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SAUSALITO PLANNING COMMISSION
Wednesday, April 11, 2012
Approved 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 Lilly Schinsing,
Assistant Planner Alison Thornberry-Assef, City Attorney Mary Wagner

Approval of Agenda

Vice-Chair Cox moved and Commissioner Graef seconded a motion to hear Item 3 regarding the Main Street Pump Station first on the agenda. The motion passed 4-0.

Public Comments On Items Not on the Agenda

None.

Approval of Minutes

March 21, 2012

Vice-Chair Cox moved and Commissioner Graef seconded a motion to approve the summary minutes. The motion passed 3-0 with Commissioner Werner abstaining.

Public Hearings

Declarations of Public Contacts

Commissioner Werner indicated he had visited the sites pertaining to the three agenda items and did not speak to anyone during the visits.

- 3. DR/EA 11-299, Design Review Permit, Encroachment Agreement, Main Street Pump Station, Foot of Main.** Design Review Permit and recommendation to the City Council of an Encroachment Agreement for the placement of a portable pump and related above ground and below ground equipment in the public right-of-way at the foot of the 200 Block of Main Street. The portable pump would be approximately seven feet tall and nine feet in width and seven feet in length.

1 The public hearing was opened.
2

3 **Chair Keegin indicated the applicant had requested the public hearing for the**
4 **Main Street Pump Station to be continued to the meeting of May 23, 2012.**
5

6 Staff comment:

- 7 • The Commission has received three items of late correspondence from the
8 Sanitary District, the property owner of Valhalla building, and the attorney
9 representing the Valhalla property owner, all requesting a continuance.
10

11 The public testimony period was opened.
12

13 No Staff Report was presented.
14

15 Commission comment:

- 16 • The letter from the Sausalito Marin City Sanitary District states that they are
17 seeking the continuance in order to give them an opportunity to understand the
18 concerns of the new owner of the Valhalla property and plan to work out the
19 issues prior to Planning Commission consideration of the District's application.
20

21 The applicant did not make a presentation.
22

23 The public made comments.
24

25 Dr. Alex Kashef, 206 Second Street, indicated the following:
26

- 27 • He is the new owner of the Valhalla building, which is the closest building to the
28 pump station. He lives there and plans to renovate it as a hotel with architect
29 Michael Rex.
- 30 • There are issues with the Sanitary District that need to be addressed.
 - 31 ○ The site. This is a public street. The old pump station was grandfathered
32 in, but does not apply to what is being done now. They are putting a sewer
33 trailer next to what he expects will be a world-class hotel at the Valhalla
34 building.
 - 35 ○ The sound. The pump is 30 feet away from the Valhalla and runs at 72
36 decibels, the same as a lawnmower. He lives there. The business is a
37 hotel where people will be sleeping. The pump could be running 20 hours
38 at a time.
 - 39 ○ The smells. The pump will be fueled by diesel gas, which is vented
40 upwards, with the vent directly in line with rooms and balconies in his
41 building.
- 42 • He is investing a large amount of money into the Valhalla building. It is a
43 beautiful building but will probably not survive another five years.
- 44 • He thanks the Sanitary District for continuing the hearing so they can discuss
45 the issues.
46
47
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1 Mike Monsef, 211 Fourth Street, indicated the following:

- 2 • The new pump has to follow current standards and codes, which are
- 3 established for everybody.
- 4 • The story poles need to stay up long enough for people to see the project.

5
6 The public testimony period was closed.

7
8 **Commissioner Werner moved and Vice-Chair Cox seconded a motion to continue**

9 **the public hearing for the Main Street Pump Station to the meeting of May 23,**

10 **2012. The motion passed 4-0.**

11
12 The public hearing was closed.

13 **Historic Landmarks Board – Call to Order**

14
15
16 Chair Pierce called the Historic Landmarks Board (HLB) meeting to order at 6:32pm.

17 Present: Chair Morgan Pierce, Secretary Vicki Nichols,

18 Board Member Carolyn Kiernat, Board Member John McCoy.

19 Absent: Board Member John Flavin.

- 20
21
- 22 **1. DR/SP 12-054, Design Review Permit, Sign Permit, View Restaurant LLC**
 - 23 **and the City of Sausalito, 558 Bridgeway.** Modifications to a previously-
 - 24 approved Design Review Permit and Sign Permit to allow for a recessed
 - 25 doorway to access the lower level dining deck, addition of lighting in the
 - 26 pergola system, a modified door to access the upper level dining deck,
 - 27 modified signage, and the addition of copper half round gutters at 558
 - 28 Bridgeway (APNs 065-172-12, -13, -15).

29
30 The public hearing was opened.

31
32 Associate Planner Schinsing presented the Staff Report.

33
34 Commission question to staff:

- 35 • Is there anything in the plans regarding lighting in the pergola, such as what
- 36 kind of lighting and how much light it will throw off? *Staff responded the*
- 37 *applicant could better answer that question.*

38
39 The public testimony period was opened.

40
41 Presentation was made by Eric Long of Don Olsen and Associates, the applicant.

- 42 • Lighting has always been an existing condition at the patio space. They are
- 43 putting lighting up in the pergola to shine down, using low voltage spotlighting
- 44 to hit the tables for the outdoor patrons.

45
46 HLB question to Mr. Long:

- 47 • Were you able to identify historic fabric versus non-historic on the drawings, as
- 48 requested by the HLB? *Mr. Long responded yes.*

1 HLB question to staff:

- 2
- 3 • Why was it suggested to change the gutters from copper to aluminum? *Staff*
 - 4 *responded the San Francisco Regional Water Quality Control Board allows the*
 - 5 *use of copper gutters if one can provide a filtration system that can receive*
 - 6 *runoff from the gutters but does not have any discharge. It must also be a*
 - 7 *closed system so it is isolated from ground water. With the Trident site being*
 - 8 *located over water, the size of the planter box that would be needed to accept*
 - 9 *the water would cover much of the parking lot.*

10 Commission questions to Mr. Long:

- 11
- 12 • Would the pergola's lighting be similar to its heaters in that we will not see the
 - 13 source? The source will be above the bottom plane of the members and it will
 - 14 not project above the top plane of the members? *Mr. Long responded no one*
 - 15 *would see the source.*
 - 16 • Regarding the second floor door, is it just plate glass? *Mr. Long responded*
 - 17 *yes, in concept.*

18 Commission comment:

- 19
- 20 • The Commission has only compared the original and revised plan. The
 - 21 Resolution should say that the Commission approves the items that are listed
 - 22 on page two of the Staff Report, "as reflected on the revised plans," so it is
 - 23 clear what action the Commission is taking and what specifically it considered.
 - 24 *Staff responded they would incorporate that revision.*

25 The public made no comments.

26 The public testimony period was closed.

27 HLB comments:

- 28
- 29 • The HLB is comfortable with the resolution as proposed.

30 Additional Conditions of Approval:

- 31
- 32 • Lighting for the pergola shall be down facing and low voltage.
 - 33 • The gutters shall be aluminum instead of copper.
 - 34 • The resolution shall say that the Commission approves the items that are listed
 - 35 on Page 2 of the Staff Report, "as reflected on the revised plans."

36 **Chair Pierce moved and Committee Member Kiernat seconded a motion to**

37 **approve a Design Review Permit and Sign Permit for 558 Bridgeway subject to**

38 **the additional Conditions of Approval. The motion passed 4-0.**

39 **Commissioner Werner moved and Vice-Chair Cox seconded a motion to approve**

40 **a Design Review Permit and Sign Permit for 558 Bridgeway subject to the**

41 **additional Conditions of Approval. The motion passed 4-0.**

42 The public hearing was closed.

1 **Committee Member Kiernat moved and Chair Pierce seconded a motion to**
2 **adjourn the Historic Landmarks Board Meeting to the Conference Room. The**
3 **motion passed 4-0.**
4

- 5 **2. DR/VA/EA 11-273, Design Review Permit, Variance, Encroachment**
6 **Agreement, Oates and Knowles, 33 Filbert Avenue.** Design Review Permit
7 for the demolition and reconstruction of an existing detached garage located
8 partially in the Filbert Avenue public right-of-way and Variances for the height
9 of the structure at the property line and the amount of impervious surface for
10 the project at 33 Filbert Avenue (APN 064-212-04).
11

12 The public hearing was opened.
13

14 **Chair Keegin indicated that the Commission had been presented with an email**
15 **from the applicant, Geoffrey Butler, requesting a continuance of the public**
16 **hearing to the meeting of April 25, 2012 in order to recalculate the impervious**
17 **coverage.**
18

19 No Staff Report was presented.
20

21 The public testimony period was opened.
22

23 The public made no comments.
24

25 The public testimony period was closed.
26

27 **Chair Keegin moved and Vice Chair Cox seconded a motion to continue the**
28 **public hearing for 33 Filbert Avenue to the meeting of April 25, 2012. The motion**
29 **passed 4-0.**
30

31 **Old Business**

32 None.
33

34 **New Business**

35 None.
36

37 **Staff Communications**

- 38 • Housing Element Update:
 - 39 ○ Staff has had discussions with the M Group, Sausalito's consultant on the
40 ○ Housing Element Update.
41 ○ Commissioners have been sent an email from staff noting that the42 ○ comment letter from the Department of Housing and Community43 ○ Development has been received and posted on the City's website.44 ○ Staff has received a letter from a nonprofit housing advocacy group and45 ○ has been in discussions with them trying to address their concerns to the46 ○ extent that they feel is practical.47 ○ On April 17, 2012 staff will provide the City Council with an update on the48 ○ Housing Element. Staff will propose an aggressive schedule for upcoming49 ○
50 ○

1 work on the Housing Element Update with the goal of finishing it prior to
2 the City Council's recess in August.

- 3
- 4 • Omnibus Municipal Code Amendments: Went into effect on March 29, 2012. By
5 the end of the week staff will send out links to all the Commissioners, architects,
6 engineers and Council members with Code replacement pages.
 - 7 • America's Cup: Staff is putting together proposed regulations for vacation rentals
8 during the summers of 2012 and 2013 in anticipation of residents renting out their
9 residences, set to expire after the America's Cup race. The regulations would be
10 an amendment to the Zoning Ordinance and will be brought to the Planning
11 Commission in May.

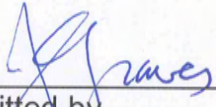
12 **Commission Communications**

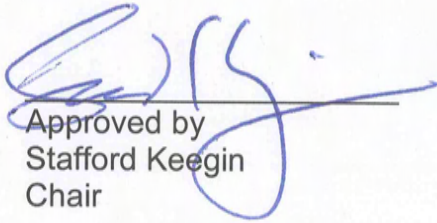
- 13 • The ADU Working Group plans to complete its work by June 2012. The Task
14 Force is making great progress and has had good feedback from the
15 community. Michael Rex has been an active participant.

16 **Adjournment**

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

19 The meeting was adjourned at 7:30 p.m.

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27 Submitted by
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29 Jeremy Graves, AICP
30 Community Development Director

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Approved by
Stafford Keegin
Chair

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