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**SAUSALITO PLANNING COMMISSION**  
**Wednesday, June 13, 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 Stan Bair (after Approval of Minutes), Commissioner Richard Graef, Commissioner Bill Werner

Absent: Commissioner Stan Bair (until after Approval of Minutes).

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

**Approval of Agenda**

**Vice Chair Cox moved and Commissioner Graef seconded a motion to approve the agenda. The motion passed 4-0.**

**Public Comments On Items Not on the Agenda**

None.

**Approval of Minutes**

None.

**Commissioner Bair joined the meeting at 6:32pm.**

**Public Hearings**

**Declarations of Public Contacts**

**Commissioner Graef disclosed that he met with landscape architect Paul Leffingwell regarding Item 2 and assisted him in coloring the presentation drawings on a voluntary basis.**

**1. NC 12-105, Nonconformity Permit, Pearlman, 416 North Street.**

Nonconformity Permit for the interior remodel of an existing nonconforming residential structure, by converting 234 square feet of floor area from the first floor into crawl space, and creating a new 234 square foot bedroom on the third floor at 416 North Street.

The public hearing was opened.

Assistant Planner Thornberry-Assef presented the Staff Report.

1 The public testimony period was opened.

2  
3 Presentation was made by David MacLaird, the applicant.

4  
5 Commission questions to Mr. MacLaird:

- 6 • Does the actual layout of the kitchen remain the same? *Mr. MacLaird*
- 7 *responded yes, it was approved under a previous administrative application.*
- 8 • Is the kitchen shown on the drawings the existing kitchen? *Mr. MacLaird*
- 9 *responded no, the kitchen is being built.*

10  
11 The public made no comments.

12  
13 The public testimony period was closed.

14  
15 **Commissioner Werner moved and Vice Chair Cox seconded a motion to approve**

16 **a Nonconformity Permit for 416 North Street. The motion passed 5-0.**

17  
18 The public hearing was closed.

- 19  
20 **2. DR 12-123, Design Review Permit, City of Sausalito, 780 Bridgeway.** Design
- 21 Review Permit to allow a local enhancement project consisting of landscape and
- 22 hardscape improvements on City property adjacent to the Ice House at 780
- 23 Bridgeway. The Sausalito Foundation is also requesting a Tree Removal Permit
- 24 to remove five Canary Island Pine trees.

25  
26 The public hearing was opened.

27  
28 Associate Planner Burns presented the Staff Report.

29  
30 The public testimony period was opened.

31  
32 Presentation was made by Annette Rose of the Sausalito Foundation, the applicant.

33  
34 The public made no comments.

35  
36 Commission questions to Paul Leffingwell, landscape architect:

- 37 • Do the trees in the drawings represent what they might be when mature? *Mr.*
- 38 *Leffingwell responded yes, they would be about like that.*
- 39 • How big would the trees be when planted? *Mr. Leffingwell responded they will*
- 40 *be the same size as the Aristocrat Pear trees planted downtown.*

41  
42 The public testimony period was closed.

43  
44 Commission comment:

- 45 • It is appropriate improvement to put the Aristocrat Pear, a standard street tree,
- 46 there, but it is sad to see the Canary Island Pines go. This area is losing all its
- 47 evergreen trees.

1 **Commissioner Werner moved and Commissioner Bair seconded a motion to**  
2 **approve a Design Review Permit and a Tree Removal Permit for 780 Bridgeway.**  
3 **The motion passed 5-0.**  
4

5 The public hearing was closed.  
6

7 **3. DR/EA 11-362, Design Review Permit, Encroachment Agreement, Bank of**  
8 **America, 750 Bridgeway.** Design Review Permit and Encroachment Agreement  
9 to allow for exterior modifications, including but not limited to the removal of an  
10 existing trellis and installation of new awnings within the public right-of-way  
11 abutting the Bank of America building at 750 Bridgeway.  
12

13 The public hearing was opened.  
14

15 Associate Planner Burns presented the Staff Report.  
16

17 Commission questions to staff:

- 18 • How far do the existing blue awnings encroach into the public right-of-way?  
19 *Staff responded five feet.*
- 20 • When was the roof overhang eliminated? *Staff responded 1972.*  
21

22 The public testimony period was opened.  
23

24 Presentation was made by Brad Wakahiro of Cushman & Wakefield and Scott McCage  
25 of Gensler Architects, the applicants.  
26

27 Commission questions to Mr. McCage and Mr. Wakahiro:  
28

- 29 • What is your opinion regarding the Historic Landmarks Board's  
30 recommendation that the west elevation include the exterior columns? *Mr.*  
31 *McCage responded the original building was designed with the roof extending*  
32 *only on three sides and there were no columns designed. They wish to keep*  
33 *with that rather than try to expose columns, try to move it in, cut up the exterior,*  
34 *or put up false columns, as was done in the 1972 renovation. They are trying to*  
35 *bring the building back to what it was and honor its architect, William Wurster.*
- 36 • Are you replacing all the windows and doors and sidelights? *Mr. McCage*  
37 *responded yes.*
- 38 • Did you consider doing the doors and sidelights all in white rather than the  
39 brushed aluminum, to make it consistently white? *Mr. McCage responded they*  
40 *want to return the building to its original state and so are proposing white on*  
41 *the windows and frames and clear, anodized aluminum for the doors. It is not*  
42 *as consistent as it would be with all white, but it is in the spirit of the original*  
43 *building. However, they could go either way, with clear, anodized aluminum or*  
44 *powder-coated white.*
- 45 • Will you use the smooth HardiePlank or the textured version that tries to look  
46 like wood? *Mr. McCage responded it is the textured version of the vertical*  
47 *siding in cedar.*
- 48 • Will the HardiePlank be painted? *Mr. McCage responded no, it is an integral*  
49 *color using one of the HardiePlank standard colors. They are proposing a*  
50

1 *yellowish brown similar to that in the 1965 color photographs since they do not*  
2 *have earlier color photos. Mr. Wakahiro responded if they had to paint the*  
3 *prefinished HardiePlank, that is also an option.*

- 4 • Will you attempt to match the red of the awning to the international orange of  
5 the columns, which is the color of the Golden Gate Bridge? *Mr. McCage*  
6 *responded the awnings are proposed to be as close to the Bank of America red*  
7 *as possible and they will tie in with the ATM surrounds.*
- 8 • The mechanical equipment has been painted white. *Mr. McCage responded*  
9 *they have agreed to repaint the mechanical equipment to match the roof.*

10  
11 The public made no comments.

12  
13 The public testimony period was closed.

14  
15 Commission comments:

- 16 • A color and materials board should have been provided.
- 17 • All three of the Historic Landmarks Board's recommendations should be  
18 rejected.
- 19 • The Commission would like to see exactly which HardiePlank is being used  
20 and its intended color.
- 21 • The new windows and storefront should be painted powder-coated white,  
22 because the introduction of the clear, anodized aluminum is inconsistent.
- 23 • The Commission would like to see an actual paint sample of the paint for the  
24 mechanical equipment, not a piece of print material.

25  
26  
27 **Commissioner Werner moved and Vice Chair Cox seconded a motion to continue**  
28 **the public hearing for 750 Bridgeway to the meeting of June 27, 2012 for the**  
29 **provision of a full color and materials board.**

30  
31 Commission comments:

- 32 • A roof screen is not appropriate because the applicant has a new roof on there.
- 33 • Condition 9 regarding landscaping and Condition 10 regarding roof screening  
34 should be removed.
- 35 • The Commission appreciates the applicant's efforts to do something  
36 distinguished with this building. It will be a very nice job when it is done, but the  
37 Commission needs to ensure it is done properly and so needs to see actual  
38 samples of proposed and alternate materials.
- 39 • The siding material should be either a faux wood texture or a more neutral  
40 finish.

41  
42  
43 **The motion passed 5-0.**

44  
45 The public hearing was closed.

- 46  
47 **4. GPA/ENV 12-117, Housing Element Update Initial Environmental**  
48 **Study/Negative Declaration, City of Sausalito.** Review of the public review  
49 draft of the Housing Element Update Initial Environmental Study/Negative  
50 Declaration.

1  
2 The public hearing was opened.

3  
4 Community Development Director Graves presented the Staff Report.

5  
6 Commission questions and comments to staff:

- 7
- 8 • It is the opinion of some that the Negative Declaration is not an adequate  
9 approach for the environmental review of the Housing Element. Is staff going to  
10 review that issue? *Staff responded it believes the Initial Environmental*  
11 *Study/Negative Declaration (IES/ND) continues to be adequate for the Housing*  
12 *Element. An Environmental Impact Report would be required if there are*  
13 *significant and avoidable adverse impacts as a result of the project, and staff*  
14 *does not believe that there are from the adoption of the Housing Element.*
  - 15 • It would be helpful to the Planning Commission if the IES/ND addressed some  
16 of the concerns, such as traffic and noise, and why they do not believe that the  
17 Housing Element creates any negative impact in those areas and therefore  
18 does not merit a full EIR.
  - 19 • At last night's City Council meeting, the City Council approved a vertical mixed-  
20 use approach that has never been presented to the Planning Commission.  
21 Staff is now asking the Planning Commission to hold hearings on a Housing  
22 Element that the Planning Commission has not yet reviewed and approved.  
23 Now the first time the Planning Commission will hear this component of the  
24 Housing Element will be after HCD has already weighed in on it. *Staff*  
25 *responded that after the comments are provided by HCD, staff will schedule*  
26 *Planning Commission public hearings and the Commission will go through the*  
27 *different aspects of the Housing Element. Staff and the consultant feel the*  
28 *vertical mixed-use is a good program, but the Planning Commission will have*  
29 *three options: the program is fine as it is, this program needs tinkering, or this*  
30 *is not a good program at all.*
  - 31 • Some members of the City Council expressed concern that they did not have  
32 the Planning Commission's opinion on that aspect. The process was short  
33 circuited to some extent. *Staff responded that was not the majority position of*  
34 *the City Council.*
  - 35 • How does the Negative Declaration fit into this process? *Staff responded that*  
36 *there are two tracks – one for the IES/ND and one for the Housing Element.*  
37 *The IES/ND has a 30-day public review period. The Planning Commission will*  
38 *accept comments from the public during this period. After the comments on*  
39 *the Housing Element are received from HCD, the Planning Commission will*  
40 *hold public hearings to review the Housing Element. The Planning*  
41 *Commission will provide recommendations to the City Council on both the*  
42 *IES/ND and the Housing Element. After the Planning Commission completes*  
43 *its work, the City Council will hold public hearings on the Housing Element. At*  
44 *the conclusion of the hearings, the Council must approve the IES/ND prior to*  
45 *their adoption of the Housing Element. After the Council approves the Housing*  
46 *Element as part of the General Plan, the Element must go back to HCD for a*  
47 *90-day period in which HCD will hopefully certify the Element.*

48  
49  
50 The public testimony period was opened.

1  
2 Jan Johnson, 301 Second Street, indicated the following:

- 3
- 4 • It would be helpful to laypersons in understanding the Housing Element if when  
5 the negative impact is publicized there could be a concise list of what exactly  
6 are the potential sites and what is going to happen. *The Commission*  
7 *responded that would be a comment to bring back to the Planning Commission*  
8 *when it holds public hearings on the Housing Element hopefully in mid-July, but*  
9 *at this time the Commission does not have any jurisdiction because the*  
10 *Housing Element in its current draft form has already been approved by the*  
11 *City Council for transmission to HCD.*

12 The public testimony period was closed.

13  
14 Commission questions and comments to staff:

- 15
- 16 • In the Negative Declaration almost every section says that the Housing  
17 Element update is consistent with the General Plan, but is being consistent  
18 with a General Plan that was written in 1995 a valid argument for saying that  
19 there is no impact? *Staff responded one of the requirements for the General*  
20 *Plan is that its elements must be mutually consistent. There is also the*  
21 *Government Code requirement that the General Plan accurately portray*  
22 *existing conditions. There has not been a large amount of growth in Sausalito*  
23 *since 1995.*
  - 24 • The Negative Declaration also frequently states that it is consistent with the  
25 projections of the Association of Bay Area Governments (ABAG), which are not  
26 consistent with reality in the least. There is a conflict in there.

27  
28 The public hearing was closed.


29  
30 **Old Business – None**

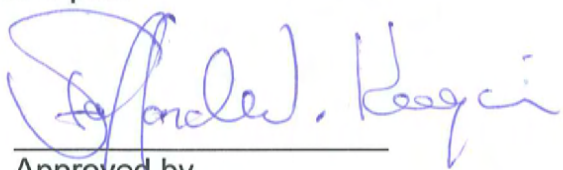
31  
32 **New Business– None**

33  
34 **Staff Communications – None**

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36 **Planning Commission Communications – None**

37  
38 **Adjournment** The meeting was adjourned at 8:20 p.m.

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44 Submitted by \_\_\_\_\_  
45 Jeremy Graves, AICP  
46 Community Development Director

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Approved by \_\_\_\_\_  
Stafford Keegin  
Chair

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