

STAFF REPORT

SAUSALITO PLANNING COMMISSION/HISTORIC LANDMARKS BOARD

Project Merriam Façade Redesign/565 Bridgeway
Design Review Permit/Sign Permit
DR/SP 11-202

Meeting Date October 26, 2011

Staff Heidi Burns, Associate Planner



This staff report supplements the September 21, 2011 staff report.

REQUESTS

Approval of a **Design Review Permit** to allow façade modifications, lighting, and landscaping, to a mixed-use commercial building located in the Downtown Historic Overlay Zoning District, at 565 Bridgeway.

Approval of a **Sign Permit** to allow business identification signage to a mixed-use commercial building located in the Downtown Historic Overlay Zoning District, at 565 Bridgeway.

PROJECT DESCRIPTION

BACKGROUND

On September 21, 2011, the Planning Commission and the Historic Landmarks Board conducted a public hearing on a request for a Design Review Permit to allow façade modifications to a non-historic or contributing building to the City's Downtown Historic Overlay Zoning District.

The Planning Commission and Historic Landmarks Board continued the public hearing to the meeting on October 26, 2011 in order to allow the applicant time to finalize the façade modifications design concept based on the comments raised at the meeting. An excerpt from the meeting minutes is attached as **Exhibit M**.

PROJECT DESCRIPTION

The owner of the property has retained Michael Rex and Associates for assistance in preparation of the project plans. The proposed plans include revised façade modifications, business and identification signage, and landscaping as described in **Exhibit J** shown on **Exhibit I**. The following provides a general summary of the project:

Project Modifications

The project includes:

- ✓ Revised columns, pilasters, entablatures.
- ✓ New windows and sliding glass doors on the second and third floor.
- ✓ A roof deck balustrade that has been pulled back from the building façade.
- ✓ Steel guardrails for the second and third floors, and roof deck.
- ✓ The use of existing brick pavers that will remain unchanged.

Project Materials and Colors

The project has been designed with the following building materials and colors:

- ✓ Wood elements to be constructed out of wood or "Azek", a thermoplastic polymer.
- ✓ Brick and wood finishes to be painted white.
- ✓ Windows, planter boxes, and signage to be painted a light bronze color for the doors.
- ✓ Railings will be constructed out of steel and will have a steel color finish.

Signage

The applicant is proposing five types of identification signage as follows:

- ✓ Building date within raised cornice at the top of the building.
- ✓ Building moniker ("Merriam Building") within the upper frieze of the building.
- ✓ Building business identification signage located above the central entry doorway.
- ✓ Building ornamentation of a "Smiling Face" which represents the artist's business identification logo.
- ✓ Freestanding cast iron sign post and sign panel adjacent to the edge of the sidewalk.

The following information provides the dimensions of the proposed signs:

✓ Building Date:	"2011"	13" wide x 4 ½" high	=	4.8 sq.ft.
✓ Building Moniker:	"Merriam Building"	12' wide x 4" high	=	3.9 sq.ft.
✓ Business Logo:	"Smiling face"	16" diameter	=	1.3 sq.ft.
✓ Business Identity:	"Bubble Street"	5'- 6" long x 4" high with 4 ½" high caps	=	2.0 sq.ft.
✓ Sidewalk Sign Freestanding:	"Bubble Street"	2' wide x 3' high	=	6.0 sq.ft.

Signage Total square footage: 18 sq.ft.

The proposed materials for the stock letters associated with the building signage will be a polymer material. The material for the "Smiling Face" logo will have a raised three dimensional shape constructed out of either a synthetic material or carved wood. A wood sign panel will be attached to a cast iron post.

The color for all of the signage letters and logos will be a light bronze tone, with a semi-gloss or glossy painted finish. The lettering font style will be Times Roman, or similar, with serifs. The letters will be raised with a chiseled look having beveled edges. Additionally, the proposed freestanding cast iron sign post will be painted white. Lastly, address numbers will be gold leaf on the glass door panels, the minimum size required by the Fire District.

The freestanding sign will encroach over the public sidewalk by 2-feet, 3-inches.

Lighting

Two exterior lights are proposed. The first light will be a recessed downlight over the gallery's entrance door and the second pair of lights would be the use of existing spotlights that are located in the frontage planters (see **Exhibit I**). The existing planter lights would be used to backlight the proposed trees described in the following *Landscaping* section. No exterior lighting of the signage is proposed at this time. There will be a downlight recessed in the exterior soffit over the entry door.

Landscaping

A landscape plan has been prepared by Krajieski Associates as shown as Sheet L1.1 of **Exhibit I**. The plan proposes two planting options for the frontage of the building as shown on the plans. Although the project's Landscape Architect has not solidified a final planting plan, the owners of the

property would like to include use of the European Hornbeam for the two trees identified in Option 1 and the Wood Spurge for the shrubs at the base of the trees as identified in Option 2. The final landscape plan would include a combination of plantings as specified in the two options. Lastly, Star Jasmine is proposed to be planted in the second and third story planters. Soil preparation and irrigation will be consistent with the regulations of the Marin Municipal Water District. A condition of approval has been prepared to reflect the applicant's landscaping preferences as it relates to the requirement of a final landscape plan which solidifies a landscaping option.

PROJECT ANALYSIS

General Plan Consistency

As previously suggested in the September 21, 2011 staff report, the proposed project is consistent with the intent of the policy and objectives of the General Plan and positively contribute to the character and context of the Central Commercial General Plan Land Use area.

Zoning Consistency

The project, as proposed, is consistent with the Site Development Standards for the Central Commercial (CC) Zoning District. As previously stated, no changes are proposed to expand or otherwise alter the existing structure beyond the proposed façade improvements, paint colors, and signage. Furthermore, the approved residential and original art gallery land uses associated with the building are permitted by the CC Zoning District land use Table 10.24-1 of the Zoning Ordinance.

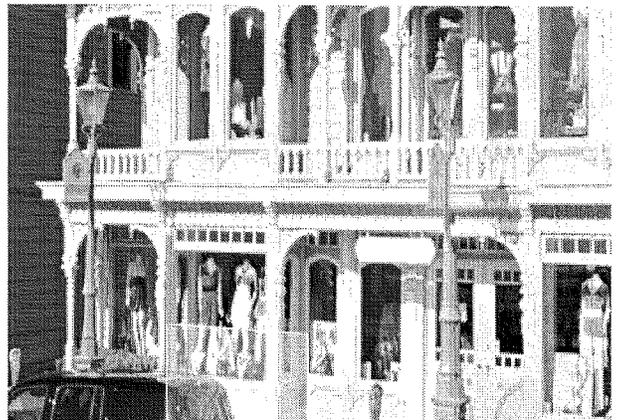
Sign Permit

Signage within the Downtown Historic Overlay Zoning District is subject to the following general regulations as specified in Section 10.42.070 of the Zoning Ordinance:

- ✓ Total number of signs shall be at the discretion of the Planning Commission and Historic Landmarks Board.
- ✓ Commercial signage should be limited to 0.5 square feet of signage per lineal foot of street frontage. Exceptions may be granted for narrow buildings.
- ✓ Materials should be appropriate to historic nature of the district and may include carved wood signs and individual cast or cut metal letters.
- ✓ All sign should be of high quality workmanship, with clean and finished edges and materials.
- ✓ Colors should be appropriate to the historic district and relative to the location, size and context of the structure, business, or site.

As described in the project description, five signs are proposed to be located on the non-historic commercial building located within the Downtown Historic Overlay Zoning District. The project parcel is 25 feet wide, therefore the sign regulations allow for a maximum sign area of 12.5 square feet, unless otherwise approved by the Planning Commission and Historic Landmarks Board. The cumulative sign area for the proposed signs is 18 square feet. The Planning Commission and the Historic Landmarks Board must determine whether the amount of signs and sign area can be supported.

Another item for consideration is whether the proposed freestanding sign can be supported. Freestanding Signs are "strongly discouraged" in the Historic Overlay Zoning District pursuant to Section 10.42.070.D of the Zoning



Ordinance. The regulations specifically state that "signs are strongly discouraged which are considered incompatible with the Historic overlay district, which adversely affect the health, safety and/or general welfare of the community, or which might create confusion to the public or to public safety officials responding to community emergencies." Staff suggests the freestanding sign could be supported if the Planning Commission and the Historic Landmarks Board is able to determine the sign will be compatible with the Downtown Historic Overlay District and not impede any health and safety issues. Note, a similar freestanding sign was approved by the Design Review Board on February 28, 1985 at 579 Bridgeway (second building to the north from the project site). The Design Review Board approved two double-faced signs to be suspended from a bracket attached to an ornamental light post which projected over the Bridgeway right-of-way sidewalk (see photograph on page 3).

Another issue for consideration related to the freestanding sign is that staff did not receive the plans in time to notice the request for an Encroachment Agreement to allow the sign to project over the public sidewalk along Bridgeway. If the freestanding sign can be supported, then staff recommends postponing action on the freestanding sign to the next public meeting. This would allow staff to provide sufficient public notice as well as prepare a resolution with findings to support the action to approve the sign.

Design Review Permit

In order to approve or conditionally approve the Design Review Permit, the Planning Commission and Historic Landmarks Board must determine that the project is in conformance with the findings listed in Sections 10.54.050 (Design Review Findings) and Section 10.46.050 (Historic Design Review Findings) of the Zoning Ordinance. As stated in **Exhibit J**, the applicant has redesigned the project to address the concerns raised at the September 21, 2011 public hearing. Staff concurs with the applicant that the project addresses the concerns raised at the meeting regarding scale, architectural composition and details, fenestration, landscaping, lighting, and compatibility with the Downtown Historic Overlay Zoning District. The question for consideration is whether the project has been sufficiently redesigned to address the architectural design concerns. Although staff is recommending the Planning Commission and the Historic Landmarks Board reviews the merits of the project, a draft resolution to approve the project has been prepared and identifies how the findings can be achieved to support the project.

The project was deemed complete prior to the adoption of the Historic Design Guidelines and therefore not applicable to the project.

PUBLIC NOTICE AND CORRESPONDENCE

On October 13, 2011 a revised public hearing notice was mailed to all property owners and tenants within 300 feet of the project site. The revised notice included the request for business identification signage, in addition to the façade modifications. As of the writing of the staff report, the City has received one public comment letter prepared by Erika Redding in support for the project (see **Exhibit N**).

RECOMMENDATION

Staff recommends the Planning Commission and Historic Landmarks Board review the merits of the proposed project and consider the following actions:

- ✓ If the Planning Commission and Historic Landmarks Board determine the findings can be made to approve the Design Review Permit and Sign Permit, *with the exception of the freestanding sign*,

- the Planning Commission and the Historic Landmarks Board should approve the attached resolution (see **Exhibit H**) to allow the façade modifications and business identification signage at 565 Bridgeway (APN 065-171-02);
- ✓ If the Planning Commission and Historic Landmarks Board determine the findings can be made to approve the Design Review Permit and Sign Permit, *including the freestanding sign*, the Planning Commission and the Historic Landmarks Board should continue the public hearing to the November 9, 2011 meeting.
- ✓ If the Planning Commission and Historic Landmarks Board determines additional information or revisions are necessary the public hearing should be continued to either a date certain or uncertain; or
- ✓ If the Planning Commission and Historic Landmarks Board determine the findings cannot be made, the Planning Commission and Historic Landmarks Board should direct staff to prepare a Resolution of Denial for consideration at the November 9, 2011 meeting.

EXHIBITS

The lettering of the exhibits continues from the September 21, 2011 Staff Report.

- H. Resolution [Draft]
- I. Project Plans, date-stamped October 18, 2011
- J. Project Description Letter prepared by Michael Rex date-stamped October 18, 2011
- K. Hanging Sign Panel details, date-stamped October 18, 2011
- L. Guard rail details, date-stamped October 18, 2011
- M. Excerpt from September 21, 2011 Planning Commission Minutes
- N. Letter of support from Erika Redding, date-stamped October 18, 2011

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**SAUSALITO PLANNING COMMISSION
RESOLUTION NO. 2011-XX**

**RESOLUTION OF THE PLANNING COMMISSION AND HISTORIC LANDMARKS
BOARD APPROVING A DESIGN REVIEW PERMIT AND SIGN PERMIT FOR
EXTERIOR MODIFICATIONS AND BUSINESS IDENTIFICATION SIGNAGE AT A
MIXED-USE COMMERCIAL BUILDING LOCATED AT 565 BRIDGEWAY
DR-SP 11-202**

WHEREAS, an application has been filed by the applicants/owners Daniel and Yulia Merriam, requesting Planning Commission and Historic Landmarks Board approval of a Design Review Permit to allow for modified façade improvements, business identification signage, lighting, and landscaping at an existing mixed-use non-historic commercial-residential building located at 565 Bridgeway (APN 065-171-02); and

WHEREAS, the project site is located within the Central Commercial General Plan Neighborhood Commercial Land Use Designation, the Central Commercial (CC) Zoning District and the Downtown Historic Overlay Zoning District; and

WHEREAS, the Planning Commission and Historic Landmarks Board conducted a duly noticed public hearing on September 21, 2011 and October 26, 2011, at which time all interested persons were given an opportunity to be heard; and

WHEREAS, the project consists of a minor alteration to the façade of an existing private building, business identification signage, and signage is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15301(e) of the CEQA Guidelines ; and

WHEREAS, the Planning Commission and Historic Landmarks Board reviewed and considered the project plans titled "Merriam Building" and date-stamped October 18, 2011; and

WHEREAS, the Planning Commission and the Historic Landmarks Board has reviewed and considered the information contained in the staff reports as well as public testimony on the proposed project; and

WHEREAS, the Planning Commission and Historic Landmarks Board reviewed and considered the information contained in the staff report for the proposed project; and

WHEREAS, the Planning Commission and Historic Landmarks Board find that, as conditioned herein, the proposed project complies with the General Plan and Zoning Ordinance as described in the staff report.

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

1. The project is exempt from the requirements of CEQA pursuant to CEQA Guidelines Section 15301(e), Existing Facilities.

2. A Design Review Permit for exterior modifications, lighting, and landscaping 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.
3. A Sign Permit is approved for business identification signage 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 the Planning Commission and Historic Landmarks Board on the XX day of October, 2011, 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 "Merriam Building" date stamped October 18, 2011

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**PLANNING COMMISSION and HISTORIC LANDMARKS RESOLUTION
OCTOBER 26, 2011
DR-SP 11-202
565 BRIDGEWAY**

ATTACHMENT 1: FINDINGS

DESIGN REVIEW FINDINGS

Pursuant to Zoning Ordinance Section 10.54 (Design Review Procedures), the Planning Commission and Historic Landmarks Board find:

1. The proposed project is consistent with the General Plan, any applicable specific plans and this chapter.

The project is consistent with General Plan policies, including those related to maintaining the historic character of the downtown.

2. The proposed architecture and site design complements the surrounding neighborhood and/or district by either: a) Maintaining the prevailing design character of the neighborhood and/or district or b) Introducing a distinctive and creative solution which takes advantage of the unique characteristics of the site and contributes to the design diversity of Sausalito.

The project will positively contribute to the Downtown Historic Overlay Zoning District by enhancing the existing 1980's genre brick building by introducing distinctive and creative design elements to the façade of the building while maintaining and complementing the prevailing design theme of the neighborhood.

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

The exterior design modifications will maintain the existing mass of the building and will neither substantially alter the building's existing scale, nor negatively impact the aesthetic of the surrounding neighborhood and/or district.

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

The project, which includes façade modifications, business identification signage, and landscaping will not obstruct public or private views due to location and site orientation.

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

The proposed project is not located on a ridgeline to create such impacts.

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

A condition of approval is included in the resolution to require the developer of the project to submit a final landscaping plan for the project. The landscaping plan shall be reviewed and approved by the Community Development Director prior to issuance of a construction permit.

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

The proposed project does not adversely affect the design and location of the existing building on the site, and thus will not affect light and air for adjacent properties.

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

The exterior light is the minimum necessary to illuminate the entrance of the building and will not create any negative night-sky illumination impacts. All other elements associated with mechanical equipment, vents, and chimneys were approved through prior Planning Commission and Historic Landmarks Board approvals or ministerial Zoning Permits and Building Permits.

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

Based on the site and the placement of the existing building, the proposed facade modifications will not impact privacy to the site or the adjacent properties.

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

The project is designed to provide access to both the commercial and residential uses, will provide for increased light associated with the existing building through the installation of new and larger windows, and will not impact existing traffic circulation and safety. Furthermore, the project will not impact the current parking requirements approved for the site.

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

The proposed project does not impact existing natural features on the site. Improvements to stabilize the rear slope and the install a retaining wall was approved by Planning Commission and Historic Landmarks Board Resolution No. 2009-15.

12. 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).

The project is not subject to Heightened [Design] Review Requirements as no addition of building coverage or floor area is proposed.

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 is consistent with the general architecture of the 1980's genre brick building.

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

The façade modifications and paint colors are found to enhance the existing building as well as the neighborhood context along the 500 block of Bridgeway by providing a creative design solution which is compatible with the historic and architectural context of the streetscape.

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.

The existing structure was constructed in 1981 and is not considered historic.

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 non-applicable because the existing building is not historic.

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 Secretary of Interior Standards for Treatment of Historic Properties is non-applicable because the existing building is not historic.

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

The existing building is designed to accommodate mixed commercial and residential uses with commercial uses on the ground floor and residential uses on the second and third floors. Any "permitted" land uses in the Central Commercial Zoning District as specified in Table 10-24-1 of the Zoning Ordinance would be able to relocate to the project site with nominal interior site improvements and no exterior site improvements other than business identification signage.

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 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 façade modifications 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;

Although the existing building is not historic, the facade modifications and paint colors will be beneficial to the historic district because the design is complementary to other buildings located in the Downtown Historic Overlay Zoning District.

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

Although the existing building is not historic, the exterior façade modifications and paint colors will be beneficial to the historic district because the design improvements are consistent with the prevailing historic design context within the neighborhood.

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

The proposed improvements will enhance the aesthetics of the structure thereby contributing to the value of the property and the historic district.

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

This project requires a Design Review Permit, approved by the Planning Commission and Historic Landmarks Board. In addition, any sign permits must comply with the requirements for signs in the Historic Overlay District in accordance with Section 10.42.070 of the Zoning Ordinance.

- To provide review of projects located in the Historic overlay district by the Historic Landmarks Board;

This project was reviewed and approved by the Historic Landmarks Board at a joint meeting with the Planning Commission.

- 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;

The existing structure is not historic.

- To preserve structures that are unique and irreplaceable assets to the city and its neighborhoods; and

The existing structure is not historic.

- To provide appropriate settings and environments for historic structures.

The structure is located in the Downtown Historic Overlay Zoning District, which is an appropriate setting for the building.

SIGN PERMIT FINDINGS

In accordance with Zoning Ordinance Section 10.42.090(E) (Sign Permit Findings), the Sign Permit is approved based on the following findings:

1. The proposed sign complies with all applicable provisions of this Title.

The Planning Commission and the Historic Landmarks Board finds, as also outlined in the Staff Report, that the signs complies with the requirements of Chapter 10.42.070 of the Zoning Ordinance.

2. The proposed sign is consistent with the applicable sign standards.

The Planning Commission and the Historic Landmarks Board finds, as also outlined in the Staff Report, the sign regulations allows for the signs to be installed at the project site.

3. The proposed sign will not adversely impact the public health, safety, or general welfare.

The Planning Commission and the Historic Landmarks Board finds the signs are designed to not adversely impact public health, safety, or general welfare. The signs are designed to meet minimum clearance height and a building permit will be required prior to installation of the signs to ensure the signs will be installed to code.

4. The proposed color, design, material and location of the proposed sign are compatible with the architectural design of the building.

The Planning Commission and the Historic Landmarks Board finds the color, design, materials, and location of the signs will be compatible with the façade modifications.

5. If the property is located within or near a residential area, the sign is harmonious with the character of the residential neighborhood.

The Planning Commission and the Historic Landmarks Board finds the subject site is not in a residential area. Therefore, this finding is not applicable.

6. The proposed sign is restrained in character and is no larger than necessary for adequate identification.

The Planning Commission and the Historic Landmarks Board finds that the signage will be complimentary to the aesthetic of the building, the site, and the Downtown Historic Overlay Zoning District and is adequate to identify the site.

7. The proposed sign is consistent with the highest graphic standards and composed of durable and appropriate materials.

The Planning Commission and the Historic Landmarks Board finds the signs will be constructed out of high quality materials which are durable and compatible with the aesthetic of the project site.

8. If the proposed sign is for an establishment within a commercial or industrial center, the sign is harmonious with the entire center's signage and has been subject to the commercial or industrial center's Design Review.

The Planning Commission and the Historic Landmarks Board finds the signs are designed to be compatible and harmonious with not only the aesthetic of the project site and the Downtown Historic Overlay District as a whole.

9. If the proposed sign is oriented toward a residential zoning district and is within 50 feet of said district, the signage is necessary for minimum business identification and will not have an adverse aesthetic effect on the residential character of the adjacent residential neighborhood.

The Planning Commission and the Historic Landmarks Board finds the signs are not oriented towards a residential zoning district, in addition to findings that the signs are necessary to serve the project site.

10. Proposed sign serves to primarily identify the business or type of activity being conducted on the same premises, or the product, service or interest being offered for sale or lease on-site.

The Planning Commission and the Historic Landmarks Board finds the signs are necessary to serve the business at the project site.

11. If the property is located within a designated historic district, or is listed on the local register, the proposed sign has been reviewed and approved by the Historic Landmarks Board and complies with the Historic District Sign Guidelines and Section 10.42.070 (Sign and Awning Standards in the Historic Overlay District for Properties Listed on the Local Register).

The Planning Commission and the Historic Landmarks Board finds that the signs will be compatible with the architecture of the project site and the Downtown Historic Overlay District as a whole based on the scale, materials, color, and design of the signage.

PLANNING COMMISSION and HISTORIC LANDMARKS RESOLUTION
OCTOBER 26, 2011
DR-SP 11-202
565 BRIDGEWAY

ATTACHMENT 2: CONDITIONS OF APPROVAL

These conditions of approval apply to the project plans and materials titled " Merriam Building" and date stamped October 18, 2011:

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. In the event that any condition imposing a fee, exaction, dedication or other mitigation measure is challenged by the project sponsors in an action filed in a court of law or threatened to be filed therein which action is brought within the time period provided by law, this approval shall be suspended pending dismissal or final resolution of such action. If any condition is invalidated by a court of law, the entire project shall be reviewed by the City and substitute conditions may be imposed.
4. The applicant shall indemnify the City for any and all costs, including without limitation attorneys' fees, in defending this project or any portion of this project and shall reimburse the City for any costs incurred by the City's defense of the approval of the project.
5. Prior to issuance of a construction permit, a construction staging plan and construction schedule shall be submitted for review and approval of the City Engineer or designee.
6. Prior to issuance of a construction permit, the developer shall provide construction drawings for the review and approval of the Community Development Director which shield nearby residences from the night illumination impacts of the skylights by incorporating the following design features:
 - a. Fixed louvers installed on the interior or exterior of the skylights. Alternatively, shades on automatic sensors or timers may be installed in the skylights if the applicant can demonstrate the shades provide equal shielding for the nearby residences.
 - b. Tinted glass on the new skylight which matches the tinted glass on the existing skylight
7. An Encroachment permit shall be obtained from the Engineering Division prior to using the public right of way for non-public purposes (e.g., private parking, material storage, sidewalk construction or demolition).
8. The placement of the construction materials, debris boxes, equipment, and vehicles

shall be subject to review and approval by the City Engineer, shall be placed to minimize obstruction of roads and gutters, shall be maintained in a clean and safe condition, and shall not be maintained in a manner that becomes a nuisance to the neighborhood.

9. For any damage to existing public improvements due to construction activities, Developer shall repair, at their expense, damage prior to issuance of a Certificate of Occupancy. Contractor must protect all existing and new improvements.
10. Prior to issuance of a construction permit, the applicant shall submit a landscape planting and irrigation plan for the two planters shown in the front of the building. The final landscape shall include use of two European Hornbeam trees identified in Option 1 and Wood Spurge shrubs at the base of the trees as identified in Option 2. The final landscape plan shall also include an irrigation plan. The final landscape plan shall be subject to the review and approval of the Community Development Director. Prior to issuance of a certificate of occupancy, the landscaping shall be installed. The landscape planters shall be maintained on a year-round basis.
11. No exterior lighting is approved as part of this application other than the recessed lighting within the alcove at the lower floor entrance of the building.
12. The freestanding sign shown on Sheet A3.1 is not approved as part of the project.

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.

13. This approval will expire in two (2) years from the effective date 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.
14. An approval granted by 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.
15. All applicable City fees as established by City Council resolutions and ordinances shall be paid. Third party review fees (cost plus 10%) shall be paid.
16. Pursuant to Municipal Code Chapter 3.36, Construction Traffic Road Fees shall be paid prior to issuance of a building permit.
17. An encroachment permit shall be obtained from the Department of Public Works prior to use of the public right-of-way for non-public purposes (e.g., materials storage, debris box storage) including any and all construction and demolition activities.
18. Pursuant to Municipal Code Chapter 8.54, applicants shall submit a Recycling Management Plan to the Community Development Department prior to the issuance of any construction permits, unless the requirement is waived pursuant to Section 8.54.050.

19. Pursuant to Municipal Code Chapter 11.17, dumping of residues from washing of painting tools, concrete trucks and pumps, rock, sand, dirt, agricultural waste, or any other materials discharged into the City storm drain system that is not composed entirely of storm water is prohibited. Liability for any such discharge shall be the responsibility of person(s) causing or responsible for the discharge. Violations constitute a misdemeanor in accordance with Section 11.17.060.B.
20. Pursuant to Municipal Code Section 12.16.140, the operation of construction, demolition, excavation, alteration, or repair devices and equipment within all residential zones and areas within a 500 foot radius of residential zones shall only take place during the following hours:
Weekdays – Between 8:00 a.m. and 6:00 p.m.
Saturdays – Between 9:00 a.m. and 5:00 p.m.
Sundays – Prohibited
City holidays (not including Sundays) – Between 9:00 a.m. and 7:00 p.m.
21. Pursuant to Municipal Code Section 18.12.100, existing sewer service laterals shall be inspected for surface water connections and leakage at the time of remodeling of any building. Deteriorated service laterals shall be repaired prior to approval of the building permit.
22. Permits required by other agencies having jurisdiction within the construction area must be obtained in accordance with the respective agency's regulations.
Marin Municipal Water District – (415-945-1400), including landscaping and irrigation regulations;
Southern Marin Fire Protection District -- (415-388-8182); and
Bay Conservation and Development Commission – (415-352-3600).
23. Pursuant to Municipal Code Section 10.54.100, construction activities undertaken 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.

**PLANNING COMMISSION and HISTORIC LANDMARKS RESOLUTION
OCTOBER 26, 2011
DR-SP 11-202
565 BRIDGEWAY**

ATTACHMENT 3: PROJECT PLANS

I:\CDD\PROJECTS - ADDRESS\B\Bridgeway 565\DR-HLB 11-202\PC resolution 10-26-11.doc

Planting Option #1

Carpinus betulus 'Fastigiata'
EUROPEAN HORNBREAM

The cultivar 'Fastigiata' is the representative of *Carpinus betulus* that is most often seen in our region. It has an upright habit and a dense, columnar growth habit. The mature size of 30 feet wide and 40 to 50 feet high. Slow growth and adaptability to pruning make it an ideal specimen for training into a many possible shapes and sizes, be it a hedge, topiary, screen or a tunnel. It is a survivor, requiring little care and maintenance. The European Hornbeam has serrated leaves that are green in summer and gold in autumn. It has smooth, grey bark with a muscular look.




Helleborus foetidus 'Rubi'
BEAR'S FOOT

Elegant, leaves that turn very dark green with age, forming a wonderful contrast to the bright green flowers. This Helleborus is drought-tolerant, hardy, and easy to grow and quite hardy. Helleborus are considered a perennial, but maintain a handsome appearance all year-round. Occasionally this cultivar will "naturalize" through propagation of seedlings. Helleborus benefit from morning sunlight but prefer protection from afternoon sunlight.




Planting Option #2

Melic floriculm 'Praefire'
PRAIRIE CRABAPPLE

A small, showy, drought-tough, bird-attracting, spring-blooming tree with magenta flower clusters in lush green leaves and few stout dark red fruits in fall.

This Crabapple is versatile in terms of uses, making a wonderful small-scale residential street tree, espalier or trained as a "standard" tree.

The tree's natural mature size is 15 feet tall and 15 feet wide.




Euphorbia 'Helena's Blush'
WOOD SPURGE, 'Helena's Blush'

A semi-evergreen perennial that looks like a mini-shrub. Leaves are dark green in summer and turn a beautiful yellow in fall. The foliage is a variegated cream and green (with a little pink at some points of the season), and spring bracts are hanging clusters of chartreuse. It's always doing something interesting.

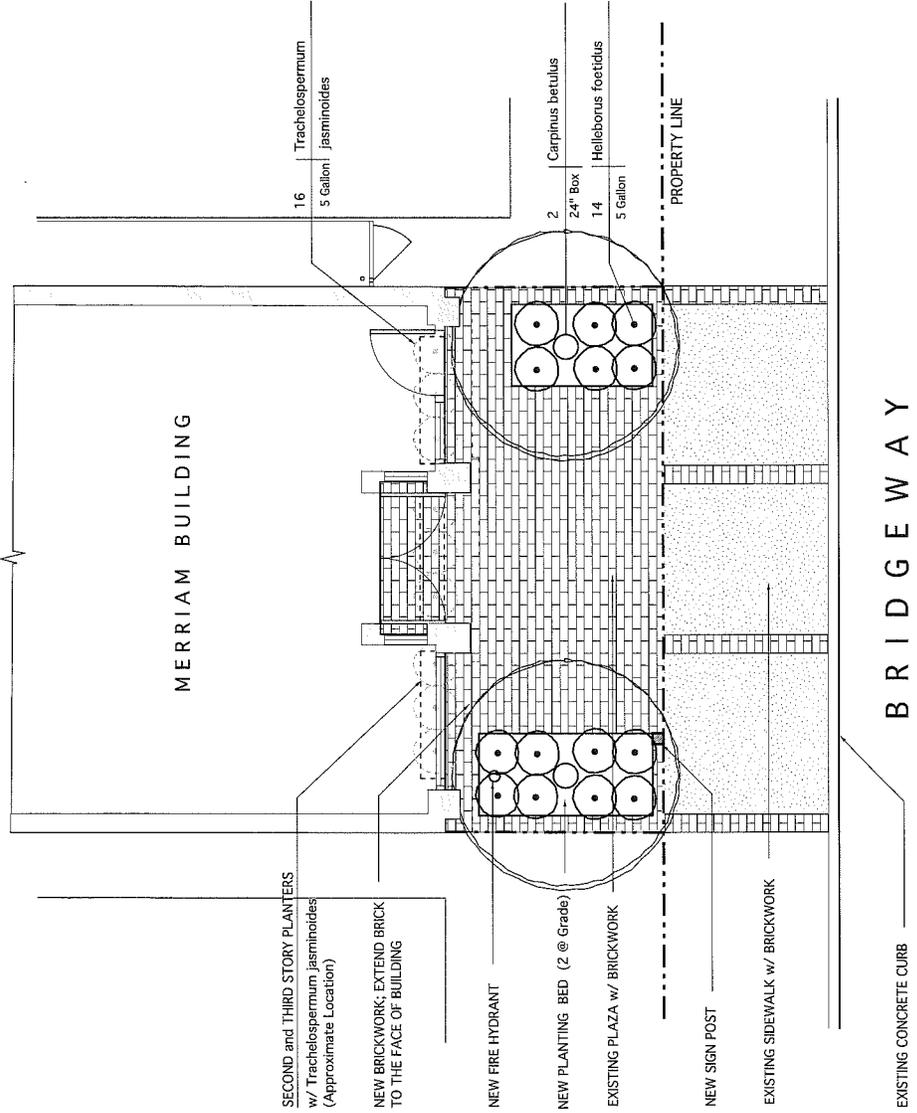



Plant Material for The Second and Third Story Planters

Trachelospermum jasminoides
STAR JASMINE

Trachelospermum jasminoides is a climbing vine that can be trained over a trellis, or use it as a ground cover. It is drought-tolerant and grows well in full sun to partial shade.

OCT 18 2011

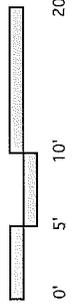
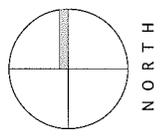



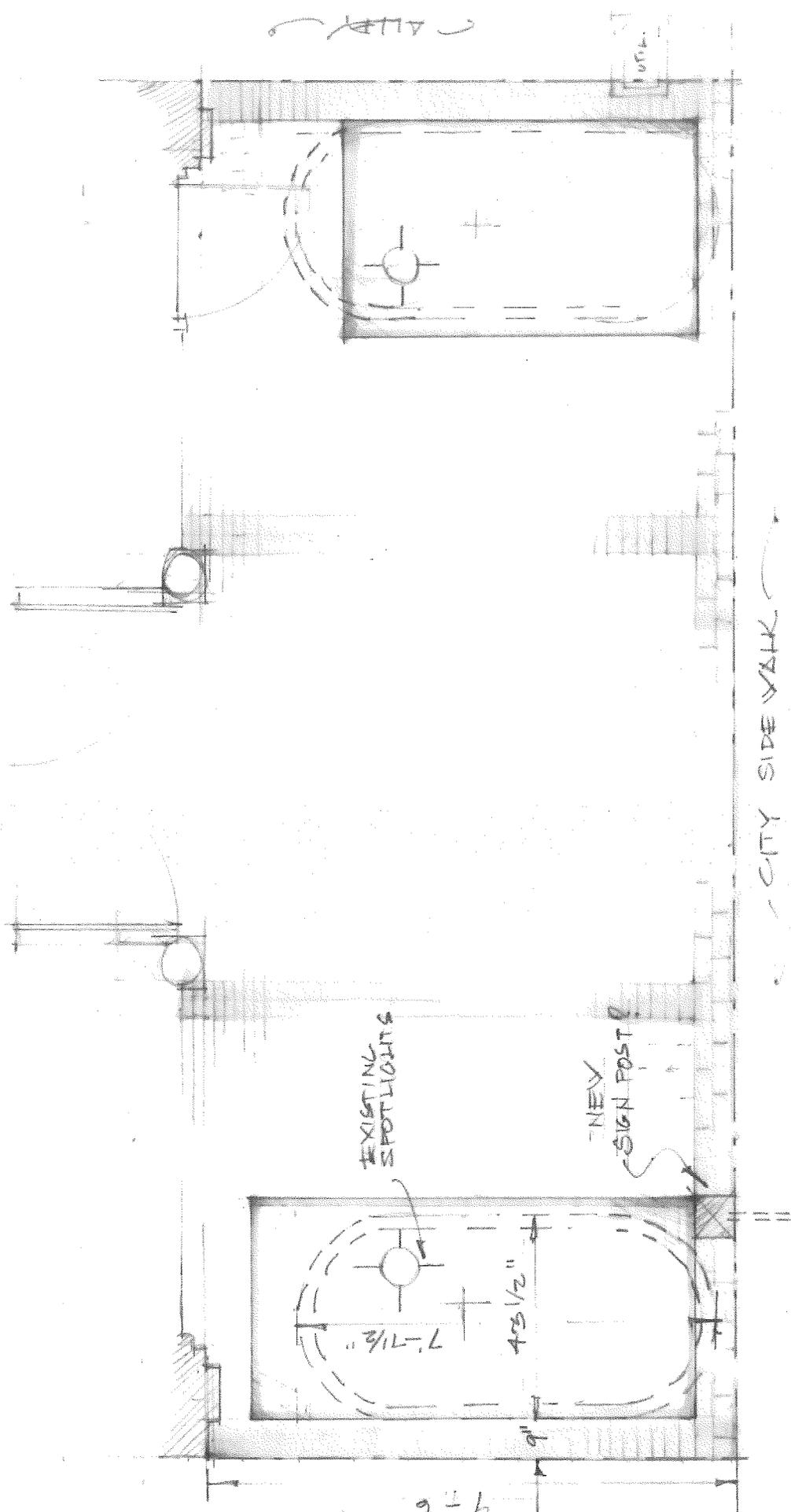
NOTES

General: Refer to the documents prepared by Michael Rex Associates for additional site information. This document is for the sole purpose of Planning Review and not intended for construction or installation.

Soil Preparation: Guidelines for soil preparation are governed by the Marin Municipal Water District, Ordinance 421

Irrigation: Guidelines for irrigation are governed by the Marin Municipal Water District, Ordinance 421





MICHAEL REX ASSOCIATES
ARCHITECTURE & DESIGN
1750 BRIDGEWAY
SUITE B 211
SAUSALITO
CALIFORNIA 94965
T 415 331 1400
F 415 331 5463
MICHAELREXASSOCIATES.COM

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OCT 18 2011
CITY OF SAUSALITO
COMMUNITY DEVELOPMENT

October 17, 2011

Planning Commission
c/o Heidi Burns, Associate Planner
Department of Community Development – Planning Division
City of Sausalito
410 Litho Street
Sausalito, CA 94965

**RE: MERRIAM FAÇADE REDESIGN / 565 BRIDGEWAY – DESIGN REVIEW PERMIT
SIGNAGE AND ENCROACHMENT PERMIT – DR 11-202**

Members of the Commission;

On behalf of Daniel and Yulia Merriam, owners of 565 Bridgeway, we ask that you consider refinements to the proposed design of their building's façade shown on our drawings dated October 17, 2011. Such refinements have been made in response to input from the Commission and Historic Landmarks Board during your previous hearing on September 21, 2011. Also for your consideration, is a new landscape plan for the area between the public sidewalk and the building's façade prepared by Landscape Architect, Jan Krajewski, also dated October 17, 2011.

Design Objectives and Direction:

While both the Commission and the HLB indicated a general inclination to support the proposed façade design during the Sept. 21st hearing, Commissioners expressed concern about a number of design elements.

In pursuing refinements to the design to address the concerns raised, we established four Objectives:

1. Honor the traditional architectural vocabulary in a pure and honest way.
2. Achieve proper proportions between the various architectural elements.
3. Integrate the details with the building, so they are in scale with the total composition.
4. Suggest in a subtle, but obvious manner, that while drawing on historic architectural styles, the new work clearly has been constructed recently and not during the "historic" period of the Downtown Historic District.

Prior to commencing our work, we studied similar existing buildings to better understand traditional composition and what worked well in the past. Rather than consider the large cast iron buildings of lower Manhattan, we focused instead on buildings having a similar scale to 565; ones that generally are more restrained in detail. We've attached photos of such buildings for your review.

To achieve the Objectives noted above, we established the following design direction:

1. Emphasize vertical proportions bisected with strong horizontal lines.
2. Rather than Victorian, pursue a simplified, more classical style that is timeless and less period specific.
3. Provide better articulation in the façade, so it has more relief and is less flat looking.
4. Add detail and apply Mr. Merriam's art in a restrained manner, where there is just the right amount of decoration located in appropriate places.

Previous Input from the Planning Commission and Historic Landmarks Board (HLB):

The following is a list of the paramount issues, along with a description of our response to each one.

1. *Real architecture, versus sculpture*

To insure that the façade's architectural elements accurately express the vocabulary of classical buildings, we revised the columns, pilasters and entablatures to be consistent with well established classical proportions and assemblies. This results in a more authentic rendition of a traditional architectural style, and thus avoids the risk of creating a "faux" look.

2. *Traditional architecture in an Historic District*

The HLB has made it clear they wish to avoid the creation of a new building that could be mistaken as an old building to the extent that the integrity of the Downtown Historic District is diluted. The City's recently adopted Historic Guidelines note that new construction having traditional design should incorporate some means of distinguishing, even if subtle, what is old and what is new. In response, we are proposing large sliding glass doors on the upper two floors that stack to each side behind fixed door panels, which one would never confuse with traditional design. In addition, we show the façade's date of construction at the center of the uppermost cornice where such building dates are traditionally placed - so while subtle, a clear statement that this building is not from an earlier time is evident to all.

3. *Balance between traditional and modern styles*

A blend of old and new reinforces the understanding that this building façade is new and not part of Downtown's earlier "historic" period. How this is done, however, requires a balance so the elements are compatible. While the large sliding glass door systems suggest a more contemporary building, the doors have been set back from the face of the building where their presence will be subtle and not compete with the more traditional style of the façade. Also, the more playful logo above the entry door, and the graphic relief on the planters are not typical of traditional buildings.

4. *Contemporary fenestration better integrated with the building's traditional style*

In the previous design the Commission and HLB members reviewed, the white aluminum door and window sash and the large fixed square windows ganged above pairs of awning windows suggested a more contemporary curtain wall system, somewhere between the mid-century International style and a modern commercial high rise building. The awning windows, which could open for ventilation, have now been omitted in favor of large sliding doors that have a vertical proportion that is more consistent with the tall orientation of traditional fenestration found on period buildings. (See attached photos of other existing buildings having a similar character). To further break up the previous monolithic look of the window system, small, round columns have been added on each side of the center window bay. These columns are stock elements as shown on the attached cut sheets.

5. *Building mass and scale - Flatness of the building's façade*

Before, the building felt a bit bulky when compared to the neighboring buildings and others in the vicinity. By recessing the upper window glazing with the new sliding door system, the façade is now better articulated such that shadows are created on the façade, which will break up the front building plane and add interest. The floor levels are now expressed, not by spandrels, but with entablatures which, with their strong lines, will emphasize a horizontal pattern that helps to visually reduce the building's apparent height. We have created a hierarchy between the storefront and the two upper residential floors that better modulates the building's shape by creating a more pronounced first floor base with lighter appearing upper floor levels. The building's mass is further broken up by the introduction of planters and Jasmine on the new upper balconies. We have added a new landscape plan prepared by a Landscape Architect with new trees and lower shrubbery to further soften the building's lines and add texture and additional shadow. The building will now have a "friendlier" human scale and no longer appear to have a flat or stark façade.

6. *Appearance and location of proposed exterior artwork and details to insure they are properly integrated with the overall architectural composition*

The Commission asked that the location and character of Mr. Merriam's artwork be better defined to insure it's not only integrated with the architecture, but in good taste. While they encouraged Mr. Merriam to express his work on the exterior in some fashion, they wanted to insure that doing so wouldn't result in details that are overdone or cartoonish. We propose incorporating Mr. Merriam's artwork as a few architectural flourishes above the central entry doorway and at the top of the façade's upper cornice. The Gallery's smiling face logo would be placed over the central doorway, where it will serve as part of the business's signage and identity. The balance of the proposed decoration will be located on the planters on the upper balconies, where they will appear more as a furnishing or an accessory, rather than part of the permanent architecture. These will have a subtle three dimensional relief colored in a light bronze tone. These selective locations for Mr. Merriam's art will add a distinctive quality to the building, along with a more lighthearted character to balance with the building's more serious classical style.

7. *Signage and its integration*

The Commission wondered how the signage would be incorporated into the visual composition. Rather than defer this need to a later discussion, we have incorporated the needed signage now, consisting of four elements noted below. The lettering will be slightly raised, plus be the same size and have the serif style that is shown on our drawings.

- Building date at the top
- "Merriam Building" on the upper frieze. This will become the building's moniker.
- The business's logo and "Bubble Street" Gallery name above the central entry door.
- A cast iron sign post and small sign panel at the edge of the sidewalk, similar to others just up the street. This latter sign placed perpendicular to the storefront, is essential to provide identification for customers walking along the sidewalk from the south, particularly given that Mr. Merriam's gallery is significantly setback from other buildings along the street where it isn't easily seen.

8. *Questions about proposed colors & materials*

The building's façade will predominantly be white, so it will appear light, airy and friendly. The doors and windows will have a light bronze colored finish to suggest sash that is more traditional and less commercial looking. The planter boxes and signage will be the same light bronze color. The existing red brick pavers in the foreground between the sidewalk and the building will remain, complementing and anchoring the façade. A thin steel guardrail having a simple traditional pattern (see attached cut sheet) will be located between the upper level planters and the sliding door system, as well as along the east end of the roof deck. This latter balustrade has been pulled back from the building's façade so it won't compete with the building's cornice. This was another concern of Commissioners that we have addressed. The white portions of the building façade will be constructed of either wood or an inert material called Azek, which would keep the building looking great over a longer time with less maintenance. Samples of the materials will be brought to the hearing for your inspection. The existing brick pattern at the building's outside corners, with their interesting rounded intermediate shapes, will be retained, but painted white so this element is part of the overall composition.

Conclusion:

We took the Commission's and HLB's input to heart. We did our best to respond in a meaningful and effective manner so the building's new façade will be a handsome addition to Sausalito's Downtown Historic District. We hope you will agree and approve this refined solution as presented.

Thank for your giving this Project your careful consideration.

Sincerely,



Michael Rex, Architect

BLANK

DANIEL MERRIAM'S
BUBBLE

STREET

Exhibit k
(1 page)

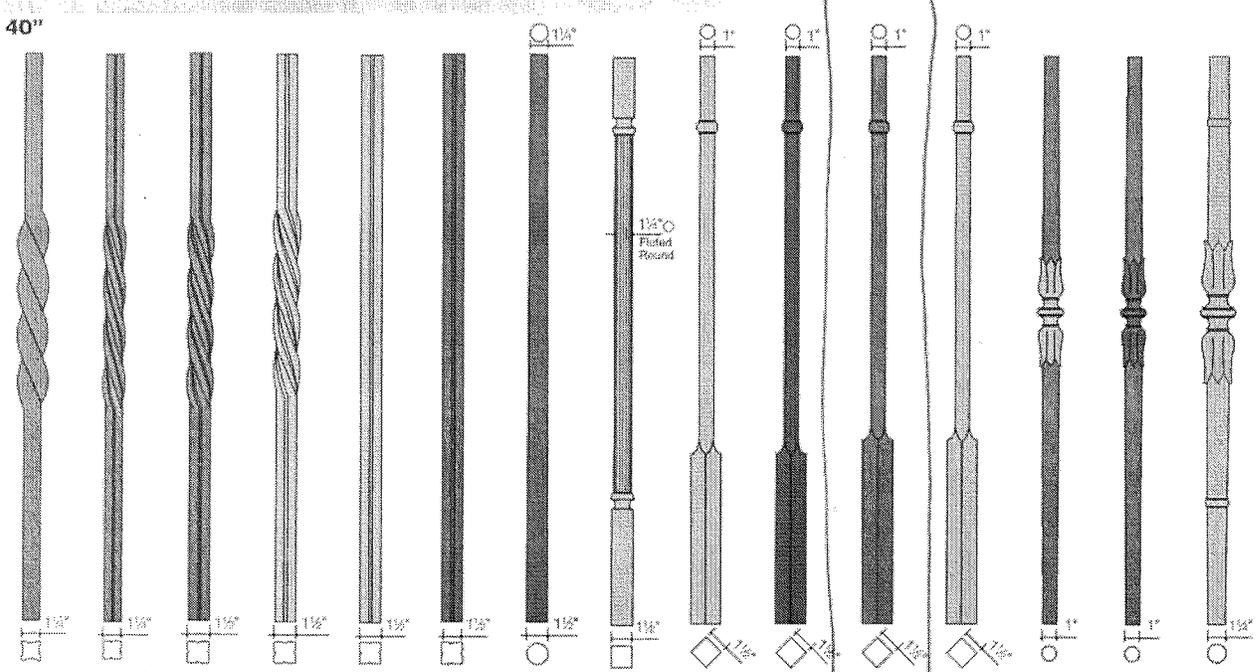
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ALUMINUM NICKEL SILVER
 BRONZE MALLEABLE IRON / STEEL

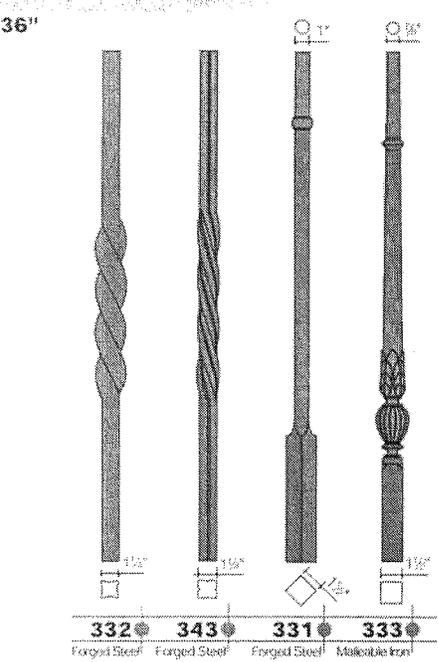
STARTING POSTS

Scale: 1" = 1'-0"

Starting Posts from Julius Blum & Co., Inc. have been engineered and tested to conform to the ASTM 985 concentrated test load requirement. Copies of the Test Reports are available.



- 332L • Forged Steel • 1 1/2"
- 343L • Forged Steel • 1 1/2"
- 347L • Forged Steel • 1 1/2"
- 143L • Forged Bronze • 1 1/2"
- 142L • Bronze • 1 1/2"
- 345L • Forged Steel • 1 1/2"
- 326L • Forged Steel • 1 1/2"
- 209 • Bronze • 1 1/2"
- 131 • Bronze • 1"
- 132 • Nickel Silver • 1"
- 331L • Forged Steel • 1"
- 731L • Aluminum • 1"
- 340 • Steel with Bronze Center • 1"
- 341 • Steel with Nickel-Silver Center • 1"
- 134 • Bronze • 1 1/2"



- 332 • Forged Steel • 1 1/2"
- 343 • Forged Steel • 1 1/2"
- 331 • Forged Steel • 1"
- 333 • Malleable Iron • 1 1/2"



Capitol Dome, Oklahoma City, OK
 Architect: Frankfurt-Short-Bruza
 Fabricator: York Metal Fabricators, Oklahoma City, OK

OCT 18 '2011

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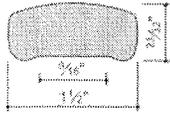
CITY OF SAUSALITO
 FAX 201 438 6003
 COMMUNITY DEVELOPMENT

GUARDRAIL STANCHIONS
 Exhibit L
 (2 pages)
 ITEM NO. 1 PAGE 29

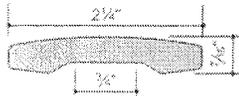
HANDRAIL MOULDINGS

Scale: 6" = 1'-0"

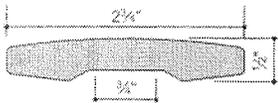
● **STAINLESS STEEL** Type 304 (18-8)
20' lengths, except as noted



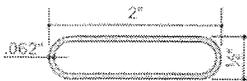
6503 Stainless 2.54 lb/ft
No fittings available. 16' lengths



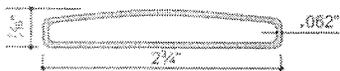
6502 Stainless 2.80 lb/ft
No fittings available. 16' lengths



6501 Stainless 4.05 lb/ft
No fittings available. 16' lengths



4488 Stainless .944 lb/ft
Fittings: N Suitable for elevator cab handrails

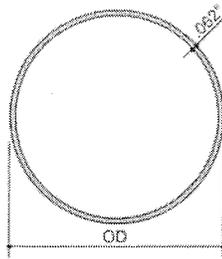


6511 Stainless 1.25 lb/ft
Fittings: N



6512 Stainless 1.00 lb/ft
Fittings: N

Round Tubing
Ornamental Grade

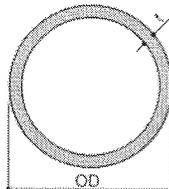


OD	ID	lb/ft
2 1/2"	2.375"	1.691
3"	2.875"	1.930
4"	3.875"	2.550

Fittings: See page 30.

Handrail Pipe
Ornamental Grade

No. 4, 180 grit, satin finish, paper-wrapped.

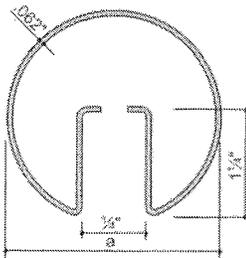


Nominal Pipe Size	Sched.	OD	t	lb/ft
3/4"	40	1.063"	.113"	1.200
1"	40	1.315"	.120"	1.460
1 1/4"	5	1.660"	.062"	1.110
1 1/2"	40	1.660"	.148"	2.150
1 3/4"	5*	1.900"	.062"	1.274
1 3/4"	40	1.900"	.148"	2.550

Fittings, see pages 14-29.

* Also available 2B mill finish

WELDED HANDRAIL MOULDINGS

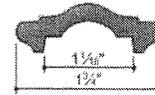


	a	lb/ft	Finish
1430*	1.900"	1.70	No. 2B
1432*	2 1/2"	1.96	No. 2B
1452**	2 1/2"	1.96	No. 4
1433*	3"	2.46	No. 2B
1453**	3"	2.46	No. 4
1472*	4"	3.17	No. 2B
1473**	4"	3.17	No. 4

Fittings, see page 8.

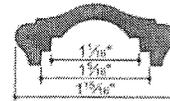
* Suitable for polishing ** 180 Grit

● **STEEL** C1010, 20' lengths
Steel mouldings are hot-rolled carbon steel, C1010. Fittings are cast in malleable iron, making them weldable and bendable.

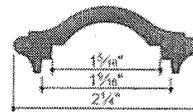


4429 used with 1" channel

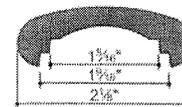
4429 Steel 1.40 lb/ft
Fittings: B-C-CC-CL-CR-E-F-GL-GR-JL-JR-L-N-S
SL-SR-T-U-UC-UL-V



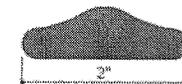
4428 Steel 2.25 lb/ft
Fittings: B-C-CC-CL-CR-E-GL-GR-L-N-S-V



4441 Steel 2.14 lb/ft
Fittings: B-C-CC-CL-CR-E-GL-GR-N-S-V

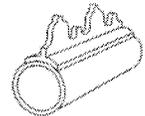
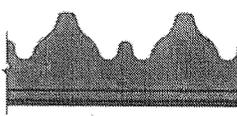


4435 Steel 2.65 lb/ft
Fittings: V



4416 Steel 3.15 lb/ft
No fittings available

Loafer Rail



4445 Steel .688 lb/ft

Loafer rail fits over pipe or flat surface to discourage lounging or skating on fences, planters, railings, or storefronts.

Wall Flange

401

Steel

401

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SAUSALITO PLANNING COMMISSION
Wednesday, September 21, 2011
Draft Minutes
******EXCERPT******

Call to Order—Joint Meeting with Historic Landmarks Board

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

Planning Commission:

Present: Chair Stan Bair, Vice Chair Stafford Keegin, Commissioner Joan Cox, Commissioner Richard Graef, Commissioner Bill Werner

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

Historic Landmarks Board:

Present: Chair Morgan Pierce, Board Member John Flavin,
Board Member Carolyn Kiernat, Board Member Vicki Nichols

Public Hearings

1. **DR 11-202, Design Review Permit, Merriam, 565 Bridgeway Avenue.** Design Review Permit to allow for modified façade improvements and paint colors at an existing non-historic, mixed-use commercial-residential building located at 565 Bridgeway Avenue (APN 065-171-02).

The public hearing was opened.

Associate Planner Burns presented the Staff Report.

Commission question to staff:

- Do the decorations proposed for the frieze constitute signage? *Staff responded no, they are artistic features that would be incorporated onto the façade as an architectural detail.*

Historic Landmarks Board question to staff:

- Is approval of the finer details by a subcommittee of members of the Planning Commission and Historic Landmarks Board part of the process? *Staff responded the applicant is requesting that as an option, but it is not a staff recommendation.*

The public testimony period was opened.

Presentation was made by Daniel Merriam, the applicant.

- He requests a subcommittee of members of the Planning Commission and Historic Landmarks Board study the finer details such as moldings and figurative sculptural imagery on the façade to give him the flexibility to modify them if needed.

1 Staff questions to Mr. Merriam:

- 2 • How many faces would there be on the façade? *Mr. Merriam responded*
- 3 *possibly one on the signage, one on the top, and one on the left.*
- 4 • How much relief would there be? Would it be on any of the vertical surfaces on
- 5 the two sides of the building or only on the front of the building? *Mr. Merriam*
- 6 *responded only on the front. At most maybe a nose might stick out three*
- 7 *inches, but it would be a relief that subtly emerges from the surface.*
- 8

9 Historic Landmarks Board comments:

- 10 • The time spent in the HLB's study sessions has helped develop a design that is
- 11 close to the Secretary of Interior's Guidelines in that they are not replicating
- 12 something classic. The two architects on the HLB would be willing to work with
- 13 the Merriams as a subcommittee to further the design.
- 14 • The revised design is stripped down classicism that becomes a pallet for the
- 15 Merriams can put their artwork on and express themselves in the details. The
- 16 result will be a compatible addition to the downtown with fun details they will
- 17 develop along the way.
- 18 • The design celebrates the history of art and the arts community in Sausalito,
- 19 which should be encouraged and supported. It will not be mistaken for a true
- 20 historic building, but will be a playful and welcome addition to the streetscape.
- 21
- 22

23 Commission questions to Mr. Merriam:

- 24 • Will all the decoration be carved in wood? *Mr. Merriam responded it will be*
- 25 *primarily wood, but there may be parts, especially on the continuous surface,*
- 26 *that may require another material that would not be prone to cracking.*
- 27 • Will all of the surface be painted? *Mr. Merriam responded yes.*
- 28 • Will the lower windows with the smaller panes and the third floor windows be
- 29 operable? *Mr. Merriam responded yes.*
- 30 • The Staff Report mentions gold accents, but they are not on the model. What
- 31 will be painted white and what will be painted gold? *Mr. Merriam responded*
- 32 *there would be gold leaf lettering on the signage and perhaps a couple bands*
- 33 *of gold on the finials as an accent.*
- 34 • Are you taking any steps to avoid creating glare from the windows? *Mr.*
- 35 *Merriam responded he was not aware that was a problem and is not aware of*
- 36 *any way reduce the glare, but he could look into it.*
- 37

38 The public was invited to comment. There were no public comments.

39 The public testimony period was closed.

40 Historic Landmarks Board comments:

- 41 • They are willing to work with the applicant through the details that have not
- 42 been fully designed yet, but they are comfortable with the overall direction and
- 43 believe the details can be worked out.
- 44
- 45
- 46
- 47

48 Commission comments:

- This meeting feels more like study session because there are a lot of unresolved details and the desire to explore them with a subcommittee and submit further design refinements.
- The design feels flat with the large expanse of glazing. Articulation and depth of the surface would be helpful in this concept.
- The details of finials and decorative borders are rather diminutive and do not make much of a statement.
- The design does not have a real identify. It is neither Victorian nor modern. The surrounding streetscape contains more contemporary buildings and is not very historic looking, so the design does not have to imitate a historic context.
- It is a good design reminiscent of some of the early 20th century steel buildings seen in New York, but is not ready for consideration by the Commission until the various finer design elements are resolved. It would be premature for the Commission to vote in favor of the design as it is.
- The fence on the deck should be moved back so that it does not interfere with the top of the structure and allows it to be a more visible element.
- The Commission is not in favor of delegating the responsibility of approving the finer design elements to a subcommittee because those details are important in that they face the streetscape.
- The massing of the glazing is a concern. The building's lack of depth increases its massing.
- The windows are large elements that contribute to the massing, but it is not facing a residence that would have to live with it in any sense. It presents a different element to the walkway that is not offensive and over time could become part of the streetscape.
- The fluidity of the design is troubling. This is a building, not a piece of sculpture, even though it is intended that sculpture be on the building.
- There will be a studio on the ground floor. The bubble faces are a signature of the artist and owner, so the bubble faces on parts of the façade could in fact be an advertising sign, but otherwise the notion of gargoyles or "grotesques" on the façade is not a concern.
- The building hints at the early 20th century Chicago facades, but care needs to be taken that the aluminum window frames are so vernacular in terms of today's standard curtain walls that it would lose a good deal of the character found in those Chicago windows.
- The drawings are inconsistent. One drawing shows one collection of objects and another drawing shows a different collection. There is some detail in the window mullions in one drawing, but just a pair of lines in another. There is a lack of clarity regarding what it will be.

Historic Landmarks Board Committee Member Nichols moved and Chair Pierce seconded a motion to continue the public hearing for 565 Bridgeway to a joint meeting of the Planning Commission and Historic Landmarks Board on October 26, 2011. The motion passed 3-1.

Chair Bair moved and Commissioner Cox seconded a motion to continue the public hearing for 565 Bridgeway to a joint meeting of the Planning Commission and Historic Landmarks Board on October 26, 2011. The motion passed 5-0.

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Historic Landmarks Board Committee Member Nichols moved and Committee Member Kiernat seconded a motion to adjourn the joint meeting of the Planning Commission and the Historic Landmarks Board. The motion passed 4-0.

The public hearing was closed.

RECEIVED

OCT 18 2011

CITY OF SAUSALITO
COMMUNITY DEVELOPMENT

September 18, 2011

Ms. Heidi Burns
Community Development Department
420 Litho Street
Sausalito, CA 94965

RE: NEIGHBOR RESPONDS TO DEVELOPMENT AT
565 BRIDGEWAY, CA

Dear Ms. Burns:

I am the business owner of Red Union Salon in San Francisco and have been renting at 569 Bridgeway for over eight years.

I am happy to see that the neighboring property at 565 Bridgeway is no longer vacant and that the project will be aesthetically pleasing and an asset to the neighborhood. I have also met Daniel Merriam and find him to be pleasant and accommodating.

I support this project and looking forward to having Daniel and Yulia Merriam as neighbors.

Regards,

Erika Redding
569 Bridgeway
Sausalito, CA 94965

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