SAUSALITO PLANNING COMMISSION / HISTORIC PRESERVATION COMMISSION SPECIAL JOINT MEETING Wednesday, February 9, 2022 Draft Action Minutes

1. CALL TO ORDER

Chair Feller called the meeting to order at 6:31 p.m.
Planning Commission:
Present: Chair Kristina Feller, Vice Chair Richard Graef, Commissioner Andrew Junius, Commissioner Jeffery Luxenberg, Commissioner Nastassya Saad
Absent: None.
Historic Preservation Commission:
Present: Chair Vicki Nichols, Vice Chair David Neuman, Commissioner Bill Werner
Absent: Commissioner Nathaniel Berkowitz,
Staff: Jim Moore, Community Development Director
Rozalynn Thompson, Principle Planner
Alaina Lipp, Assistant Planner
Mary Wagner, City Attorney

Principle Planner Thompson stated that the meeting was being held pursuant to Section 3 of Executive Order N-29-20 and issued by Governor Newsom on March 17, 2020 and Executive Order N-08-21 issued by the Governor on June 11, 2021; all members had joined the meeting telephonically through Zoom; and the meeting was being broadcast live on the City of Sausalito website.

2. APPROVAL OF AGENDA

Chair Feller moved and Commissioner Junius seconded a motion to approve the Planning Commission agenda as presented. The motion passed Planning Commission 5-0. The motion passed HPC 3-0 with Commissioner Berkowitz absent.

3. PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

None.

4. PUBLIC HEARING[1]

Declarations regarding Planning Commission Public Contacts

[1] All Adopted Resolutions of the Planning Commission can be found on the City's website: https://www.sausalito.gov/city-government/boards-and-commissions/planning-commission/document-archives/-folder-3195.

Commissioner Junius disclosed with respect to Items 1 and 2 that he met with the project sponsor before the first hearing, but has not had further communications.

A. 12 EL PORTAL STREET/690 BRIDGEWAY / CERTIFICATE OF APPROPRIATENESS / PROJECT ID: 2022-00015 / APN: 065-133-17 (ALAINA LIPP, ASSISTANT PLANNER)

SUMMARY: A request for a Certificate of Appropriateness for exterior modifications to a structure, which is located within and contributes to the Historic Overlay District.

STAFF RECOMMENDATION: Staff recommends that the Historic Preservation Commission approve the Certificate of Appropriateness.

The public hearing was opened.

Assistant Planner Lipp provided a PowerPoint presentation.

Planning Commission questions to staff followed.

The Historic Preservation Commission had no questions for staff.

The public testimony period was opened.

The applicant, architect Michael Rex of Michael Rex Architecture, provided a PowerPoint presentation.

HPC questions to the applicant followed.

The public testimony period was closed.

Commissioner Werner moved to approve a Certificate of Appropriateness for 12 El Portal Street/690 Bridgeway. Vice Chair Neuman seconded the motion.

Vice Chair Neuman requested the motion be amended to add language that the sentence in Finding #3, Additional Findings for Properties in Historic Overlay Districts, Section C, that says, "The work solely focuses on the ground level where there are no character defining features." be deleted.

The maker of the motion accepted the amendment to the motion.
Vice Chair Neuman requested the motion be amended to add language that the last half of the second sentence in Finding #5, Additional Findings for Landscaping Applications, Section A, that says, "…and will return the lower façade and usage to a more historically accurate state." be deleted.

The maker of the motion accepted the amendment to the motion.

The motion passed 3-0 with Commissioner Berkowitz absent.

The public hearing was closed.

Chair Nichols adjourned the Historic Preservation Commission portion of the Special Joint Planning Commission/HPC meeting.

B. 12 EL PORTAL STREET/690 BRIDGEWAY / CHANGES TO AN APPROVED PROJECT / PROJECT ID: 2022-00015 / APN: 065-133-17 (ALAINA LIPP, ASSISTANT PLANNER)

SUMMARY: A request for Changes to an Approved Project (2021-00131) for modifications to the exterior of the existing building storefronts.

STAFF RECOMMENDATION: Staff recommends that the Planning Commission approve the Changes to an Approved Project (2021-00131).

The public hearing was opened.

The public testimony period was opened.

Planning Commission questions to the applicant followed.

The applicant, architect Michael Rex of Michael Rex Architecture, provided a PowerPoint presentation.

Planning Commission questions to the applicant followed.

Planning Commission comments followed.

Commissioner Luxenberg moved to approve Changes to an Approved Project for 12 El Portal Street/690 Bridgeway, subject to the following additional condition of approval:

- **A sign package and changes to the sidewalk shall be submitted and approved before a Certificate of Occupancy is issued.**

Chair Feller requested the motion be amended to include the following additional condition of approval:

- **Any feedback from the Department of Public Works and Southern Marin Fire shall be included on the agenda when the project comes before the Planning Commission next.**

The maker of the motion accepted the amendment to the motion.

Commissioner Junius seconded the motion.

The motion passed 5-0.

The public hearing was closed.

5. ADJOURNMENT

Chair Feller moved and Commissioner Junius seconded a motion to adjourn the meeting. The motion passed 5-0.

The meeting was adjourned at 8:03 p.m.

FOR

Submitted by
Jim Moore
Community Development Director

Approved by
Kristina Feller
Chair