



# HISTORIC LANDMARKS BOARD MINUTES

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

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**MEETING DATE:** Thursday, June 9, 2016

**MEETING TIME:** 6:33 PM

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

## CALL TO ORDER

The Historic Landmarks Board convened at 6:33 PM. Chair McCoy, Board Member Richardson, Board Member Mercado (joined later at 7:00 PM), and Board Member LeBaron were present. Board Member Brown was absent. Assistant Planner Montemayor and Associate Planner Chan were present. Michael Rex on behalf of the applicant parties for the Garnick residence and Wechsler residence was present; Crome Architecture; the Garnicks, owners of 26 Atwood Avenue; the Wechslers, owners of 1 Cloudview; and representatives of Mollie Stone's were also present.

## APPROVAL OF AGENDA

Chair McCoy motioned for approval of the agenda as submitted by Staff. Board Member LeBaron seconded the motion. Motion passed 3-0.

**PUBLIC COMMENTS ON ITEMS NOT ON THIS AGENDA – None**

**OLD BUSINESS – None**

## NEW BUSINESS

### 1. WECHSLER RESIDENCE – 1 CLOUD VIEW CIRCLE (DR-VA 16-099)

Applicant: Michael Rex Architects

Property Owner: Jennifer and Michael Wechsler

Staff: Calvin Chan

**DESCRIPTION:** Michael Rex Architects, on behalf of Jennifer and Michael Wechsler, is requesting a Design Review Permit and Variance for improvements to the existing single-family residence.

**PROJECT:** Review draft 50-year memorandum evaluating historical significance of the proposed project.

Michael Rex provided an explanation of the proposed improvements.

Board Member LeBaron and Chair McCoy presented the 50-year review memorandum of the subject property. Chair McCoy noted that per his review, he found no historical significance of the architecture or the property.

Associate Planner Chan stated the findings.

The Board concluded their review and determined the structure/site to not be historically significant (Vote: 4-0). No recommendation was forwarded to the Planning Commission.

### 2. MOLLIE STONE'S – 100 HARBOR DRIVE (DR-MUP 16-118)

Applicant: Crome Architecture

Property Owner: Goldstein Improvement Company

Staff: Calvin Chan

DESCRIPTION: Crome Architecture, on behalf of the Goldstein Improvement Company, is requesting a Design Review Permit and Minor Use Permit for improvements to the existing grocery market.

PROJECT: Review draft 50-year memorandum evaluating historical significance of the proposed project.

Associate Planner Chan provided an overview of the project and scope of work.

Crome Architecture provided a presentation on the proposed improvements to the existing Mollie Stone's grocery store.

Board Member LeBaron questioned the increased façade height and Crome Architecture responded the project would increase the facade height by four feet. Board Member LeBaron questioned lighting design and Crome responded that lighting would be downward facing, illuminating the ground.

Board Member Richardson presented the 50-year review memorandum of the subject property and discussed how historical plans showed a plaza development and reviewed previous ownership. Board Member Richardson expressed that the Mollie Stone's business contributed to Sausalito in terms of business growth but not particularly in the growth of any noted business leaders.

Chair McCoy expressed that the project is interesting to assess because it is an identifiable establishment within the community. Board Member Richardson added that there is very little to moderate significance for historical commerce. Chair McCoy agreed with Board Member Richardson's statement for some business significance in Sausalito. Chrome Architecture commented about the evolution of the Mollie Stone's business.

Associate Planner Chan stated the findings.

The HLB concluded their review by stating that based upon the information available and presented, the HLB found moderate significance under Finding No. 1 with the history of the store (not because of the structure/family) for the business' contribution to the community. Furthermore, Chair McCoy and Board Member Richardson found moderate significance under Finding No. 2 for the structure's association with the life or lives of one or more people in Sausalito's past. Board Member Mercado and Board Member LeBaron found no significance under Finding No. 2. The HLB found no significance under Finding No. 3 and Finding No. 4. Overall, the HLB determined that the structure/site do not rise to the level of being a "historic resource" under the California Environmental Quality Act.

The HLB did not provide any recommendation to the Planning Commission.

### 3. GARNICK RESIDENCE – 26 ATWOOD AVENUE (ADR-EA-VA 16-061)

Applicant: Michael Rex Architects

Property Owner: Larry and Terri Garnick

Staff: Joshua Montemayor

DESCRIPTION: Michael Rex Architects, on behalf of Larry and Terri Garnick, is requesting an Administrative Design Review Permit, Encroachment Agreement, and Variance for improvements to the existing two-family residence.

PROJECT: Review draft 50-year memorandum evaluating historical significance of the proposed project.

Michael Rex provided an explanation of the proposed improvements which will include the removal of a roof deck above the existing carport and to modify the exterior of the residence to a rectilinear design.

Board Member Mercado presented the 50-year review memorandum for the subject property.

Chair McCoy stated that the structure has been "hodge-podge throughout the years and if there was any Victorian history, it has since then been removed."

Assistant Planner Montemayor stated the findings.

The Board concluded their review and determined the structure/site to not be historically significant (Vote: 4-0). No recommendation was forwarded to the Planning Commission.

### APPROVAL OF MINUTES

Board member Richardson motioned for approval of the April 27, 2016 minutes as submitted by Staff. Board Member LeBaron seconded the motion. Motion passed: 4-0.

### COMMUNICATIONS

#### HLB COMMUNICATIONS


- Board Member LeBaron shared her experience in attending the California Preservation Foundation's Annual Conference.
- Board Member Richardson requested clarification on the application procedures for Administrative Design Review vs. Planning Commission Design Review. Staff provided clarification.
- Board Member Richardson inquired about the protocol regarding absences. Staff requested that the Board consult the approved meeting calendar and notify Staff as early as possible for an excused absence.

#### STAFF COMMUNICATIONS

- Associate Planner Chan provided an overview to the HLB of potential items to be reviewed at future meetings.

### ADJOURNMENT

Board Member LeBaron motioned to adjourn the meeting. Board Member Mercado seconded the motion. Motion passed 4-0. The meeting adjourned at 7:30 PM.

<b>MEETING MINUTES APPROVED</b>	
	
Chair Brown or Signatory	Date 9/1/16