



# HISTORIC LANDMARKS BOARD MINUTES

Community Development Department | 420 Litho Street | Sausalito, CA 94965 / 415-289-4128

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**MEETING DATE:** Wednesday, January 22, 2014

**MEETING TIME:** 6:30 PM

**LOCATION:** City Hall Conference Room, 420 Litho Street, Sausalito

## JOINT MEETING WITH PLANNING COMMISSION

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

**Present:** Chair Morgan Pierce, Secretary John McCoy, Board Member Bernard Feeney,  
Board Member Carolyn Kiernat

**Absent:** Board Member Natascha Frasier

## Public Hearings

### Declarations of Planning Commissioner Public Contacts

Commissioner Nichols disclosed that she visited the site regarding Palmira Investments (Item 3).

- 1. DR 13-322, Design Review Permit, Levin, 168 Harrison Avenue.** Design Review Permit for a 6 foot high, black metal, vertical rail fence on the perimeter of the residential property (aka Tanglewood) on the City's Local Historic Register at 168 Harrison Avenue (APN 065-091-10).

The public hearing was opened.

Contract Planner Padovan provided a PowerPoint presentation on the project.

Planning Commission and HLB questions for staff followed.

The public testimony period was opened.

The applicant's representative, Mark Hulbert of Preservation Architecture, made a presentation.

Planning Commission and HLB questions for Mr. Hulbert and applicant Asriel Levin followed.

Staff comments followed.

## Public Comments:

Proponents:

Stan Deck

Opponents:

None.

The public testimony period was closed.

Planning Commission and HLB comments followed.

**HLB Chair Pierce moved and Board Member McCoy seconded a motion to approve a Design Review Permit for 168 Harrison Avenue, subject to the following amended Conditions of Approval:**

- **A landscape plan for the replacement of shrubs that are removed along the perimeter of the property shall be submitted to the Community Development Department for review and approval. The replacement landscape plan shall be based upon the Master Landscape Plan**
- **All planting along the fence line shall be installed within 60 days of completion of the fence.**
- **The gates on Bulkley and Harrison shall be retained. Variable fencing shall be permissible along Harrison and the rest of the property shall be encircled with a consistent height fence.**

The motion passed 4-0.

**Commissioner Cleveland-Knowles moved and Vice-Chair Werner seconded a motion to approve a Design Review Permit for 168 Harrison Avenue, subject to the same amended Conditions of Approval approved by the HLB.**

The motion passed 5-0.

The public hearing was closed.

- 2. DR/NC 10-377, Design Review Permit, Non-Conformity Permit, CMSC Ventures, LLC, 801 Bridgeway.** Design Review Permit to allow the after-the-fact demolition of an outbuilding and modification of the previously approved landscape and hardscape plan for the Casa Madrona Hotel at 801 Bridgeway (APN 065-063-46).

The public hearing was opened.

Associate Planner Heidi Scoble provided a PowerPoint presentation on the project.

Planning Commission and HLB questions for staff followed.

The public testimony period was opened.

The applicant, Scott Maas of Safdie Rabines Architects. made a presentation.

Planning Commission and HLB questions to Mr. Maas followed.

Public Comments: **None.**

The public testimony period was closed.

Planning Commission and HLB comments followed.

HLB questions to staff followed.

The public testimony period was reopened.

The applicant, Scott Maas of Safdie Rabines asked questions of the HLB.

The public testimony period was closed.

The Planning Commission determined an after-the-fact Variance from building height is required to address the connection of the William Barrett House and the Villa Madrone.

HLB Board Member Kiernat moved and Chair Pierce seconded a motion to continue the public hearing to a date uncertain in order to allow the applicant to update the National Register Nomination form for the William Barrett House to evaluate the following:

- Demolition of the accessory outbuilding;
- Project modifications of the William Barrett House; and
- New landscape features.

**The motion passed 4-0.**

Vice-Chair Werner moved and Chair Cox seconded a motion to continue the public hearing to a date uncertain, consistent with the direction stated by the HLB.

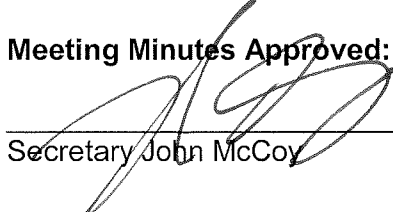
**The motion passed 5-0.**

The public hearing was closed.

**HLB Member McCoy moved and Member Kiernat seconded a motion to adjourn the HLB meeting.**

**The motion passed 4-0.**

**Meeting Minutes Approved:**

  
Secretary John McCoy

Date

1-26-15