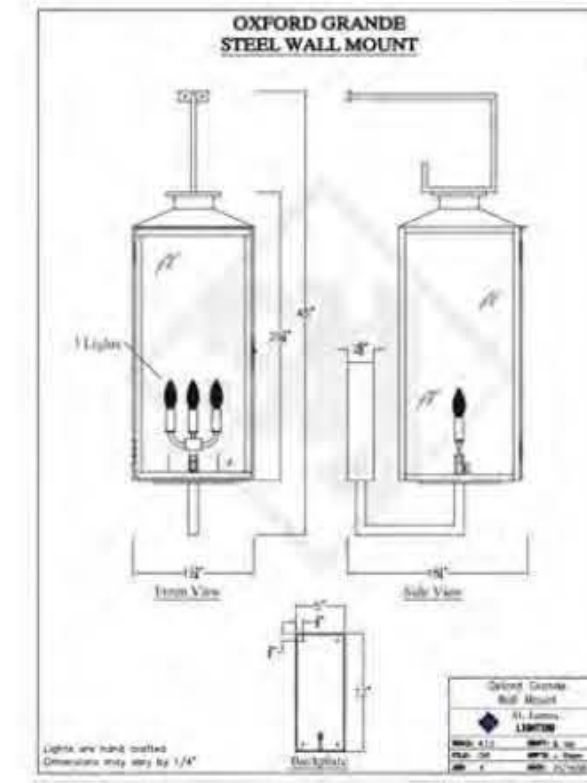
D2

Owner
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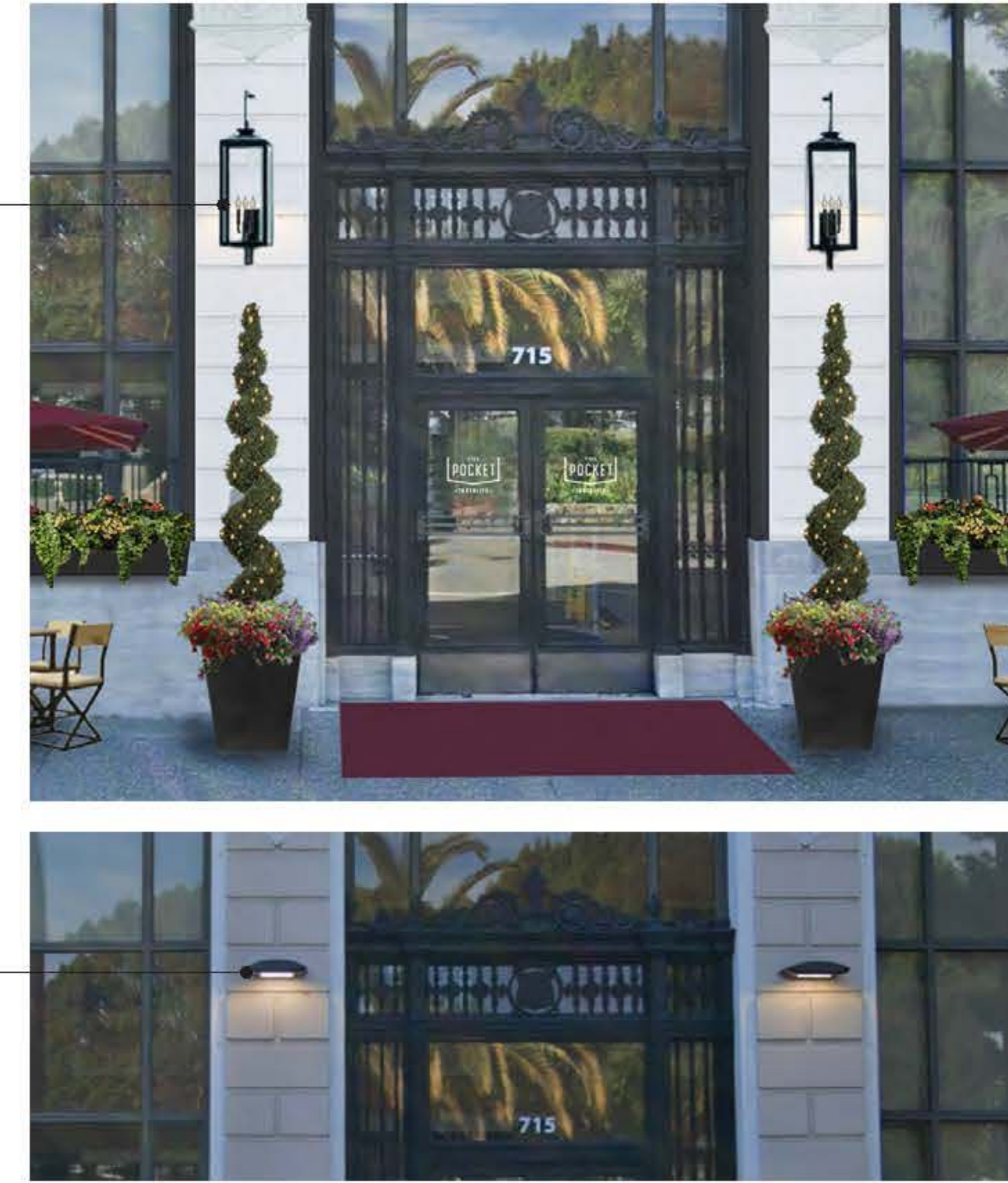
Updated 11-21-24

11-19-24

LAMP SPECIFICATION



Existing downlight sconces to be removed and replaced with lamp referenced above.



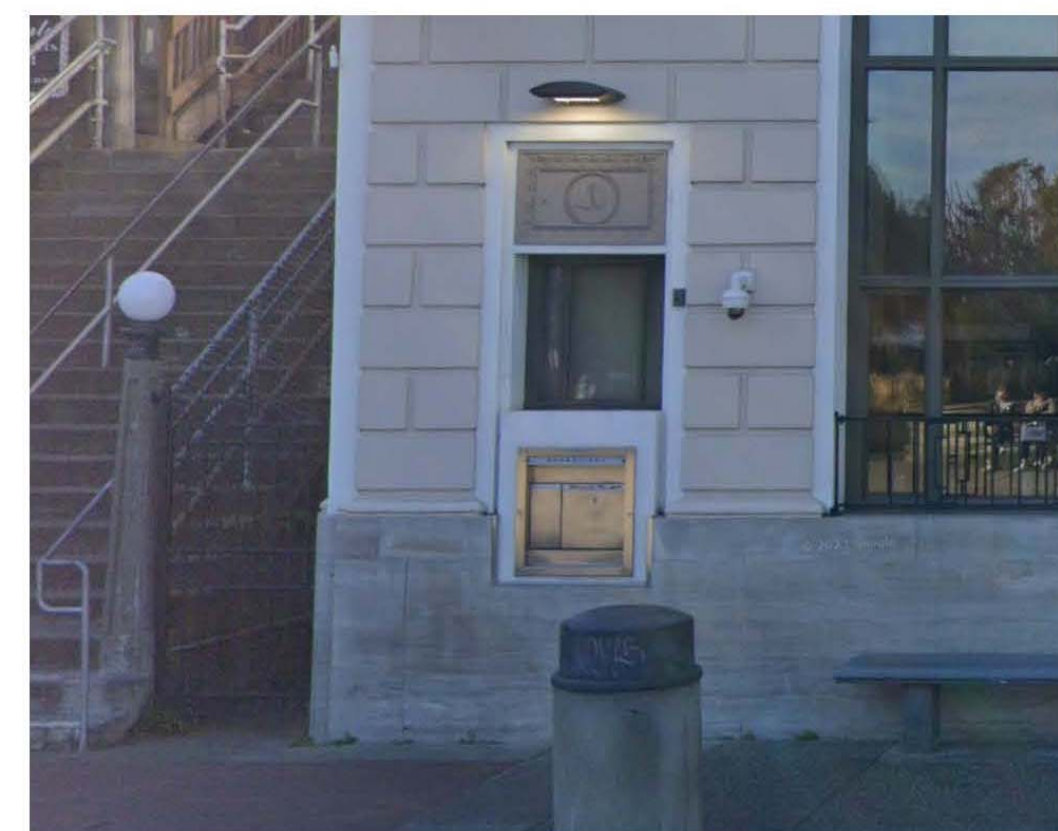
715 Bridgeway, Sausalito CA



SAFE DEPOSIT BOX REMOVAL

PROPOSED RESTORATION

EXISTING



Baby's Breath
OC-62

Puritan Gray
HC-164Graphite
1603

715 Bridgeway, Sausalito CA



THE POCKET SAUSALITO

715 Bridgeway Sausalito, CA

APN 065-071-25

Design Elevations

D3

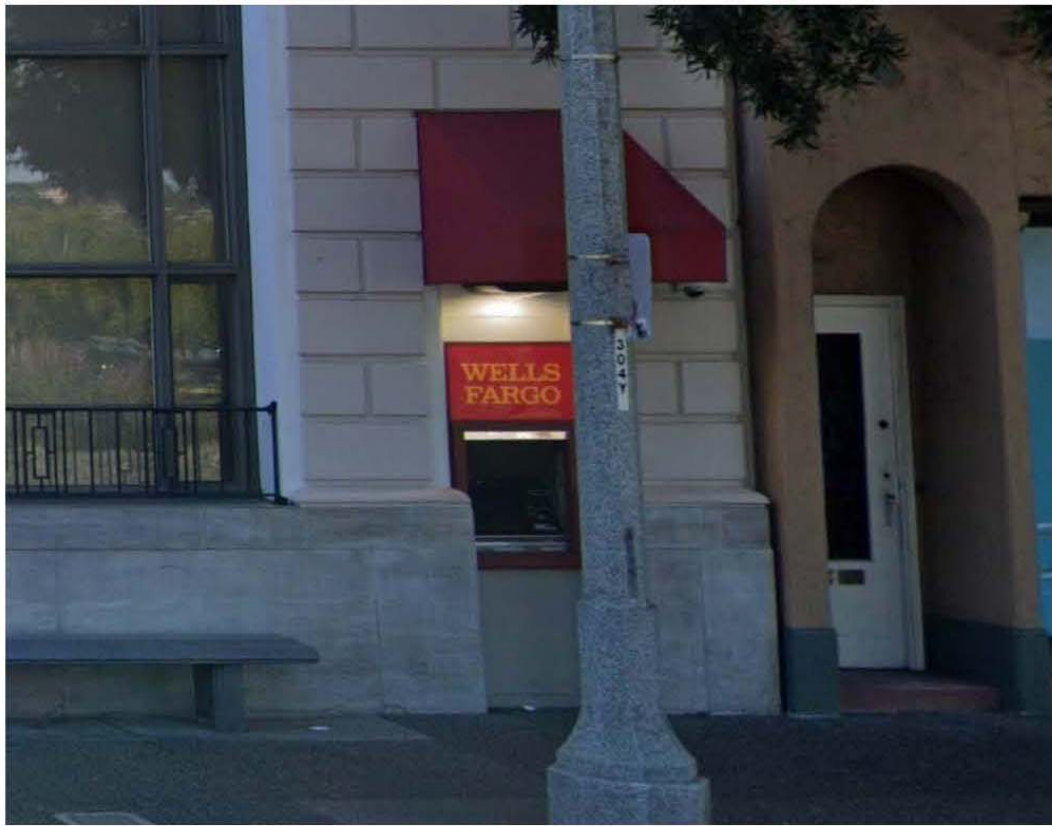
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Updated 11-21-24

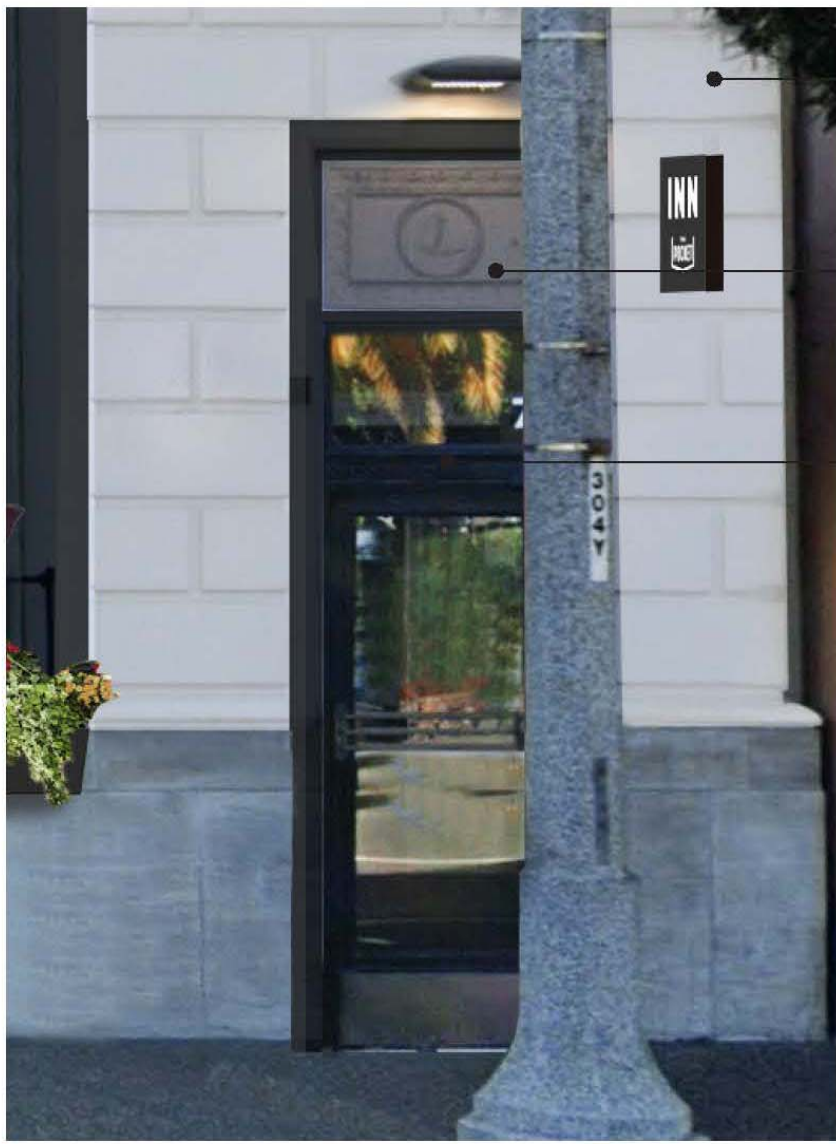
11-19-24

ATM REMOVAL / INN ENTRY

EXISTING



PROPOSED RESTORATION



New entry to the Inn to be located where the existing ATM is installed. Removal of the awning to expose original decorative header and new glass door to match style of existing doors for historic preservation.

715 Bridgeway, Sausalito CA



THE POCKET SAUSALITO

715 Bridgeway Sausalito, CA

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Design Elevations

D4

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