

# STAFF REPORT

## SAUSALITO HISTORIC LANDMARKS BOARD AND PLANNING COMMISSION

**Project** Plaza Vina Del Mar Accessibility Improvements  
Design Review Permit  
DR 10-029

**Meeting Date** October 3, 2012

**Staff** Heidi Burns, Associate Planner



### REQUEST

Approval of a Design Review Permit to allow accessibility improvements, including but not limited to the removal of the band stand and installation of five-foot wide paths around the fountain at Plaza Vina Del Mar located along the 700 block of Bridgeway.

### PROJECT INFORMATION

**Applicant/Owner** City of Sausalito

**Location/Size** 700 Block of Bridgeway; APN 065-074-01  
13,642 square feet (see **Exhibit B** for vicinity map)

**General Plan** Public Parks

**Zoning** Public Parks (PP) Zoning District  
Downtown Historic Overlay Zoning District (DHOD)

**Authority** Design Review Permit (Zoning Ordinance Section 10.54.050.A) Section 10.54.050.B.11 and Section 10.54.050.B.13 authorize the HLB and the Planning Commission to approve a Design Review Permit for modifications to structures listed on the National Register of Historic Places, or on a local register, or structure located within the City Designated Historic District as well as a local public enhancement project. Section 10.54.050.A authorizes the Historic Landmarks Board to provide concurrent review and recommendations for projects located in the Historic District and/or listed on the local register.

**Environmental Review** The ADA accessibility improvements within the Plaza Vina Del Mar, a historic resource, will be done in a manner that is determined to be consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties, therefore the project is categorically exempt from the California Environmental Quality Act (CEQA), in accordance with Section 15331 the CEQA Guidelines.

### **ROLE OF THE HISTORIC LANDMARKS BOARD AND PLANNING COMMISSION**

The project consists of a Design Review Permit for the modifications of the Plaza Vina del Mar bandstand/landing structure within the Downtown Historic Overlay Zoning District. Since the project is located in the Downtown Historic Overlay District, the Design Review Permit is under the authority of both the Planning Commission and the Historic Landmarks Board (HLB), and a joint hearing is required to review and act upon the Design Review Permit. As stated in Section 10.46.060, both the Planning Commission and the HLB have authority to review the Design Review Permit, and must favorably make the findings listed in Section 10.54.050.D to approve the Design Review Permit.

### **PROJECT DESCRIPTION**

#### **SITE LOCATION**

The subject parcel is generally triangular in shape and fronts Bridgeway, El Portal, and Tracy Way. The site is the location of the Plaza Vina Del Mar within the Public Parks (PP) Zoning District.

Plaza Vina Del Mar is the centerpiece of the Downtown Historic District and is listed as a California Point of Historical Interest (MRN-002). The project site is surrounded by a variety of mixed-commercial and residential uses, as well as hotels, public parking, and in close proximity to the Ferry Landing.

#### **BACKGROUND**

Plaza Vina Del Mar was originally constructed in 1904 by the North Shore Railroad to beautify the area and to cover-up a former dumping area. The Plaza was designed to be a garden oasis for train and ferry passengers. After the closure of the Panama Pacific International Exposition in 1916, resident William Faville arranged the purchase and relocation of a cement fountain and pair of elephant statues from the Exposition to Plaza Vina Del Mar.

The restoration of the Plaza and the fountain was conducted in 1977 as a bicentennial project known as the "Horizon Project".

On October 28, 1996, the Plaza Vina Del Mar Modification Plan, prepared by Paul Leffingwell for the Downtown Planning Forum, was presented to the Planning Commission, Design Review Board, and the Historic Landmarks Board. The joint boards approved the plan on November 20, 1996. The plan was considered by the City Council and was ultimately approved for construction but not pursued. This plan is the basis for the current proposed project within the Plaza.

On December 18, 1997, Ordinance No. 1128 was adopted and requires that any sale, leasing, or changes to the Plaza beyond minor maintenance and upkeep necessary to maintain the Plaza requires a vote of the electorate.

In 2005 the City was sued due to violations of Title II of the 1990 Americans with Disabilities Act (ADA)<sup>1</sup> because the City made improvements to the Plaza without making necessary changes to provide disabled access. The plaintiff alleged that the City engaged in the denial of civil rights by not providing public facilities to physically disabled persons.

In August 2006, a Settlement Agreement and Release of All Claims between the Plaintiff and the City occurred. As part of the Settlement Agreement, the City agreed to provide access to the fountain and the upper landing of the steps at the Bridgeway entrance. The City was allowed discretion to choose the location of the accessible path to the fountain and method of vertical access to the upper landing.

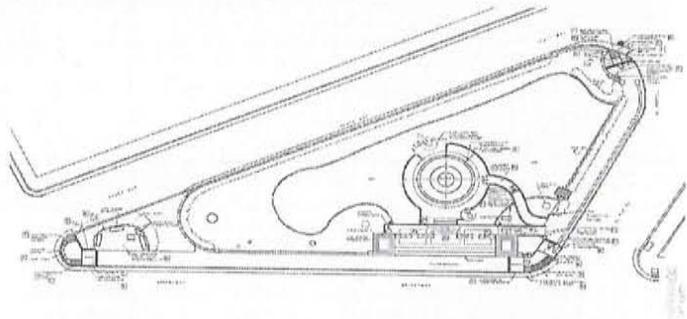
Although there is a conflict between the Settlement Agreement which requires non-minor modifications to the Plaza related to accessibility improvements and Ordinance No. 1128, the accessibility improvements related to ADA compliance supersedes the City's jurisdiction due to the Federal Supremacy clause stated in Article VI of the Federal Constitution. If the scope of the project included design modifications to the Plaza that were not required to comply with ADA, then those modifications would be required to be approved by a vote of the electorate before installation.

On January 11, 2010, January 25, 2010, and February 10, 2010, the project was reviewed by the HLB. Additionally, on February 17, 2010, the HLB conducted a special meeting at Plaza Vina Del Mar to review the proposed path location, materials, and colors.

On January 13, 2010, staff hosted a public workshop for the proposed accessibility improvements. Comments raised at both the HLB meetings and the public workshop ranged from path location, impact to the existing trees, lowering the upper landing, and identifying which improvements are required for accessibility and which improvements are design enhancements.

On March 10, 2010, the HLB and the Planning Commissions conducted a public hearing to review the design shown on the right:

The review of the project was continued to a date uncertain (see **Exhibit F**, March 10, 2010 meeting minutes).



---

<sup>1</sup> The Americans with Disabilities Act gives civil rights protections to individuals with disabilities similar to those provided to individuals on the basis of race, color, sex, national origin, age, and religion. It guarantees equal opportunity for individuals with disabilities in public accommodations, employment, transportation, State and local government services, and telecommunications.

Title II requires city governments to ensure that all of their programs, services, and activities, when viewed in their entirety, are accessible to people with disabilities. Program access is intended to remove physical barriers to city services, programs, and activities, but it generally does not require that a city government make each facility, or each part of a facility, accessible.

In order to gain an understanding of the Plaza's historical significance and California Environmental Quality Act implications, the City hired Page and Turnbull to prepare a Historic Resource Evaluation Report in January 2011(see City's website link at <http://www.ci.sausalito.ca.us/Index.aspx?page=695> for the Report). The final Report identified the following:

- ✓ The Plaza Vina del Mar is eligible for the National Register and the California Register as a contributor to a district.
- ✓ The Plaza Vina del Mar is eligible for the California Register as an individual property through survey evaluation.
- ✓ The Plaza Vina del Mar is considered to be locally significant as an individual resource and as a district contributor.

The Report also concluded that the existing bandstand/landing was modified in the 1970's and therefore lacks integrity, thus no longer considered to be a character defining feature. A summary of the report is attached as **Exhibit G**.

On April 19, 2011 staff presented the Page and Turnbull report to the City Council. It was suggested by the Page and Turnbull representative, Ruth Todd, that the removal of the bandstand/landing would be consistent with the Secretary of the Interior Standards for the treatment of Historic Buildings. The City Council accepted the Historic Resource Evaluation report. For reference purposes, a list of the Secretary of the Interior Standards for the Rehabilitation Standards are attached as **Exhibit H**.

On both June 21, 2011 and July 12, 2011, staff returned to the City Council to seek direction on which project design alternative (i.e., remove the bandstand/landing or design a ramp to the existing landing). The City Council concluded by directing staff to pursue the removal of the bandstand/landing.

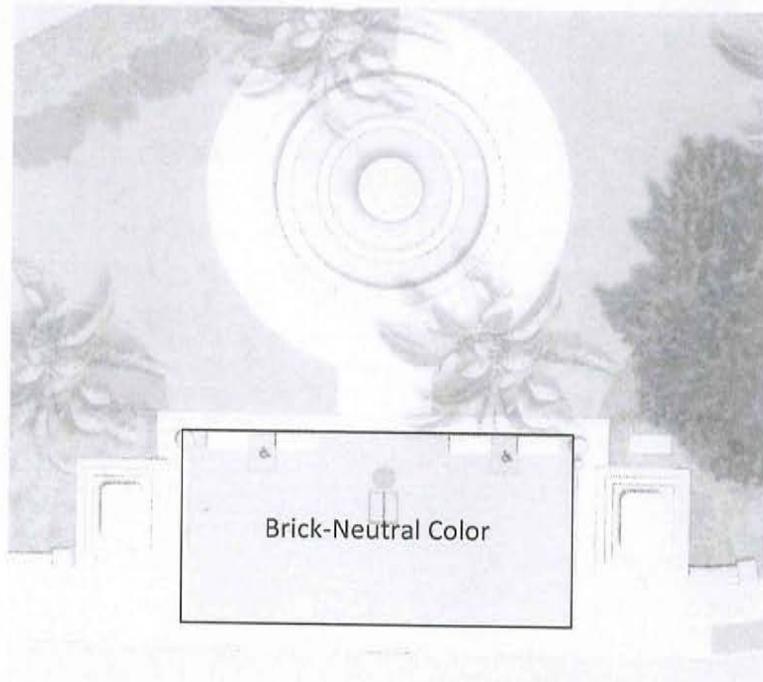
On September 26, 2012, the HLB conducted a study session regarding the project and suggested an alternative as described in the *Design Review Permit* section below:

#### **PROJECT DESCRIPTION**

The revised project involves the following accessibility improvements to the Plaza Vina Del Mar:

- ✓ Remove the existing two-step raised concrete and brick landing, and handrails;
- ✓ Remove the existing asphalt paving along the easterly side of the landing;
- ✓ Remove the existing wooden utility shed;
- ✓ Install an electrical code-compliant stainless steel pedestal to house the pump, lighting, irrigation controls, and PG&E's electric meter;
- ✓ Install and at-grade scored and color concrete and brick landing (extending from the Plaza to the curb along Bridgeway);
- ✓ Install a 10-foot wide scored and colored concrete surface;
- ✓ Install a 5-foot wide scored and concrete path around the fountain (the existing concrete path around the fountain will remain);

A more detailed list of the project description as prepared by the Department of Public Works is included as **Exhibit C** and a diagram of the project proposal as depicted below.



The project also includes installing curb ramps at the corners of Bridgeway/El Portal, El Portal/Tracy Way, and Bridgeway/Tracy Way. The following specific improvements are proposed:

***Bridgeway and El Portal***

- ✓ Install a new curb ramp, truncated domes, sidewalk, curb and gutter, and cross walk striping.

***El Portal and Tracy Way***

- ✓ Remove existing benches.
- ✓ Install two new benches (one bench with a back and one bench that is backless).
- ✓ Install a new curb ramp, truncated domes, sidewalk, curb and gutter, and cross walk striping.
- ✓ Level sidewalk level landing scoring to match the existing radial scoring.

***Bridgeway –Tracy Way***

- ✓ Remove one of the three benches in the War Memorial Plaza.
- ✓ Relocate the remaining two benches in the War Memorial Plaza.
- ✓ Modify landscaping which abuts the War Memorial Plaza to accommodate the installation of a new curb ramp and landing.
- ✓ Install a new curb ramp, truncated domes, sidewalk, curb and gutter, and cross walk striping.

- ✓ Install a new stone wall to generally match existing stone wall. The stone wall is to create a barrier to prevent pedestrians from walking into the intersection.

### **Materials**

The proposed materials for the project include:

- ✓ At-grade Landing Concrete: Davis Color "Mesa Bluff"
- ✓ At-grade Landing Brick: McNear "Newcastle" Red
- ✓ 10-foot wide concrete path: Davis Color "Mesa Bluff"
- ✓ 5-foot wide concrete path: Davis Color "Mesa Bluff"
- ✓ Stainless Steel Utility Pedestal: Dark Olive Green
- ✓ Backless Bench: Forms + Surfaces "Knight Bench"
- ✓ Truncated Domes: Paverstone "River Red" (matches Anchor Street, Humbolt Avenue, and Bay Street.
- ✓ Curbs: Concrete color to match existing curbs
- ✓ Sidewalk Ramps/Landings: Seeded concrete aggregate

### **Landscaping**

Other than the removal of sod to accommodate the 5-foot wide path around the fountain, no new landscaping is proposed for the Plaza.

## **PROJECT ANALYSIS**

### **GENERAL PLAN CONSISTENCY**

#### ***General Plan Consistency***

To approve the proposed project the HLB and the Planning Commission must determine that the project is consistent with all applicable General Plan policies. Staff has identified the following policies most relevant to the proposed project:

**Policy LU-4.7.4, Improved Access.** *Improve public access by implementing policy CP-4.7 [Listed below].*

**Policy CP-4.7, Pedestrian Safety.** *Provide a safe walking environment along City streets and pathways.*

**Policy CP-4.9. Handicap Accessibility.** *Facilitate access for the physically disabled to sidewalks and pathways throughout the City.*

**Policy EQ-2.1, Parklands and Open Recreation Areas.** *Preserve and improve existing parklands and recreation areas for passive and recreation use by City Residents.*

The project is intended to facilitate and enhance disabled access to Plaza Vina Del Mar and is therefore found to be consistent with the intent of the General Plan.

### **ZONING CONSISTENCY**

The project is located in the PP Zoning District. The purposes of the Open Space and Public District (Per Section 10.20.020) are:

- A. To preserve existing City owned open space and parks; and
- B. To provide guidelines for development and use of facilities on City- and federally-owned lands.

The additional purposes of the PP Zoning District are:

- D. To conserve and protect existing and future public parks and recreational facilities;
- E. To encourage long term maintenance and enhancement of parks and recreational facilities; and
- F. To ensure that parks and recreational uses are compatible with adjacent uses and the character of the area in which they are located.

The proposed accessibility improvements are consistent with the general and additional purposes of the PP Zoning District.

#### ***Historic Overlay Zoning District Consistency***

To approve the proposed project the Planning Commission and HLB must determine that the project is consistent with all applicable Overlay District regulations. The site is located in the Downtown Historic District Overlay District. Staff concludes that the project is consistent with the purpose and intent of the Downtown Historic Overlay Zoning District (Section 10.28.040.A) as described in the findings listed in the Resolution (see **Exhibit A**).

#### **Design Review Permit and Findings**

Pursuant to Section 10.54.010, the purpose of the Design Review Permit is to "provide for discretionary review of the architectural and design features of selected projects for which design review is required..." In order to approve the Design Review Permit, the HLB and the Planning Commission must determine that the project is in conformance with the required Design Review Findings (Section 10.54.050 of the Zoning Ordinance).

The project consists of modifications necessary to facilitate disabled accessibility to the Plaza. The visual elements of the project include the removal of the landing, and the installation of new concrete paths. Additionally, the project includes pedestrian and accessibility improvements associated with the curb ramps at the intersections of Bridgeway/El Portal, El Portal/Tracy Way, and Tracy Way/Anchor Street in order to facilitate safe accessibility within the Downtown. Lastly, because the proposed project is limited to ADA and accessibility improvements only as required by Federal Law, the project is not in violation of Ordinance No. 1128, which prohibits design changes to the Plaza unless approved by the electorate.

Of importance for consideration relating to the project would the ADA accessibility improvements as well the preservation of the Plaza as a significant historical resource. In terms of the ADA accessibility improvements, the project has been reviewed by a Certified Access Specialist and is determined to be in conformance with providing accessibility improvements.

Regarding the impacts of the project on the Plaza as it relates to the Plaza being a significant historical resource, the project is found to be in conformance with the Secretary of the Interior

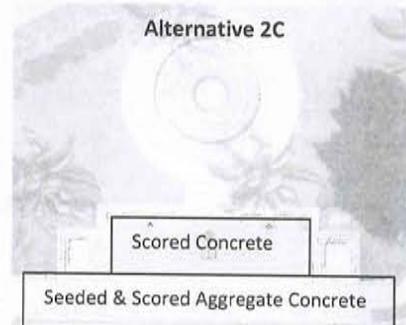
Standards for the Treatment of Historic Properties as specified in a memo from Page and Turnbull dated August 2, 2012 (see **Exhibit E**). Specifically, the Page and Turnbull memo states that the “use of scored concrete for the rectangular border of the pad is appropriate, and care should be given to the dimensions of the of the scoring...as well as the color of the concrete as it relates to the adjacent elephants’ bases...”. The Page and Turnbull memo discourages the use of red brick because brick was not used as a material when the Plaza was determined to be historically significant. The period of historical significance for the Plaza was determined by Page and Turnbull to be 1904-1936. As such, the Page and Turnbull memo states “a more neutral shade of brick, such as scored concrete or stone pavers, or a more neutral shade of brick is preferred.” Although the project appears to be an appropriate balance between provide necessary ADA accessibility improvements and preserving the integrity of the Plaza as a historical resource, three alternatives have been identified for consideration which will also provide an acceptable outcome.

### Alternatives for Consideration

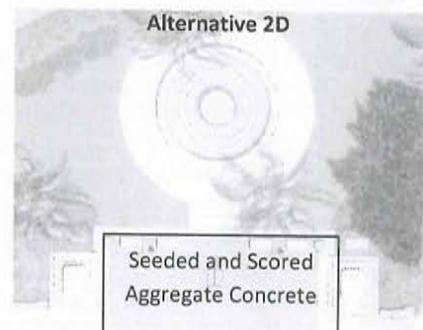
Alternative 2A as presented by the Department of Public Works is depicted to the right. The plan is similar to the project with the exception of continuing the brick-work into the side walk. The Plaza area would be demarcated by the use of brick and scored concrete and the sidewalk in front of the Plaza would be constructed out of seeded aggregate similar to the sidewalks within the general area.



Alternative 2C as suggested by the HLB is depicted to the right. The plan replaces the brick with scored concrete to match the same color at the 5-foot wide path around the fountain. The plan would include different concrete scoring patterns between the border and the body of the area between the fountains and the sidewalk. This alternative proposes the continued use of a seeded concrete aggregate sidewalk fronting the Plaza.



Alternative 2D as shown to the right and as suggested by Planning Commissioner Werner as suggested in his letter (see **Exhibit I.13**) is similar to the project with the exception of using the seeded aggregate scored concrete from the side through the Plaza area between the two elephants.



Based on the memo provided by Page and Turnbull, staff suggests the project and the project alternatives are all found to be consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties, as well as providing the necessary ADA accessibility improvements. Therefore, staff further suggests HLB and the Planning Commission review the merits of the project and project alternatives and take action to approve the proposed project or one of the

three alternatives on the basis the Design Review Permit findings as listed in the attached resolution (see **Exhibit A**).

## **PUBLIC NOTICE AND CORRESPONDENCE**

Public hearing notices were mailed to property owners and business owners within 300 feet of the project site on September 20, 2012. No correspondence regarding the project has been received as of the writing of the staff report. Staff has included past correspondence to the Planning Commission and City Council for consideration (see **Exhibit I**)

## **RECOMMENDATION**

Staff recommends the HLB and the Planning Commission approve the proposed project or one of the three alternatives and the attached draft resolution (**Exhibit A**) which approves a Design Review Permit to allow for enhanced accessibility at Plaza Vina Del Mar (DR 10-029) in accordance with the 2006 Settlement Agreement.

Alternatively, the HLB and the Planning Commission may:

- Approve the Design Review Permit with modifications;
- Continue the hearing for additional information and/or project revisions; or
- Deny the Design Review Permit and direct Staff to return with a Resolution of Denial.

## **EXHIBITS**

- A. Resolution [Draft]
- B. Vicinity Map
- C. Project Description, date-stamped September 27, 2012
- D. Project Plans, date stamped September 20, 2012
- E. Project Analysis prepared by Page and Turnbull, dated August 2, 2012
- F. HLB and Planning Commission Meeting Minutes Excerpt, dated March 10, 2012
- G. Summary of the September 2011 Historic Resource Evaluation Report prepared for Plaza Vina Del Mar by Page and Turnbull
- H. Secretary of the Interior Standards for the Rehabilitation Standards
- I. Past and Present Public Correspondence
  1. Paul Leffingwell, January 14, 2010
  2. Jaques Ullman, date-stamped January 14, 2010
  3. Adam Krivasty, date-stamped January 15, 2010
  4. Mary Ann Sears, date-stamped February 17, 2010
  5. Leffingwell Associates, date-stamped March 5, 2010
  6. Seth Hodgson, date stamped received May 7, 2010
  7. Jaques Ullman, date-stamped received May 26, 2010
  8. Philip Synder, date-stamped received June 1, 2010
  9. Bill Werner, date-stamped received June 9, 2010
  10. Dave Hodgson, date-stamped July 29, 2010
  11. Dave Hodgson, email dated April 19, 2011 (submitted as City Council Late Mail)
  12. Seth Hodgson, date-stamped received July 12, 2011
  13. Jan Hodgson email, date-stamped received September 27, 2012
  14. Bill Werner, date-stamped received September 27, 2012

BLANK

**HISTORIC LANDMARKS BOARD AND PLANNING COMMISSION RESOLUTION  
RESOLUTION NO. 2012-XX**

**APPROVAL OF A DESIGN REVIEW PERMIT FOR CONSTRUCTION OF ACCESSIBILITY  
IMPROVEMENTS FOR PLAZA VINA DEL MAR (DR 10-029)**

---

**WHEREAS**, an application has been filed by the Department of Public Works, requesting HLB and Planning Commission approval of a Design Review Permit to allow the construction of accessibility improvements to and within Plaza Vina Del Mar (APN 065-074-01), including the removal of the existing landing, installation of 5-foot wide concrete paths around the fountain, and Americans with Disabilities Act compliant accessible curb ramps within portions of the Bridgeway, El Portal, and Tracy Way public rights-of-way; and

**WHEREAS**, in August 2006 the City agreed to provide accessibility improvements to the upper landing and fountain at Plaza Vina Del Mar in accordance with a Settlement Agreement and Release of Claims; and

**WHEREAS**, the project site is located within the General Plan Public Park Land Use Designation, Public Park Zoning District, and Downtown Historic Overlay Zoning District; and

**WHEREAS**, the Historic Landmarks Board and the Planning Commission conducted a duly-noticed public hearings on March 10, 2010 and October 3, 2012, at which time all interested persons were given an opportunity to be heard; and

**WHEREAS**, the Historic Landmarks Board and the Planning Commission has reviewed and considered the project plans titled "City of Sausalito Vina Del Mar Accessibility Project", date-stamped received September 20, 2012; and

**WHEREAS**, the Historic Landmarks Board and the Planning Commission have reviewed and considered the information contained in the staff reports as well as any and all oral and written testimony on the proposed project; and

**WHEREAS**, the Historic Landmarks Board and the Planning Commission have reviewed and considered the information contained in the staff reports dated March 10, 2010 and October 3, 2012; and

**WHEREAS**, the Historic Landmarks Board and the Planning Commission find that, as conditioned herein, the proposed project is consistent with the requirements of the General Plan and complies with standards of the Zoning Ordinance as described in the staff reports dated March 10, 2010 and October 3, 2012; and

**WHEREAS**, The ADA accessibility improvements within the Plaza Vina Del Mar, a historic resource, will be done in a manner that is determined to be consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties, therefore the project is categorically exempt from the California Environmental Quality Act (CEQA), in accordance with Section 15331 the CEQA Guidelines.

Exhibit B  
(10 pages)

**NOW, THEREFORE, THE HISTORIC LANDMARKS BOARD AND PLANNING COMMISSION RESOLUTION HEREBY RESOLVE AS FOLLOWS:**

1. The project is exempt from the requirements of CEQA pursuant to CEQA Guidelines Section 15331, Existing Facilities.
2. A Design Review Permit for the construction of accessibility improvements (a local public enhancement project) at Plaza Vina Del Mar in accordance with the 2006 Settlement Agreement is approved based upon the findings provided in Attachment 1, and subject to the conditions of approval provided in Attachment 2. The project plans are provided in Attachment 3.

**RESOLUTION PASSED AND ADOPTED**, at the regular meeting of Historic Landmarks Board and the Planning Commission on the XX day of XX, 2012, by the following vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

---

Jeremy Graves, AICP  
Secretary to the Planning Commission

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

---

Vicki Nichols  
Secretary to the Historic Landmarks Board

Attachments:

- 1- Findings
- 2- Conditions of Approval
- 3- Project plans entitled "City of Sausalito Vina Del Mar Accessibility Project" date stamped September 20, 2012

I:\CDD\PROJECTS - ADDRESS\B\Bridgeway 700 - Plaza Vina Del Mar\DR 10-029 ADA\pccreso 10-3-12.doc

**HISTORIC LANDMARKS BOARD AND PLANNING COMMISSION RESOLUTION**

**OCTOBER 3, 2012**

**DR 10-029**

**VINA DEL MAR PARK**

**ATTACHMENT 1: FINDINGS**

**1. DESIGN REVIEW PERMIT FINDINGS**

In accordance with Zoning Ordinance Section 10.54 (Design Review Procedures), the Design Review Permit is approved based on the following findings:

- A) The proposed project is consistent with the General Plan, any applicable specific plans and Historic Design Guidelines.

*The project is limited to accessibility improvements as required by the Americans with Disabilities Act (ADA) and is therefore consistent with all applicable policies, standards, and regulations of the General Plan and Zoning Ordinance, including the Historic Design Guidelines.*

- B) 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 design of the improvements is the minimum necessary to provide accessibility to Plaza Vina Del Mar and the surrounding area in accordance with the 2006 Settlement Agreement and Release of All Claims at Plaza Vina Del Mar. Additionally, the materials utilized for the improvements will be compatible with the historic resources and nature of the park. Furthermore, a Historic Resource Evaluation Report prepared by Page and Turnbull dated September 2011 find the project to be consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties.*

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

*The improvements consist of providing disabled access to and from Plaza Vina Del Mar and will blend in with the existing park improvements.*

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

*Due to the location of the accessibility improvements no obstruction of public views are anticipated.*

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

*The subject parcel is not located along a ridgeline.*

- F) 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.

*The landscape features associated with the accessibility improvements consists of 5-foot wide concrete paths around the foundation and removal of the landing. No new landscaping is being considered as part of the project and no impacts to existing landscaping is anticipated due to the type and location of the hardscape improvements.*

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

*The accessibility improvements will not disrupt the existing light and air associated with the project site because the improvements are low profile and will not create any new mass and bulk associated with the project site.*

- H) 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.

*The project does not include the installation of new lighting, mechanical equipment, and/or chimneys. The project site is a public park and the improvements are necessary to provide disabled accessibility to the site, therefore, no impacts to the aesthetics, noise, and air quality will occur.*

- I) 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.

*As stated in the above finding, the project site is a well utilized public park located in the Public Parks (PP) Zoning District. No impacts to privacy and density will occur.*

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

*The project consists of providing accessibility improvements in order to enhance access to the site for all people.*

- K) The project site is consistent with the guidelines for heightened review for projects which exceed 80% of the maximum allowed Floor Area Ratio and/or site coverage, as specified in subsection E (Heightened [Design] Review Findings).

*Heightened Review is not required.*

## HISTORIC OVERLAY DISTRICT FINDINGS

Pursuant to Sausalito Zoning Ordinance Section 10.46 (Historic Overlay District), the Planning Commission and Historic Landmarks Board find:

1. The proposed new construction or alteration is compatible with the architectural and historical features of the structure and/or district.

*The project has been designed to be consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties, therefore ensuring the project will maintain and be compatible with the historic features associated with the Plaza Vina del Mar.*

2. The historical context of the original structure or district has been considered during the development and review of the proposal.

*The City of Sausalito consulted with Page and Turnbull, an architectural firm specializing in the conservation of historic buildings and sites, to ensure the project will not compromise any historical significance associated with the Plaza Vina del Mar. As specified in the Page and Turnbull memo dated August 2, 2012, the project will comply with the Secretary of the Interior Standards for the Treatment of Historic Properties.*

3. The criteria for listing the structure or site on the local register does not apply, or the Historic overlay district will not be affected by the new construction or alterations.

*As previously stated the project will not negatively impact the Downtown Historic Overlay Zoning District as summarized in the aforementioned Finding No. 2.*

4. The State Historic Building Code is being applied to minimize alterations to the original historic structure.

*The use of the Historic Building Code is not requested.*

5. The Secretary of Interior Standards for Treatment of Historic Properties have been used to review and consider the new construction and proposed alterations.

*The Historic Resource Evaluation Report prepared by Page and Turnbull dated September 2011 and the follow-up analysis by Page and Turnbull dated August 2, 2012, determined the project is consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties.*

6. Alternative uses and configurations have been considered as part of the Design Review process.

*As summarized in the March 10, 2010 and October 3, 2012 staff reports, a variety of project alternatives were considered. The project is found to be the best alternative in that it will be consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties while meeting the project objective of providing accessibility improvements to the Plaza Vina del Mar.*

7. Findings specified by Chapter 10.54 (Design Review Procedures) can be made.

*The Design Review Findings can be favorably made, as discussed in the Design Review Permit Findings above.*

8. The proposed new construction or alteration will be compatible with and help achieve the purposes of the Historic Overlay District (Chapter 10.28.040.A).

*The project will be compatible with the purposes of the Historic Overlay District, as described below.*

- To promote the conservation, preservation, and enhancement of the historic or architecturally significant structures and sites that form an important link to Sausalito's past;

*The project is designed to not impact those character defining features which render the Plaza Vina del Mar historically significant, while modifying the Plaza to provide accessibility improvements. The project is also found to be consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties.*

- To deter demolition, destruction, alteration, misuse or neglect of historic or architecturally significant buildings;

*As stated previously, the project is designed to not impact those character defining features which render the Plaza Vina del Mar historically significant, while modifying the Plaza to provide accessibility improvements. The project is also found to be consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties.*

- To stimulate the economic health and quality of the community and stabilize and enhance the value of property;

*The project will have a neutral impact on economic health, quality, and property value as the project consists of accessibility improvements to a public park.*

- To encourage development tailored to the character and significance of the historic district through sign and design review standards;

*As stated previously, the project is designed to not impact those character defining features which render the Plaza Vina del Mar historically significant, while modifying the Plaza to provide accessibility improvements. The project is also found to be consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties.*

- To provide review of projects located in the Historic Overlay District by the Historic Landmarks Board;

*The Historic Landmarks Board has conducted a public hearing regarding approval of a Design Review Permit related to the project.*

- To encourage the protection and reuse of structures, sites and areas that provide significant examples of the past or that are landmarks in the history of architecture;  
*As stated previously, the project is designed to not impact those character defining features which render the Plaza Vina del Mar historically significant, while modifying the Plaza to provide accessibility improvements. The project is also found to be consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties.*
- To preserve structures that are unique and irreplaceable assets to the city and its neighborhoods; and  
*As stated previously, the project is designed to not impact those character defining features which render the Plaza Vina del Mar historically significant, while modifying the Plaza to provide accessibility improvements. The project is also found to be consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties.*
- To provide appropriate settings and environments for historic structures.  
*The project is found to be appropriate for its setting as it relates to the historic significance of the project and as supported by the Historic Resource Evaluation Report prepared by Page and Turnbull dated September 2011 and the follow-up memo prepared by Page and Turnbull dated August 2, 2012 regarding the project materials.*

I:\CDD\PROJECTS - ADDRESS\Bridgeway 700 - Plaza Vina Del Mar\DR 10-029 ADA\pceso 10-3-12.doc

HISTORIC LANDMARKS BOARD AND PLANNING COMMISSION RESOLUTION  
OCTOBER 3, 2012  
DR 10-029  
VINA DEL MAR PARK

ATTACHMENT 2: CONDITIONS OF APPROVAL

These conditions of approval apply to the plans prepared by the City of Sausalito's Public Works Department and RHAA, entitled "City of Sausalito Vina Del Mar Accessibility Project" and the date-stamped received September 20, 2012. ***[heading may be modified based on project approved by the HLB and Planning Commission]***

**General**

1. Upon building permit submittal the Conditions of Approval shall be shown on all construction drawings.
2. Upon building permit submittal the applicant shall provide a written response demonstrating compliance with each Condition of Approval.
3. The project shall adhere to all recommendations in the Arborist Report dated February 10, 2010.
4. No exterior lighting is approved for the project.
5. The truncated domes utilized for the project shall be the same type and color utilized for the City's Non-motorized transportation project improvements on Humboldt Street, Bay Street, and Anchor Street.

**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. This approval will expire in two (2) years from the date of adoption of this resolution if the property owner has not exercised the entitlements hereby granted, or an extension has not been filed prior to the expiration date.
2. An approval granted by the Historic Landmarks Board and the Planning Commission does not constitute a building permit or authorization for construction. Appropriate construction permit(s) issued by the Building Division must be obtained prior to construction.
3. The Community Development Director may authorize minor alterations to the approved plans and conditions of approval in accordance with Section 10.50.180 of the Zoning Ordinance. Major changes and alterations to the approved plans and conditions of approval shall be reviewed and approved by the Planning Commission in accordance with Section 10.84.070(B)(2) of the Zoning Ordinance.

4. Pursuant to Municipal Code Section 10.54.100, construction activities under taken in accordance with a design review permit shall comply with the construction time limit regulations based upon the project's valuation. Construction projects which are not completed within the time limits are subject to daily penalties.

I:\CDD\PROJECTS - ADDRESS\B\Bridgeway 700 - Plaza Vina Del Mar\DR 10-029 ADA\pcreso 10-3-12.doc

HISTORIC LANDMARKS BOARD AND PLANNING COMMISSION RESOLUTION  
OCTOBER 3, 2012  
DR 10-029  
VINA DEL MAR PARK

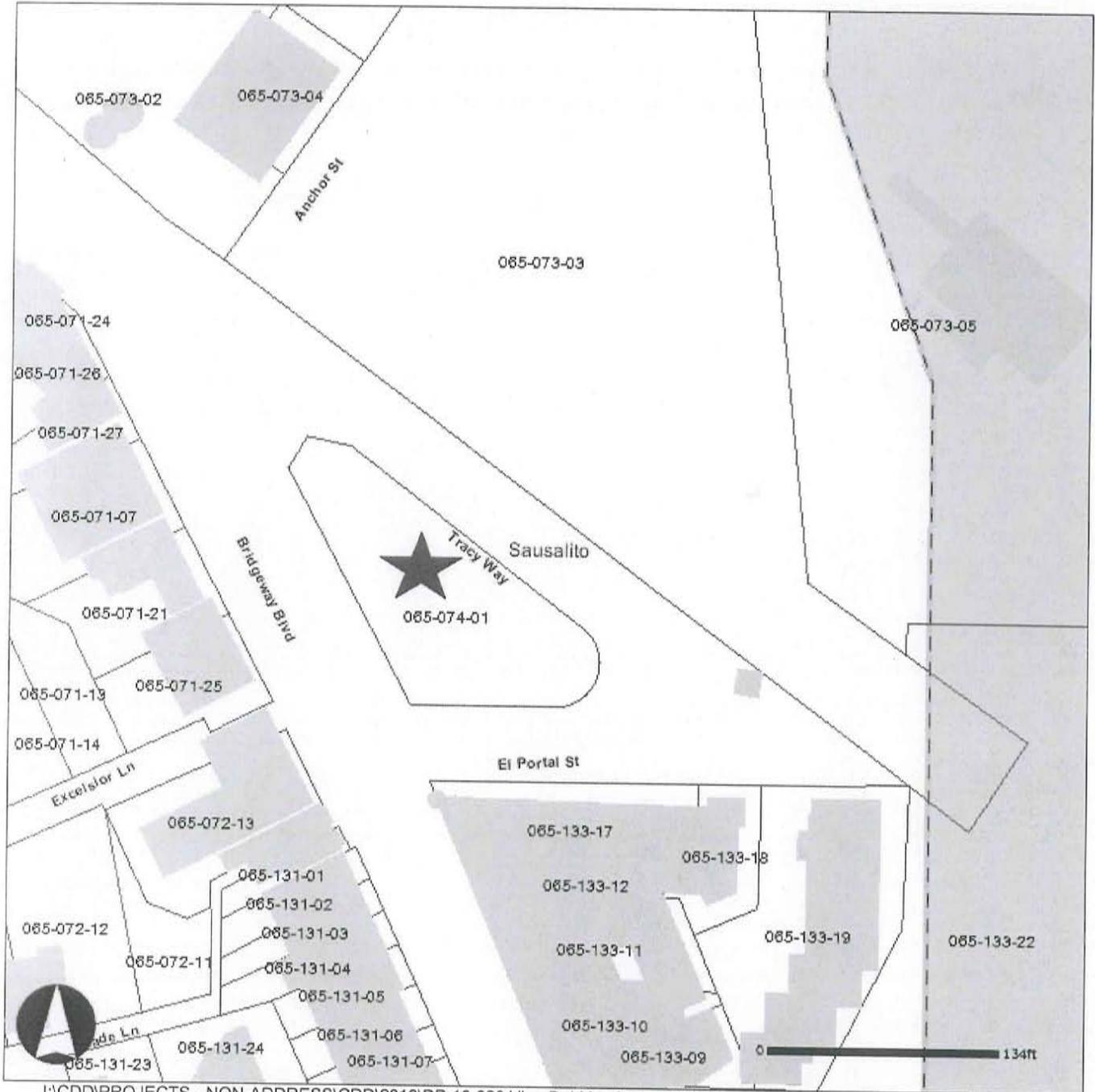
ATTACHMENT 3: PROJECT PLANS

I:\CDD\PROJECTS - ADDRESS\B\Bridgeway 700 - Plaza Vina Del Mar\DR 10-029 ADA\pcreso 10-3-12.doc

# VICINITY MAP

## Vina Del Mar Park

### DR 10-029



I:\CDD\PROJECTS - NON-ADDRESS\CDD\2010\DR 10-029 Vina Del Mar Accessibility Project\Vicinity Map.doc

*Exhibit B  
(1 page)*

BLANK



# CITY OF SAUSALITO

Mike Kelly, Mayor

Adam Politzer, City Manager  
420 Litho Street, Sausalito, California 94965  
Telephone: 415-289-4100 • WWW.CITYSAUSALITO.CA.US

RECEIVED

SEP 27 2012

CITY OF SAUSALITO  
COMMUNITY DEVELOPMENT

September 20, 2012

Planning Commission of the City of Sausalito  
Historic Landmarks Board of the City of Sausalito

**Subject: Transmittal of Application for Design Review Permit  
Plaza Viña del Mar – “No Landing Alternative”**

Honorable Planning Commissioners and Historic Landmarks Board Members:

After a series of attempts to address issues related to accessibility in Plaza Viña del Mar dating as far back as 1996, the no landing project before you was selected by your City Council on July 12, 2011 as the preferred alternative (Project) to satisfy an agreement to settle a lawsuit brought against the City in 2005 regarding (in part) access for persons with mobility disabilities to the fountain and the plaza area of Plaza Viña del Mar.

The Project will (1) remove the existing raised concrete and brick landing, steps and handrails and replace them with an at-grade scored and colored concrete and brick landing extending to the back of curb along Bridgeway; (2) remove and replace the existing asphalt paving along the easterly side of the landing with a 10' wide scored and colored concrete surface; and (3) provide an almost circumferential 5' wide scored and colored concrete path around the Plaza's historic fountain. The existing wooden utility shed will be removed and replaced with an electrical code compliant stainless steel pedestal to house certain pump, lighting and irrigation controls along with PG&E's electric meter. The pedestal will be coated with a dark olive green coating to minimize visual impact.

At the three corners of the plaza, the intersections of Bridgeway/El Portal, El Portal/Tracy Way, and Bridgeway/Tracy Way, the existing curb ramps will be removed and replaced with new ramps and landings constructed of seeded aggregate concrete along with detectable warning surfaces. The war memorial plaza area southerly of the confluence of Bridgeway and Tracy Way will be modified to accommodate the new level landing and ramp at that intersection.

More particularly, items to be removed include:

- removal of the existing raised landing, steps and handrails,
- removal of the existing wood utility shed,
- removal of the existing underground concrete vault below the existing raised landing and replacement with a smaller pre-cast vault,
- removal of the existing brick and concrete sidewalk along Bridgeway in front of the existing raised landing,
- removal of approximately 85 square feet of existing asphalt paving between the bottom of the easterly steps of the raised landing and fountain,
- removal of approximately 450 sq. ft of grass turf,
- removal of existing noncompliant curb ramps at the corners of Bridgeway/El Portal, El Portal/Tracy Way, and Bridgeway/Tracy Way,
- removal of the existing benches at the corner of El Portal and Tracy Way,

Administration: (415) 289-4167  
Recreation: (415) 289-4189

FAX NUMBERS:  
Community Development: (415) 339-2256  
Public Works Engineering: (415) 339-2256

Library: (415) 331-7943  
Public Works Maintenance: (415) 289-4138

*Exhibit C  
(3 pages)*

- war memorial plaza brick to be cut and partially removed to allow for the level landing and ramp and at Bridgeway/Tracy Way,
- removal of one of the benches at the war memorial plaza,
- turning off the water to the non-accessible drinking fountain located at the corner of El Portal and Tracy Way

Items to be constructed:

- an at-grade level landing composed of scored colored concrete (Davis Color Mesa Buff), brick, McNear Brick color "Newcastle," in a running bond pattern, extending from the easterly edge of the existing raised landing to the back of curb on Bridgeway (alternatively within the same foot print as the existing raised landing),
- metal utility pedestal (color dark olive green),
- underground vault to house the fountain pump,
- ten foot wide scored colored, Davis Color "Mesa Buff", concrete path to the fountain, approximately 50 square feet,
- five foot wide scored colored, "Davis Color Mesa Buff," concrete path around the majority of the fountain, approximately 450 square feet. The score lines are to be radial and align with the score lines in the existing fountain's grade ring,
- seeded aggregate concrete ramps and landings at the corners of Bridgeway/El Portal, El Portal/Tracy Way, Bridgeway/Tracy Way, along with unit paver detectable warning surfaces (manufactured by Pavestone, color "River Red"),
- corner of Bridgeway/El Portal:
  - new concrete curbs may be required to support the existing historical rock walls where adjacent to the ramps or landing,
- corner of El Portal/Tracy Way:
  - the existing benches are to be replaced by one bench with a back, clear space for shoulder to shoulder seating and by a new backless bench near the end of the historical rock wall to provide additional seating and to prevent pedestrians from walking out into the intersection from this street level landing. The proposed back and backless benches are "Knight Benches" manufactured by Forms + Surfaces,
  - new concrete curbs, as needed, to support the existing historical rock walls where the landing has been lowered to street level and where the proposed ramp is adjacent to the rock wall,
  - level landing scoring to match the existing radial scoring.
- corner of Bridgeway/Tracy Way:
  - a new freestanding rock wall similar in design to the historic Viña del Mar walls to prevent pedestrians from walking into the intersection from this street level landing,
  - reconfiguration of the War Memorial Plaza to accommodate the new landing, ramp and shoulder to shoulder seating, and removal of some of the existing brick and one bench.

New facilities will be compliant with the Americans with Disabilities Act, the California Building Code and Title 24 of the California Code of Regulations.

Within the limits of Plaza Viña del Mar's landscaped area there will be a net increase in hardscape of approximately 385 square feet.

In early 2010 and after several meetings with the Historic Landmarks Board (HLB) as well as a community meeting, staff brought a project before the Joint Planning Commission and HLB meeting of March 3, 2010 that was based upon the 1996 Design Review Board approved concept prepared by Paul Leffingwell. The differences between what was presented in 2010 and the Project now are:

- the raised landing, steps and majority of handrail were to be left intact and access to the raised landing was to be provided by an accessible ramp from El Portal,
- access to and around the fountain was to be provided by an accessible 48" wide decomposed granite path extending from El Portal to and almost entirely around the fountain,
- approximately 450 square feet of sod was to have been removed along with approximately 250 square feet of existing shrubs and planting to accommodate the proposed decomposed granite paths and accessible ramp,
- corner of El Portal and Tracy way did not propose to have any benches or to have an at grade level landing,
- brick and concrete sidewalk in front of the raised landing was not to be replaced.

The discretionary components of the Project are the colors, materials and textures for which a design review permit is sought. To assist staff in selecting materials, colors and textures, two local architects were asked for advice, Page & Turnbull was asked to provide guidance and review and Royston Hanamoto Alley & Abey Landscape Architects (RHAA) were engaged to provide detailed specification of colors and textures based on the input received and to prepare material boards.

The two local architects contacted independently suggested that red brick be used consistent with the existing appearance and with other elements of historic downtown structures. Subsequently, staff retained Page & Turnbull to review the Project. Page & Turnbull recommended a more neutral shade of brick and on this basis the McNear Brick color "Newcastle" was identified.

Your efforts and those of many citizens, past and present commissioners, board members and council members in evaluating this Project, and those that came before it are appreciated and respected. I trust that you will grant the necessary design review permit to allow the City to move forward to final design and construction of this Project.

Sincerely,  
City of Sausalito



Andrew Davidson  
Staff Engineer

BLANK





LEGEND:



NEW MEXICAN PEBBLE CONCRETE SIDEWALK, LANDING OR RAMP



NEW CONCRETE SURFACE, DAVIS COLOR "MESA BUFF"



TRUNCATED DOME'S



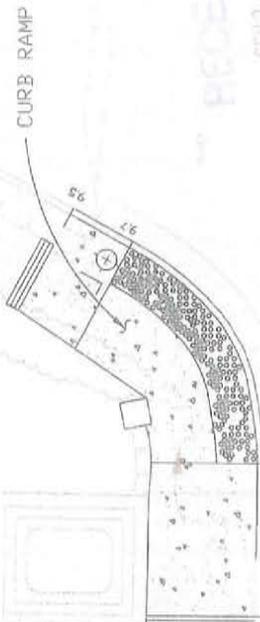
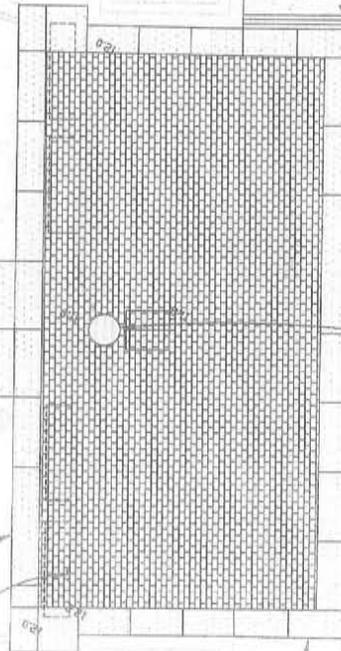
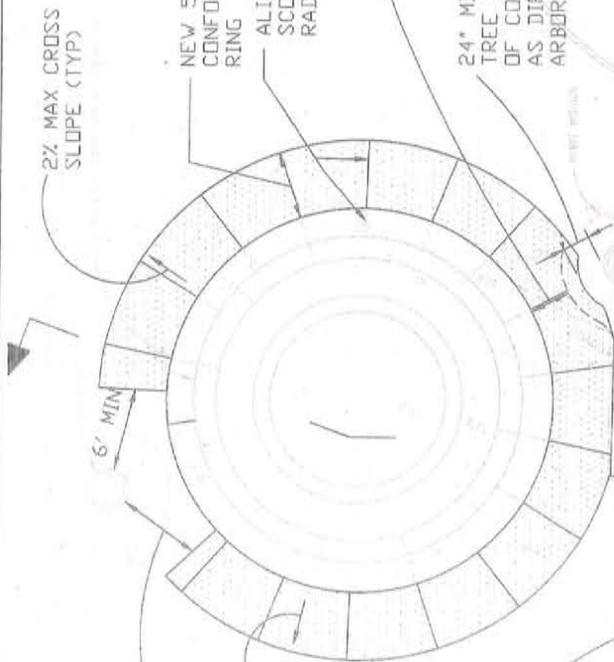
NEW BRICK SURFACE, MCNEAR BRICK COLOR "NEWCASTLE"

REMOVE EXIST RAISED LANDING, STEPS, HANDRAILS

REPLACE WITH AT GRADE CONCRETE AND BRICK SURFACE

CONFORM TO EXIST SIDEWALK AND BACK OF CURB

BRIDGEWAY



EL PORTAL

RECEIVED

SEP 20 2019

CITY OF SAUSALITO  
VINA DEL MAR

ACCESSIBILITY PROJECT

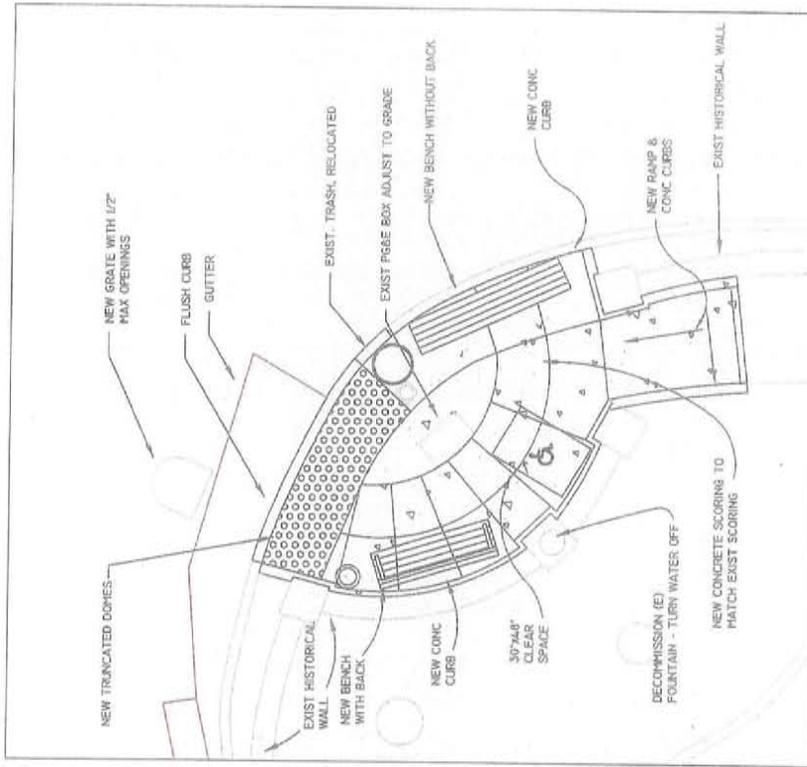
SCALE: 1/4"=1'-0"  
SHEET 2 - PLAZA

REMOVE AND RECONSTRUCT UNDERGROUND CONCRETE VAULT



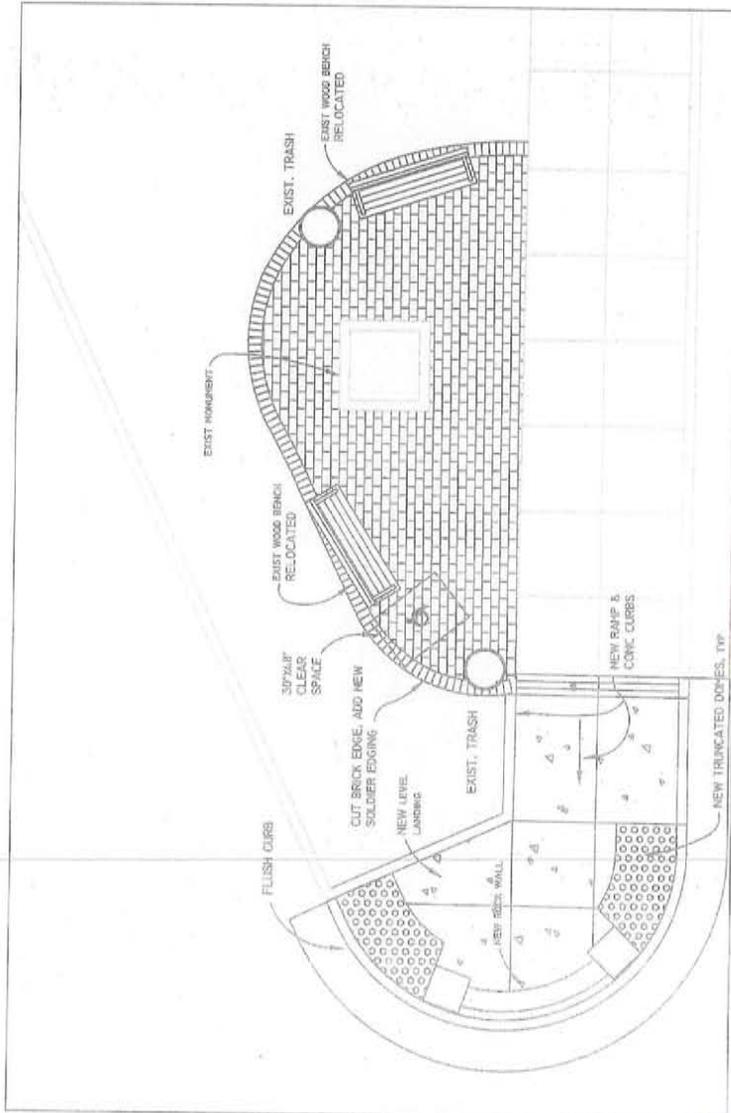
A/4  
PLAZA

17-SEPT-12  
DRAWN BY: AAD



CORNER OF EL PORTAL & TRACY WAY

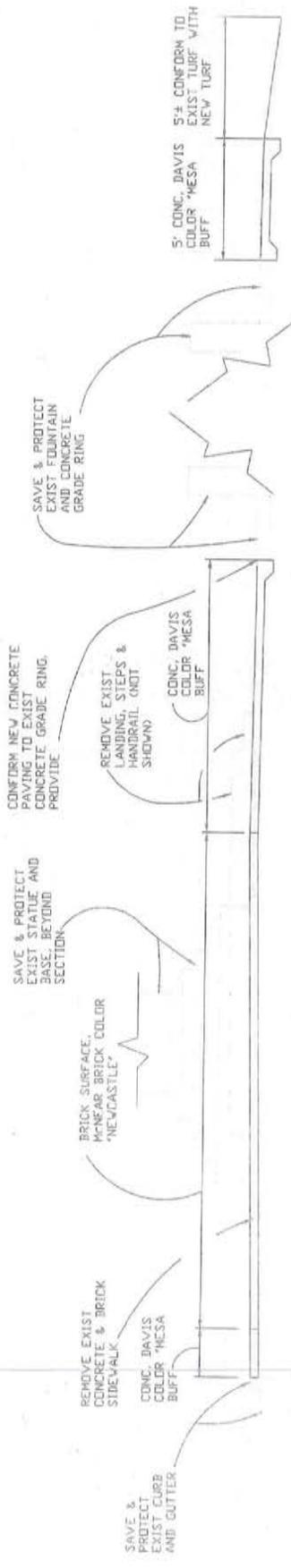
SEP 20 2012  
 CITY OF SAUSALITO  
 VINA DEL MAR  
 ACCESSIBILITY PROJECT  
 17-SEPT-12  
 DRAWN BY: AAD  
 SCALE: 3/8"=1'-0"  
 SHEET 3 - CORNERS



CORNER OF BRIDGEWAY & TRACY WAY



1. When not otherwise indicated, all dimensions are in feet and inches. Verify dimensions against proposed plan. See sheet 1 for details. 10/10/12 AAD/CS/MLL



SECTION A-A



RECEIVED

SEP 2 0 2012

CITY OF SAUSALITO  
COMMUNITY DEVELOPMENT

CITY OF SAUSALITO  
VINA DEL MAR

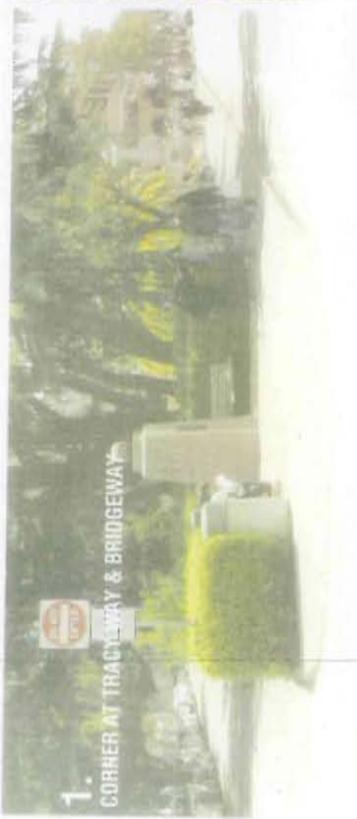
ACCESSIBILITY PROJECT

17-SEPT-12

DRAWN BY: AAD

SCALE: 1/2"=1'-0"

SHEET 4 - SECTION



1. CORNER AT TRACY WAY & BRIDGEWAY



2. CORNER AT TRACY WAY & EL PORTAL



3. MAIN PLAZA ALONG BRIDGEWAY



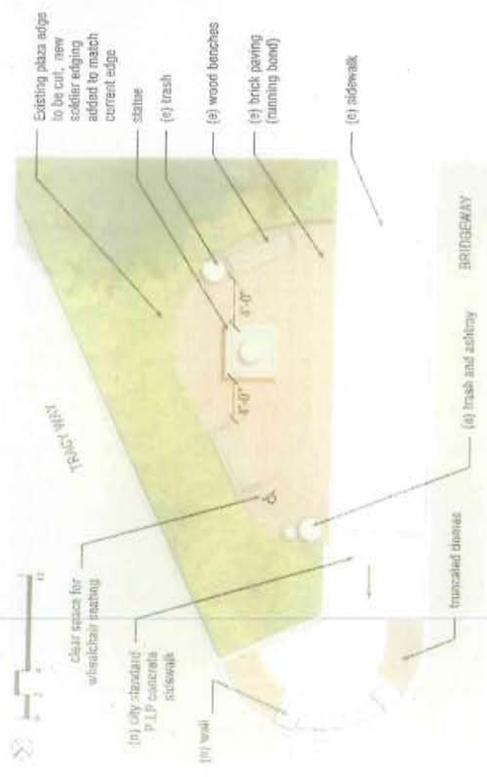
3. BRIDGEWAY & EL PORTAL

Sausalito Plaza Viña del Mar Existing Site Conditions

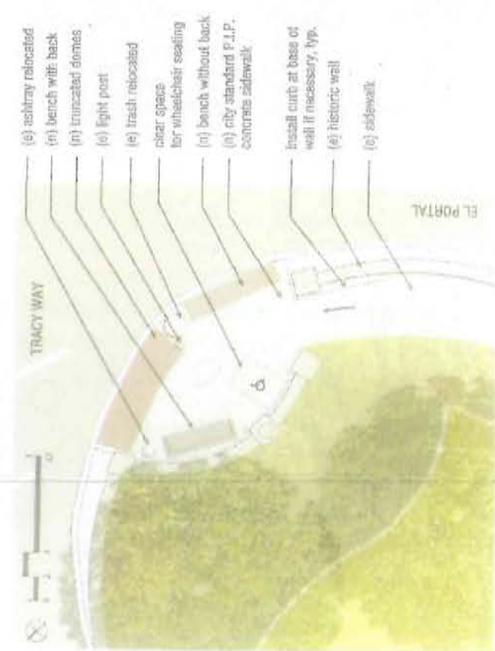
Accessibility Improvements

R | H | J | A  
ARCHITECTS

# 1. BRIDGEWAY & TRACY



# 2. EL PORTAL & TRACY



PROPOSED WALL



EXISTING BENCHES

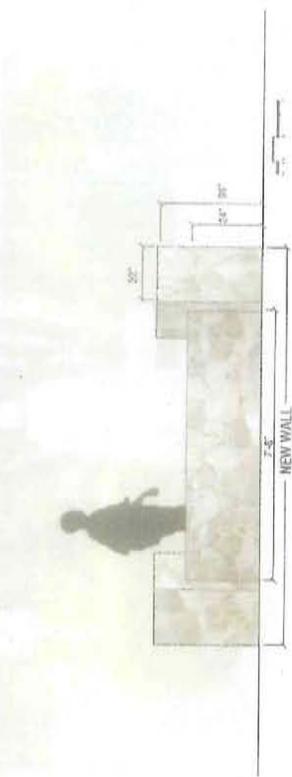


EXISTING BRICK PAVING



## NEW WALL ELEVATION

Color range and texture to match existing wall, as well as varied stone sizes and light joints, flat faces and wall edges.



EXISTING HISTORIC WALL



TRUNCATED DOME PAVERS



CITY STANDARD SIDEWALK



## PROPOSED BENCHES AT TRACY & EL PORTAL

Option 1. Bench with back and bench without back by Form+Surfaces, design



Option 2. Match style of existing benches. (One with back and one without)



### 3. PLAZA AT BRIDGEWAY



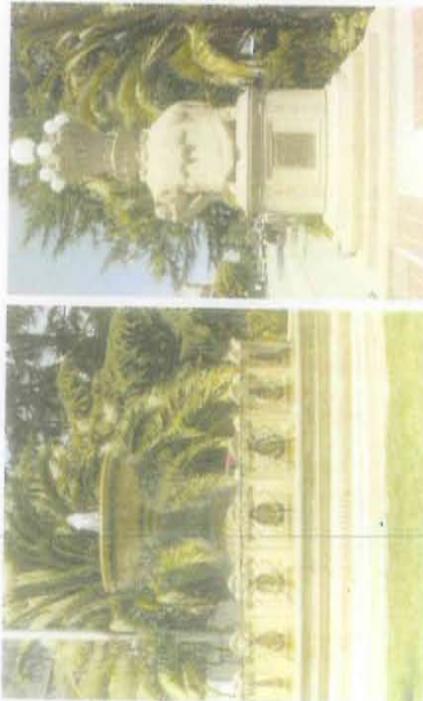
EXISTING CONCRETE BENCH



CITY STANDARD SIDEWALK



TRUNCATED DOME PAVERS

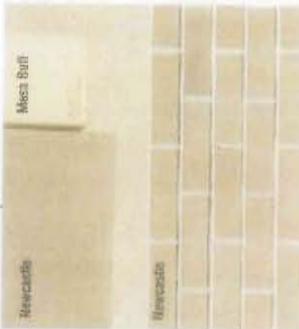


#### P.I.P. CONCRETE WITH INTEGRAL COLOR

Davis Color Mesa Buff is proposed to complement all concrete elements including the central water feature, the surrounding sidewalk and surface paving, as well as the two elephants and their concrete bases. Brick color options shown below.

#### Brick Option 1: (Preferred Option)

Newcastle, Commercial Brick by McHear



#### Brick Option 2:

Dunsmuir, Commercial Brick by McHear



#### Brick Option 3:

Red, Commercial Brick by McHear



### Sausalito Plaza Viña del Mar Improvements

Accessibility Improvements

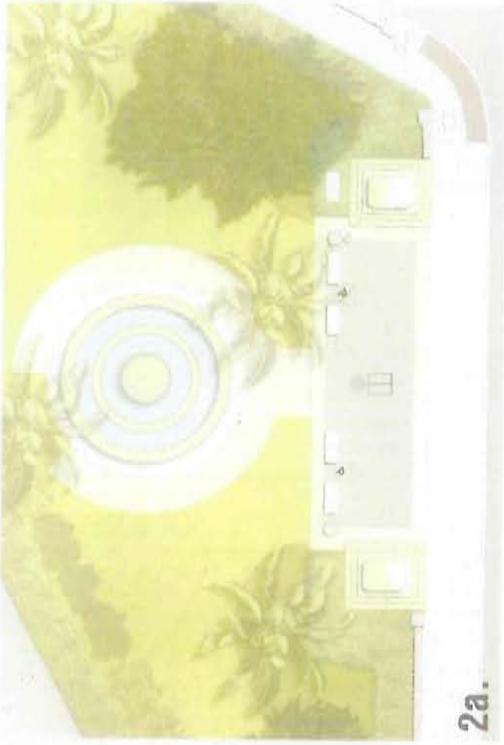
COMMUNITY DEVELOPMENT  
R | H | A | A  
11.11.2011

**OPTION 1: MATCH EXISTING BRICK PAVING**



1a.

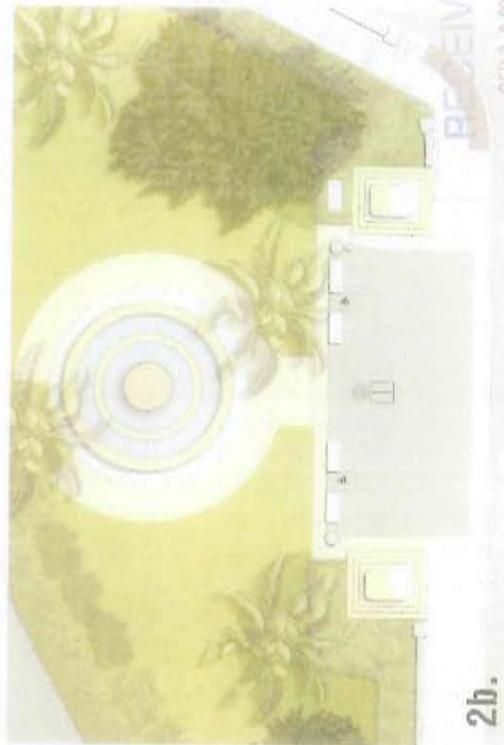
**OPTION 2: NEUTRAL BRICK SHADE**



2a.



1b.



2b.

RECEIVED  
SEP 20 2012  
CITY OF SAUSALITO  
COMMUNITY DEVELOPMENT  
R | H | A | A  
6 0 7 4

**Sausalito Plaza Viña del Mar Paving Options**  
Accessibility Improvements

RECEIVED

SEP 27 2012

CITY OF SAUSALITO  
COMMUNITY DEVELOPMENT DEPT

MEMORANDUM

DATE	August 2, 2012	PROJECT NO.	10244
TO	Andrew A. Davidson, Staff Engineer	PROJECT NAME	Plaza Viña del Mar
OF	City of Sausalito 420 Litho Street Sausalito, CA 94965	FROM	Johanna Kahn, Architectural Historian  Ruth Todd, Principal
CC	File	VIA	E-mail

REGARDING REVIEW OF REVISED PROJECT FOR PLAZA VIÑA DEL MAR

This memorandum was prepared by Page & Turnbull at the request of the City of Sausalito to review the revised project for proposed alterations to Plaza Viña del Mar, with particular focus on the material and color selections.

Page & Turnbull prepared a Historic Resource Evaluation (HRE) for Plaza Viña del Mar in 2011. The HRE included an analysis of two different schemes for a proposed accessibility upgrade project. The analysis concluded that, although both project alternatives appeared to largely comply with the *Secretary of the Interior's Standards for Rehabilitation* (Standards), the project alternative with no landing along Bridgeway (Project Alternative #2) was considered less intrusive and therefore more in compliance with the Standards. Page & Turnbull suggested improvement measures that would bring the preferred project alternative into full compliance with the Standards. The City of Sausalito has since revised the proposed project accordingly in the attached drawings dated May 25, 2012 and June 13, 2012. Additionally, the City has received a set of Improvement Plans prepared by RHAA, landscape architects. This set, dated June 2012, proposes materials and colors for the planned improvements.

**Path Around the Fountain**

As designed, the new 5'-0"-wide path around the fountain is constructed of colored concrete scored with a radial pattern. The path is not continuous: there is a break approximately 12'-0" in length intended to avoid a palm tree on the northeast side of the fountain. There is also a semicircular notch in the path intended to avoid a palm tree on the southwest side of the fountain.

Page & Turnbull approves of the use of radially-scored concrete for the path because it is compatible with the park's existing materials palette. In order to differentiate the new path from the historic concrete fountain, a change in concrete color is proposed. The new color should be differentiated from, but compatible with, both the original concrete paving and the fountain. Page & Turnbull agrees with RHAA's selection of an integral color concrete (Davis Color: Mesa Bluff) as the new compatible color. A mock-up, prepared and approved well in advance of construction, is recommended to ensure that the color is compatible for both the fountain area and the elephants' bases, since the concrete will abut both elements.

We understand that the new radial path must conform to accessibility standards and that the palm tree on the northeast side of the fountain prevents a challenge in this regard. The design as proposed meets accessibility standards by providing a 5'-0"-wide path that allows for wheelchair turnaround at its two ends. This is an acceptable solution.

Exhibit E  
(11 pages)

PAGE & TURNBULL

1000 RANSOME ST., STE. 100, SAN FRANCISCO, CALIFORNIA 94111  
2407 C ST., STE. B, SACRAMENTO, CALIFORNIA 95816  
417 S. HILL ST., STE. 217, LOS ANGELES, CALIFORNIA 90013

TEL 415.362.5154  
TEL 916.930.9903  
TEL 213.221.1200

FAX 415.362.5560  
FAX 916.930.9904  
FAX 213.221.1200

page-turnbull.com

### Level Pad to Replace the Raised Landing

As designed, a new level pad will replace the raised landing along Bridgeway that functions as the primary entry to the park. The new pad will be the same dimensions as the existing landing. The pad will feature new brick pavers with a rectangular border of scored concrete that matches the new fountain path. The extant brick and concrete sidewalk that separates the landing from Bridgeway will be replaced with an exposed aggregate concrete sidewalk.

The use of scored concrete for the rectangular border of the pad is appropriate, and care should be given to the dimensions of the scoring (see attached Main Plaza Concrete Scoring Pattern Options) as well as the color of the concrete as it relates to the adjacent elephants' bases, as mentioned above. While the brick surface at the entrance to the park is familiar to residents and park users, it is a non-historic material in Plaza Viña del Mar. The selection of brick for the primary surface of the new level pad represents a different era of development in the park, whose period of significance ranges from 1904 to 1936. The use of brick paving in the park did not occur until after the close of the period of significance; thus, the proposed red brick paving creates a false sense of history and would not be in compliance with Rehabilitation Standard 3. In light of this, Page & Turnbull recommends selecting a different paving material other than red brick. A more neutral-colored material, such as scored concrete or stone pavers, or a more neutral shade of brick is preferred. This would distinguish the lowered plaza as a distinct and separate "era of change" in the park's development. If scored concrete is selected, its color could match the border or be a darker, complementary shade of this color.

Because the fountain area is to acquire a new 5'-0"-wide path, the proper treatment of the new level pad is critical in order to maintain the visual hierarchy of the park's components. The plaza and elephants' bases are the dominant features of the park's composition, and the fountain was originally intended to be a smaller, freestanding landscape element. The new path around the fountain will place more emphasis on the fountain as a much larger element and will make it appear as dominant as the plaza. In order to reinforce the plaza and elephants' bases as the dominant features of the park, Page & Turnbull suggests extending the new plaza paving to Bridgeway, thereby eliminating the concrete sidewalk at that location and embracing it as part of the plaza. Extending the plaza area to Bridgeway would help to emphasize the entry to the park, would not require the removal of any historic materials, and would better preserve the proportional relationship between the plaza and the fountain. (See attached Main Plaza Concrete Scoring Pattern Options.)

### New Stone Walls

The proposed project includes a new stone seat wall that will be an extension of the historic stone wall at the intersection of El Portal and Tracy Way. The new wall will partially enclose the extant sidewalk and seating area, and will help to prevent visually impaired pedestrians from stepping into oncoming vehicular traffic. The top of the new wall will align with the top of the adjacent historic stone wall, and the overall dimensions of the new wall will be consistent with the old. The new wall will be compatible with the historic wall because the materials will be similar in color and scale. Also, the new wall will be differentiated because of its contemporary design: the faces will be smooth, the joints will be smaller, and there will be no concrete cap. (The purpose of the concrete cap on the historic walls was to provide a smooth surface on which to sit.) Two stone material options have been proposed by RHAA. Page & Turnbull believes that both options are acceptable and that materials should be compared on site in order to make a final decision regarding the more appropriate option.

The proposed project also includes a new freestanding stone seat wall that will follow the curve of the sidewalk at the intersection of Bridgeway and Tracy Way. There are no historic stone walls at the north end of the park, and the new wall will partially enclose the extant sidewalk, thereby helping to prevent visually impaired pedestrians from stepping into traffic while also providing additional seating and a sense of enclosure for this portion of the park. Page & Turnbull approves of the location and appearance of the new stone wall at Bridgeway and Tracy Way. Its appearance will be similar in color, material, and dimension yet different in texture, allowing it to be interpreted as a new element among historic elements. The new freestanding wall will be compatible with the park's existing materials palette.

Page & Turnbull closely investigated the intersection of El Portal and Tracy Way and noted that the radially-scored concrete paving of the small plaza is designed to align with the existing historic wall piers and creates a nicely proportioned open space that would be negatively impacted by the addition of an extended wall. We suggest that the proposed wall be eliminated and that site furnishings (e.g. a planter or a trash or ash receptacle as currently exists in this location) be installed if protection for visually impaired pedestrians is desired, which is the purpose of the proposed wall as we understand it to be. Additionally, the proposed truncated domes, as currently designed, terminate at the existing streetlight. This creates an unsafe condition; the truncated domes should be reduced in area, or the streetlight (at the center of the radial composition) should be relocated.

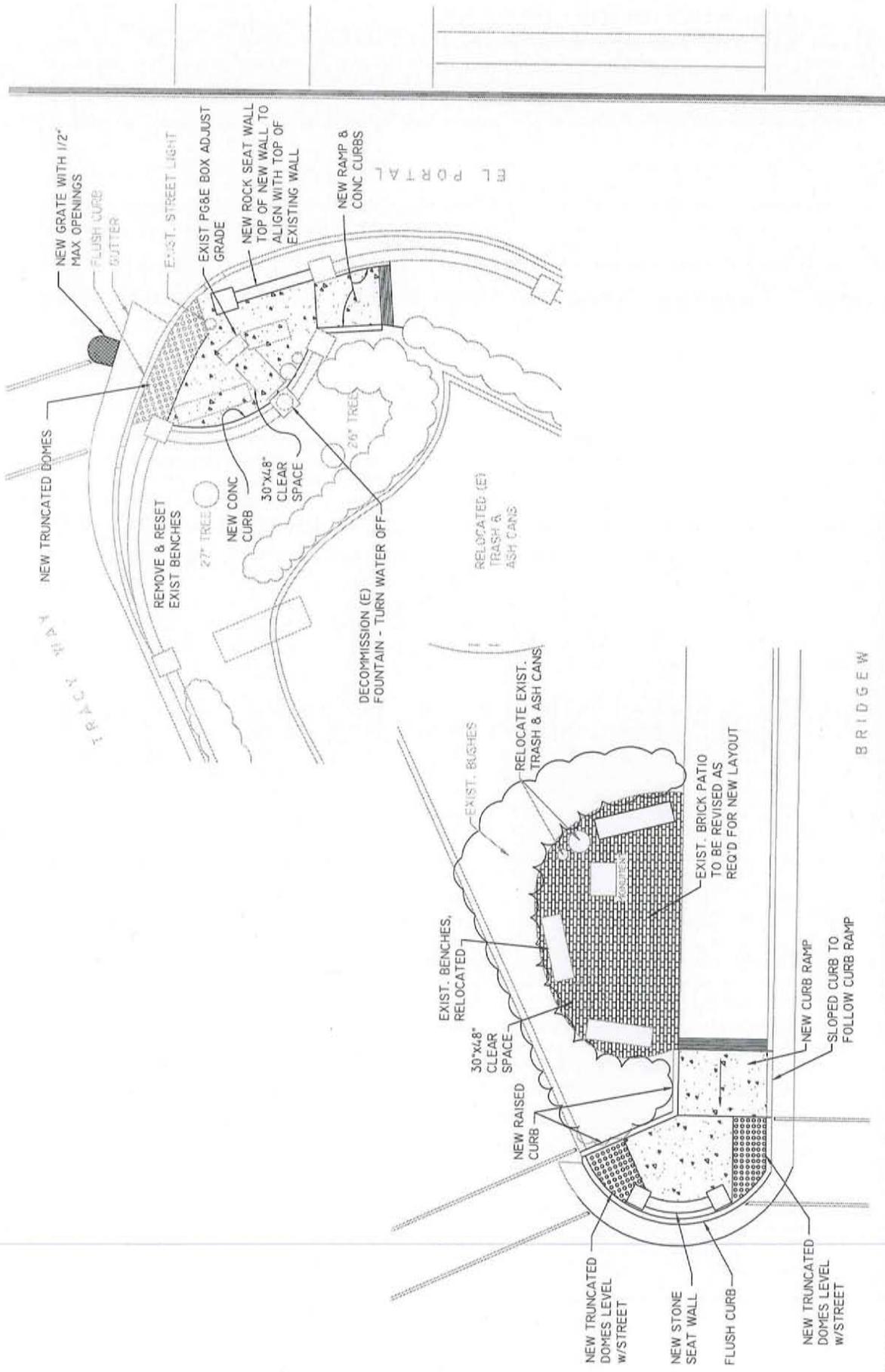
Furthermore, the plaza area at the intersection of El Portal and Tracy Way will be reconstructed to be six to eight inches lower than the existing plaza, in order to satisfy ADA requirements. A curb will be added in front of the curved stone wall that separates the plaza from the park, which will fill the gap between the wall and the lowered grade. Page & Turnbull advises that the curb be as flush as possible to the wall, and that the new paving be scored to match the original paving. The area should be photo-documented prior to construction as an archival record, since historic fabric will be altered for reasons relating to code compliance. We also caution that mature tree root systems may be impacted by the lowered grade of the new paving; an arborist should be consulted in this regard.

#### Items for Further Investigation

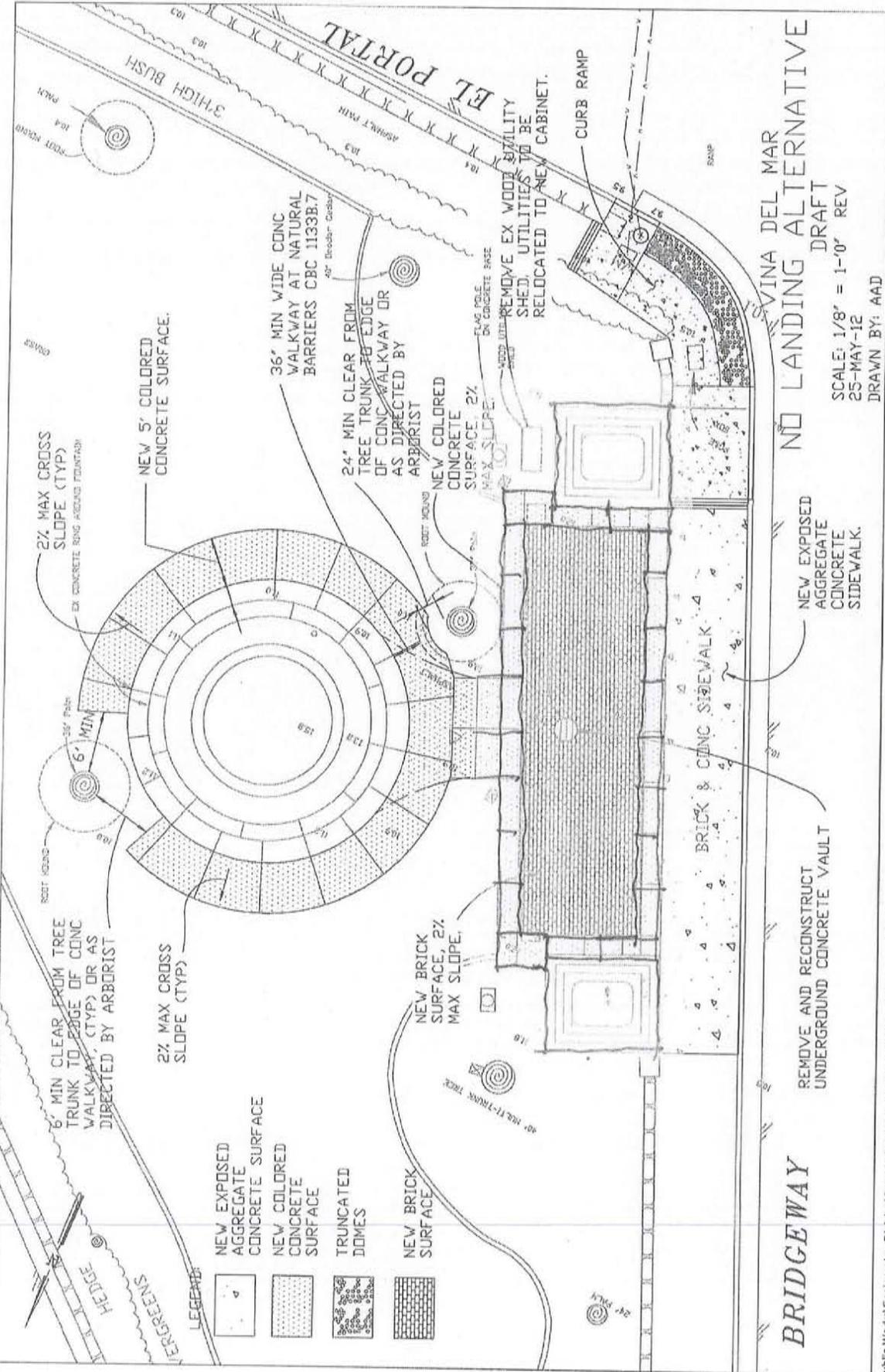
Page & Turnbull recommends that particular attention should be paid to the joints between the new level pad and the stepped bases of the elephant statues. There will be gaps and/or joints that will require patches or other methods of repair. Page & Turnbull recommends that an in-place mock-up on an inconspicuous area of the base be provided well in advance of construction so that the process of patch-to-match-existing can proceed without impacts to the construction schedule. Assistance with approvals of materials, color, and texture by a qualified design professional is advised.

Attachments: Revised drawings of the proposed project by the City of Sausalito, May and June 2012  
Main Plaza Concrete Scoring Pattern Options  
Site Photographs





**CONCRETE BORDER SCORING OPTION 1**



**BRIDGEWAY**

REMOVE AND RECONSTRUCT UNDERGROUND CONCRETE VAULT

BRICK & CONC SIDEWALK

NEW EXPOSED AGGREGATE CONCRETE SIDEWALK

NEW BRICK SURFACE, 2% MAX SLOPE

NEW 5' COLORED CONCRETE SURFACE

24" MIN CLEAR FROM TREE TRUNK TO EDGE OF CONC WALKWAY OR AS DIRECTED BY ARBORIST

36" MIN WIDE CONC WALKWAY AT NATURAL BARRIERS CBC 1133B.7

2% MAX CROSS SLOPE (TYP)

EL PORTAL

VINA DEL MAR

NO LANDING ALTERNATIVE

DRAFT

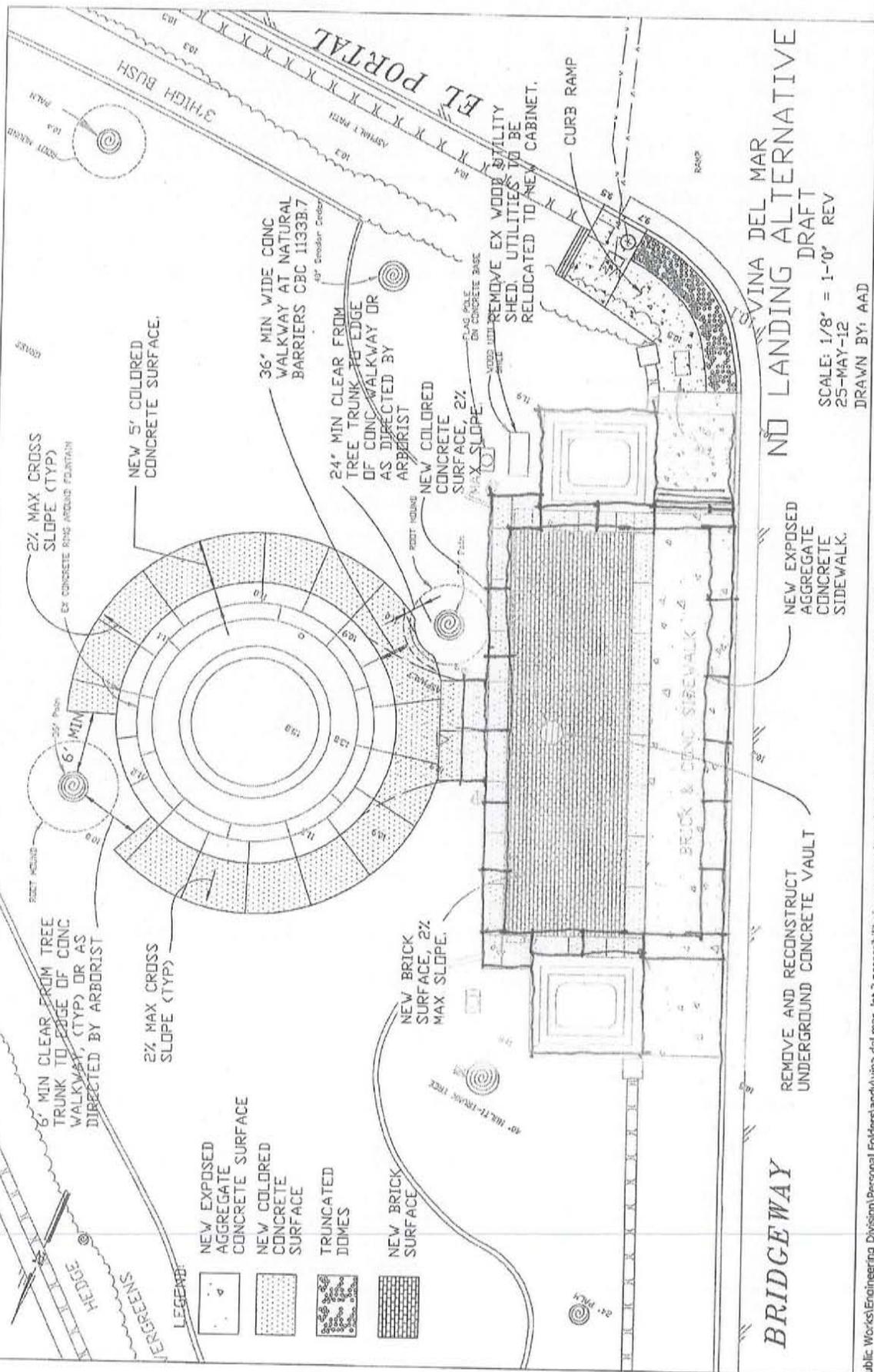
SCALE: 1/8" = 1'-0" REV

25-MAY-12

DRAWN BY: AAD

Public Works/Engineering Division/Personal Folders/standby/vina del mar. lot 2 accessibility improvements project/drawings/02ae tumbull recommendation.dwg. 5/25/2012 2:21:37 PM. 1:104.623

**CONCRETE BORDER SCORING OPTION 2**



**BRIDGEWAY**

**VINA DEL MAR**

**NO LANDING ALTERNATIVE**

DRAFT  
SCALE: 1/8" = 1'-0" REV  
25-MAY-12  
DRAWN BY: AAD

REMOVE AND RECONSTRUCT UNDERGROUND CONCRETE VAULT

NEW EXPOSED AGGREGATE CONCRETE SIDEWALK

- LEGEND**
-  NEW EXPOSED AGGREGATE CONCRETE SURFACE
  -  NEW COLORED CONCRETE SURFACE
  -  TRUNCATED DOWNS
  -  NEW BRICK SURFACE

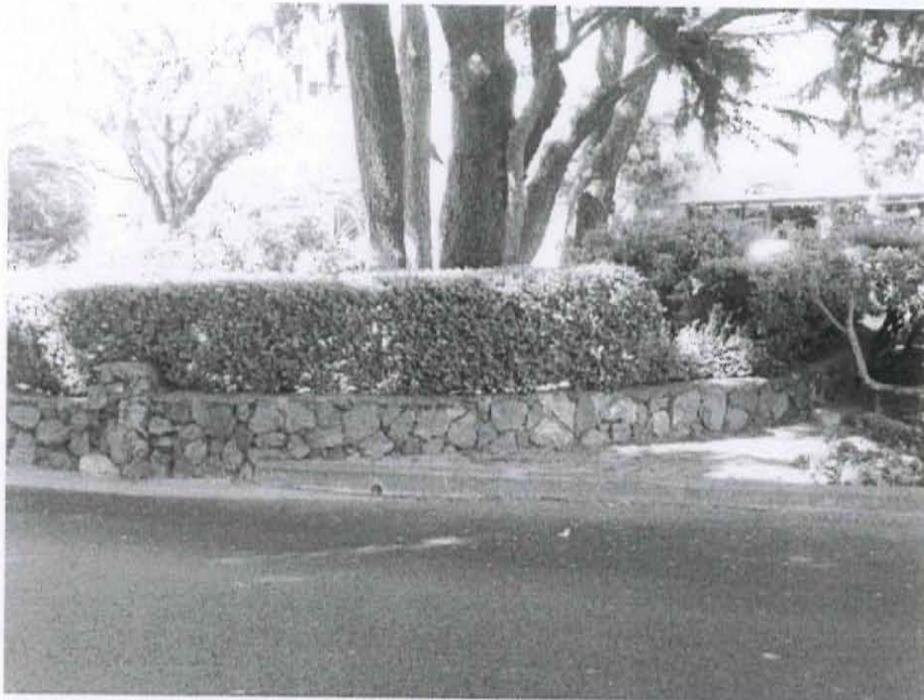
Public Works/Engineering Division/Personal Folder/standvina del mar. ltr. 2 accessibility improvements protect no landing alternative project/drawings/pace Turnbull recommendation.dwg. 5/25/2012 2:21:37 PM. 1:104.623



View of plaza and main entry to the park, looking southeast along Bridgeway.  
Source: Page & Turnbull, June 2012.



New lowered plaza will necessitate patches at existing elephant statue bases.  
Source: Page & Turnbull, June 2012.



Typical historic site wall.  
Source: Page & Turnbull, June 2012.



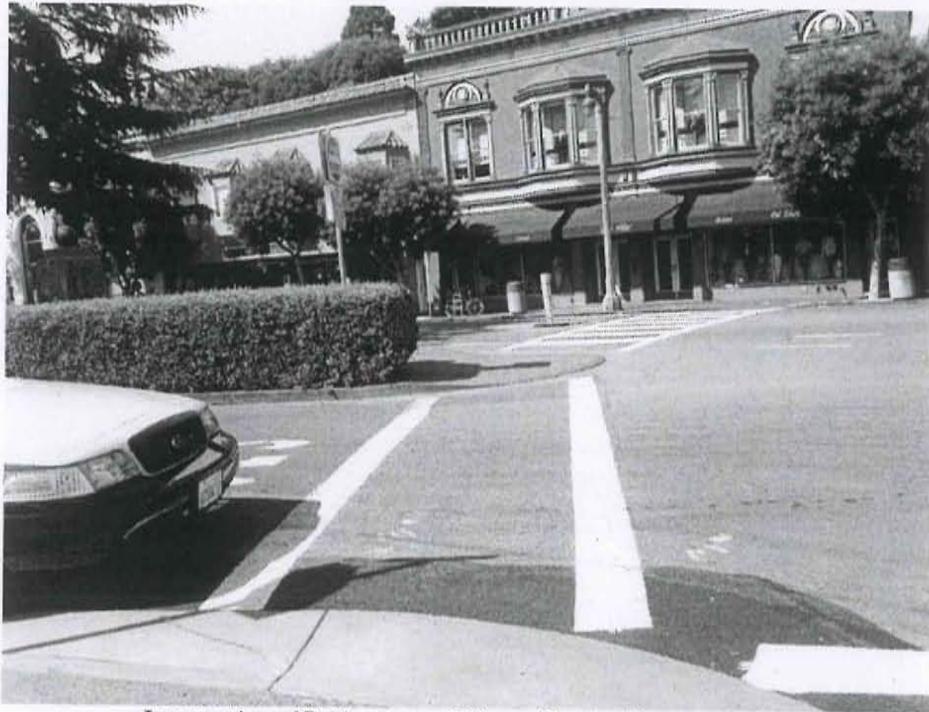
Intersection of El Portal and Tracy Way, looking north toward Tracy Way.  
Source: Page & Turnbull, June 2012.



Intersection of El Portal and Tracy Way, looking west along El Portal.  
Source: Page & Turnbull, June 2012.



Intersection of El Portal and Tracy Way. Notice historic stone walls and radially-scored concrete.  
Source: Page & Turnbull, June 2012.



Intersection of Bridgeway and Tracy Way, looking southwest.  
Source: Page & Turnbull, June 2012.



Intersection of Bridgeway and Tracy Way, looking southeast.  
Source: Page & Turnbull, June 2012.

BLANK

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42  
43  
44  
45  
46  
47  
48  
49  
50

**SAUSALITO PLANNING COMMISSION**  
**Wednesday, March 10, 2010**  
**Approved Minutes**  
**\*\*\*EXCERPT\*\*\***

**Call to Order—Joint Meeting with Historic Landmarks Board**

Chair Keller called the meeting to order at 6:30 p.m. in the Council Chamber of City Hall, 420 Litho Street, Sausalito.

**Planning Commission:**

Present: Chair Bill Keller, Commissioner Joan Cox, Commissioner Stafford Keegin,  
Commissioner Bill Werner  
Absent: Vice Chair Stan Bair

**Historic Landmarks Board:**

Present: Chair Thomas Theodores, Board Member Denina Frederickson, Board  
Member Vicki Nichols, Board Member Morgan Pierce, Board Member  
Brad Paul (arrived at 6:45)  
Absent: None

Staff: Community Development Director Jeremy Graves  
Associate Planner Heidi Burns, Associate Planner Lilly Schinsing,  
Assistant Planner Alison Thornberry, City Attorney Mary Wagner

**Approval of Agenda**

Chair Keller moved and Commissioner Werner seconded a motion to approve the agenda. The motion passed 3-0.

**Public Hearings**

**1. DR 10-029, Design Review Permit, City of Sausalito, Plaza Vina Del Mar.**

Design Review Permit to allow accessibility improvements at Vina Del Mar Park located at the intersection of Bridgeway with El Portal and Tracy Way (APN 065-074-01).

The public hearing was opened. Associate Planner Burns presented the Staff Report.

**Commission questions to staff:**

- Why was it suggested to run the 48-inch walkway directly across as opposed to cutting through, which necessitates removing bushes in the planter area? *Staff responded the consulting arborist determined the suggested path is needed to avoid the taproots of the cedar tree and moving the path to the east would affect the root system of the palm tree.*

Staff Engineer Andy Davidson made a presentation on the project.

*Exhibit F  
(6 pages)*

1 Gary Waters of Architerra Macrae Architects, the City's design consultant, made a  
2 presentation on the project.  
3

4 Commission question to Mr. Waters:

- 5 • Would the decomposed granite be conducive to ADA access and could it be  
6 messy? *Mr. Waters responded the path is ADA compliant. They propose to use*  
7 *"Gravel Pave," which is specifically designed to hold decomposed granite in*  
8 *place, accept heavy traffic loads, and provide an acceptable surface for*  
9 *wheelchair and walker use by providing a stable and firm surface. The Gravel*  
10 *Pave material is about 1 inch thick; a series of heavy-duty interconnected*  
11 *plastic rings in a roll. It is rolled out onto a compacted base, secured to the*  
12 *base, and filled with gravel. The gravel is held well by the ring system, but it is*  
13 *still loose to allow water and air to penetrate, so it is possible some loose*  
14 *gravel could come out.*
- 15 • How are you avoiding the ADA or the California Building Code requirement for  
16 the handrails on the stairs? *Mr. Waters responded the stairs are not ADA*  
17 *compliant but are not being addressed at this point because they are not part*  
18 *of the Settlement Agreement. From a Building Code point of view the California*  
19 *Building Code (CBC) states when specific access improvement projects are*  
20 *done, the scope of work can be limited to the actual proposed access*  
21 *improvement without triggering other access work. From an ADA point of view*  
22 *this is an existing facility separate from other major improvements that would*  
23 *involve working on the stairs. The City is obligated to provide program access*  
24 *to the park, so the agreement in the Settlement Agreement is that by providing*  
25 *the ramp up to the platform and the walkway around the fountain the City has*  
26 *met its obligations for program access to the park so upgrades to the stair*  
27 *railings are not required at this point.*
- 28 • Why does the walkway around the fountain narrow to less than 4 feet at the  
29 westerly palm tree? *Mr. Waters responded it narrows to less than 4 feet, but*  
30 *the overall walkway width is sufficient. There is close to 6-6.5 feet of walkway*  
31 *width around the fountain. There is a provision in the Code that says when*  
32 *encountering an impediment that restricts the pathway width it can be restricted*  
33 *for a certain distance; they are close to complying with that even in the Gravel*  
34 *Paved area. The path around the fountain comes to a dead end and they need*  
35 *a sufficient space for wheelchairs and walkers to turn around. Instead of*  
36 *creating a bump out they maintained the 48 inches all the way around.*  
37  
38  
39  
40  
41  
42  
43  
44

1 Commission question to staff:

- 2
- 3 • Do the terms of the Settlement Agreement specifically say access to the  
4 fountain has to be provided? *Staff responded yes, the City has agreed to*  
5 *provide access to the fountain in the upper landing of the steps at the*  
6 *Bridgeway Street entrance.*

7 Historic Landmarks Board (HLB) questions to Mr. Waters:

- 8
- 9 • The HLB desired to minimize the look of the railings on the ramps. Does the  
10 term "nosings" refer to the loop at the end of the railings, and are they  
11 required? *Mr. Waters responded the Code requires a 12-inch minimum*  
12 *extension that runs parallel to the ground beyond the run of the ramp into the*  
13 *landing before returning.*
  - 14 • Are the vertical bars of the railing for structural purposes and is that the  
15 minimum distance allowed? *Mr. Waters responded the vertical bars are at the*  
16 *minimum distance to provide structural support for the railing and match the*  
17 *verticals on the existing rails at the platform.*

18 Ed Gurka, the City's consulting arborist made a presentation.

19 Commission questions and comments to Mr. Gurka:

- 20
- 21 • If the pathway were to be put in on the east side of the cedar tree, at what  
22 distance from that tree would you feel most comfortable? *Mr. Gurka*  
23 *responded the further the better as the cedar's roots go out 30 feet.*
  - 24 • Will the cedar's root system go deeper the further out it goes from the tree, or  
25 will it remain 5-6 inches below the surface? *Mr. Gurka responded the roots will*  
26 *be within the top 12-18 inches of soil, but the tree roots are smaller at greater*  
27 *distances from the trunk. Within 4 feet of the tree are the buttress roots, but at*  
28 *30 feet out there are only secondary roots, if anything.*
  - 29 • The plan calls for building right up against the westerly palm tree. *Mr. Gurka*  
30 *responded the root ball for palm trees goes out only 2 feet out from the trunk.*  
31 *It is probable that 8-10 percent of the roots will be cut to install the pathway,*  
32 *but the roots will regenerate.*

33 The public comment period was opened.

34 Peter Van Meter, 4 Cloudview Circle, indicated the following:

- 35
- 36 • The consensus at the January 2010 workshop was it may be feasible to lower  
37 the platform, which has no historical significance because it was rebuilt in the  
38 1980s, to provide access to the fountain directly from Bridgeway. Staff was to  
39 have investigated that possibility and reported at tonight's meeting. He would  
40 like to hear staff's additional study. *Staff responded the platform is considered*  
41 *an historic element and to review the feasibility of lowering it they would need*  
42 *to hire an architectural historian to prepare an evaluation. It would also be*  
43 *subject to further CEQA review. In addition lowering the platform might be a*  
44 *major design change and subject to the voter approval requirement of*  
45 *Ordinance No. 1128. Staff is looking at the least amount of work needed to*  
46 *comply with the terms of the Settlement Agreement.*
- 47  
48  
49  
50

- Staff concludes the Settlement Agreement trumps Ordinance No. 1128, but citizens may challenge that opinion.

Michael Rex indicated the following:

- He attended the January 2010 workshop and does not see a reason for dead ends on the fountain pathway. People will not turn around but will squeeze along the concrete or tread over the lawn. If the path goes along each side of the westerly palm tree, it could do the same on the east end.
- Lowering the platform would make the fountain more a part of the streetscape, negate the need for ramps, provide no impact on the trees, and would be more ADA compliant. The intent of the ADA is to remove barriers seamlessly so people in wheelchairs are not treated separately. The direction to do the minimum needed to meet the Settlement Agreement is driven by fear of cost over process.

Jacques Ullman, 423A Litho Street, indicated the following:

- He attended the January 2010 workshop and is disappointed at the lack of response to the majority of opinions expressed there, mostly related to the steps.
- When concentrating on design only it is obvious the platform should be lowered. It would eliminate all the problems of tree impact, gravel, et cetera and eliminate the ugly railings.
- There should be a better flow around the corner on the northern end, which is an awkward corner. It will be congested and people will bump against each other.
- In response to Mary Ann Sears' suggestion that people are damaging the fountain by walking and sitting on it, a solution could be to remove the platform and erect a stonewall similar to the others with a gate in the middle. People could sit on the wall with the fountain in the background and the gate could be opened for special events.

The public comment period was closed.

Commission questions to staff:

- Is there a time limit on the Settlement Agreement? *Staff responded the time limit has expired. The improvements were to have been completed within two years of the approval of the agreement in 2006, which is one of the reasons the plans are limited to the accessibility issues.*
- Is staff convinced if the platform were to be removed that it would fall under Ordinance No. 1128? *Staff responded they are not convinced, but they do have historic photographs showing the platform. Removing the platform is a larger design change than the current project.*
- Is there a design that is part of the Settlement Agreement and does the agreement require compartment with the concept of those designs? *Staff responded the plaintiff's expert submitted suggestions, but the City is free to choose another manner of providing accessibility. If the City does something different then the plaintiff's expert will review the proposed pathways for the*

1 *limited purpose of approving the accessibility issue, but will otherwise have no*  
2 *say over the design or aesthetic issues.*  
3

4 Historic Landmarks Board comments:

- 5
- 6 • The HLB has looked at this project as a very limited ADA issue. Any other  
7 design should be voted on by the citizens and has to be clearly vetted to  
8 determine if the platform is historic.
  - 9 • The platform is historic. There are literature and photographs showing it used  
10 as a reviewing stand. It was remodeled in the 1980s, but HLB believes it can  
11 be considered historic.
  - 12 • The HLB agrees with the proposed project, but would like to review:
    - 13 ○ Structures that house the relocated utilities;
    - 14 ○ The final landscape plan; and
    - 15 ○ The handrails.
- 16

17 Commission comments:

- 18
- 19 • The suggestion to remove the platform is good, but there should be a near-  
20 term solution to satisfy the plaintiff and ADA concerns.
  - 21 • The pathway solution could turn into a major thoroughfare with gravel scattered  
22 everywhere. The pathway could be improved if it were moved further east  
23 away from the cedar tree.
  - 24 • This plan is a banal, expedient degradation of the quality of the park in order to  
25 satisfy the terms of the Settlement Agreement. The proposed railings give no  
26 thought to the elegance of a handrail. The solutions are partial and  
27 compromised in terms of the access around the fountain that leave out both the  
28 state and ADA accessibility requirements and leave the City open to more  
29 lawsuits.
  - 30 • A temporary bandstand/viewing platform could easily be erected when needed  
31 if the platform were removed.
  - 32 • The proposed plan is not in the interest of the City, the quality of the space, or  
33 its historical significance.
  - 34 • The current design is far more abusive to the site than removing the platform  
35 would be, which is the obvious and best approach in terms of the overall  
36 design of the site and platform/fountain area. The City would be remiss if it did  
37 not explore and understand that option.
  - 38 • There is a lack of design cohesion due to the overriding interest in fulfilling the  
39 requirements of the Settlement Agreement.
  - 40 • A path around the fountain should go all the way around and not dead end.
  - 41 • We need to review a copy of the Settlement Agreement.
- 42

43 **Planning Commission Chair Keller moved and Commissioner Cox seconded a**  
44 **motion to continue the public hearing for Plaza Vina Del Mar Accessibility**  
45 **Improvements to a date uncertain. The motion passed 4-0.**  
46

47 **Historic Landmarks Board Chair Theodores moved and Board Member Pierce**  
48 **seconded a motion to continue the public hearing for Plaza Vina Del Mar**  
49 **Accessibility Improvements to a date uncertain. The motion passed 5-0.**  
50

1 Historic Landmarks Board Chair Theodores moved and Board Member  
2 Frederickson seconded a motion to adjourn the meeting of the Historic  
3 Landmarks Board. The motion passed 5-0.  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42  
43  
44  
45  
46  
47  
48  
49  
50

**SUMMARY OF THE PLAZA VINA DEL MAR HISTORIC RESOURCE EVALUATION  
REPORT DATED SEPTEMBER 2011 AND PREPARED BY PAGE AND TURNBULL**

**Prepared by the Planning Division Staff**

Page and Turnbull have completed the historic resource evaluation report (see link for the Report <http://www.ci.sausalito.ca.us/Index.aspx?page=695>) and have concluded the following:

- Plaza Viña del Mar appears eligible for listing in the Sausalito Local Register for its association with the 1915 Panama-Pacific International Exposition, Sausalito's early municipal development trends, and the contributions of Mayor Jacques Thomas.
- Plaza Viña del Mar appears to be eligible for individual listing on the California Register under Criterion 1 (event) and 2 (person), but does not appear to be eligible for listing on the National Register under any criteria.
- Plaza Viña del Mar's historic character defining features include:
  - Triangular parcel relative to vehicular and pedestrian circulation;
  - Location in downtown Sausalito with access to the waterfront and ferry terminal;
  - Central fountain;
  - Elephant sculptures and electric candelabra;
  - Peripheral rock wall and drinking fountain in the southwest corner;
  - Mature Canary Island date palms (original plant material);
  - Open lawn surrounded by low plantings; and
  - Spatial relationships of the elephants, fountain, and paved landing.
- Plaza Viña del Mar's non-historic character defining features include:
  - Site furnishings, including the benches and trash cans that do not appear to be original;
  - Landing, which was altered in the 1970s and therefore lacks integrity;
  - Metal railings installed in the 1970s;
  - Brick paving installed on the landing and sidewalk in the 1970s;
  - Asphalt walkway along El Portal and between the landing and the fountain;
  - Brick paving along El Portal;
  - Triangular extension at the north corner of the park including landscaping, hardscaping, and site furnishings; and
  - Electrical cabinet.
- Plaza Viña del Mar qualifies as a historic resource under CEQA and therefore must comply with the Secretary of the Interior Standards for the Treatment of Historic Properties.
- The No Landing alternative as proposed does not comply with the Secretary of the Interior's Rehabilitation Standard 9. However, a "Modified No Landing alternative" incorporating 1) a pathway around the fountain with a reduced width and 2) use of concrete instead of decomposed granite for the pathway paving material, would be consistent with all ten of the Secretary of the Interior's Standards for Rehabilitation.

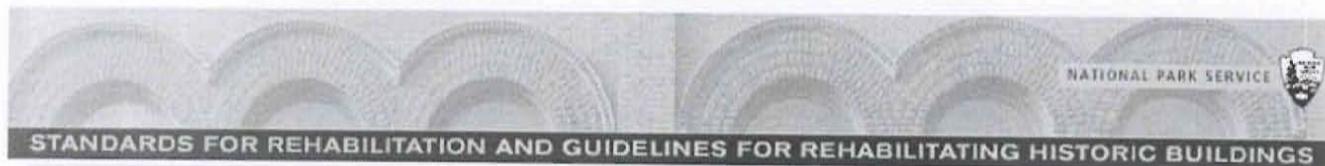
*Exhibit G  
(2 pages)*

- The Landing with Ramp alternative (presented to the Historic Landmarks Board and the Planning Commission on March 10, 2010) does not comply with Rehabilitation Standard 9. On page 28 Page and Turnbull state,

"[D]espite retaining the landing, the new construction will interfere with and overpower the simple design of the park. Installing the wide decomposed granite accessible walkway from the El Portal sidewalk to and around the central fountain will reduce the lawn area and affect the relationship of the fountain to the lawn . . . The introduction of the new ramp and railing behind the southernmost elephant adds another element to the front of the park, and interferes with the simple arrangement, visual connection and setting of the [Panama-Pacific International Exposition] artifacts.

"Because the new work will not be compatible with the materials, scale, and proportions of the historic park, the park's integrity would be diminished by this project alternative. This project alternative therefore does not comply with Rehabilitation Standard 9."

I:\CDD\PROJECTS - ADDRESS\B\Bridgeway 700 - Plaza Vina Del Mar\DR 10-029 ADA\Staff Reports\Summary of September 2011 Historic Resource Evaluation.docx



# standards for rehabilitation



## -GUIDELINES-

### The Approach

#### **Exterior Materials**

Masonry

Wood

Architectural Metals

#### **Exterior Features**

Roofs

Windows

Entrances + Porches

Storefronts

#### **Interior Features**

Structural System

Spaces/Features/Finishes

Mechanical Systems

#### Site

#### Setting

#### **Special Requirements**

Energy Efficiency

New Additions

Accessibility

Health + Safety

## THE STANDARDS

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in a such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Guidelines for Rehabilitation-->

HISTORICAL OVERVIEW - PRESERVING - rehabilitating - RESTORING - RECONSTRUCTING

main - credits - email

Exhibit H  
(1 page)

ITEM NO. 3 PAGE 55

BLANK

## Heidi Burns

---

**From:** Andrew Davidson  
**Sent:** Tuesday, January 19, 2010 1:09 PM  
**To:** Todd Teachout; Heidi Burns  
**Subject:** FW: Vina del Mar - Additional comments related to last night's meeting

-----Original Message-----

**From:** puleffwell@aol.com [mailto:puleffwell@aol.com]  
**Sent:** Thursday, January 14, 2010 3:49 PM  
**To:** Andrew Davidson  
**Cc:** jacquesullman@sbcglobal.net  
**Subject:** Vina del Mar - Additional comments related to last night's meeting

Andy,

This e-mail is a follow-up after last night's workshop on accessibility at Plaza Vina del Mar. I came to the meeting with some comments on the solutions proposed outside the park proper and was not prepared for the breath of the discussion, particularly inside the park. This plan was developed in 1996 in conjunction with an appointed (uncompensated) group of design professionals charged with developing ideas/solutions to perceived problems in the downtown area. The ADA access solutions discussed at that time had a strong impact on the character of the park. I prepared this plan to present a subtler and less invasive solution to the problems.

I received a courtesy call from your consultant a couple of months ago telling me they were using our plan of 1996 as a basis for their work to resolve the ADA access concerns. I thought the ramp behind the southerly elephant and access to the fountain area were the only parts of the plan being used. That was however not confirmed in my conversation. I still believe these are the only important aspects of the plan. I believe and support the request made last night that the changes required by ADA standards be separated from other proposed changes. Since my firm developed the plan 13 years ago, I am concerned that up to date information be considered and a few comments follow.

The details and materials noted on the 1996 plan would require updating this many years after preparation. One important item would be the quarry fines paving. The brown quarry fines, noted on the drawings, are not available any more. The quarry fines used on the project should be subtle and subdued in color. They should be visually secondary to the other elements of the park. The now commonly used quarry fines are an unpleasant greenish-gray or bright gold-yellow and would visually conflict with the other elements. The installation detail proposed last night is likely the best for the trees affected by the paving. Allowing water and air penetration is essential. There is always a problem with quarry fines used as paving since it will be tracked out to the hard paving or lawn unless stabilized with a binder that reduces water and air penetration which in this case would be negative as it affects the trees. The particles also lodge in the soles of shoes, particularly tennis shoes.

During last night's meeting there appeared to be little recognition that the soil depth and soil quality in the park is way less than ideal. This park from a horticultural point of view is essentially a roof garden. The standard minimum depths of good soil for a roof garden are 12-inches for lawn, 18-inches for small shrubs and ground covers, 24-inches for shrubs and 36-inches for large shrubs and small/medium trees. Besides the soil concerns very good drainage is necessary. None of these conditions exist in this park. I suggest that

unless these conditions are met new planting areas should be avoided. The existing planting is gradually deteriorating a number of important plants have died and more will go in the next few years.

Great care and top professional expertise should be used to keep the plants in reasonable condition as long as possible. From a horticultural standpoint the park needs restoration and horticultural upgrading.

The proposed changes required by ADA guidelines outside the park should eliminate small planting areas, as they will fail with the given conditions. There was much discussion about the proposed solution at the end of the park at the Bridgeway, Tracy Way and Anchor intersection. I understand the need for a barrier to keep pedestrians from walking off the end of this area into the middle of the three-way intersection. One suggestion would be to construct a low wall that copies the character of the wall around the park as if it were part of the original construction. This could be a seat wall depending on how it is placed. Planting should not be used for this purpose although some low planting with proper plant selection and soil preparation installed back toward the existing park wall or monument might soften this hard space.

I hope this additional input can be included in the considerations.

Paul Leffingwell

## Heidi Burns

---

**From:** Jacques Ullman [jacquesullman@sbcglobal.net]  
**Sent:** Thursday, January 14, 2010 7:26 PM  
**To:** Andrew Davidson  
**Cc:** Heidi Burns; PAUL LEFFINGWELL; Michael Rex; Peter Van Meter; Vicki Nichols; Pat Zuch  
**Subject:** Plaza Vina Del Mar

Dear Andy: Thank you for running a very constructive work shop yesterday evening. I also appreciate your having taken the time to crawl into the vault space below the steps and thus be able to report to us that aside from some electrical conduits that would have to be moved there do not appear to be any major technical obstacles to lowering the ceiling. There seemed to be a consensus that the areas around the three street intersections should be designed for a more open, free flow of pedestrian traffic. The constraining issue is concern over State & City regulations regarding making changes to existing conditions. It appears that changes that relate to ADA issues may not require a vote and, to expedite the process, changes not related to ADA have been avoided. Removing the steps above the vault between Bridgeway and the fountain would, in fact, be part of the ADA solution and thus should be considered as a viable possible solution. I believe that this is the ADA solution that would cause the least disruption to the park and least threat to current vegetation. The quiet and serene feeling that the area within the stone walls has is treasured by many Sausalito residents. If the steps were removed this feeling might be somewhat compromised and so to mitigate that potential concern I suggest that the hedge currently proposed on either side of the gate be maintained or replaced with a low stone wall similar the the ones existing. Currently the area of Bridgeway sidewalk in-front of the steps gets congested and is awkward. With the removal of the steps pedestrian flow into the area above the vault would be fluid and this congestion would be eliminated.

Regarding changes at the three street intersections that are not directly related to ADA issues I suggest that they be incorporated into the design at this time so that any first phase work be compatible with future plans. There are changes currently being considered at the ferry landing and the adjacent parking area. Those studies must be co-ordinated with the Plaza Vina Del Mar studies. Ideally they should be done by the same design professional because they are very inter related; both affecting pedestrian traffic between the ferry landing and downtown. If changes were to necessitate a vote it would make sense to combine all changes in the area into one process.

So while I appreciate the restraints that State & City ordinances present I think we can do better than the current plan and should also include in the plan a more long range solution to the circulation problems even if it can not all be done at the same time.

I hope that it is not too late to have these remarks included in the record of the work shop. Best regards, Jacques Ullman

Jacques Ullman • Architect 423A Litho St., Sausalito CA 94965 (415)  
331-0146 [jacquesullman@sbcglobal.net](mailto:jacquesullman@sbcglobal.net)

Exhibit I. 2  
(1 page)

BLANK

## Heidi Burns

---

**From:** Adam Krivatsy [akrivatsy@gmail.com]  
**Sent:** Friday, January 15, 2010 1:36 PM  
**To:** Heidi Burns  
**Cc:** Michael Rex; jacquesullman@sbcglobal.net  
**Subject:** Plaza Vina del Mar

Hello Heidi!

My heartfelt thanks for inviting us to a workshop for discussing handicap access to the "plaza" and the fountain. Your presentation was excellent; it informed participants of the objective, the project history and the proposed approach to providing the desired ADA access. Your plans projected on the screen were especially helpful; they clearly illustrated the overall concept and the various details.

I was able to stay only until 8:00 p.m., but I left the Council Chambers feeling well informed. After giving the City's objective and your constraints much thought, I am now convinced that the City must address the needed ADA access in a simpler, more straightforward way than the solution presented at the workshop. My rationale:

1. Plaza Vina del Mar is a small urban space that has its strength in its simplicity. This simplicity should not be lost.
2. The two proposed ramps seem to clutter up the Plaza, compromising the Plaza's cherished clear design concept.

I am especially gratified by the thoroughness of Andy's work. Through his site analysis it became evident that the grade elevation of the raised "band stand" platform facing Bridgeway does not have to be as high as it is; it could be lowered to sidewalk level. This would eliminate the need for two ADA ramps and could open up opportunities for a simple, straightforward design solution.

Wednesday evening participants observed that if ADA access to the Plaza could be assured by lowering the podium, that might be as "legitimate" a solution as building the two 48" wide ramps. This might be a very important point in seeking a better solution.

I urge the City to refrain from implementing a plan for merely legal reasons; a plan that would be detrimental to the visual appeal of Sausalito's downtown environment and that would deface a handsome landmark in our community.

I recommend that the City seek ADA access to Vina del Mar Plaza through a simple, straightforward design concept.

To people who may wonder what qualifies me to offer these suggestions I can only say that I have been a licensed architect since 1966 and I taught Urban Design at the Polytechnical University of Budapest, at Columbia University's School of Architecture, at Cal Poly Pomona and at Cal Poly San Luis Obispo.

Exhibit I-3  
(2 pages)

Thank you for reading this.

Adam Krivatsy  
840 Olima St.

---

6B  
86

HEIDI

RECEIVED

February 15, 2010

FEB 17 2010

TO: Historic Landmarks Board

CITY OF SAUSALITO  
COMMUNITY DEVELOPMENT

FROM: Mary Ann Sears *MAS*

RE: Vina del Mar Park

Vina del Mar Park is a very special place, beloved by Sausalito's residents, visitors, and business community. It is only Marin County's second Point of Historical Interest. We must be very careful not to harm this fragile park or destroy its historical significance.

BACKGROUND

Following is an account of my involvement with Vina del Mar Park: Jack Tracy asked me to be on the 1776 Bicentennial Committee in the early 1970s. I had just finished a term on the Parks and Recreation Commission and when I left the remaining members gave me Vina del mar Park as a joke because I had talked so much about its poor condition. I don't know if you remember, or you may not have lived here then, but the small plaza between the elephants was considerably higher than it is now - it housed the electrical, etc., workings for the fountain - and the war memorial was in the center of that small plaza between the elephants. You could not see the fountain walking or driving by. The fountain was literally falling apart. I took the Parks and Recreation commissioners' gift seriously and lined up Don Olsen, architect, Paul Leffingwell, landscape architect, and an engineer from Mill Valley whose name I have forgotten - all pro bono - to develop a plan to restore the Park. The plans were accepted by the City Council. The only problem was money.

Jack promised me that in addition to establishing a Historical Society, our other goal as members of the 1776 Bicentennial Committee would be to

*Exhibit I.4*  
*(13 pages)*

Vina del Mar Park  
Mary Ann Sears to Historical Landmarks Board

February 15, 2010  
Page 1 of 4

---

raise the money for the Park restoration. We established the Historic District and it took us three years to save the money for restoration.

---

We got Kenneth Allen, consulting arborist to draw up a report on the condition of the trees in the Park. Later, in 1996, the report was amplified by Kenneth at the request of the City Council and the HLB.

Under the Bicentennial Committee's oversight the fountain was completely recast; the elephants were cleaned and sealed; the plaza between the elephants was lowered and the workings for the fountain were moved elsewhere; and the war memorial was moved to a new setting at the north end of the park. That is the Park as you see it today.

In 2003-2005, I served a term on the HLB. We replaced the modern benches between the elephants with historic benches in keeping with the age of the Park. Note the 1916 photo of the original Park benches [Attachment A]. The County of Marin paid for the new benches.

#### LANDSCAPING AND MAINTENANCE

More remains to be done. The Park needs remedial care. Kenneth Allen's amplified report outlines the problems. The watering system is inadequate and needs to be reconfigured and parts replaced. Some areas of the Park are under-watered and some over-watered. This is very harmful to the trees. Underneath the 12" to 18" of topsoil, the soil is heavy with clay. When irrigated the water collects on the top of the clay, it does not percolate through. That and the annuals planted between the lawn and the Irish Yew trees is probably what is causing the death of the yew trees, since the annuals require a lot of water. The tree roots are not growing through the clay but instead are growing horizontally - tree roots are pervasive throughout the Park. *This means that construction work could be very harmful to the trees.*

---

Additionally the turf needs to be replaced with drought tolerant turf, thus reducing the need for applied water. These two replacements - the