

**SAUSALITO PLANNING COMMISSION
RESOLUTION NO. 2024-16**

**APPROVAL OF A CERTIFICATE OF APPROPRIATENESS AND DESIGN REVIEW PERMIT
FOR THE REHABILITATION / REPAINTING OF
THE HOTEL SAUSALITO & SUITES HOTEL BUILDING AT 16 EL PORTAL STREET
APN: 065-133-17
PROJECT ID: 2024-00138**

WHEREAS, on August 1, 2024, an application has been filed by the applicant, Pete Petri, on behalf of owner, Loron Investments, requesting Historic Preservation Commission approval of a Certificate of Appropriateness for the rehabilitation / repainting of the Hotel Sausalito & Suites hotel building at 16 El Portal Street (APN 065-133-17); and

WHEREAS, the project site is listed on the California State Office of Historic Preservation's National Register and is eligible for listing on the National Register of Historic Places; and

WHEREAS, a Certificate of Appropriateness is required per Sausalito Municipal Code Section 10.46.060(B) because the subject property is a designated historic resource and located within a historic overlay district; and

WHEREAS, the Historic Preservation Commission conducted a duly-noticed public hearing on September 19, 2024 at which time all interested persons were given an opportunity to be heard; and

WHEREAS, on September 19, 2024, the Historic Preservation Commission issued an advisory recommendation of approval to the Planning Commission via an adopted resolution for a Certificate of Appropriateness for the rehabilitation / repainting of the Hotel Sausalito & Suites hotel building at 16 El Portal Street (APN 065-133-17); and

WHEREAS, an application requesting Planning Commission approval of a Certificate of Appropriateness and a Design Review Permit for the rehabilitation / repainting of the Hotel Sausalito & Suites hotel building at 16 El Portal Street (APN 065-133-17) has been scheduled to be heard by the Planning Commission; and

WHEREAS, the Planning Commission considered the application during a duly-noticed public meeting on October 9, 2024, at which time all interested persons were given an opportunity to be heard; and

WHEREAS, the Planning Commission has reviewed and considered the information contained in the staff report as well as any and all oral and written testimony on the proposed project; and

WHEREAS, the Planning Commission finds that the application is categorically exempt from California Environmental Quality Act (CEQA) pursuant to Section 15331 of the CEQA Guidelines; and

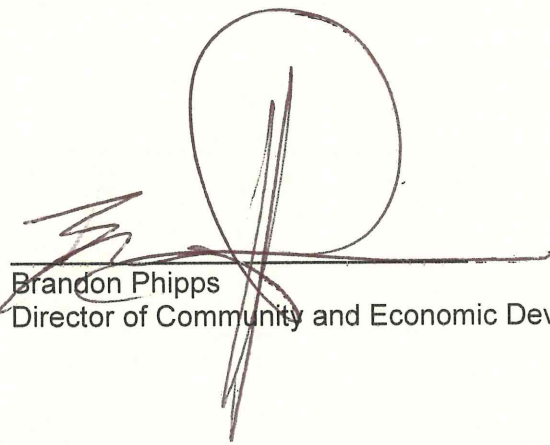
NOW, THEREFORE, THE PLANNING COMMISSION HEREBY RESOLVES:

The rehabilitation / repainting of the Hotel Sausalito & Suites hotel building at 16 El Portal Street

(APN 065-133-17) is hereby approved. This decision is based upon the findings provided in Attachment 1 and Conditions of Approval in Attachment 2. The Proposed Color Palette is provided in Attachment 3.

RESOLUTION PASSED AND ADOPTED, at the regular meeting of the Planning Commission on the 9th day of October 2024, by the following vote:

AYES:	Commissioner Member: Luxenberg, Saad, Feller, Junius, Marlatt
NOES:	Commissioner Member:
ABSENT:	Commissioner Member:
ABSTAIN:	Commissioner Member:



Brandon Phipps
Director of Community and Economic Development

ATTACHMENTS

1. Findings
2. Conditions of Approval
3. Proposed Color Palette, received August 1, 2024

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ATTACHMENT 1: FINDINGS

Certificate Of Appropriateness - Required Findings

The Planning Commission must determine whether the project is in conformance with the following findings per SMC 10.46.060(F):

1. The Secretary of the Interior's Standards for the Treatment of Historic Properties and any applicable State or local ordinances and adopted guidelines or other policies have been used to review and consider the proposed work.

For this application, the Secretary of the Interior's (SOI) Standards for the Treatment of Historic Properties and any applicable State or local ordinances and adopted guidelines or other policies have been used to review and consider the proposed work. Staff finds that the proposed repainting of the hotel building is in conformance with the SOI Standards for Rehabilitation, and that the proposed repainting makes the required findings per Sausalito Municipal Code (SMC) 10.46.060(F)(1) & (F)(3)(a-c).

3. Additional Findings for Properties in Historic Overlay Districts.

a. Any new construction, addition or exterior change shall be compatible with the character of the historic overlay district as described in the designating ordinance;

Staff finds that the proposed color palette provided by the applicant is compatible with the character of the historic overlay district as the proposed colors are all within the realm of traditional and appropriate for the Mission Revival architectural style of the hotel building. This is supported by the Consulting Historic Architect's historic color palette analysis which deemed the proposed color "acceptable and within the realm of traditional colors for Mission buildings".

b. Exterior change shall preserve, enhance or restore, and shall not damage or destroy, the exterior architectural features of the subject property which are compatible with the character of the historic overlay district; and

The proposed exterior repainting preserves the exterior architectural features which are compatible with the character of the historic overlay district as these features will not be impacted by the proposed scope of this project.

c. For any exterior change where the subject property is not already compatible with the character of the historic overlay district, reasonable efforts shall be made to produce compatibility, and in no event shall there be a greater deviation from compatibility.

There are no identified elements of the subject property which were deemed incompatible with the character of the historic overlay district, and the proposed project does not pose any potential for greater deviation from the structure's compatibility with the historic overlay district.

Design Review Permit – Required Findings

The Planning Commission shall approve design review permit applications only if the following findings can be made per SMC 10.54.050(D):

1. The proposed project is consistent with the general plan, any applicable specific plans, any applicable design guidelines, and this chapter. (The adopted historic design guidelines can be found in the Community Development Department or the office of the City Clerk.)

The proposed project is consistent with the general plan, any applicable specific plans, all applicable design guidelines, and SMC 10.54 – Design Review Procedures, since the proposed paint color is compatible with the character of the historic overlay district, and the proposed color is within the realm of traditional and appropriate colors for the Mission Revival architectural style of the hotel building. Staff finds that the proposed repainting of the hotel building is in conformance with the Secretary of the Interior's Standards for Rehabilitation and the City's Historic Design Guidelines.

2. The proposed architecture and site design complements the surrounding neighborhood and/or district by either:

a. Maintaining the prevailing design character of the neighborhood and/or district; or

b. Introducing a distinctive and creative solution which takes advantage of the unique characteristics of the site and contributes to the design diversity of Sausalito.

The proposed paint color maintains the prevailing design character of the historic overlay district since the proposed color was deemed to be appropriate for the Mission Revival architectural style of the hotel building, thus preserving the historic character of the hotel building.

3. The proposed project is consistent with the general scale of structures and buildings in the surrounding neighborhood and/or district.

The proposed project does not impact the scale of the Hotel Sausalito & Suites hotel building within the Downtown Historic Overlay District.

4. The proposed project has been located and designed to minimize obstruction of public views and primary views from private property.

Not Applicable.

5. The proposed project will not result in a prominent building profile (silhouette) above a ridgeline.

The proposed project does not impact the hotel building's profile.

6. The proposed landscaping provides appropriate visual relief, complements the buildings and structures on the site, and provides an attractive environment for the enjoyment of the public.

Not Applicable.

7. The design and location of buildings provide adequate light and air for the project site, adjacent properties, and the general public.

Not Applicable.

8. Exterior lighting, mechanical equipment, and chimneys are appropriately designed and located to minimize visual, noise, and air quality impacts to adjacent properties and the general public.

Not Applicable.

9. The project provides a reasonable level of privacy to the site and adjacent properties, taking into consideration the density of the neighborhood, by appropriate landscaping, fencing, and window, deck and patio configurations.

Not Applicable.

10. Proposed entrances, exits, internal circulation, and parking spaces are configured to provide an appropriate level of traffic safety and ease of movement.

Not Applicable.

11. The proposed design preserves protected trees and significant natural features on the site to a reasonable extent and minimizes site degradation from construction activities and other potential impacts.

No trees or significant natural features on the site will be impacted by this proposed project as the site will not be modified, developed on, or impacted by the repainting of the hotel building.

12. The project site is consistent with the guidelines for heightened review for projects which exceed 80 percent of the maximum allowed floor area ratio and/or site coverage, as specified in subsection E of this section (Heightened Review Findings).

Not Applicable.

13. The project has been designed to ensure on-site structures do not crowd or overwhelm structures on neighboring properties. Design techniques to achieve this may include, but are not limited to: stepping upper levels back from the first level, incorporating facade articulations and divisions (such as building wall offsets), and using varying rooflines.

Not Applicable.

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ATTACHMENT 2: CONDITIONS OF APPROVAL

General Conditions:

1. The applicant/property owner shall defend, indemnify (including reimbursement of all fees and costs reasonably incurred by separate counsel retained by the City) and hold harmless the City and its elected and appointed officials, officers, agents and employees, from and against any and all liability, loss, damage, or expense, including without limitation reasonable attorney's fees which City may suffer or incur as a result of any claims relating to or arising from the City's approval of the project or any portion of the project.
2. If any damage to a protected tree should occur during or as a result of work on the site, the contractor, builder, or owner shall promptly notify the City of such damage. If such a protected tree cannot be preserved in a healthy state, the reviewing agency shall require replacement of any protected tree removed with another tree or trees on the same site deemed adequate to compensate for the loss of the tree that is removed.

Advisory Notes:

Advisory notes are provided to inform the applicant of Sausalito Municipal Code requirements, and requirements imposed by other agencies. These requirements include, but are not limited to, the items listed below:

1. Pursuant to Municipal Code Section 12.16.140, the operation of construction, demolition, excavation, alteration, or repair devices and equipment within all residential zones and areas within a 500-foot radius of residential zones shall only take place during the following hours:
 - Weekdays – Between 8:00 a.m. and 6:00 p.m.
 - Saturdays – Between 9:00 a.m. and 5:00 p.m.
 - Sundays and City Holidays (not including Sundays) – Prohibited
 - Homeowners currently residing on the property and other legal residents may operate the equipment themselves on Sundays and City holidays between 9:00 a.m. and 6:00 p.m.
2. All applicable City fees as established by City Council resolutions and ordinances shall be paid.
3. Pursuant to Municipal Code Chapter 11.17, dumping of residues from washing of painting tools, concrete trucks and pumps, rock, sand, dirt, agricultural waste, or any other materials discharged into the City storm drain system that is not composed entirely of stormwater is prohibited. Liability for any such discharge shall be the responsibility of person(s) causing or responsible for the discharge. Violations constitute a misdemeanor in accordance with Section 11.17.060.B.

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ATTACHMENT 3: PROPOSED COLOR PALETTE, RECEIVED AUGUST 1, 2024

