SAUSALITO JOINT SPECIAL PLANNING COMMISSION / HISTORIC PRESERVATION COMMISSION
Wednesday, June 15, 2022
Final Action Minutes

1. CALL TO ORDER

Chair Feller called the meeting to order at 6:30 p.m.
Planning Commission:
Present: Chair Kristina Feller, Vice Chair Andrew Junius, Commissioner Richard Graef, Commissioner Jeffery Luxenberg, Commissioner Nastassya Saad
Absent: None.
Historic Preservation Commission:
Present: Chair Vicki Nichols, Vice Chair David Neuman, Commissioner Nathaniel Berkowitz
Absent: Commissioner Bill Werner
Staff: Dan Hortert, Interim Community Development Director
Sergio Rudin, Attorney

Interim Community Development Director Hortert reported that the meeting was being held pursuant to Government code section 54953(e), and in light of the declared state of emergency, the special meeting of the Planning Commission and Historic Preservation Commission on June 15, 2022 will be conducted telephonically through Zoom and broadcast live on the City's Website.

2. APPROVAL OF AGENDA

Historic Preservation Commission Chair Nichols moved and Planning Commissioner Saad seconded a motion to approve the Planning Commission/Historic Preservation Commission agenda as presented. The motion passed 8-0.

3. PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

None.

4. PUBLIC HEARING[1]

Declarations regarding Planning Commission or Historic Preservation Commission Public Contacts
None.

A. 12 EL PORTAL STREET/690 BRIDGEWAY / CERTIFICATE OF APPROPRIATENESS / PROJECT ID: 2022-00100 / APN: 065-133-17 (DANIEL HORTERT, AICP, INTERIM DIRECTOR)

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.

Interim Community Development Director Hortert provided a PowerPoint presentation.

Historic Preservation Commission questions to staff followed.

The public testimony period was opened.

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

Commissioner Neuman moved and Chair Nichols seconded a motion to approve a Certificate of Appropriateness for 12 El Portal Street/690 Bridgeway. The motion passed 3-0 with Commissioner Werner absent.

Public Comments:
None.

The public testimony period was closed.

The public hearing was closed.

Chair Nichols adjourned the Historic Preservation Commission portion of the joint Planning Commission/Historic Preservation Commission meeting at 7:50pm.

[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.

B. 12 EL PORTAL STREET/690 BRIDGEWAY / CHANGES TO AN APPROVED PROJECT / PROJECT ID: 2022-00100 / APN: 065-133-17 (DANIEL HORTERT, AICP, INTERIM DIRECTOR)

SUMMARY: A request for Changes to an Approved Project for exterior modifications to a structure which is located within and contributes to the Historic Overlay District.

STAFF RECOMMENDATION: Staff recommends that the Planning Commission adopt a Resolution approving the Changes to an Approved Project.

The public hearing was opened.

Interim Community Development Director Hortert provided a PowerPoint presentation.

Planning Commission questions to staff followed.

The public testimony period was opened.

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

Planning Commission questions to the applicant followed.

Public Comments:
None.

The public testimony period was closed.

Planning Commission comments followed.

Planning Commission questions to staff followed.

The public testimony was reopened.

Planning Commission questions to the applicant followed.

The public testimony period was closed.

Commissioner Graef moved and Vice Chair Junius seconded a motion to approve Changes to an Approved Project for 12 El Portal Street/690 Bridgeway, subject to the following conditions of approval:

- **The color of the metal canopies shall be made lighter.**
- **The applicant shall work with a Planning Commission subcommittee made up of Commissioner Graef and Commissioner Saad regarding the color.**
- **The umbrella seating on the corner by Bridgeway shall be reduced by eight seats (two tables), by removing the row closest to El Portal.**

- **A more permanent buffer or barrier at the umbrella seating that is different than the rope and stanchion and consistent with the outdoor dining parklet program shall be installed.**
- **The two proposed trees on El Portal at the umbrella seating shall be eliminated.**
- **No vegetation shall be grown on the metal canopies.**
- **There shall consistently be a minimum of 5 feet clear at the sidewalk.**
- **The existing lighting at the scalloped parapet area shall be put back to its originally intended lighting design.**
- **An inside floor plan shall be provided that shows adequate lavatory facilities for the total number of seats, both inside and out.**
- **Hours of operations shall be 6am to 12am, Monday through Saturday, with outdoor dining area closing at 11pm.**
- **Conditions of Approval Item 10, revision to the CUP and recommendation to City Council for the Encroachment Permit, which includes the issue of alcohol, shall be revised.**
- **Conditions of Approval Item 7 shall be revised to ensure the date of the plans is correct.**
- **Conditions of Approval Item 21A shall be changed to 60 inches.**

The public testimony period was re-opened.

Applicant comments followed.

Planning Commission comments followed.

The maker of the motion amended the motion to remove the condition of approval eliminating the two trees on El Portal at the umbrella seating, with the added condition that the trees to be pulled back to the original curb line.

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

Commissioner Saad requested the motion be amended to condition that outside dining be closed at 10pm, with indoor dining remaining open until 12am.

Applicant comments followed.

The public testimony period was closed.

Commissioner Saad amended her requested amendment to the motion to condition that outside dining be closed at 10:30pm, with indoor dining remaining open until 12am.

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

The motion passed 5-0.[2]

[2] Resolution 2022-13.

The public hearing was closed.

7. ADJOURNMENT

Chair Feller adjourned the special joint Planning Commission/Historic Preservation Commission meeting.

The meeting was adjourned at 9:35 p.m.

Submitted by
Dan Hortert BY BRANDON PHILLIPS
Interim Community Development Director

Approved by
~~Kristina Feller~~ NASHASSYA SAND
Chair