



HISTORIC LANDMARKS BOARD MINUTES

CITY OF SAUSALITO

COMMUNITY DEVELOPMENT DEPARTMENT / 420 LITHO STREET / SAUSALITO, CA 94965 / (415) 289-4128

FINAL

MEETING DATE: Wednesday, November 9, 2011
MEETING TIME: 5:30 P.M.
LOCATION: Conference Room, 420 Litho Street, Sausalito

1. CALL TO ORDER

The HLB meeting convened at 5:45PM. Board Members Nichols, Pierce, and Flavin were present. Board member Kiernat arrived at 5:55PM. Associate Planner Burns and Michael Rex representing 30 El Portal were also present.

2. PUBLIC COMMENTS ON ITEMS NOT ON THIS AGENDA- None

3. APPROVAL OF AGENDA- Approved as amended.

4. COMMUNICATIONS

A. Staff

1. Joint Planning Commission and HLB Meeting Procedures

Staff planner Burns distributed revised the interim joint Planning Commission-Historic Landmarks Board procedures. Staff Planner Burns also informed the HLB that the Planning Commission would be reviewing their meeting minutes and opening a public hearing on an Encroachment Agreement for 565 Bridgeway prior to opening up the joint HLB-Planning Commission public hearing for the Casa Madrona project.

B. Historic Landmarks Board- None

5. APPROVAL OF MINUTES- September 28, 2011 approved October 26, 2011 approved

6. NEW BUSINESS-

A. INN ABOVE TIDE/ 30 EL PORTAL (DR 11-311)

Staff planner Burns introduced the project as a study session prior to scheduling a joint HLB-Planning Commission public hearing for the review of a Design Review Permit to allow for exterior modifications to a building located within the Downtown Historic Overlay Zoning District. Michael Rex provided a brief history of the project site, in addition to the scope of the proposed exterior modifications, which include new windows, doors, and skylights. The HLB unanimously supported the project on the basis that the proposed façade modifications will not negatively impact the historic district. The joint HLB-Planning Commission review of a Design Review Permit would be scheduled on December 14, 2011.

B. COPITA/739 BRIDGEWAY (DR-SP 11-340)

Staff planner Burns introduced the project as a study session prior to scheduling a joint HLB-Planning Commission public hearing for the review of a Design Review Permit to allow for exterior modifications to a building located within the Downtown Historic Overlay Zoning District.

The HLB identified concerns regarding the proposed paint colors, outdoor dining barrier railing, landscaping, and tiles. The primary concern regarding the aforementioned design elements was how the project would be compatible with the Downtown Historic Overlay Zoning District. Other more specific concerns were as follows:

1. *Paint Colors:* The applicant should consider toning down the proposed blue paint color to include more grey tones to better relate to the existing building. A photo-simulation should also be submitted in order to see how the proposed paint color will blend with the existing building.
2. *Railing:* The applicant should describe how and why the railings are compatible with the District. There are no other metal railing barriers located in the Downtown Historic Overlay Zoning District.
3. *Tiles:* The applicant should describe how and why the railings are compatible with the District. The HLB is concerned that the proposed tiles within the Bridgeway public right-of-way would be precedent setting since there are no other businesses with outdoor seating in the Downtown Historic Overlay Zoning District that have a different treatment other than the concrete sidewalk standard. Similar to the railing issue.
4. *Signage:* The applicant should consider submitting the sign application as part of the Design Review Permit application for the exterior modifications to the building.
5. *Landscaping:* The applicant should reconsider the intent/purpose of the plantings, in addition to how the plantings will look during the seasons. The rendering prepared for the project shows flowering plantings, however based on Sausalito's climate, the flowers may not bloom throughout the year.

The HLB did support the location of awning.

7. OLD BUSINESS-None

Meeting Minutes Approved


Secretary

2-29-12
Date