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SAUSALITO PLANNING COMMISSION
Wednesday, November 9, 2011
Summary Minutes

Call to Order

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

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

Absent: Commissioner Stan Bair

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

Approval of Agenda

Commissioner Cox moved and Commissioner Werner seconded a motion to approve the agenda. The motion passed 4-0.

Public Comments On Items Not on the Agenda

None.

Approval of Minutes

March 12, 2008	June 11, 2008	September 21, 2011
April 9, 2008	June 25, 2008	October 26, 2011
April 23, 2008	July 9, 2008	
May 28, 2008	September 7, 2011	

Chair Keegin moved and Commissioner Werner seconded a motion to approve all the 2008 minutes. The motion passed 4-0.

Commissioner Cox moved and Commissioner Werner seconded a motion to label the Planning Commission minutes as “Summary Minutes” going forward. The motion passed 4-0.

Commissioner Werner moved and Commissioner Cox seconded a motion to approve the summary minutes of September 7, 2011 as amended. The motion passed 4-0.

Commissioner Werner moved and Commissioner Cox seconded a motion to approve the summary minutes of September 21, 2011 as amended. The motion passed 4-0.

Commissioner Werner moved and Commissioner Cox seconded a motion to approve the summary minutes of October 26, 2011 as amended. The motion passed 4-0.

1 **Public Hearings**

2
3 **Declarations of Public Contact**

4 Chair Keegin, Vice-Chair Cox, Commissioner Graef, and Commissioner Werner stated
5 they had no public contacts regarding the projects on the agenda.
6

7 **1. EA 11-202, Encroachment Agreement, Merriam, 565 Bridgeway Avenue.**

8 Recommendation of City Council approval of an Encroachment Agreement to
9 allow a freestanding sign to encroach within the Bridgeway Avenue right-of-way
10 fronting 565 Bridgeway Avenue (APN 065-171-02).
11

12 The public hearing was opened.

13
14 Associate Planner Burns presented the Staff Report.

15
16 The public testimony period was opened.

17
18 The Applicant made no presentation.

19
20 The public made no comments.

21
22 The public testimony period was closed.
23

24
25 Commission comments:

- 26 • In looking at the streetscape there are up to a dozen blade signs that hang off
- 27 of the facades of buildings that are at the property line.
- 28 • This building gives something to the sidewalk by being set back and would
- 29 suffer if the applicants were not allowed to use a freestanding sign.
- 30 • There is no privilege being granted here that is not enjoyed by anyone else on
- 31 the street.
- 32 • Due to the setback of the building, it is appropriate that the owners be able to
- 33 alert prospective customers of their business's location.
- 34 • The sign is a nice accent to the space in front of the building.
35

36 Additional Condition of Approval:

- 37 • No part of the vertical post, including its foundation, shall extend beyond the
- 38 property line.
39

40 **Commissioner Werner moved and Commissioner Cox seconded a motion to**
41 **recommend to Council approval of an Encroachment Agreement for 565**
42 **Bridgeway Avenue subject to the additional Condition of Approval. The motion**
43 **passed 4-0.**
44

45
46 The public hearing was closed.
47
48
49
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1 **Call to Order—Historic Landmarks Board**

2
3 Chair Pierce called the Historic Landmarks Board meeting to order at 6:52 p.m.

4 Present: Chair Morgan Pierce, Secretary Vicki Nichols,
5 Board Member John Flavin, Board Member Carolyn Kiernat
6

- 7 **2. DR/NC 10-377, Design Review Permit, Nonconformity Permit, Casa Madrona**
8 **Hotel and Spa, 801 Bridgeway Avenue.** Design Review Permit to repair and
9 renovate portions of the Old Casa Madrona (William Barrett House), and a
10 Nonconformity Permit to convert the existing restaurant to two hotel suites at the
11 Casa Madrona Hotel and Spa at 801 Bridgeway Avenue (APN 065-063-46).
12

13 The public hearing was opened.

14
15 Assistant Planner Thornberry-Assef presented the Staff Report.

16
17 The public testimony period was opened.

18
19 Presentation was made by Ryan Schoen, the applicant, and Taal Safdie, the project
20 architect.
21

22 Historic Landmarks Board question to Ms. Safdie:

- 23
24
 - The Heritage Architecture and Planning Evaluation recommends performing
25 laboratory analysis for the exterior walls to determine the original exterior paint
26 colors. Do you plan to follow that recommendation, or will you match the colors
27 that are there right now? *Ms. Safdie responded they would match the colors*
28 *that are there right now.*
29

30 The public made no comments.

31
32 The public testimony period was closed.

33
34 Historic Landmarks Board comments:

- 35
 - The HLB is pleased with the client's interest in rehabilitating this landmark to a
36 usable and aesthetically pleasing status.
 - The HLB feels comfortable with the proposed project and the care and
37 treatment of the building and will be pleased to see the work go forward.
 - This project is an improvement of an historic building.
40

41 Planning Commission comments:

- 42
 - The Planning Commission agrees with comments made by the HLB.
 - The applicant is doing something that will improve recognition of the William
43 Barrett House.
45

46
47 **Committee Member Nichols moved and Committee Member Kiernat seconded a**
48 **motion to approve a Design Review Permit for the repair and renovation of the**
49 **William Barrett House at 801 Bridgeway Avenue. The motion passed 4-0.**
50

1 **Commissioner Werner moved and Commissioner Cox seconded a motion to**
2 **approve a Design Review Permit for the repair and renovation of the William**
3 **Barrett House at 801 Bridgeway Avenue. The motion passed 4-0.**
4

5 **Commissioner Cox moved and Commissioner Werner seconded a motion to**
6 **approve a Nonconformity Permit to convert the existing restaurant into two hotel**
7 **suites for the Casa Madrona Hotel at 801 Bridgeway Avenue. The motion passed**
8 **4-0.**
9

10 The public hearing was closed.
11

12 **Chair Pierce moved and Committee Member Flavin seconded a motion to adjourn**
13 **the meeting of the Historic Landmarks Board. The motion passed 4-0. The**
14 **Historic Landmarks Board meeting was adjourned at 7:10 p.m.**
15

- 16 **3. SP 11-272, Sign Permit, Restaurant Investors Income Fund V, 1200**
17 **Bridgeway Avenue.** A Sign Permit to allow the installation of new business
18 identification signage, replacement of an awning on a commercial building wall
19 and to co-locate new flush mounted signage on an existing monument sign
20 located at 1200 Bridgeway Avenue (APN 064-034-01 and APN 065-034-09).
21

22 The public hearing was opened.
23

24 Associate Planner Schinsing presented the Staff Report.
25

26 The public testimony period was opened.
27

28 Presentation was made by Jerry Dal Bozzo, the applicant.
29

- 30 • They are in agreement with staff's recommended Conditions of Approval. He
31 has drawings of the revised signage to present to the Commission.
32

33 The public made no comments.
34

35 Commission comments:
36

- 37 • A reduction of 25% is more than the main sign needs. If the sign were at
38 eighty-percent it would look fine.
- 39 • The monument sign appears a little large and would benefit by being reduced
40 by about ten%.
- 41 • On the word "Salito's" the spacing between the O and the apostrophe and the
42 S is very wide and would read better if it were tightened up.
- 43 • The secondary tag line that reads "Crab House and Prime Rib" is not quite the
44 same length as "Salito's" in the top line. It should be aligned with the first and
45 last letters of "Salito's."
- 46 • The words "Crab House and Prime Rib" are almost too small and not quite
47 legible until one is right at the restaurant. The disparity between the first and
48 second line is great. The second line font size should be enlarged.
- 49 • A 25% reduction in size of the main sign, as recommended by staff, would be
50 fine. The applicant has agreed to it and another 5% will not make a difference.

- Correcting the spacing between the O and the apostrophe and the S and bringing the top line's "Salito's" in line with the "Crab House and Prime Rib" below it solve the problem of the monument sign appearing too large.

Additional Conditions of Approval:

- On the word "Salito's" the spacing between the O and the apostrophe and the S shall be reduced on both wall sign and monument sign.
- The secondary tag line, "Crab House and Prime Rib," shall align with the outside edges of the beginning and end of "Salito's" on the first line on both wall sign and monument sign.

Commissioner Werner moved and Commissioner Cox seconded a motion to approve a Sign Permit for 1200 Bridgeway Avenue subject to the additional Conditions of Approval.

Robert Rogers, Barber Sign Company, indicated the following:

- In the reductions he has shared with the Commission the word "Salito's" isn't even close to lining up horizontally with the second line. If the Commission stipulates that the two lines line up he will have to change the alphabet or dramatically reduce the size of the second line.
- He can make the monument sign match the building sign in the same ratio as "Salito's" to the second line.

The public testimony period was closed.

Commissioner Werner moved and Commissioner Cox seconded a motion to amend the motion to remove the Condition of Approval stating that "Crab House and Prime Rib" on the second line shall align with the outside edges of the beginning and end of "Salito's" on the first line on both wall sign and monument sign. The Planning Commission will adopt the mockup provided by the applicant, that being the 25% reduction shown in the bottom Photograph 3.

The motion passed 4-0.

The public hearing was closed.

- 4. ZOA, 10-038, City of Sausalito.** Amendments modifying Titles 1, 2, 10 and 11 of the Sausalito Municipal Code for clarifications of various sections. The amendments include, but are not limited to, clarifications regarding uses; floor area; measurement of building height; substandard lots; public right-of-way; sloped and level parcels; parking; setbacks and projections; utility meters; railing height; accessory structures; sidewalk dining; visitor-serving stores; zoning permits; administrative changes to approved projects; administrative design review permits; design review permits; building coverage; encroachment permits; specific uses; tree permit standards; computation of time; noticing procedures; diagrams.

The public hearing was opened.

1
2 Associate Planner Schinsing presented the Staff Report.

3
4 Commission questions of staff:

- 5
- 6 • Where in the Zoning Ordinance it is required that all liveboards obtain a CUP
7 in order to exist in the W or CW zoning districts? *Staff responded Commercial*
8 *Land Use Table 10.24-1 on page 10.24-3 of the Zoning Ordinance shows the*
9 *residential uses allowed and not allowed in certain zoning districts.*
 - 10 • For liveboards, is it the marina that is required to obtain the CUP or must each
11 individual liveboard obtain a CUP? *Staff responded it is not sure, but they are*
12 *not changing the regulations that are applicable to liveboards, just making*
13 *them consistent. If the Commission would like to have a greater discussion with*
14 *respect to the requirements for liveboards, that should be put on the policy*
15 *list.*

16
17 Staff comment:

- 18 • Whether or not existing liveboards have a CUP is one question. If a new
19 marina in the W zone requests authorization for 10% liveboards, staff would
20 say the marina needs to have a CUP for that, which is consistent with how the
21 Zoning Ordinance has been at least since its 2003 update. The change the
22 Planning Commission is being asked to make does not change the Zoning
23 Ordinance.

24
25 Commission comments:

- 26 • The draft ordinance should instead say, "...and when allowed in the W or CW
27 zoning districts per Table 10.24-1."
- 28 • The Table 10.24-1 designation should be put on the list of policy questions to
29 address the issue of whether by the word "liveboards" on Table 10.24-1 the
30 City means individual liveboards or marinas containing liveboards.

31
32 The public testimony period was opened.

33
34 The public made no comments.

35
36 The public testimony period was closed.

37
38 **Commissioner Cox moved and Commissioner Werner seconded a motion to**
39 **amend Sections 12 and 53 of the Staff Report to say, "...and when allowed in the**
40 **W or CW zoning districts in compliance with Table 10.24-1." The motion passed 4-**
41 **0.**

42
43 **Commissioner Cox moved and Commissioner Werner seconded a motion to**
44 **recommend City Council approval of the Omnibus Municipal Code Amendments**
45 **of Titles 1, 2, 10 and 11 to Sections 12 and 53, subject to the noted modification.**
46 **The motion passed 4-0.**

47
48 The public hearing was closed.

1 **Old Business**

2 None.

3
4 **New Business**

5 None.


6
7 **Staff Communications**

- 8
- 9 • The Housing Element Task Force will conduct a community workshop on
10 December 3, 2011 at 9:30 at the Bay Model.
 - 11 • Staff will present a Staff Report to the City Council on November 15, 2011
12 regarding the Housing Element efforts.
 - 13 • The Commission's denial of the downtown restrooms has been appealed by Jeff
14 Scharosch of the Spinnaker Restaurant. The City Council will hear the appeal of
15 the Commission's denial at their meeting on November 15, 2011. Two alternative
16 configurations for the restrooms have been proposed for the Council's further
17 consideration.

18
19 **Commissioner Werner moved and Commissioner Cox seconded a motion to**
20 **adjourn the meeting. The motion passed 4-0.**

21
22 **Adjournment**

23 The meeting was adjourned at 7:52 p.m.

24
25 
26 _____
27 Submitted by
28 Jeremy Graves, AICP
29 Community Development Director

30 
31 _____
32 Approved by
33 Stafford Keegin
34 Chair

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