

**SAUSALITO PLANNING COMMISSION**  
**Wednesday, July 24, 2013**  
**Approved Summary Minutes**

**Call to Order**

**Chair Cox called the 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  
**Absent:** Commissioner Stan Bair, Commissioner Stafford Keegin  
**Staff:** Community Development Director Jeremy Graves  
Associate Planner Lilly Schinsing, Contract Planner Steve Padovan,  
City Attorney Mary Wagner

**Approval of Agenda**

**Vice-Chair Werner moved and Commissioner Graef seconded a motion to approve the agenda. The motion passed 3-0.**

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

None.

**Approval of Minutes**

June 26, 2013

**Vice-Chair Werner moved and Commissioner Graef seconded a motion to approve the minutes, as presented. The motion passed 3-0.**

**Chair Cox indicated that because there were only three members of the Planning Commission present any matter heard would require a unanimous vote in order for action to be taken.**

**Historic Landmarks Board Chair Pierce called the meeting to order at 6:33 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**

**Chair Cox disclosed that she had contacts with several members of the public regarding the Casa Madrona project (Item 2).**

1 Vice-Chair Werner disclosed that he had telephone contact with Bruce Huff  
2 regarding Lycee Francais (Item 4) during which Mr. Huff asked Vice-Chair Werner  
3 if he had questions, which he did not.  
4

5 HLB Committee Member Nichols disclosed that the HLB had contact with  
6 applicants in study sessions regarding Chase Bank (Item 1) and Casa Madrona  
7 (Item 2) during which the HLB received information but did not discuss the  
8 merits.  
9

- 10 **1. DR/SP/EA 13-128, Design Review Permit, Sign Permit, Encroachment**  
11 **Agreement, Bridgeway Blvd. LLC, 675 Bridgeway.** Design Review Permit to  
12 allow for exterior modifications to the front entry area and new rooftop  
13 mechanical units; and a Sign Permit for a wall sign, a hanging sign in the entry  
14 alcove, and a new projecting sign attached to the commercial building at 675  
15 Bridgeway. The applicant is also seeking an Encroachment Agreement to allow  
16 for the projecting sign to encroach up to 3 feet into the public right-of-way front  
17 675 Bridgeway.  
18

19 The public hearing was opened.  
20

21 Contract Planner Padovan presented the Staff Report.  
22

23 HLB comments to staff:  
24

- 25
  - The Staff Report indicates the projecting blade sign would be illuminated on  
26 page 3 but indicates it is not illuminated on page 5. *Staff responded the sign*  
27 *will not be illuminated and the error will be corrected.*  
28

29 Commission questions to staff:

- 30
  - In the color drawings there are two different pictures of the hanging sign. The  
31 one page 3 shows the color of the symbol as very muted, but the picture on  
32 page 9 shows the color of the symbol as very bright. *Staff responded they*  
33 *believe the dark blue is their logo color.*
  - The Staff Report stated the equipment would generate noise 2 decibels above  
34 the ambient noise. However the Zoning Ordinance states, "Noise shall be  
35 considered to be audible if it exceeds 5 decibels above the ambient noise  
36 level." Do we need to be concerned with a noise study since under the Zoning  
37 Ordinance noise will be reduced to a level that is no longer considered to be  
38 audible? *Staff responded the idea is to reduce the impact to the residents as*  
39 *much as possible, which is why they considered enclosing it. If the audible*  
40 *level is 55 decibels at night, then that should be what it is held to.*
  - Has staff received any feedback from the residents regarding equipment  
41 noise? *Staff responded it had not, even from the neighbor who lives directly*  
42 *above.*  
43  
44  
45

46 The public testimony period was opened.  
47

48 Presentation was made by Doug Fong of Callison Architects, the applicant.  
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50

1 HLB question to Mr. Fong.

- 2 • If looking at the Chase logo, when an area is measured for a sign it is the area,  
3 not necessarily the font size, that is the problem, so if the font size is reduced it  
4 is still not going to change the overage in the coverage, correct? *Mr. Fong*  
5 *responded they used a rectangular box around the word "Chase," and then*  
6 *calculated what the logo would be and even removed the corners to get it as*  
7 *close as possible. He believes it is around 2 square feet.*

8  
9 Commission questions to Mr. Fong:

- 10 • Will the vestibule for the ATM be open 24 hours a day, which is why the small  
11 condenser A/C unit will run all night? *Mr. Fong responded that is correct.*
- 12 • Is it intended that the hanging sign is to be illuminated 24 hours a day? *Mr.*  
13 *Fong responded usually the illuminated logo signs are on 24 hours a day.*

14  
15 Commission question to staff:

- 16 • In Mr. Fong's presentation tonight he referred to the R-3 zone, and the noise  
17 levels for R-3 are 50 decibels, whereas the noise levels permitted for the CC  
18 zone is 60 decibels. The building is in CC but the potentially affected residents  
19 are in the adjoining R-3. Which noise levels are applicable? *Staff responded*  
20 *the sound is measured by the impact to the most sensitive receptor. It is a*  
21 *residential building, so that would the number that would be used. The reason*  
22 *why it is 55 is because 5 decibels above the ambient noise is allowed.*

23  
24  
25 Commission questions and comments to Mr.Fong:

- 26 • Was the noise study performed in the R-3 zone next to the houses that are  
27 affected, or was it performed next to the equipment? *Mr. Fong responded they*  
28 *took multiple readings at 15-minute intervals to determine the ambient loads*  
29 *and took the lowest ambient noise. They took separate readings at each of the*  
30 *property lines on the side and back. The readings on the back were compared*  
31 *against the allowable noise ambient levels for the R-3 District, because that is*  
32 *the R-3 property line, and then they compared the side property lines against*  
33 *the noise levels allowed for the CC District.*
- 34 • Perhaps there should be a Condition of Approval that in the evenings only the  
35 condensing equipment may be operated from 10pm to 6am. *Mr. Fong*  
36 *responded their design would not exceed the noise ordinance, which they are*  
37 *bound by. If they could remove the condition for having to cover the units they*  
38 *would work more efficiently without an enclosure.*
- 39 • The Commission would be willing to remove the enclosure condition if it  
40 imposed the condition that from 10pm to 6am only that one unit may run.  
41 Based on the noise study the Commission has to either require that the units  
42 be enclosed or it has to impose some condition to ensure that the neighbors  
43 are protected from noise.  
44

45  
46 The public did not make comments.

47  
48 The public testimony was closed.  
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50

1 HLB question to staff:

- 2 • Are there any precedents existing in the Historic Overlay Zoning District where  
3 we have allowed signage square footage to exceed the allowable uses? *Staff*  
4 *responded there is Salito's, who had asked for a slightly larger sign in*  
5 *recognition of the distance that the building was set back from Bridgeway. Also*  
6 *the Schoonmaker Marina sign, because a larger sign would assist people*  
7 *driving down that road at night in navigating the area. Neither of these*  
8 *examples however is in the Historic Overlay District or the CC district. Also the*  
9 *Barrel House restaurant was allowed to exceed the signage restriction for that*  
10 *site based on the overall scale of the building.*

11  
12 HLB comments:

- 13 • The HLB is concerned that the illuminated sign is a little oversized.
- 14 • The HLB agrees with the suggested condition that only one air conditioning unit  
15 be allowed to run at night.
- 16 • The equipment would not need to be screened if will not be too loud.
- 17 • The illuminated sign is 7 square feet versus an allowable 4 square feet, which  
18 is almost double the allowable size. This feels like too much of an exception.

19  
20  
21 Commission question to Mr. Fong:

- 22 • In designing the proposed signage did you consider different alternatives? If  
23 so, did you prepare alternative size renderings you might have available  
24 tonight? Why did you ultimately choose this size? *Mr. Fong responded they*  
25 *chose this size because they felt this would be the most appropriate. They did*  
26 *look into changing the proportions and composition, or not having a hanging*  
27 *sign at all and using their square footage in other ways. They feel strongly that*  
28 *the logo is a beautiful element in this façade that sets out proportionally the*  
29 *arch and weighs well against the massing of the granite surround. They do*  
30 *have an alternative to present this evening that proposes reducing the size of*  
31 *the pendant sign and projecting sign, which gets them within the total allowable*  
32 *of 12.5 square feet. They looked at reducing the size of the logo to 4 square*  
33 *feet but felt because of the nature of the material and it being an illuminated*  
34 *sign that 4 feet was too small.*

35  
36 Chair Cox indicated that Mr. Fong had distributed a 10-page color rendering of  
37 alternative possible signage.

38  
39 Mr. Fong's comment:

- 40 • They reduced the total height of the projecting sign from 24 inches to 20  
41 inches, and the pendant sign from 36 inches to 32 inches with a total square  
42 footage of 12.5.

43  
44 Commission question to Mr. Fong:

- 45 • The total allowable is 12.5, so this alternative would bring you within the total  
46 allowable. The pendant size would still exceed the total allowable, but you are  
47 saying you believe that is justified because of the scale of the granite  
48 surround? *Mr. Fong responded yes, and the scale of the atrium as well when*  
49 *the sign is up.*

1 HLB comments:

- 2 • The HLB is more comfortable approving something that is within the overall
- 3 allowable square footage.
- 4 • This applicant has been flexible and tried to cooperate.
- 5 • The illuminated octagon in the new alternative scheme at 5.73 square feet
- 6 feels better spatially within the confines of the arch.
- 7 • It is better that the alternative plan is within the overall allowable square
- 8 footage for the property so two exceptions do not have to be granted and the
- 9 ordinance is maintained as a whole and reviews a singular exception.

10  
11 Commission comments:

- 12 • The rendering shows the color of the pendant sign as muted, but it is not set
- 13 out specifically in the specifications for the sign. It is important to require that
- 14 the pendant sign retain the muted nature that is depicted in the renderings.
- 15 • The hanging illuminated sign is wrong in this location. A logo sign that is
- 16 illuminated 24 hours a day is not seen anywhere else in that district and is
- 17 inappropriate.
- 18 • This is a small branch that displays the Chase logo five times.
- 19 • It is questionable if the illuminated sign will be muted, because any backlit sign
- 20 like that will not be muted but will be easily seen at night. It is offensive and
- 21 excessive in that location on a narrow street, even if the sign were not
- 22 illuminated 24/7.
- 23 • The blade sign size of 24x24 is better than the original size of 28x30.
- 24 • The reduction in size of the pendant sign is a step in the right direction but it
- 25 should be subtler.
- 26 • The pendant sign is acceptable if it is muted to a jewel-like aesthetic as
- 27 depicted on page 3 of the Staff Report. The reduced size as presented in the
- 28 revised plans is far more appropriate to the scale of the building.
- 29 • The historic resource evaluation document provided by Paige and Turnbull
- 30 contains the phrase, "Building does not appear to be eligible for listing in either
- 31 the National Register or the California Register and is also not a contributing
- 32 part to the downtown Historic district" appears 15 times in the report. Also there
- 33 is a footnote regarding Don Olsen, the architect who designed this incarnation
- 34 of the building. This year is the 50<sup>th</sup> anniversary of Don Olsen's office opening
- 35 in Sausalito. He has had more influence on Sausalito than any other architect
- 36 and that ought to have been recognized somehow and been more than a
- 37 footnote.

38  
39 Amended and Additional Conditions of Approval:

- 40 • Language pertaining to screening the equipment on the rooftop shall be
- 41 removed. The equipment shall be painted the same color as the roof materials.
- 42 • Condition of Approval 10 shall be removed and replaced with the statement
- 43 that from 10pm to 7am only the proposed condensing unit serving the ATM
- 44 vestibule shall be operational.
- 45 • Signage size shall be the alternative proposal, not as originally proposed.

1 HLB Committee Member Nichols moved and Chair Pierce seconded a motion to  
2 approve a Design Review Permit and a Sign Permit, excluding the pendant sign,  
3 for 675 Bridgeway, subject to the amended and additional Conditions of  
4 Approval. The motion passed 3-0.

5  
6 Vice-Chair Werner moved and Commissioner Graef seconded a motion to  
7 approve a Design Review Permit and a Sign Permit, excluding the pendant sign,  
8 for 675 Bridgeway, subject to the amended and additional Conditions of  
9 Approval. The motion passed 3-0.

10  
11 HLB Committee Member Nichols moved and Chair Pierce seconded a motion to  
12 revise the motion to add that approval of the Sign Permit is subject to using  
13 amended plans R10-07.23.13. The motion passed 3-0.

14  
15 Chair Werner moved and Commissioner Graef seconded a motion to approve the  
16 revised motion. The motion passed 3-0.

17  
18 Vice-Chair Werner moved and Commissioner Graef seconded a motion to  
19 approve an Encroachment Agreement for 675 Bridgeway subject to using  
20 amended plans R10-07.23.13. The motion passed 3-0.

21  
22 The public meeting was closed.

- 23  
24  
25 **2. DR/NC 10-377, Amendment of previously approved Design Review Permit,**  
26 **Nonconformity Permit, CMSC Ventures, LLC, 801 Bridgeway.** Amendment  
27 of a previously approved Design Review Permit (DR 10-377) for the property at  
28 801 Bridgeway (APN 065-063-46) to allow structurally mandated design  
29 alterations related to the non-historic Villa Madrona building, installation of new  
30 landscape and hardscape improvements adjacent to the historic William Barrett  
31 House, and allow the after-the-fact demolition, reconstruction, and replication of  
32 an accessory outbuilding. The applicant is also seeking approval of the  
33 Nonconformity Permit to allow the reconstruction and replication of a voluntarily  
34 demolished building located within the north side yard setback.

35  
36 The public hearing was opened.

37  
38 Community Development Director Graves presented the Staff Report.

39  
40 Commission question to staff:

- 41
  - One of the staff recommendations is to allow the “after-the-fact demolition,  
42 reconstruction and replication of an accessory outbuilding.” What is after-the-  
43 fact about this, that it has already been demolished? *Staff responded correct.*

44  
45 The public testimony period was opened.

46  
47 Presentation was made by Ryan Shoen and Taal Safdie of Safdie Rabines Architects,  
48 the applicant.

Commission questions to Mr. Shoen and Ms. Safdie:

- In the work you did on the Barrett House and the Villa Madrona, were those two structures connected in some manner? *Mr. Shoen responded they are always connected in some manner, although technically no, they are separate buildings but they abut each other.*
- Was the manner of abutment modified in the work that you did on the Villa Modrona and the Barrett House? In other words, do the buildings now adjoin in a different way than they adjoined before this project commenced? *Mr. Shoen responded the roof structure now comes flat across to both of them.*
- So now the roof structure joins where it did not previously join? *Mr. Shoen responded they pulled the entire building backward and the roof pushed back as well.*
- Did the building footprint change from the approved plans? *Ms. Safdie responded that is exactly what happened and the reason they are now before the Commission.*
- Have you already constructed this revised footprint? *Ms. Safdie responded yes.*
- From whom did you gain approval to construct a revised footprint? *Mr. Shoen responded they had building approval and had been working with the Building Division to continue construction.*

Staff comment:

- Representatives from Safdie Rabines came to the Community Development Department and requested approval of this. The Community Development Director authorized that subject to their contractor taking certain actions, including getting City approval for any proposed changes within 30 days. That was in writing. *Mr. Shoen responded initially they were working with the Community Development Director, but to be extra cautious they brought it back to the Planning Commission to ensure everyone understood the changes.*

Commission questions to Mr. Shoen and Ms. Safdie:

- It looks as if the leading edge of the terrace is exactly where it was in the original plans, is that correct? *Mr. Shoen responded yes.*
- And all that has happened is the front wall of the building has moved to the west a few feet to accommodate brace frames? *Mr. Shoen responded correct.*
- So these buildings are now joined by the roof? *Ms. Safdie responded they were joined and approved to be joined and had been joined in the past.*
- Were the roofs joined at the time this project initially came before the Commission? *Ms. Safdie responded that is correct.*
- If the HLB and/or Planning Commission do not approve the reconstruction of this outbuilding, what is your plan for housing the mechanical equipment? *Mr. Shoen responded they do not have a plan at this point. They will have to figure that out.*
- What was in the original building that was torn down? *Mr. Shoen responded a small bathroom and vacant space.*
- So the second floor that was in existence before you tore it down is roughly the same as what you are showing to be replaced on Drawing A-3, which has a

1 bathroom at the west end plus a storeroom? *Mr. Shoen responded yes,*  
2 *exactly.*

- 3 • What was originally in the lower level? *Mr. Shoen responded it was storage.*
- 4 • Now you are proposing that lower level to be mechanical. What is the nature of  
5 the mechanical equipment? *Mr. Shoen responded it is the boilers for the main*  
6 *mansion for hot water.*
- 7 • Are there no boilers in the main mansion building now? *Mr. Shoen responded*  
8 *no, there are not. They were outside on the side.*
- 9 • Is the proposed bathroom on the second floor the only available bathroom for  
10 the employees? *Mr. Shoen responded yes, they do not have any other space*  
11 *for it.*
- 12 • What was the square footage of the area that housed the boiler equipment that  
13 was outside of that outbuilding? *Mr. Shoen responded approximately 3 feet by*  
14 *8 feet, space for two large boilers.*

15  
16  
17 HLB questions to Mr. Shoen and Anna of Shades of Green Landscape Architecture:

- 18 • The HLB asked that the Sanborn Maps be consulted but it does not appear  
19 that was done. Can you comment on the research that was done rather than  
20 relying on the 1975 study? *Mr. Shoen responded the reference to the Sanborn*  
21 *Maps was in the updated letter from Heritage Architects. They found that the*  
22 *building was there in the 1909 map in the same location as shown, but the*  
23 *outbuildings on the south side of the building were not there. Although the*  
24 *National Register report said it was not significant, they said it is the oldest*  
25 *outbuilding there and recommend reconstruction per the Secretary of Interior*  
26 *(SOI) standards, which is what they are now following.*
- 27 • Is the bamboo in the landscaping plan a non-invasive version or designed to be  
28 contained somehow? *Anna responded it is not invasive and they would make*  
29 *sure there are root barriers.*

30  
31 Commission questions to Mr. Shoen:

- 32 • The corner property on which Cottage 702 and 704 sits is in the ownership of  
33 the hotel, correct? *Mr. Shoen responded correct, they are two adjoining*  
34 *properties in the same ownership. There are actually five properties on the site.*
- 35 • The property from the east property line of Cottage 704 to Bridgeway is the  
36 Lappert property, correct? *Mr. Shoen responded correct.*

37  
38 Commission question to staff:

- 39 • We have heard testimony that the roof over these properties is now  
40 contiguous. The Sausalito height requirements states, "To determine the height  
41 of a building the highest and lowest points of contact with the natural grade are  
42 identified and the average of these two elevations is the point from which the  
43 permitted maximum height is measured." If that calculation is performed we  
44 may have an issue with the building height. Now that the two buildings are  
45 connected they are treated as one building, and so the height requirement is  
46 now measured from the center. There is now an average, and so now having  
47 joined the two buildings has created a nonconformity, which probably requires  
48 a variance. *Staff responded they will look into whether an after-the-fact*  
49 *approval is necessary.*

1 Mark Kriss indicated the following:

- 2 • He is an uphill neighbor of 141 Bulkley.
- 3 • He supports the project and believes it will improve the neighborhood.
- 4 • Two of his concerns are not shown on the site plan or addressed:
  - 5 ○ The steep driveway that comes up to Bulkley has been treated as a
  - 6 dumping ground and is not addressed in the plan in terms of landscaping
  - 7 and the effect on the neighborhood.
  - 8 ○ There is a cottage that is part of the property that is directly south of
  - 9 Cottage 700 that has been exposed as a result of the construction. It is an
  - 10 unsightly 1960s building that should be shielded from the street with eye-
  - 11 level trees or shrubs that would fit in with Bulkley, which is a historic street.
- 12 • There has been a tradition of neighborhood people using the stairs on the site
- 13 to go from Bulkley down to Bridgeway and he hopes that will be maintained in
- 14 some way. He has seen a gate there now.
- 15

16 Mr. Shoen's comments:

- 17 • Regarding the additional cottage, they plan to make those landscape
- 18 improvements under a separate permit during the next landscaping phase and
- 19 will put shielding there.
- 20 • Regarding the gate, they have a significant amount of theft and liability on this
- 21 property. They have found people sleeping in the mansion, thefts of toilet
- 22 paper, use of their bathrooms and human waste in the hallways, so they would
- 23 like to restrict people coming through the property with the use of a gate. The
- 24 El Monte stairs are next to the property and are a public access way that can
- 25 be used by the neighbors.
- 26
- 27

28 The public testimony period was closed.

29 HLB questions to Mr. Shoen:

- 30 • The Heritage Architects letter of July 10<sup>th</sup> talks about rebuilding the demolished
- 31 building and says some minor changes are depicted such as, "minor change in
- 32 the roof pitch for practical purposes." Usually when a building is replicated the
- 33 roof is not changed. What are the practical purposes referred to and what is the
- 34 change in the roof pitch? *Mr. Shoen responded the existing roof pitch is very*
- 35 *slight and does not meet the pitch required for using composition shingles.*
- 36 *They increased the pitch to allow for proper drainage and allow the use of the*
- 37 *composition shingles.*
- 38 • What were the original shingles made of? *Mr. Shoen responded they do not*
- 39 *have that information, but the composition shingles are used elsewhere on the*
- 40 *other cottages.*
- 41 • If the original roof pitch were maintained would it be possible to put a different
- 42 water membrane under the composition shingles? *Mr. Shoen responded they*
- 43 *could look at that and do a different type of membrane system on the roof.*
- 44
- 45
- 46

47 HLB comments:

- 48 • A different type of membrane system on the roof to maintain the original pitch
- 49 would be preferred.
- 50

- If the goal is to take the building that was torn down back to its original, historical appearance, then the original low-slope roof should be used.
- The landscape design and layout is very nice, however it feels contemporary with the steel rails and cables.
- The solution maintains the integrity of the building along with the aesthetic and how it blends with the other structures on the property.
- The HLB is in favor of amending the previously-approved Design Review Permit. The modifications will be an improvement.
- It is sad that the landscaping, although well done, does not capture any of what were likely luxurious original gardens, although it can be seen how the elegant and contemporary landscaping could appeal to the hotel's clients.

Commission comments:

- This Commissioner is not inclined to vote in favor of the Nonconformity Permit. The use for boilers and an employee bathroom does not require construction of a 275 square foot building that infringes into the required setbacks.
- The landscaping is elegant and appropriate. Since there is no way to know what the past gardens may have looked like, the whole of the landscaping, the hardscape in particular as it ties the newer buildings with the Barrett House, as well as the railings, is elegant, extremely creative and a fine solution.
- The roof pitch of the little building is irrelevant and not an issue. Even the SOI says there needs to be something in these replications to show it is not exactly like it was in the first place.
- If the reason for rebuilding the demolished structure is to provide room for the boilers and a bathroom the applicant could build a 150 square foot one-story box that does not encroach on the setback and is not replicating anything, because this building was identified as non-contributing to the historic nature of this whole registration. There are contemporary buildings all around this property, so why not one little new box?
- The landscaping is a bit angular and hard, but it fits the site well and will likely be mitigated by the plantings.
- The notion of continuing public access through the property when the El Monte steps are so close is an unwarranted request. The owner of the hotel has a right to the security of that space.

**Committee Member Nichols moved and Chair Pierce seconded a motion to approve a Design Review Permit for 801 Bridgeway. The HLB motion passed 3-0.**

Commission questions to staff:

- Given the possible requirement of a variance for the height of the now contiguous building may the Commission approve the Design Review Permit without resolving the issue of whether a variance is required? *Staff responded this action does not affect that aspect of the building, which was addressed in the November 2011 application before the Planning Commission.*
- The plan the Planning Commission is being asked to approve at this meeting includes that portion of the building that may have been rendered nonconforming by making the buildings contiguous, so by approving the Design Review Permit is the Commission endorsing those plans? *Staff*

1           *responded no, because it was already approved, but a clause could be added*  
2           *that this action at this meeting would not approve anything regarding that*  
3           *portion of the building, and then staff can look into whether it needs a variance.*  
4

5 **Vice-Chair Werner made a motion to approve a Design Review Permit for 801**  
6 **Bridgeway allowing the after-the-fact demolition reconstruction and replication of**  
7 **the accessory building with the roof pitch to be as it was determined to be**  
8 **originally.**  
9

10 Amendment to the resolution:

- 11       • Those aspects of the resolution concerning the after-the-fact demolition,  
12       reconstruction and replication of an accessory outbuilding shall be removed.  
13

14 **Chair Cox moved to approve a Design Review Permit for the 801 Bridgeway**  
15 **subject to the amended resolution.**  
16

17 **Commissioner Werner withdrew his motion and seconded Chair Cox's motion.**  
18

19 **The motion passed 3-0.**  
20

21 The public testimony period was reopened.  
22

23 Commission question to the applicant:  
24

- 25       • You have heard feedback from the three sitting Planning Commissioners. The  
26       composition of the Commission will change by the next meeting. Your  
27       application seeks a Nonconformity Permit and the Commission will not take  
28       action to deny it at this meeting. You may now seek to continue your  
29       application to a date uncertain or withdraw it. *Mr. Shoen responded they would*  
30       *prefer to continue the application to allow time to work with the Historic*  
31       *Landmarks Board to ensure its concerns are met.*  
32

33 The public testimony period was closed.  
34

35 **Chair Cox moved to continue the public hearing for a Nonconformity Permit for**  
36 **801 Bridgeway to a date uncertain.**  
37

38 **Vice-Chair Werner requested the motion be amended to continue the public**  
39 **hearing for the Design Review Permit component for Building 800 and to continue**  
40 **the public hearing for the Nonconformity Permit component for 801 Bridgeway to**  
41 **dates uncertain.**  
42

43 **Chair Cox accepted the amendment to her motion.**  
44

45 **Commissioner Graef seconded the motion.**  
46

47 **The motion passed 3-0.**  
48

49 The public hearing was closed.  
50

1  
2 **HLB Chair Pierce moved and Committee Member McCoy seconded a motion to**  
3 **adjourn the HLB meeting. The motion passed 3-0.**  
4

- 5 **3. CUP/DR 99-111, Conditional Use Permit, Design Review Permit, Westcore**  
6 **Marin, 441-475 Coloma.** Amendment of a Conditional Use Permit and Design  
7 Review Permit for the replacement of two existing panel antennas with two new  
8 panel antennas on the rooftop and screened within a simulation chimney  
9 structure; installation of a new GPS reception antenna and two new Remote  
10 Radio Units on the rooftop and the addition of a battery cabinet in the  
11 equipment room at 441-475 Coloma. Continued from the June 26, 2013  
12 meeting.  
13

14 The continued public hearing was reopened.  
15

16 **Community Development Director Graves indicated the applicant had requested**  
17 **the public hearing for 441-475 Coloma be continued to the meeting of September**  
18 **4, 2013.**  
19

20 **Chair Cox moved and Vice-Chair Werner seconded a motion to continue the**  
21 **public hearing for 441-475 Coloma to the meeting of September 4, 2013. The**  
22 **motion passed 3-0.**  
23

24 The public hearing was closed.  
25

## 26 **Staff Communications**

- 27
- 28 • At their July 23, 2013 meeting the City Council considered three items:  
29     ○ An appeal regarding the Planning Commission's approval of a Design  
30     Review Permit, a Variance, and a recommended Tree Removal Permit  
31     and Encroachment Permit for 22 Atwood. The Council denied the appeal  
32     that had been filed by the former property owner.  
33     ○ An appeal on 6 Josephine filed by a neighbor regarding loss of rental  
34     income that was not properly considered by the Planning Commission in  
35     its approval of the Conditional Use Permit for that property. The Council  
36     denied the appeal.  
37     ○ Authorization of the City Manager to execute a contract for preparation of  
38     an environmental review document for the Valhalla residential  
39     condominium project. The project coming to the Planning Commission  
40     later this year for hearings on the environmental document.  
41

## 42 **Public Hearings – Continued**

- 43
- 44 **4. DR/TRP 13-135, Design Review Permit, Tree Removal Permit, City of**  
45 **Sausalito, 100 Ebbtide.** Design Review Permit and Tree Removal Permit for a  
46 local enhancement project involving the installation of a new playground at  
47 Martin Luther King Park that would include perimeter fencing with access gates,  
48 drinking fountains, a seat wall, outdoor education area, landscaping, play  
49 structures, play surfaces and Americans with Disabilities accessibility  
50

improvements. A willow and cherry tree would be removed in order to install the playground.

Chair Cox indicated she would recuse herself from participating in the hearing because she lives within 500 feet of the subject property. Chair Cox left the room.

It was decided by consensus that the public hearing for 100 Ebbitide would be held at the meeting of September 4, 2013.

**Old Business**

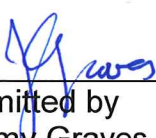
None.

**New Business**

None.

**Adjournment**

The meeting was adjourned at 10:56 p.m.

  
Submitted by  
Jeremy Graves, AICP  
Community Development Director

  
Approved by  
Joan Cox  
Chair

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