

SAUSALITO PLANNING COMMISSION
Wednesday, May 15, 2013
Approved Summary Minutes

Call to Order

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

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

Absent: Commissioner Stan Bair

Staff: Community Development Director Jeremy Graves
Associate Planner Heidi Scoble, City Attorney Mary Wagner

Approval of Agenda

Vice-Chair Werner 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.

Historic Landmarks Board Chair Pierce called the HLB meeting to order at 6:31 p.m.

Present: Chair Morgan Pierce, Secretary Vicki Nichols,
Committee Member John McCoy

Absent: Committee Member Carolyn Kiernat

Public Hearings

Declarations of Planning Commissioner Public Contacts

Vice-Chair Werner disclosed that with respect to Item 2, he had met with the applicant 3-4 months previously when the applicant was considering the project.

Chair Cox disclosed that with respect to Item 2, she had met the applicant 2 months earlier and heard about the project. She spoke with the applicant again today briefly regarding Planning Commission procedures and physical aspects of the property.

1 **1. SP/DR 13-097, Sign Permit, Design Review Permit, Wells Fargo, 715**
2 **Bridgeway.** Sign Permit to allow for modifications of an awning and two signs at
3 Wells Fargo at 715 Bridgeway (APN 065-072-13).
4

5 The public hearing was opened.
6

7 Associate Planner Scoble presented the Staff Report.
8

9 The public testimony period was opened.
10

11 Presentation was made by Tom Pforsich of True North Signs, the applicant.
12

- 13 • The red of the awning sample is a little brighter than typical Sunbrella fabric is.
14 Wells Fargo selected the color to match the historical bright red of their
15 stagecoaches.
- 16 • Letter sizes will not change. Because they are removing the word “Bank” they
17 are reducing the size of the signs. The current letters are 15 inches, as will be
18 the letters in the new signs.

19 Commission comment to Mr. Pforsich:
20

- 21 • The letters in the new blade sign appear larger than in the existing blade sign,
22 yet you stated there is no change in the size of the letters. *Mr. Pforsich*
23 *responded the letter size is slightly increased, but the cabinet size will not*
24 *change.*

25 Mike Monsef indicated the following:
26

- 27 • The square awning seems out of place because everything else in the façade
28 is round. The awning should also be round.

29 The public testimony period was closed.
30

31 HLB comments:
32

- 33 • This project has no issues and will be supported.
34

35 Commission comments:
36

- 37 • Generally things are in scale and proper, but the red will clash with the building,
38 which has very subtle reddish tones. A rust red or something more muted
39 would be more appropriate.
- 40 • The red will look peculiar at night due to the sodium vapor light that is
41 underneath the awning.
- 42 • Finding 6 for the Historic Overlay District findings says, “All materials and
43 colors will remain as previously approved.” That sentence should be deleted
44 because the awning color is being changed.

45 Additional Condition of Approval:
46

- 47 • The sentence, “All materials and colors will remain as previously approved”
48 shall be deleted from Finding 6 for the Historic Overlay District findings.
49

1 Committee Member McCoy moved and Committee Member Nichols seconded a
2 motion to approve a Sign Permit and Design Review Permit for 715 Bridgeway
3 subject to the additional Condition of Approval. The motion passed 3-0.
4

5 Vice-Chair Werner moved and Commissioner Graef seconded a motion to
6 approve a Sign Permit and Design Review Permit for 715 Bridgeway subject to
7 the additional Condition of Approval. The motion passed 4-0.
8

9 The public hearing was closed.
10

- 11 **2. DR/CUP 13-004, Design Review Permit, Conditional Use Permit, Murillo, 707**
12 **Bridgeway.** Design Review Permit to allow modifications to the exterior of the
13 building and to add a business identification sign, and a Conditional Use Permit to
14 allow a Visitor Service Use, a candy store at 707 Bridgeway (APN 065-072-13).
15

16 The public hearing was opened.
17

18 Associate Planner Scoble presented the Staff Report.
19

20 The public testimony period was opened.
21

22 Adams Holland, the applicant, was available for questions.
23

24 Commission question to Mr. Holland:
25

- 26 • With respect to the illumination of the sign, in the drawings it appears to have
27 globe lights inside it, but it looks like an opaque box. What is the intent? *Mr.*
28 *Holland responded the globe lights behind the sign turn it into a wall sconce.*
29 *When the lights are on the light will shine down on the pathway. The other*
30 *lights on top can be dimmed on a timer at night. They are trying to give a*
31 *feeling of magic the elephants across the street at the park started with their*
32 *lights and circus air.*
33

34 Kent Berkovich, 7 Excelsior Lane, indicated the following:
35

- 36 • What is going to happen to the cement patio that the people who live in the
37 building will be over? Noise will travel up to the eight apartments that face over
38 that area. *The Commission responded if the applicant at some point wanted to*
39 *use the patio outside of the storefront for food service or congregations of*
40 *people they would need to seek further permitting from the City. The City would*
41 *then advise the upstairs neighbors of the application and they would have an*
42 *opportunity to comment.*

43 Mike Monsef indicated the following:
44

- 45 • He manages the subject property and speaks on behalf of the owner.
- 46 • The proposed candy store will enhance the walkway, which is currently in bad
47 shape.
- 48 • There will be some construction for the project because water and sewer lines
49 will be brought in. They will try to make it as quiet as possible.
- 50 • He urges the Commission and HLB to approve the project.

Commission questions to Mr. Holland:

- The drawings do not address the condition of the alleyway that goes to the back and the area under the stairs, both of which are neglected and trash filled. How will those areas be treated? *Mr. Holland responded that they will maintain it. They plan to relocate the trash containers and have a container garden of flowers there instead.*
- Also on the drawings it looks as if there are ramps going up to the façade. Are they existing or new? *The ramps are only suggesting ADA requirements. The alleyway is sloped so they may not have to do anything for ADA compliance, but that is what the ramps illustrate. They had an ADA expert come out who made sure everything was accessible and in compliance.*
- What will happen to the gas meters just inside the gateway, which are near where your sign will go? *Mr. Monsef responded they plan to modernize the gas meters and move them up out of the way in order to be ADA-compliant.*
- What is going to happen to the dilapidated partition separating the front and back of the alley? *Mr. Holland responded the partition will be moved further down and a gate similar the wrought iron gate in the front will be installed.*
- Moving the gas meters and the alleyway partition are not on your drawings and are not before the Planning Commission at this hearing. *Mr. Monsef responded that they are. Mr. Holland responded he thought that was part of the tenant improvements.*

Commission questions to staff:

- Does raising the gas meters require a permit? *Staff responded the Zoning Ordinance requires that any exterior modification to a building within the Downtown Historic Overlay Zoning District require a joint review by the Planning Commission and the Historic Landmarks Board.*
- Can raising the gas meters be a Condition of Approval with staff overseeing the process? *Staff responded they are not sure if the Planning Commission and HLB have authority over the gas meters, but if they have concerns regarding relocation of those meters it would be a good idea to express their sentiments. Staff will work with the property owner and new business owner to try to implement that sentiment. From a historic perspective, staff would want to ensure that the utilities being removed would patch and repair to match existing materials.*

Commission question to Mr. Holland:

- Is it critical to your project that this gate be moved further down the alleyway? *Mr. Holland responded it is critical and has to go. The wood gate was set there many years ago to screen the alleyway.*

The public testimony period was closed.

HLB comments:

- This is a creative project and a great use of space. The colors and the exterior design are fun and whimsical and will add to the character of Sausalito.
- There are no negative impacts to the Historic District with this project.

- This store is designed to serve visitors to Sausalito, but residents will patronize it as well.
- The gate can be handled later so as not to hold up the project.

Staff comment:

- Staff recommends the Commission and HLB give parameters by which the applicant and staff can work to approve a gate.

HLB comment:

- The simplest solution would be to match the alley gate to the front gate, but if they want a gate that gives more screening the HLB would like to have more ideas from the applicant.

Commission comments:

- It is premature to suggest the Commission discuss the gate matter and arrive at a conclusion that staff can handle. This problem belongs in the hands of the building owner. Unless the gate becomes part of the business it is inappropriate to suggest they match the front gate. Action on the gate should be delayed to see what the owner wants to do and whether a ramp would be needed in the alley for ADA compliance. The gate should be left for a subsequent application.
- It should be made clear that if there is anything that is visually, aesthetically, or physically important about the future gate that the application should come back.

Additional Conditions of Approval:

- The existing wood gate in the alleyway shall be removed.
- The oversight for relocating the gas meters as appropriate shall be delegated to staff to enhance access and egress from the project site.
- The oversight of the replacement of the concrete alley, as appropriate or necessarily, shall be delegated to staff.
- Add to Finding 8 in the Historic Overlay District findings, bullet 3, the language regarding encouragement of projecting signs in this historic district: "The project provides an enhancement to the side existing wall and the installation of projecting sign, which in turns provides a positive aesthetic to the building."

HLB Committee Member Nichols moved and Committee Member McCoy seconded a motion to approve a Design Review Permit for 707 Bridgeway subject to the additional Conditions of Approval. The motion passed 3-0.

Commission comments:

- The cuteness and fantasy of the project would be objectionable if it were not in a dank little alley. But tucked away as it is, it has the great potential to be an absolutely delightful little discovery downtown.
- The enhancement of use and of the environment is appreciated. An eye-catching projecting sign is vital to a business down this alleyway.

1 Commissioner Werner moved and Commissioner Graef seconded a motion to
2 approve a Design Review Permit for 707 Bridgeway subject to the additional
3 Conditions of Approval. The motion passed 4-0.
4

5 Commissioner Werner moved and Commissioner Keegin seconded a motion to
6 approve a Conditional Use Permit for 707 Bridgeway. The motion passed 4-0.
7

8 The public hearing was closed.
9

10 HLB Committee Member Nichols moved and Committee Member McCoy
11 seconded a motion to adjourn the HLB portion of the joint meeting. The motion
12 passed 3-0.
13

- 14 **3. DR/TRP 12-009, Design Review Permit, Tree Removal Permit, Banon, 115**
15 **South Street.** Design Review Permit and Tree Removal Permit for the new
16 construction of a 3,022 square feet, single-family dwelling located at 115 South
17 Street (APN 065-301-05). Public hearing continued from April 24, 2013 meeting.
18

19 The continued public meeting was re-opened.
20

21 Associate Planner Scoble presented the Staff Report.
22

23 Commission comment to staff:
24

- 25 • There is an issue with the bottom of the steps. Someone coming down the
26 steps could walk right off the end of that little platform. *Staff responded during*
27 *the construction permit review process the City's plan check consultants would*
28 *determine whether or not railings would needed.*
29

30 The public testimony period was opened.
31

32 Sven Lavine, the applicant, made a presentation:
33

- 34 • With respect to railings, by code they do not need a rail, because it is less than
35 30 inches.
36

37 Mike Monsef indicated the following:
38

- 39 • This is a beautiful improvement.
40 • The railing should be the same height as the plans and that should be a
41 Condition of Approval.
42

43 The public testimony period was closed.
44

45 Commission comments:
46

- 47 • This is a nice improvement. The architect has done a good job of solving the
48 problem.
49 • The way this project is sited allows space for a possible accessory dwelling
50 unit on the property in the future.
• All the problems that were raised have been solved and the end product is
better.

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2 **Vice-Chair Werner moved and Commissioner Graef seconded a motion to**
3 **approve a Design Review Permit and a Tree Removal Permit for 115 South Street.**
4 **The motion passed 4-0.**
5

6 The public hearing was closed.
7

8 **Old Business**

9 None.
10

11 **New Business**

12 None.
13

14 **Staff Communications**

- 15 • The large tent being installed on the Sausalito Yacht Harbor property near the
16 Spinnaker is for an upcoming fundraising event for the Marin General Hospital
17 Foundation. An application for a Minor Use Permit was not submitted in time and
18 so a Zoning Administrator meeting will be held retroactively after the event. Staff
19 has been in contact with the applicant regarding concerns of noise, parking,
20 electrical, safety, etc. and they are being addressed.
- 21 • At their May 21, 2013 meeting the City Council will consider:
 - 22 ○ The last round of the priority calendar.
 - 23 ○ A request submitted by Mike Monsef for parklets in the 600 block of
24 Bridgeway.
- 25 • The City Council has adopted the Municipal Code update. The updated Muni
26 code will go online.
27
28

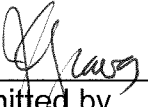
29 **Planning Commission Communications**

- 30 • The workshop for the Standards for Single-Family Homes will be held on May 20,
31 2013 between 6:00 p.m. and 7:00 p.m. by the subcommittee of Chair Cox and
32 Commissioner Bair. The presence of all Commissioners would be welcome,
33 although they would not be allowed to speak, as it will not be a noticed Planning
34 Commission meeting.
35

36 **Adjournment**

37
38 **Vice-Chair Werner moved and Commissioner Graef seconded a motion to adjourn**
39 **the meeting. The motion passed 4-0.**
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41 The meeting was adjourned at 8:18 p.m.
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43
44 
45 _____
46 Submitted by
47 Jeremy Graves, AICP
48 Community Development Director

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44 
45 _____
46 Approved by
47 Joan Cox
48 Chair

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