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SAUSALITO PLANNING COMMISSION
Wednesday, September 21, 2011
Approved Summary Minutes

Call to Order—Joint Meeting with Historic Landmarks Board

Chair Bair called the meeting to order at 6:30 p.m. in the Council Chambers of City Hall, 420 Litho Street, Sausalito.

Planning Commission:

Present: Chair Stan Bair, Vice Chair Stafford Keegin, Commissioner Joan Cox, Commissioner Richard Graef, Commissioner Bill Werner

Staff: Community Development Director Jeremy Graves
Associate Planner Heidi Burns, Associate Planner Lilly Schinsing,
Assistant Planner Alison Thornberry-Assef, City Attorney Mary Wagner

Historic Landmarks Board:

Present: Chair Morgan Pierce, Board Member John Flavin,
Board Member Carolyn Kiernat, Board Member Vicki Nichols

Approval of Agenda

Chair Bair moved and Commissioner Cox seconded a motion to approve the agenda. The motion passed 5-0.

Public Comments

None.

Approval of Minutes

September 7, 2011

Chair Bair moved and Commissioner Graef seconded a motion to continue the approval of minutes to the meeting of October 12, 2011. The motion passed 5-0.

Public Hearings

- 1. DR 11-202, Design Review Permit, Merriam, 565 Bridgeway Avenue.** Design Review Permit to allow for modified façade improvements and paint colors at an existing non-historic, mixed-use commercial-residential building located at 565 Bridgeway Avenue (APN 065-171-02).

The public hearing was opened.

Associate Planner Burns presented the Staff Report.

1 Commission question to staff:

- 2 • Do the decorations proposed for the frieze constitute signage? *Staff responded*
3 *no, they are artistic features that would be incorporated onto the façade as an*
4 *architectural detail.*

5
6 Historic Landmarks Board question to staff:

- 7 • Is approval of the finer details by a subcommittee of members of the Planning
8 Commission and Historic Landmarks Board part of the process? *Staff*
9 *responded the applicant is requesting that as an option, but it is not a staff*
10 *recommendation.*

11
12 The public testimony period was opened.

13
14 Presentation was made by Daniel Merriam, the applicant.

- 15 • He requests a subcommittee of members of the Planning Commission and
16 Historic Landmarks Board study the finer details such as moldings and
17 figurative sculptural imagery on the façade to give him the flexibility to modify
18 them if needed.

19
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21 Staff questions to Mr. Merriam:

- 22 • How many faces would there be on the façade? *Mr. Merriam responded*
23 *possibly one on the signage, one on the top, and one on the left.*
- 24 • How much relief would there be? Would it be on any of the vertical surfaces on
25 the two sides of the building or only on the front of the building? *Mr. Merriam*
26 *responded only on the front. At most maybe a nose might stick out three*
27 *inches, but it would be a relief that subtly emerges from the surface.*

28
29 Historic Landmarks Board comments:

- 30 • The time spent in the HLB's study sessions has helped develop a design that is
31 close to the Secretary of Interior's Guidelines in that they are not replicating
32 something classic. The two architects on the HLB would be willing to work with
33 the Merriams as a subcommittee to further the design.
- 34 • The revised design is stripped down classicism that becomes a pallet for the
35 Merriams to put their artwork on and express themselves in the details. The
36 result will be a compatible addition to the downtown with fun details they will
37 develop along the way.
- 38 • The design celebrates the history of art and the arts community in Sausalito,
39 which should be encouraged and supported. It will not be mistaken for a true
40 historic building, but will be a playful and welcome addition to the streetscape.

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42
43 Commission questions to Mr. Merriam:

- 44 • Will all the decoration be carved in wood? *Mr. Merriam responded it will be*
45 *primarily wood, but there may be parts, especially on the continuous surface,*
46 *that may require another material that would not be prone to cracking.*
- 47 • Will all of the surface be painted? *Mr. Merriam responded yes.*
- 48 • Will the lower windows with the smaller panes and the third floor windows be
49 operable? *Mr. Merriam responded yes.*

- The Staff Report mentions gold accents, but they are not on the model. What will be painted white and what will be painted gold? *Mr. Merriam responded there would be gold leaf lettering on the signage and perhaps a couple bands of gold on the finials as an accent.*
- Are you taking any steps to avoid creating glare from the windows? *Mr. Merriam responded he was not aware that was a problem and is not aware of any way reduce the glare, but he could look into it.*

The public was invited to comment. There were no public comments.

The public testimony period was closed.

Historic Landmarks Board comments:

- They are willing to work with the applicant through the details that have not been fully designed yet, but they are comfortable with the overall direction and believe the details can be worked out.

Commission comments:

- This meeting feels more like study session because there are a lot of unresolved details and the desire to explore them with a subcommittee and submit further design refinements.
- The design feels flat with the large expanse of glazing. Articulation and depth of the surface would be helpful in this concept.
- The details of finials and decorative borders are rather diminutive and do not make much of a statement.
- The design does not have a real identify. It is neither Victorian nor modern. The surrounding streetscape contains more contemporary buildings and is not very historic looking, so the design does not have to imitate a historic context.
- It is a good design reminiscent of some of the early 20th century steel buildings seen in New York, but is not ready for consideration by the Commission until the various finer design elements are resolved. It would be premature for the Commission to vote in favor of the design as it is.
- The fence on the roof deck should be moved back so that it does not interfere with the top of the structure and allows it to be a more visible element.
- The Commission is not in favor of delegating the responsibility of approving the finer design elements to a subcommittee because those details are important in that they face the streetscape.
- The massing of the glazing is a concern. The building's lack of depth increases its massing.
- The windows are large elements that contribute to the massing, but it is not facing a residence that would have to live with it in any sense. It presents a different element to the walkway that is not offensive and over time could become part of the streetscape.
- The fluidity of the design is troubling. This is a building, not a piece of sculpture, even though it is intended that sculpture be on the building.
- There will be a studio on the ground floor. The bubble faces are a signature of the artist and owner, so the bubble faces on parts of the façade could in fact be

1 an advertising sign, but otherwise the notion of gargoyles or “grotesques” on
2 the façade is not a concern.

- 3 • The building hints at the early 20th century Chicago facades, but care needs to
4 be taken that the aluminum window frames are so vernacular in terms of
5 today’s standard curtain walls that it would lose a good deal of the character
6 found in those Chicago windows.
- 7 • The drawings are inconsistent. One drawing shows one collection of objects
8 and another drawing shows a different collection. There is some detail in the
9 window mullions in one drawing, but just a pair of lines in another. There is a
10 lack of clarity regarding what it will be.

11
12 **Historic Landmarks Board Committee Member Nichols moved and Chair Pierce**
13 **seconded a motion to continue the public hearing for 565 Bridgeway to a joint**
14 **meeting of the Planning Commission and Historic Landmarks Board on October**
15 **26, 2011. The motion passed 3-1 (Flavin – No).**

16
17 **Chair Bair moved and Commissioner Cox seconded a motion to continue the**
18 **public hearing for 565 Bridgeway to a joint meeting of the Planning Commission**
19 **and Historic Landmarks Board on October 26, 2011. The motion passed 5-0.**

20
21 **Historic Landmarks Board Committee Member Nichols moved and Committee**
22 **Member Kiernat seconded a motion to adjourn the joint meeting of the Planning**
23 **Commission and the Historic Landmarks Board. The motion passed 4-0.**

24
25 The public hearing was closed.

- 26
27
- 28 **2. DR 11-130, Design Review Permit, Foote, 27 Central Avenue.** After-the-fact
29 Design Review Permit for exterior renovations to an existing residence at 27
30 Central Avenue (APN 065-231-02). Continued from the September 7, 2011
31 Planning Commission meeting.

32
33 The continued public hearing was re-opened.

34
35 Associate Planner Schinsing presented the Staff Report.

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37 The public testimony period was opened.

38
39 The applicant did not make a presentation.

40
41 The public was invited to comment. There were no public comments.

42
43 The public testimony period was closed.

44
45 Resolution of Denial modification:

- 46 • The fourth whereas clause says, “The Planning Commission reviewed the
47 project plans date stamped April 26th and the alternative project plans titled
48 “Foote Residence Second Deck Repair,” but that second set of project plans
49 was provided to the Commission as part of correspondence and story poles
50

1 were never erected, which was an issue the Planning Commission had with
2 those plans. The second set of plans was not part of the formal application
3 process as the April 26th plans were and distinction should be made in the
4 resolution. The Commission requests it be separated out as a second whereas
5 clause that says, "Whereas the Planning Commission was provided with a
6 copy of possible alternative project plans," et cetera, "for which no story poles
7 were erected."
8

9 **Commissioner Werner moved and Commissioner Cox seconded a motion to**
10 **adopt the Resolution of Denial for an after-the-fact Design Review Permit for 27**
11 **Central Avenue as modified. The motion passed 4-0-1 (Bair – abstained).**
12

13 The public hearing was closed.
14

15 **3. DR/TRP 11-192, Downtown Restrooms, City of Sausalito, 700 Block of**
16 **Bridgeway Avenue.** Design Review Permit for the demolition of the existing
17 downtown restrooms and construction of new restrooms and site-related
18 improvements, and a Tree Removal Permit to remove one protected tree in the
19 700 block of Bridgeway Avenue (APN 065-073-02). Continued from the
20 September 7, 2011 Planning Commission meeting.
21

22 The continued public hearing was re-opened.
23

24 Associate Planner Schinsing presented the Staff Report.
25

26 The public testimony period was opened.
27

28 The applicant did not make a presentation.
29

30 The public was invited to comment. There were no public comments.
31

32 The public testimony period was closed.
33

34 **Commissioner Werner moved and Commissioner Graef seconded a motion to**
35 **adopt the Resolution of Denial for a Design Review Permit and a Tree Removal**
36 **Permit for the 700 block of Bridgeway Avenue. The motion passed 3-1-1 (Cox –**
37 **No; Bair – Abstained).**
38

39 The public hearing was closed.
40

41 **4. DR 11-258, Design Review Permit, Akraboff, 600 Locust Street.** Design
42 Review Permit for the modification of a previously approved Design Review
43 Permit at 600 Locust Street (APN 064-211-27).
44

45 The public hearing was opened.
46

47 Associate Planner Schinsing presented the Staff Report.
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1 The public testimony period was opened.

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3 Presentation was made by Eric Long of Don Olsen Architects, the applicant.

- 4 • The roof went from gabled or hipped to flat to give more cohesion to the whole
5 structure. The Commission and surrounding neighbors requested the addition
6 with a flat roof and they went with that.
- 7 • The foyer to the north of Unit B is to give the unit more of a formal entrance.
8

9 The public was invited to comment.

10
11 Robert Beifuss, 85-87 Girard Avenue, indicated the following:

- 12 • He owns the duplex at 85 Girard Avenue, across the easement on the east
13 side, which is a rental unit.
- 14 • The front deck is a foot larger than was approved, at 4 feet instead of 3 feet.
15 Kenneth Henry agreed the deck was to be 3 feet and told Mr. Beifuss would be
16 cut back by 1 foot unless the Planning Commission approved the 4-foot
17 measurement at this meeting. However it is not on the agenda, but he would
18 like the plans for a 3 foot deck, as they had all agreed, to be adhered to.
19

20
21 The public testimony period was closed.

22
23 Staff comment:

- 24 • There is no request to extend the deck before the Commission at this hearing.
25 The City's building inspector has verified that the deck is larger than approved.
26 The applicant will be required to build the deck at 3 feet as per the approved
27 plans.
28

29 **Chair Bair moved and Vice Chair Keegin seconded a motion to approve a Design**
30 **Review Permit for 600 Locust Street. The motion passed 5-0.**

31
32 The public hearing was closed.

33 34 **Old Business**

35 36 **5. ZOA 10-038, Study Session: Omnibus Amendments, City of Sausalito.** 37 Zoning Ordinance Amendments modifying Sausalito Municipal Code Titles 1, 2, 38 10 and 11. 39

40 Commission comments:

- 41 • Item 22—Yard Projections. In the phrase, “consistent with the California
42 Building Code,” the word “consistent” should be replaced with “compliant.”
43 Any other references throughout the ordinance that speak of being
44 consistent with should also be changed to compliant in order to maintain
45 consistency.
46
- 47 • Item 23—Yard Projections. Deferral due to substantive change. New
48 subparagraph C: Railing should be compliant with the Building Code
49 rather than 3 feet.
50

- Item 28—Structure Size. Deferral due to substantive change. The Commission has had issues about side yards versus rear yards in the past, so there is some ambiguity as to which property line this section refers to.
- Item 30—Sidewalks. Fourth word, “Encroachment,” should have a small e, not a capital E.
- Item 34—Paragraph C: Deferred until discussion on whether or not the Planning Commission should also be a recipient of the Notice of Decision needs further discussion. Paragraph G: Staff will return to the Planning Commission with discussion on better noticing for the Planning Commission.
- Item 46—Deferred until decision is made on Item 34, Paragraph C.
- Item 48—Deferred for more discussion on foot and chair massages.
- Item 51—Computation of Time. Shall read, “The last day is a Saturday, Sunday, legal holiday, or day in which City Hall is not open.”
- Item 53—Majority of Commission Constitutes Quorum. Deferral due to substantive change.

New Business – None

Communications

Staff

- At the Planning Commission meeting of October 12, 2011 staff will provide the Commission with minutes going back to 2008 for its review.


Commission

- Chair Bair requested a new Chairperson be elected at the Commission’s October 12, 2011 meeting.

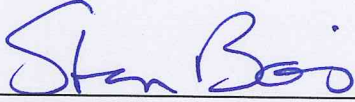
Chair Bair moved and Commissioner Cox seconded a motion to adjourn the meeting. The motion passed 5-0.

Adjournment

The meeting was adjourned at 9:06 p.m.



Submitted by
Jeremy Graves, AICP
Community Development Director



Approved by
Stan Bair
Chair

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