STAFF REPORT

SAUSALITO PLANNING COMMISSION AND HISTORIC LANDMARKS BOARD

Project	**Casa Madrona/ 801 Bridgeway** **Design Review Permit** **Amendment of DR 10-377**
Meeting Date	January 22, 2014
Staff	Heidi Scoble, Associate Planner HS

This staff report supplements the July 24, 2013 staff report.

REQUESTS

Approval of a **Design Review Permit** to allow the after-the-fact demolition of an accessory outbuilding and a modification to the previously approved landscape and hardscape plans associated with the demolished building. The project also includes the installation of mechanical equipment to be placed within the proximity of the demolished building.

BACKGROUND

On July 24, 2013, the Planning Commission and Historic Landmarks Board (HLB) conducted a joint public hearing for a Design Review Permit and a Nonconformity permit for the following:

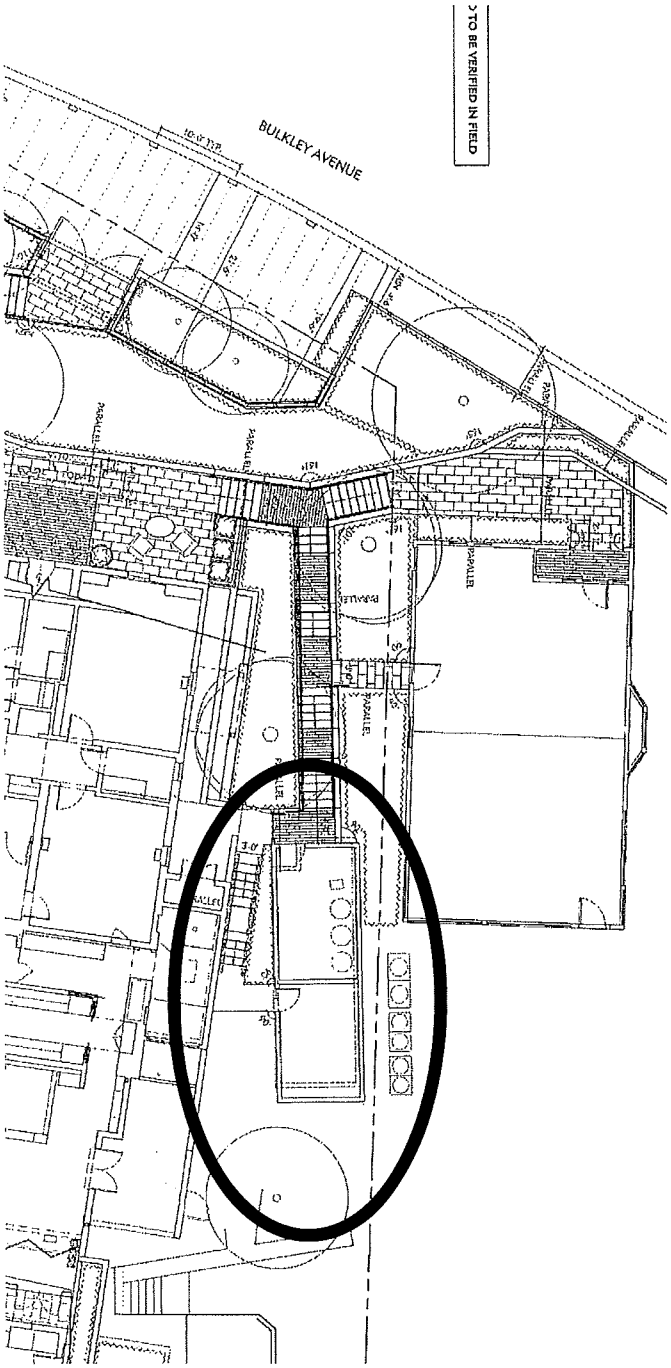
- ✓ An amendment to a previously approved Design Review Permit (DR 10-377) to allow for structurally mandated design alterations related to the non-historic Villa Madrona building; and
- ✓ Installation of new landscape and hardscape site improvements adjacent to the historic William Barrett House; and
- ✓ After-the-fact approval to allow the demolition, reconstruction, and replication of an accessory outbuilding; and

At the meeting, the Planning Commission and the HLB adopted resolution 2013-19 approving a Design Review Permit to amend previously-approved Design Review Permit DR 10-377 to allow for the exterior modifications to the Villa Madrona building and allowing the installation of new landscape and hardscape features. The Planning Commission and the HLB continued the review of a Design Review Permit and the Nonconformity Permit related to the after-the-fact demolition and replication of the accessory outbuilding to a date uncertain. Lastly, the Planning Commission and the HLB requested the applicant provide information on whether the on-going project construction which connected the Villa Madrona building and William Barrett House increased the building height (as calculated per Zoning Ordinance Section 10.40.060).

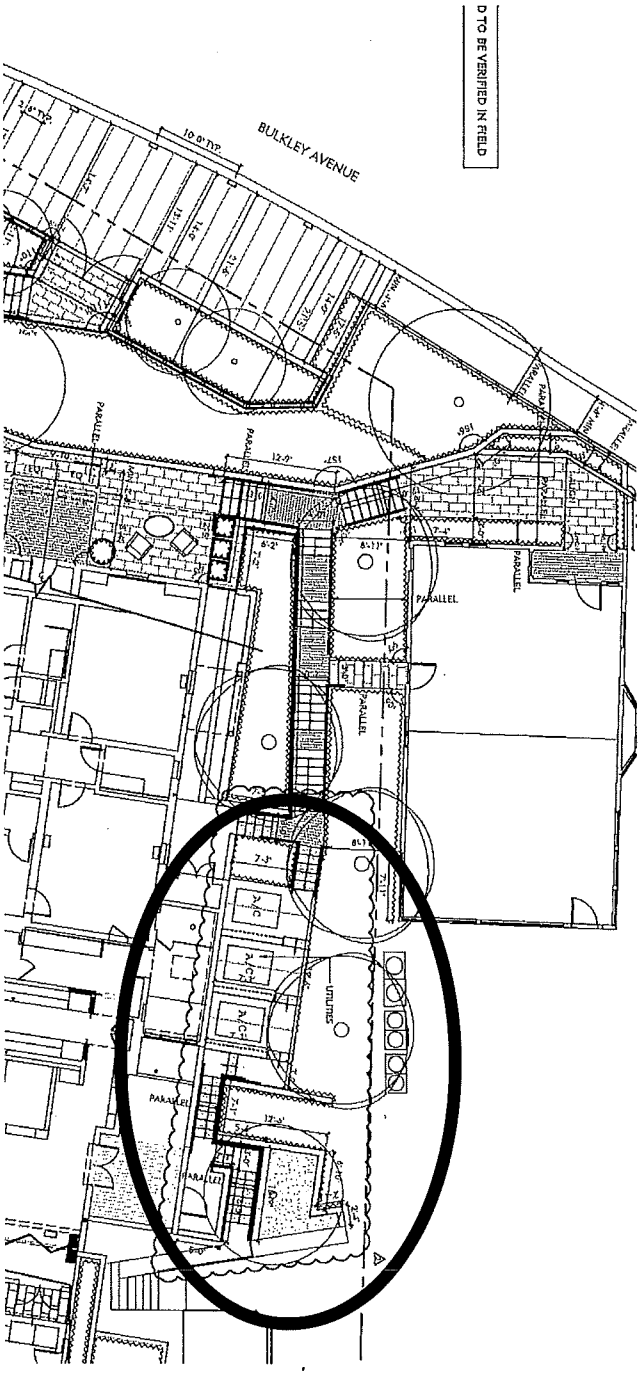
See **Exhibit G** for an excerpt of the minutes from the Planning Commission and HLB joint meeting on July 24, 2013.

DESIGN REVIEW PERMIT

After much consideration, the applicant is proposing to not reconstruct the demolished accessory outbuilding and modify the previously approved landscape/hardscape plan, and mechanical equipment plan as shown on the following page.



July 24, 2013 Proposed Plan



January 22, 1014 Proposed Plan

Specifically, the applicant is requesting approval of a concrete pad installed adjacent to the William Barrett House and install new landscaping and hardscape improvements as shown on Sheets L1.0a, L3.0, and L4.0 of the project plans. New AC units are proposed to be installed on the concrete pads.

In support of the demolition, the applicant has provided a letter from Heritage Architecture & Planning (See **Exhibit F**) which states that the National Register Nomination Form for the William Barrett House identifies that the demolished building is "not believed to be historically significant". A concern of staff is that the subject letter also states that it is unknown if the building's demolition has impacted any historic fabric. As such, staff is recommending a condition of approval which will require that prior to final building permit sign-off related to the installation of the new AC units, the applicant will be required to update the National Register Nomination form for the William Barrett House to include the demolition of the accessory outbuilding, the recent project modifications to the William Barrett House, the new landscape and hardscape fetures, and any impact the demolished building may have related to the historic integrity and context of the historic building and site.

As for the proposed landscape and hardscape features, staff supports the project revisions as shown on Sheet L1.0a subject to a condition of approval which requires the mechanical equipment to be screened with will a solid wall and landscaping. Staff is also recommending the HLB be the review authority regarding the design of the screening and landscaping to ensure an appropriate design consistent with the historic nature of the project site. Staff suggests the HLB be the review authority for the mechanical equipment screening and related landscaping for the following reasons:

1. Efficiency in scheduling a subsequent meeting for the review of the mechanical equipment screen and related landscaping. The Planning Commission and the HLB do not always have the same meeting dates and scheduling a special joint meeting is often inconvenient for the HLB and the applicant. Review by one review authority will facilitate the review process. The HLB review would occur an agenized public meeting.

2. The mechanical equipment screen and landscaping is minor in nature and the HLB will ensure any design will be compatible with the historic context and integrity of the William Barrett House and site.

In summary, staff suggests the Design Review Permit findings can be supported to allow the after-the-fact demolition of the accessory outbuilding and the proposed landscape and hardscape revisions subject to the aforementioned conditions of approval.

WILLIAM BARRET HOUSE HEIGHT

The project architect has prepared a letter and two exhibits to address the issue of height regarding the structural attachment of the William Barrett House to the Villa Madrona (See **Exhibit E**). The letter verbally and visually demonstrates that the combined structures will not exacerbate the existing legal non-conforming height of the building; therefore a subsequent Design Review Permit and/or Nonconformity Permit is not required. The project architect will provide a detailed presentation on this item at the scheduled public meeting

PUBLIC NOTICE AND CORRESPONDENCE

On January 10, 2014 public hearing notices for a Design Review Permit were mailed to residents and property owners within 300 feet of the project site.

Correspondence regarding the project is provided in **Exhibit G.**

RECOMMENDATION

Staff recommends the Planning Commission and Historic Landmarks Board adopt the attached draft resolution (**Exhibit A**) approving a Design Review Permit to allow the after-the-fact demolition of the accessory outbuilding and a modification to the previously approved landscape and hardscape plans, including the installation of mechanical equipment, associated with the demolished building at 801 Bridgeway.

Alternatively, the Planning Commission and Historic Landmarks Board may:

- Continue the hearing for additional information and/or project revisions; or
- Direct staff to prepare a resolution for denial of the Design Review Permit.

EXHIBITS

A. Draft Resolution for the Design Review Permit
B. Vicinity Map
C. Project Plans titled Casa Madrona, date-stamped January 14, 2014
D. Project Narrative of proposed changes prepared by Scott Maas with Safdie Rabines Architects dated January 14, 2014
E. Narrative regarding the height of the Casa Madrona building prepared by Scott Maas with Safdie Rabines Architects dated January 14, 2014
F. Historic Analysis for the Outbuilding Demolition prepared by Heritage Architecture & Planning date stamped January 14, 2014
G. HLB and Planning Commission Minute Excerpt from the July 24, 2013 meeting
H. Correspondence
    1. Velma Gamble, dated January 14, 2014

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SAUSALITO PLANNING COMMISSION AND HISTORIC LANDMARKS BOARD
RESOLUTION NO. 2014- XX

APPROVAL OF A DESIGN REVIEW PERMIT FOR THE CASA MADRONA HOTEL AT 801 BRIDGEWAY (DR 10-377)

WHEREAS, an application was filed by the applicant, Safdie Rabines Architects, on behalf of the property owners, Casa Madrona Hotel and Spa, LLC, requesting Planning Commission and Historic Landmarks Board approval of a Design Review Permit to allow the after-the-fact demolition of an accessory outbuilding and modifications to the previously approved landscape and hardscape plan associated with the demolition of the accessory outbuilding at the Casa Madrona Hotel and Spa located at 801 Bridgeway (APN 065-063-46); and

WHEREAS, the Planning Commission and Historic Landmarks Board conducted duly-noticed public hearings on July 24, 2013 and January 22, 2014 at which time all interested persons were given an opportunity to be heard; and

WHEREAS, the Planning Commission and Historic Landmarks Board have reviewed and considered the project plans titled "Casa Madrona", and the "Casa Madrona Hotel Building height Exhibit" date-stamped received January 14, 2014; and

WHEREAS, the Planning Commission and Historic Landmarks Board have considered all oral and written testimony on the subject application; and

WHEREAS, the Planning Commission and Historic Landmarks Board have reviewed and considered the information contained in the staff reports dated July 24, 2013 and January 22, 2014; and

WHEREAS, the Planning Commission and Historic Landmarks Board find that the project is categorically exempt from California Environmental Quality Act (CEQA) pursuant to Section 15301(a)(d), of the CEQA Guidelines; and

WHEREAS, the Planning Commission and Historic Landmarks Board find that, as conditioned herein, the proposed project complies with the requirements of the General Plan and Zoning Ordinance as described in the staff report dated July 24, 2013; and

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

1. A Design Review Permit to amend previously-approved Design Review Permit DR 10-377 to allow for the after-the-fact demolition of an accessory outbuilding and modifications to the previously approved landscape and hardscape plan associated with the demolition of the accessory outbuilding at the Casa Madrona Hotel and Spa is approved based upon the findings provided in Attachment 1, subject to the conditions of approval provided in Attachment 2, and the project plans provided in Attachment 3.

Exhibit A
(12 pages)

2. The structural attachment of the William Barrett House to the Villa Madrona does not increase the building height as calculated per Zoning Ordinance Section 10.40.060 based on the project plans provided in Attachment 4.

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

RESOLUTION PASSED AND ADOPTED, at the joint meeting of the Sausalito Planning Commission and Historic Landmarks Board on the XX day of January 2014, by the following vote:

AYES: Commissioner:
NOES: Commissioner:
ABSENT: Commissioner:
ABSTAIN: Commissioner:

Jeremy Graves, AICP
Secretary to the Planning Commission

AYES: Board Member:
NOES: Board Member:
ABSENT: Board Member:
ABSTAIN: Board Member:

John McCoy
Secretary to Historic Landmarks Board

ATTACHMENTS
1- Findings
2- Conditions of Approval
3- Project Plans

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PLANNING COMMISSION AND HISTORIC LANDMARKS BOARD RESOLUTION
JANUARY 22, 2014
DR 10-337
801 BRIDGEWAY

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 this chapter.

The project revisions are consistent with the General Plan, Zoning Ordinance, and the Historic Design Guidelines and supported by the information contained in the July 24, 2013 Staff Report.

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 project is consistent with this finding in that the project landscaping and hardscape features will be architecturally and historically compatible with the site, and the project amendment will be generally consistent with the previously approved architecture for the site.

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

The project will maintain the general scale of what currently exists today. The project elements are intended to enhance the aesthetics and usability of the site.

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

The project is designed to not impact any existing public or private views that exist or previously existed on the project site. Additionally, the demolition of the accessory outbuilding will improve private and public views of Richardson's Bay.

E) 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.

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.

This project is designed with an enhanced and upgraded landscape and hardscape features in

order to provide uniformity to the site. The project is found to be consistent with the Historic Design Guidelines Landscape policies are discussed in the Staff Report dated July 24, 2013. Additionally, a condition of approval is required to install a screen around the exterior mechanical equipment adjacent to the William Barrett House and enhanced landscaping to soften the mechanical equipment screen.

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

There are not light and air impacts associated with the project, adjacent properties and/or the general public due to the downward sloping topography of the site. Additionally, the demolition of the accessory outbuilding will remove a nonconforming structure currently located within the side yard setback, which in turn will enhance the light and air as it relates to its proximity to the adjacent parcel.

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 is conditioned to require a mechanical equipment screen and landscaping to reduce and/or minimize the project impacts as it relates to aesthetics. The mechanical equipment screen will also provide de facto noise attenuation resulting from the screen and landscaping enhancements.

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 supported by the project approved by resolution of approval 2013-19, the project is designed with landscape and hardscape features, including fencing and a gate which will provide a reasonable level of privacy to the site and the adjacent properties as supported by the project plans dated July 12, 2013.

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

As supported by the project approved by resolution of approval 2013-19, the project is designed with landscape and hardscape site improvements to facilitate pedestrian ease of movement as supported by the project plans dated July 12, 2013. The revised project plans dated January 14, 2014 achieve the same purposes.

K) 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 project does not impact existing natural features on the site.

L) 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.

2. HISTORIC OVERLAY DISTRICT FINDINGS

In accordance with the Sausalito Zoning Ordinance Section 10.46 (Historic Overlay District), the Planning Commission and Historic Landmarks Board find:

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

As supported by the letter prepared by Heritage Architecture & Planning and attached to the Staff Report dated January 14, 2014, the demolished accessory outbuilding is not considered a historic resource. Accordingly, a condition of approval is required to prepare an update to the National Register Nomination form reviewed and approved by the California Office of Historic Preservation to address the demolition of the previously identified accessory outbuilding and to restate the context of the site relative to the William Barrett House.

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

A condition of approval is required to prepare an update to the original National Registration nomination form reviewed and approved by the California Office of Historic Preservation to address the demolition of the previously identified accessory outbuilding and to restate and evaluate the context of the site relative to the William Barrett House.

C) 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 structure is currently listed on the National Register and is located within the Downtown Historic Overlay Zoning District. As supported by the letter prepared by Heritage Architecture & Planning and attached to the Staff Report dated January 14, 2014, the accessory outbuilding which was demolished is not considered a historic resource. Accordingly, a condition of approval is required to prepare an update to the original National Registration nomination form reviewed and approved by the California Office of Historic Preservation to address the demolition of the previously identified accessory outbuilding and to restate the context of the site relative to the William Barrett House.

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

The applicant is not asking for the State Historic Building Code to be applied, therefore this finding does not apply.

E) 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 the Interior Standards for the Treatment of Historic Properties was considered when reviewing the project. Although the National Register Nomination form for the William Barrett House identifies the demolished accessory outbuilding is not considered to be historically significant, a condition of approval is required to prepare an update to the

original National Registration nomination form reviewed and approved by the California Office of Historic Preservation to address the demolition of the previously identified accessory outbuilding and to restate and evaluate the context of the site relative to the William Barrett House.

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

No alternative uses and configurations have been considered as part of the Design Review process.

G) 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.

H) 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 will not negatively impact the historic integrity of the William Barrett House as supported by the letter prepared by Heritage Architecture & Planning and attached to the Staff Report dated January 14, 2014. Additionally, a condition of approval is required to prepare an update to the National Register Nomination form reviewed and approved by the California Office of Historic Preservation to address the demolition of the previously identified accessory outbuilding and to restate and evaluate the context of the site relative to the William Barrett House.

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

  The project will not destroy any historic materials associated with the site as supported by the letters prepared by Heritage Architecture & Planning which are attached to the Staff Report dated January 14, 2014.

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

  The project's repairs will enhance the aesthetics of the site thereby contributing to the value of the property.

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

As stated in the Staff Report dated July 24, 2013, the project is found to be consistent with the Historic Design Guidelines. The project landscape modifications associated with the January 14, 2014 plans are also consistent with the Historic Design Guidelines. Additionally, as conditioned, the screening of the mechanical equipment will be consistent with the Historic Design Guidelines (Policy 3.27). The Historic Design Guidelines are silent on the demolition of non-historic building features.

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

  This project was reviewed by the Historic Landmarks Board on June 12, 2013, and at a joint meeting with the Planning Commission and Historic Landmarks Board on July 24, 2013 and January 14, 2014.

- 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 project is designed to enhance the aesthetics and usability of the site with consideration of the historic fabric and historic significance of the site.

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

  As previously stated, the project is designed to enhance the aesthetics and usability of the site with consideration of the historic fabric and historic significance of the site.

- 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 this building.

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PLANNING COMMISSION AND HISTORIC LANDMARKS BOARD RESOLUTION
JANUARY 22, 2014
DR 10-337
801 BRIDGEWAY

ATTACHMENT 2: CONDITIONS OF APPROVAL

These conditions of approval apply to the plans prepared by Safdie Rabines Architects, entitled "Casa Madrona" and the "Casa Madrona Hotel Building Height Exhibit" date-stamped received January 14, 2014.

General Conditions

1. No alternative or unrelated construction, site improvements, tree removal and/or alteration, exterior alterations and/or interior alterations and/or renovations not specified in the project plans, or alterations approved by the Community Development Director, shall be performed on the project site. In such cases, this approval shall be rendered null and void unless approved by the Community Development Director as a modification to this approval.

2. 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.

3. 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.

4. Prior to final sign-off on the landscape and hardscape building permit plans, the applicant shall:

   a. Provide evidence to the Community Development Department than an update to the original National Registration nomination form has been prepared and submitted to the California Office of Historic Preservation. The updated National Register Nomination form shall include the demolition of the accessory outbuilding, the recent project modifications to the William Barrett House, the new landscape and hardscape features, and any impact the demolished building may have related to the historic integrity and context of the historic building and site.

   b. Construct a mechanical equipment screening plan. The mechanical equipment screening plan shall include both a solid screen and landscaping to soften the appearance of the solid screen. The Historic Landmarks Board shall review and approve the mechanical equipment screening design and landscaping prior to installation of the fence and landscaping.

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.

5. 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.

6. 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.

7. Pursuant to Municipal Code Chapter 3.36, Construction Traffic Road Fees shall be paid prior to issuance of a building permit.

8. Pursuant to Municipal Code Section 11.12.030.C, applicants shall provide protection for any protected trees (as defined by Section 11.12.020) which are to remain standing.

9. 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.

10. 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.

11. 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.

12. Pursuant to Municipal Code Section 18.08.020, overhead electrical and communication service drops shall be placed underground when the main electrical service equipment (including the panel) is relocated, replaced, and/or modified.

13. 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.

14. 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;
    - Marin County Environmental Health Services (415-499-6907), including spas and septic systems, as well as facilities for preparation or sale of food;
    - Southern Marin Fire Protection District – (415-388-8182); and

15. 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.

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PLANNING COMMISSION AND HISTORIC LANDMARKS BOARD RESOLUTION
JANUARY 22, 2014
DR 10-337
801 BRIDGEWAY

ATTACHMENT 3: PROJECT PLANS

PLANNING COMMISSION AND HISTORIC LANDMARKS BOARD RESOLUTION
JANUARY 22, 2014
DR 10-337
801 BRIDGEWAY

ATTACHMENT 4: CASA MADRONA HOTEL BUILDING HEIGHT EXHIBIT

Vicinity Map

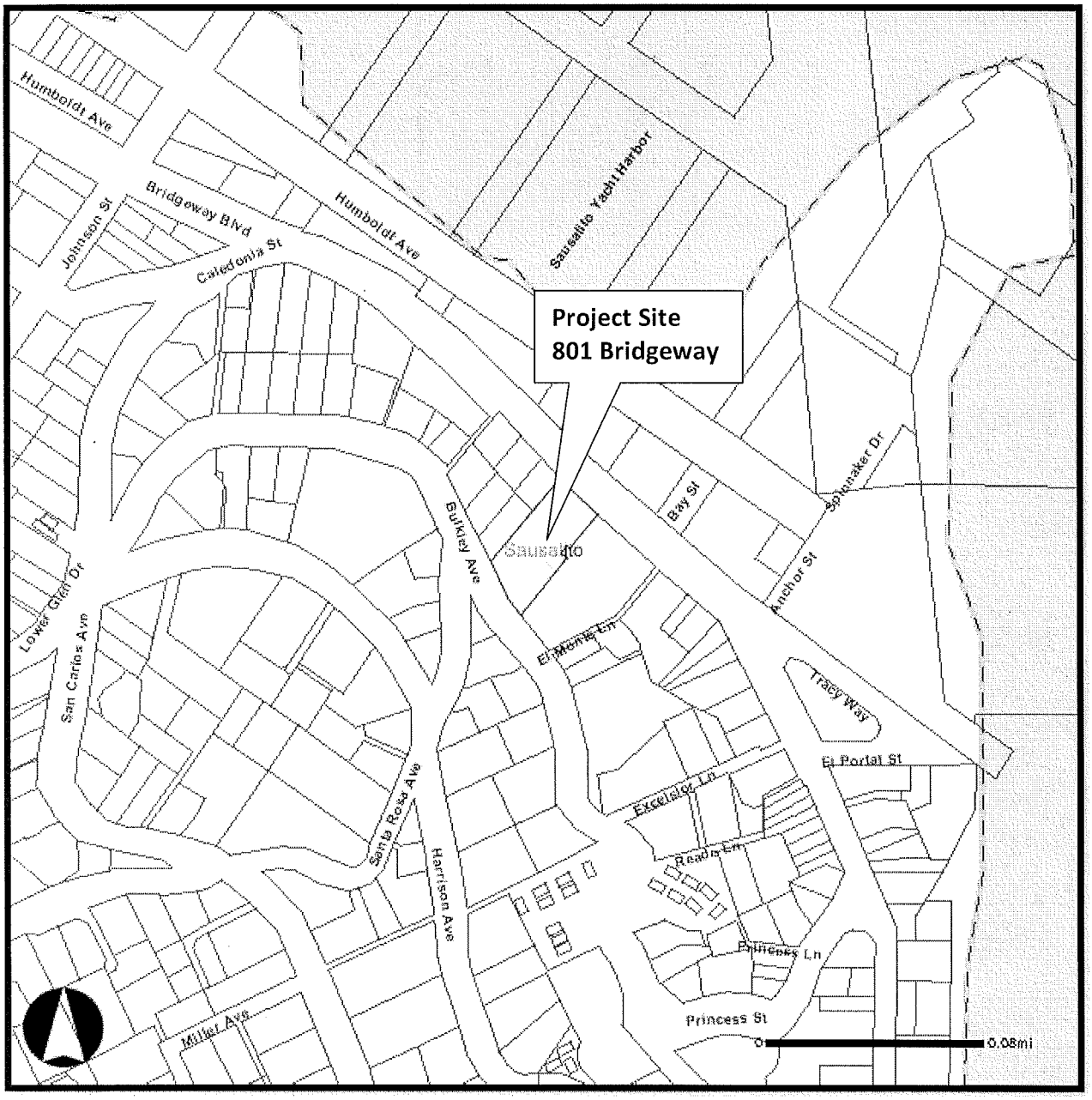

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Exhibit B
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PROJECT INFORMATION

PROJECT ADDRESS:
801 BRIDGEWAY
SAUSALITO, CA. 94965
APN: 065-063-46

OWNER:
METWEST TERRA HOSPITALITY
801 BRIDGEWAY
SAUSALITO, CA 94965

LOT SIZE: 53,035 S.F. (1.22 ACRES)
ZONE: CC/R-3/HISTORIC OVERLAY DISTRICT
OCCUPANCY GROUP: R-1/HOTEL
EXISTING/PROPOSED USE: HOTEL
SPRINKLERED: YES
CONSTRUCTION TYPE: VB
EXISTING APPROVALS:
DESIGN REVIEW PERMIT, NONCONFORMITY PERMIT
DR/NC 10-377
BUILDING PERMIT B186-12
HISTORIC DESIGNATION:
NATIONAL REGISTER, CA 80004490
WILLIAM G. BARRETT HOUSE (CASA MADRONA HOTEL)
156 BULKLEY AVENUE

SCOPE OF WORK

THIS IS AN AMENDMENT TO EXISTING DESIGN REVIEW PERMIT DR/NC 10-377. THE CHANGES INCLUDE:
1. AFTER-THE-FACT APPROVAL OF DEMOLITION PERMIT FOR DEMOLITION OF OUTBUILDING/COTTAGE 800 ON THE NORTH SIDE OF THE CASA MADRONA. (PROPOSE NOT TO REBUILD THIS STRUCTURE)
2. PROPOSED LANDSCAPE AND HARDSCAPE IMPROVEMENTS IN AREA AROUND FOOTPRINT OF DEMOLISHED OUTBUILDING.

PROJECT TEAM

ARCHITECT:
SAFDIE RABINES ARCHITECTS
925 FORT STOCKTON DR
SAN DIEGO, CA 92103

LANDSCAPE ARCHITECT:
SHADES OF GREEN LANDSCAPE ARCHITECTURE
1306 BRIDGEWAY
SAUSALITO, CA 94965

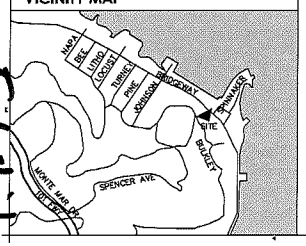
STRUCTURAL ENGINEER (FOR SITE WORK ONLY):
TOM TORMEY ENGINEERING
19 CURTIS AVENUE
SAN RAFAEL, CA 94901

HISTORICAL:
HERITAGE ARCHITECTURE & PLANNING
625 BROADWAY, SUITE 800
SAN DIEGO, CA 92101

GEOTECHNICAL:
HERZOG GEOTECHNICAL
70 WOODSIDE LANE
MILL VALLEY, CA 94941

CIVIL ENGINEER:
LAWRENCE DOYLE
100 HELENS LANE
MILL VALLEY, CA 94941

VICINITY MAP



SHEET INDEX

NOTE: ONLY SHEETS WITH REVISIONS ARE INCLUDED IN THIS SET. REFER TO PERMIT SET ON FILE FOR ORIGINAL APPROVED PROJECT.

ARCHITECTURAL

A0.01	TITLE SHEET & SITE PLAN
A3.00	OUTBUILDING/COTTAGE 800 EXISTING PLANS

LANDSCAPE

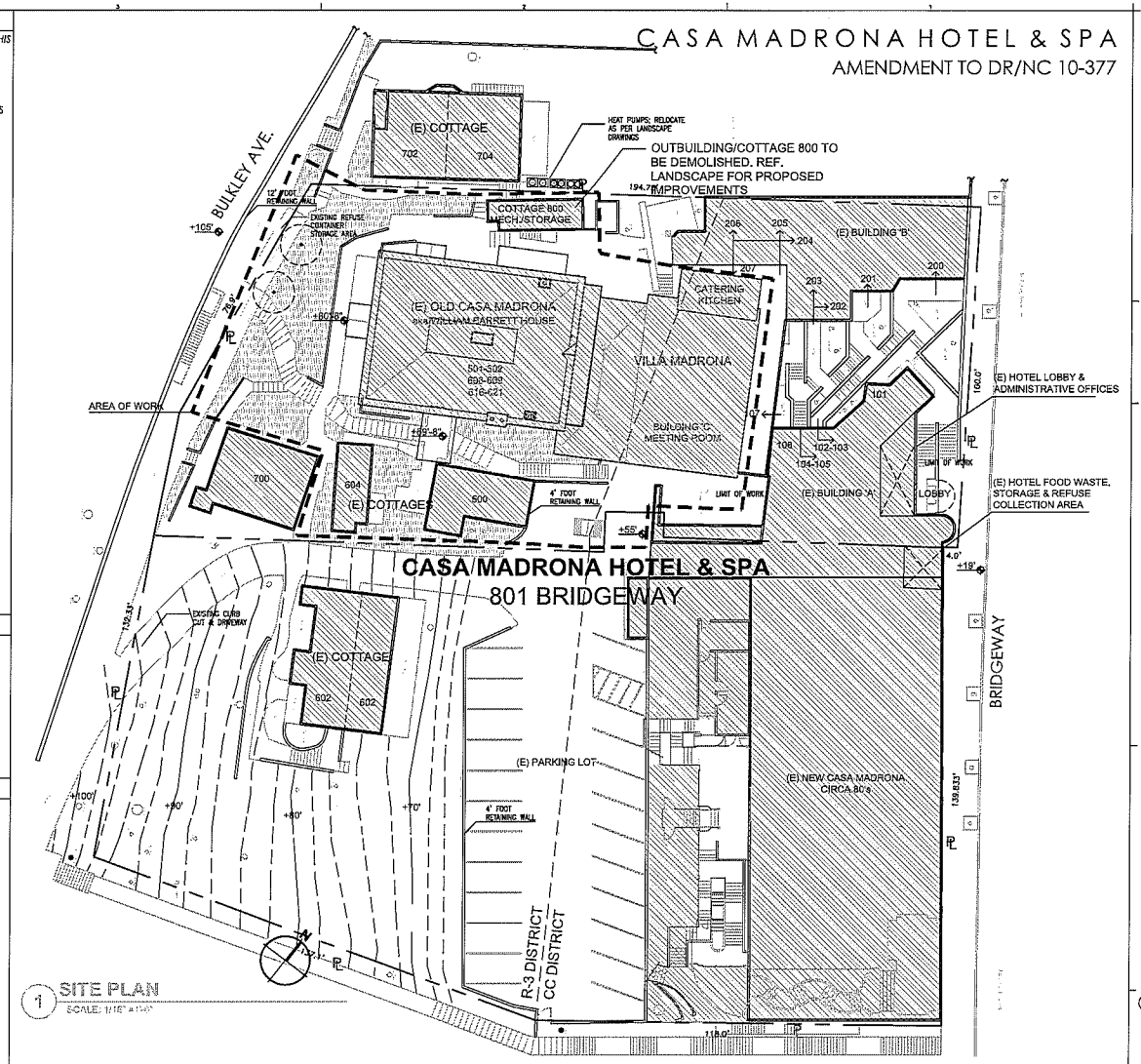
L0.1	EXISTING CONDITIONS
L1.0a	APPROVED LAYOUT PLAN
L1.0	PROPOSED LAYOUT PLAN
L3.0	PLANTING PLAN

APPLICABLE CONSTRUCTION CODES

2010 CALIFORNIA BUILDING CODE
2010 CALIFORNIA PLUMBING CODE
2010 CALIFORNIA MECHANICAL CODE
2010 CALIFORNIA ELECTRICAL CODE
2010 CALIFORNIA ENERGY CODE
2010 CALIFORNIA HISTORICAL BUILDING CODE
2010 CALIFORNIA GREEN BUILDING STANDARDS CODE
2010 CALIFORNIA FIRE CODE (with local amendments)

GEOTECHNICAL OBSERVATION

HERZOG GEOTECHNICAL SHALL BE COMMISSIONED TO PERFORM THE FOLLOWING SERVICES:
1. REVIEW ANY GRADING AND FOUNDATION PLANS PRIOR TO CONSTRUCTION.
2. OBSERVE, TEST AND ADVISE DURING GRADING AND PLACEMENT OF STRUCTURAL FILL.
3. OBSERVE AND ADVISE DURING FOUNDATION CONSTRUCTION.
4. OBSERVE, TEST AND ADVISE DURING UTILITY TRENCH BACKFILLING.
5. OBSERVE AND ADVISE DURING SUB-DRAINAGE INSTALLATION.



7. REFER TO SHEET T0.00 FOR GEOTECHNICAL OBSERVATION REQUIREMENTS.
8. REFER TO SHEET T0.00 FOR CITY OF SAUSALITO NOTES.
9. SEWER LATERAL INSPECTION TO BE PERFORMED ON SITE PER SMC SECTION 15.12.100.
10. SMOKE DETECTORS TO BE INSTALLED IN EVERY BEDROOM AND AREA LEADING TO BEDROOMS PER CBC 907.2.11.2. REFER TO FIRE ALARM PLANS.

1. ALL ROOF AND SITE DRAINAGE TO BE CONVEYED TO AND TERMINATE IN THE CITY'S STORM WATER SYSTEM.
2. NO GRADING TO OCCUR ON THE PROJECT. STRUCTURAL EXCAVATION TO BE LESS THAN 50 CUBIC YARDS.
3. REFER TO ELECTRICAL SITE PLAN FOR LOCATION OF ELECTRICAL MAIN PANEL AND SUB-PANELS.
4. REFER TO SHEET T0.01 FOR PLANNING & ENGINEERING CONDITIONS OF APPROVAL.
5. ALL NEW ROOF COVERINGS TO BE CLASS A PER SMC SECTION 8.04.112. REFER TO ROOF PLAN, SHEET A2.04.
6. ALL FIREPLACE CHIMNEYS TO HAVE SPARK ARRESTORS PER CBC 3102.3.8. REFER TO ELEVATIONS, SHEETS A3.01, A3.02, A3.03.

SITE PLAN NOTES

4. REHABILITATION ACKNOWLEDGES THE NEED TO ALTER OR ADD TO A HISTORIC PROPERTY TO MEET CONTINUING OR CHANGING USES WHILE RETAINING THE PROPERTY'S HISTORIC CHARACTER.
5. SECRETARY OF THE INTERIOR'S STANDARDS REHABILITATION PROVISIONS: THE TEN REHABILITATION PROVISIONS OF THE STANDARDS ARE TO BE APPLIED TO SPECIFIC REHABILITATION PROJECTS IN A REASONABLE MANNER, TAKING INTO CONSIDERATION ECONOMIC AND TECHNICAL FEASIBILITY.
6. REFER TO NOTES ON SHEET T0.01 AND HISTORIC REPORT BY HERITAGE ARCHITECTURE & PLANNING, DATED 10/6/2011 FOR ADDITIONAL INFORMATION.

1. THE WILLIAM G. BARRETT HOUSE (aka CASA MADRONA) WAS LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES ON JUNE 17, 1980 AS AN INDIVIDUAL STRUCTURE SIGNIFICANT FOR ITS ARCHITECTURAL DESIGN AND CRAFTSMANSHIP ASSOCIATED WITH THE DEVELOPMENT OF MARIN COUNTY (NHRP, CA 80004490)
2. THESE NOTES APPLY TO THE PORTION OF WORK ON THE CASA MADRONA ONLY.
3. THE TREATMENT APPROACH FOR REHOVATION/ADDITION TO THE CASA MADRONA SHALL BE 'REHABILITATION' PER THE SECRETARY OF INTERIOR STANDARDS.

HISTORIC NOTES

1. NOTES ON THIS SHEET ARE AN ACCUMULATION OF ITEMS ON THE PLANS, ELEVATIONS AND SECTION SHEETS. NOT ALL ITEMS ARE FOUND ON EACH SHEET.
2. GRID LINES ARE LOCATED TO FACE OF STUD, OR CENTERLINE OF STRUCTURAL MEMBER, U.N.O.
3. FINISHED FLOOR ELEVATIONS ARE BASED OFF OF 6"-0" AMSL.
4. ALL DIMENSIONS ARE +/- CONTRACTOR TO FIELD VERIFY DIMENSIONS OF ALL EXISTING ELEMENTS.

GENERAL NOTES

© SAFDIE RABINES ARCHITECTS

Casa Madrona

Hotel Renovation
801 BRIDGEWAY
SAUSALITO, CA 94965
APN: 065-063-46

PROPERTY OWNER:
METWEST TERRA HOSPITALITY
801 BRIDGEWAY
SAUSALITO, CA 94965
PH (415) 717-9702

ARCHITECT:
SAFDIE RABINES ARCHITECTS
925 FORT STOCKTON DR
SAN DIEGO, CA 92103
PH (619) 297-6153
FAX (619) 299-6072

STRUCTURAL ENGINEER:
A.S. COURT & ASSOCIATES
4340 HAWK STREET
SAN DIEGO, CA 92103
PH (619) 546-7050

M/E/P ENGINEER:
BSE ENGINEERING
9665 CHESAPEAKE DRIVE, SUITE 365
SAN DIEGO, CA 92123
PH (858) 279-2000
FAX (858) 279-2626

HISTORICAL:
HERITAGE ARCHITECTURE & PLANNING
625 BROADWAY, SUITE 800
SAN DIEGO, CA 92101
PH (619) 237-7888
FAX (619) 234-6286

GEOTECHNICAL:
HERZOG GEOTECHNICAL
70 WOODSIDE LANE
MILL VALLEY, CA 94941
PH (415) 388-8350
FAX (415) 388-9266

INTERIOR DESIGN - 2nd & 3rd Floors:
TRUEX COLLINS
209 BATTERY STREET
BURLINGTON, VT 05401
PH (802) 658-2775

INTERIOR DESIGN - Belvedere Suite:
CHRISTOPHER O'CONNOR DESIGN
4586 47TH STREET
SAN DIEGO, CA 92115
PH (619) 516-6308
FAX (619) 516-6310

LICENSED ARCHITECT
JON KOEL BERRY
STATE OF CALIFORNIA
SIGNED C 24594
11-21-13

Num	Description	Date
1	Sausalito HLB - Preliminary	9/14/11
2	Sausalito Design Review	10/6/11
3	Progress Set	1/10/12
4	Sausalito - Plan Check	4/03/12
5	Sausalito - Plan Check 2	5/1/12
6	Issued for Construction	7/1/12
7	Outbuilding Demolition	1/6/14

DATE SCALE

SRA PROJECT NUMBER:
1121

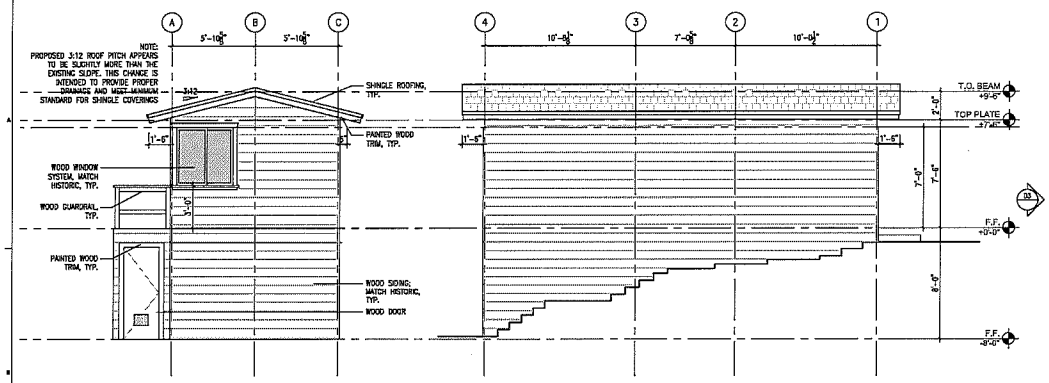
TITLE SHEET & SITE PLAN

A0.01

JAN 14 2014
CITY OF SAUSALITO
COMMUNITY DEVELOPMENT

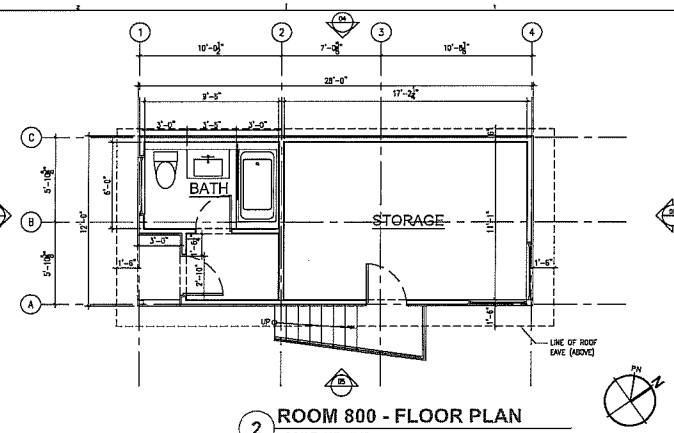
Item 2: Page 19 of 46

Exhibit C
(7 pages)

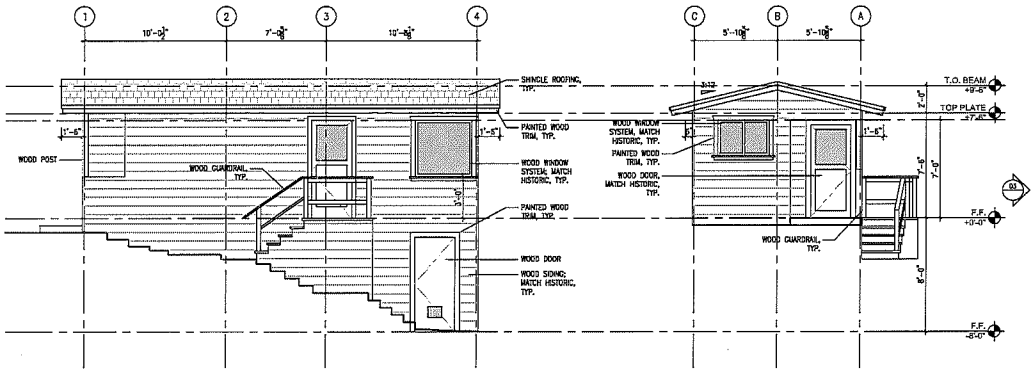


6 EAST ELEVATION
SCALE: 1/4" =1'-0"

4 NORTH ELEVATION
SCALE: 1/4" =1'-0"

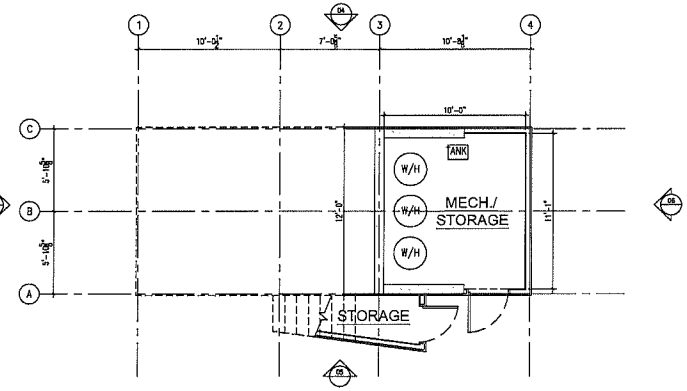


2 ROOM 800 - FLOOR PLAN
SCALE: 1/4" = 1'-0"



5 SOUTH ELEVATION
SCALE: 1/4" =1'-0"

3 WEST ELEVATION
SCALE: 1/4" =1'-0"



1 CRAWLSPACE - FLOOR PLAN
SCALE: 1/4" =1'-0"

7 PHOTOS

NOTE:
1. THESE DRAWINGS AND PHOTOS ARE INTENDED TO ILLUSTRATE THE CONDITION OF THE PREVIOUSLY EXISTING OUTBUILDING ("COTTAGE 800") WHICH HAS BEEN DEMOLISHED WITHOUT A PERMIT.
2. BASED ON FEEDBACK FROM THE JOINT HLB/PLANNING COMMISSION HEARING OF JULY 24, 2013 THAT THE PREVIOUSLY PROPOSED RECONSTRUCTION AND NON-CONFORMITY PERMIT WAS NOT SUPPORTED, THE PROPOSAL TO RECONSTRUCT THE OUTBUILDING HAS BEEN WITHDRAWN.
3. THE CURRENT REQUEST IS FOR AN AFTER-THE-FACT APPROVAL OF A DEMOLITION PERMIT FOR THE OUTBUILDING ONLY.

©SAFDIE RABINES ARCHITECTS

Casa Madrona
Hotel Renovation
801 BRIDGEWAY
SAUSALITO, CA 94965
APN: 065-063-46

PROPERTY OWNER:
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SAUSALITO, CA 94965
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LICENSED ARCHITECT
NO. C 24394
STATE OF CALIFORNIA

Num	Description	Date
1	Sausalito HLB - Preliminary	9/14/11
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4	Sausalito - Plan Check	4/03/12
5	Sausalito - Plan Check 2	5/1/12
6	Issued for Construction	7/1/12

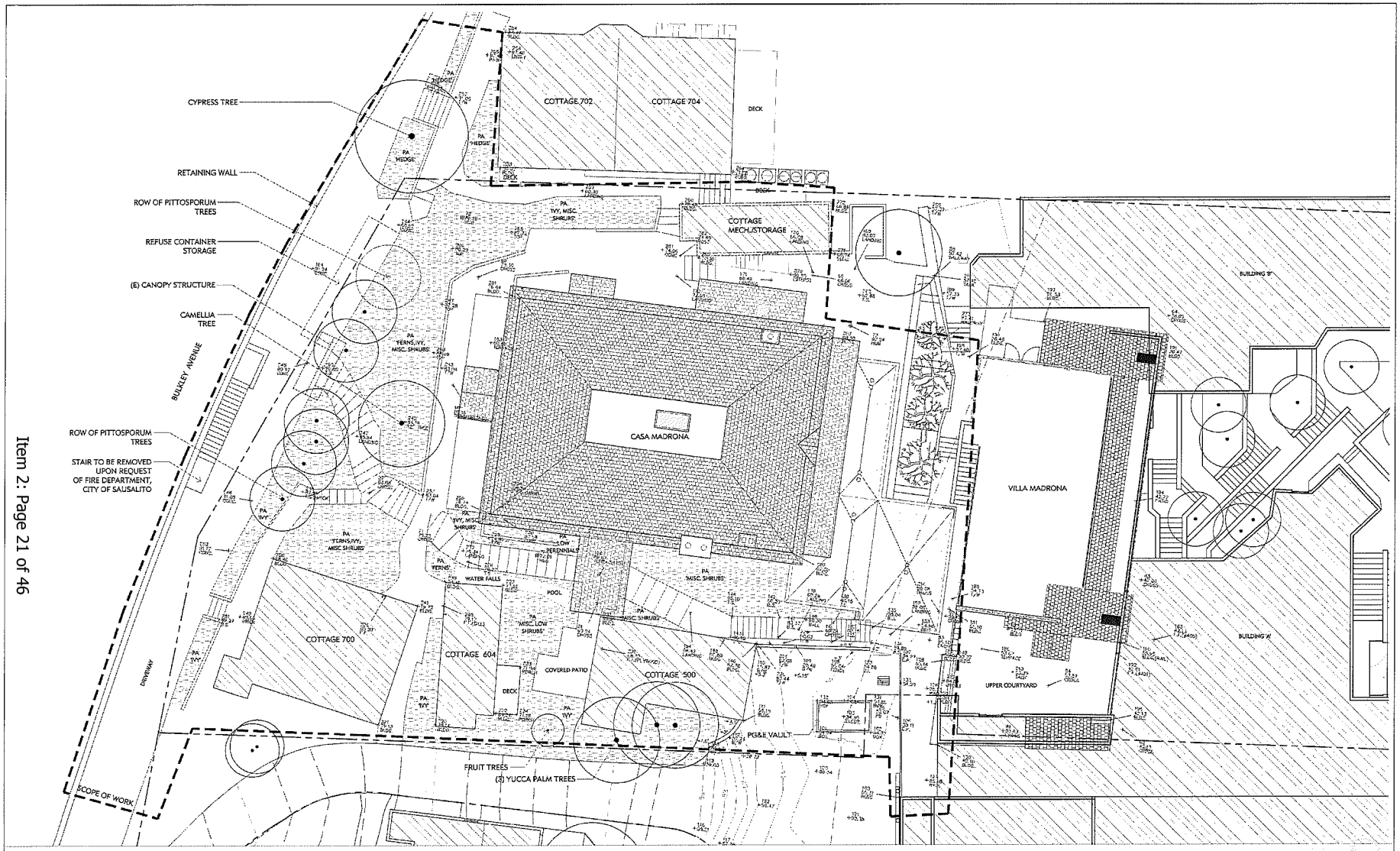
DATE: SCALE:

SRA PROJECT NUMBER:
1121

COTTAGE 800
EXISTING
CONDITIONS

A3.00

RECEIVED
JAN 14 2014
COMMUNITY DEVELOPMENT



GENERAL LAYOUT LEGEND

SYMBOL	DESCRIPTION
	PROPERTY LINE
	SETBACK LINE
	SCOPE OF WORK
	TREES TO REMAIN
	TREES TO BE REMOVED
PA	PLANTING AREA
MISC.	MISCELLANEOUS

JAN 14 2014

SHADES OF GREEN LANDSCAPE ARCHITECTURE
1336 BRIDGEWAY SAUSALITO, CA
P 415 332 1485 info@shadesofgreenla.com

PROJECT:
CASA MADRONA RENOVATION
801 BRIDGEWAY BOULEVARD
SAUSALITO, CALIFORNIA
APN # 065-063-46

REVISIONS:

NO	DATE	DESCRIPTION
	9/16/2013	DESIGN REVIEW
	8/12/2013	DESIGN REVIEW REVISIONS
	7/4/2014	DESIGN REVIEW REVISIONS

DRAWING TITLE
EXISTING CONDITIONS

PROJECT NO:
392

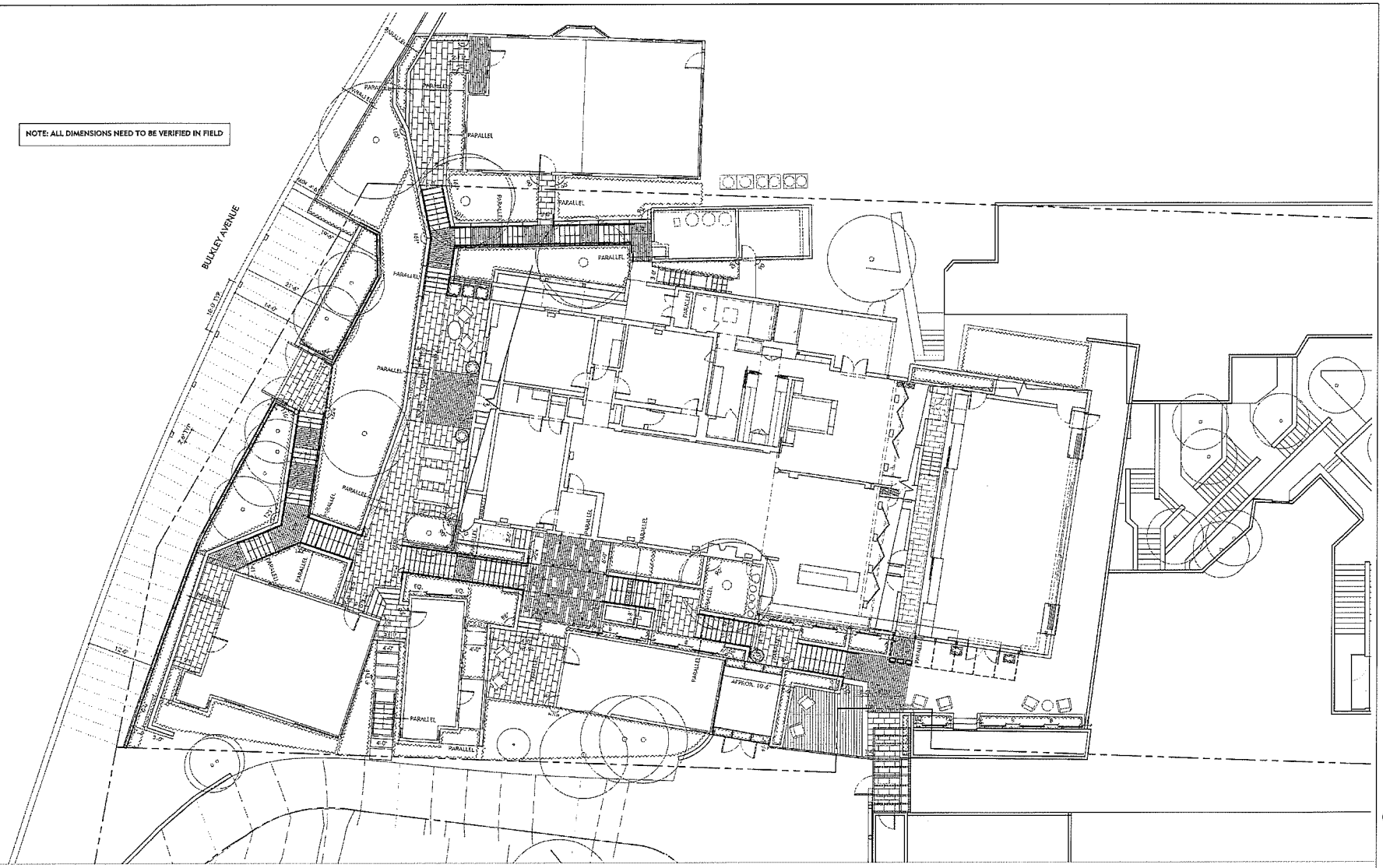
SCALE:
AS NOTED

DRAWN BY:
AB

REVIEWED BY:
MJ

ISSUE DATE:
APRIL 10, 2013

DRAWING NO:
L0.1



LAYOUT NOTES

1. DIMENSIONS NOTED TAKE PRECEDENCE OVER SCALE.
2. ALL MEASUREMENTS ARE TO FACE OF BUILDING, WALL, CURB OR OTHER FIXED SITE IMPROVEMENT, OR TO CENTERLINE AS NOTED.
3. INSTALL ALL INTERSECTING ELEMENTS AT 90 DEGREE ANGLES TO EACH OTHER UNLESS OTHERWISE NOTED.
4. FOR CONSTRUCTION OF ALL CONCRETE BASES AND FOOTINGS FOR WALLS AND STEPS, SEE APPROPRIATE ENGINEERS DRAWINGS.
5. WHERE DIMENSIONS ARE CALLED AS "EQUAL", ALL REFERENCED ITEMS SHALL BE SPACED EQUALLY, MEASURED TO THEIR CENTERLINES.
6. VERIFY EXISTING GUTTER GRADES AND FINISH FLOOR ELEVATIONS PRIOR TO COMMENCING WORK.
8. THIS PLAN IS FOR USE IN LOCATING SURFACE FIXTURES ONLY. FOR ELECTRICAL EQUIPMENT AND CONSTRUCTION, SEE ELECTRICAL ENGINEERS DRAWINGS.

GENERAL LAYOUT LEGEND

SYMBOL	DESCRIPTION
	PROPERTY LINE
ALIGN	ALIGN
(EQ)	EQUAL
	EXISTING TREES
	NEW TREES

JAN 14 2014

SHADES OF GREEN LANDSCAPE ARCHITECTURE
1206 BRIDGEWAY SAUSALITO, CA
P 415.233.1483 info@shadesofgreenla.com

PROJECT:
CASA MADRONA RENOVATION
801 BRIDGEWAY BOULEVARD
SAUSALITO, CALIFORNIA
APN # 065-063-46

REVISIONS:

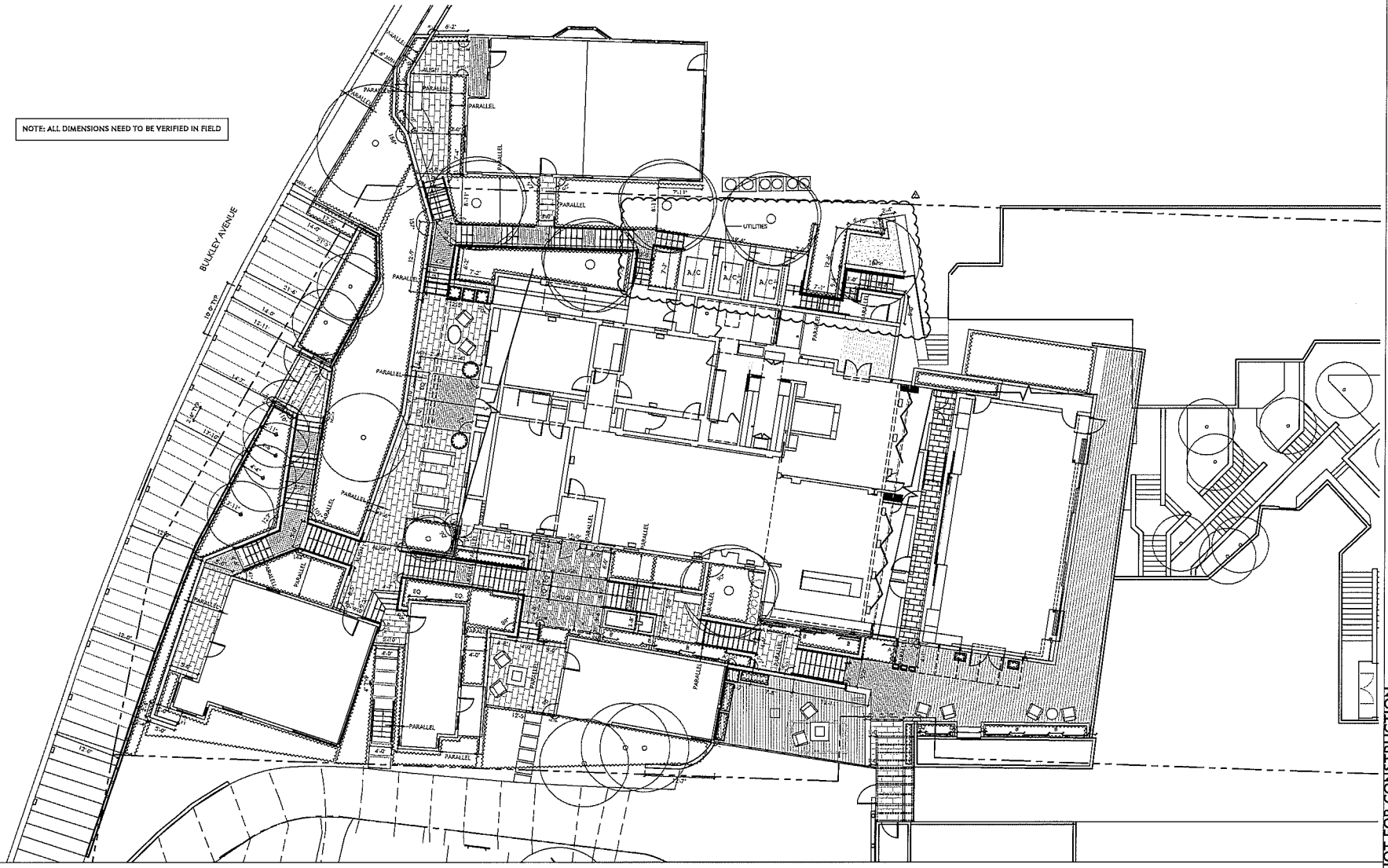
NO	DATE	DESCRIPTION
	6/18/2013	DESIGN REVIEW
	7/12/2013	DESIGN REVIEW REVISIONS
	11/20/14	DESIGN REVIEW REVISIONS

Previously PROPOSED LAYOUT PLAN

PROJECT NO: 393
SCALE: AS NOTED
DRAWN BY: AS
REVIEWED BY: M
ISSUE DATE: JUNE 10, 2013

DRAWING NO:
L1.0

NOTE: ALL DIMENSIONS NEED TO BE VERIFIED IN FIELD



LAYOUT NOTES

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8. THIS PLAN IS FOR USE IN LOCATING SURFACE FIXTURES ONLY. FOR ELECTRICAL EQUIPMENT AND CONSTRUCTION, SEE ELECTRICAL ENGINEER'S DRAWINGS.

GENERAL LAYOUT LEGEND

SYMBOL	DESCRIPTION
	PROPERTY LINE
ALIGN	ALIGN
EQ.	EQUAL
	EXISTING TREES
	NEW TREES

RECEIVED
JAN 14 2014

0 4' 8'

N

DRAWINGS NOT FOR CONSTRUCTION

DRAWING TITLE: ~~APPROVED~~ Approved
LAYOUT PLAN

SHADES OF GREEN
LANDSCAPE ARCHITECTURE
1306 BRIDGEWAY SAUSALITO, CA
P 415.332.1418 info@shadesofgreen.com

PROJECT:
CASA MADRONA RENOVATION
801 BRIDGEWAY BOULEVARD
SAUSALITO, CALIFORNIA
APN # 065-063-46

REVISIONS:

NO.	DATE	DESCRIPTION
	MAY 12 2013	PLD/ PERMIT SUBMITTAL
1	06/05/2013	REVISIONS PER CITY COMMENTS/ CUT
2	01/09/2014	DESIGN REVIEW REVISIONS

PROJECT NO: 2W
SCALE: AS NOTED
DRAWN BY: AS
REVIEWED BY: M
ISSUE DATE: MAY 12, 2013

DRAWING NO:
L1.0a

PLANTING SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACE	Original QTY	Updated QTY
TREES						
CIT MEY	Citrus 'Improved Meyer'	Improved Dwarf Meyer Lemon	15G	See Plan	12	7
MAG SOL	Magnolia soulangeana	Saucer Magnolia	36" box	See Plan		2
MAG TIM	Magnolia 'Timeless Beauty'	Timeless Beauty Magnolia	36" box	See Plan		3
OLE EUR	Olea europaea 'Swan Hill'	Swan Hill Olive, Fruitless	40 year	See Plan	1	1
SHRUBS						
ABU FON	Abutilon 'Fon Vai'	Fon Vai Flowering Maple	15G	36 in	4	4
BRU VER	Brugmansia versicolor	Angel's Trumpet	24" box	See Plan	2	4
CAR ELI	Carpenteria californica 'Elizabeth'	Elizabeth Bush Anemone	15G	36 in	14	9
CAM WIN	Camellia x Winter's Snowman	Winter's Snowman Camellia	15G	See Plan	2	2
PHL FRU	Phlomis fruticosa	Jerusalem Sage	5G	36 in	30	29
RIB SAN	Ribes sanguineum	Red Flowering Currant	15G	See Plan	12	10
TIB URV	Tibouchina urvilleana	Princess Flower	5G	24 in	2	4
PERENNIALS						
ANI DAW	Anigozanthos 'Bush Dawn'	Yellow Kangaroo Paw	5G	12 in	11	11
ANI GOL	Anigozanthos 'Bush Gold'	Yellow Kangaroo Paw	1G	24"	18	19
ASP ELA	Aspidistra elatior	Cast Iron Plant	2G	2'	35	31
EUP CHA	Euphorbia characias wulfenii	Milkwort	5G	36"	5	10
GER BIO	Geranium 'Biokovo'	Cranesbill	1G	18"	80	50
HEL ARG	Helleborus argutifolius	Corsican Hellebore	1G	30"	31	33
PHI SEL	Philodendron selloum	Tree Philodendron	15G	42"	11	11
PHO MAO	Phormium 'Maori Sunrise'	Maori Sunrise New Zealand Flax	15G	See Plan	3	5
PHO PLA	Phormium tenax' Platt's Black'	Platt's Black Flax	15G	See Plan	9	10
PHY HAL	Phyllostachys nigra 'Halo'	Halo Black Bamboo	15G	24 in	9	11
SAL LIM	Salvia mexicana 'Limelight'	Mexican Sage	5G	30 in	8	8
STR REG	Strelitzia reginae	Bird of Paradise	5G	See Plan	3	4
SUCCULENTS						
AEO CYC	Aeonium 'Cyclops'	Giant Red Aeonium	1G	See Plan	9	9
AEO SUN	Aeonium 'Sunburst'	Copper Pinwheel	1G	See Plan	17	17
AEO UND	Aeonium undulatum	Aeonium	1G	See Plan	15	16
SEN MAN	Senecio mandraliscae	Kleinia	1G	18 in	17	16
GRASS						
CAL KAR	Calamagrostis x a. 'Karl Forester'	Feather Reed Grass	5G	See Plan	28	48
CAR TUM	Carex tumulicola	Berkeley Sedge	1G	24 in	79	81
CHO ELE	Chondropetalum elephantinum	Large Cape Rush	5G	36 in	10	14
DES CES	Deschampsia cespitosa	Tufted Hair Grass	1G	24 in	99	14
DIA LIT	Dianella tasmanica 'Little Rev'	Little Rev Flax Lily	1G	18 in	102	61
FES CAL	Festuca californica	California Fescue	1G	24 in	73	114
FES ELI	Festuca glauca 'Elijah Blue'	Elijah Blue Fescue	1G	8 in	89	88
HEL SEM	Helictotrichon sempervirens	Blue Oat Grass	1G	36 in	15	17
JUN BLU	Juncus patens 'Blue Elk' *	Elk Blue California Gray Rush	1G	18"	39	55
PEN ALO	Pennisetum alopecuroides	Fountain Grass	1G	30 in	11	9
FERNS						
POL MUN	Polystichum munitum **	Western Sword Fern	2G	36 in	91	140
PRO MYE	Protasparagus densiflorus 'Myers'	Myer's Asparagus Fern	2G	24 in	146	145
VINES						
CLE ARM	Clematis armandii	Evergreen Clematis	5G	See Plan	8	8
CLE RAM	Clematis x 'Ramona'	Dark Blue Clematis	5G	See Plan	4	4
FIC PUM	Ficus pumila	Creeping Fig	5G	See Plan	5	5
HAR VIO	Hardenbergia violaceae	Purple Vine Lilac	5G	See Plan	4	3
PAS EDU	Passiflora edulis	Passionfruit	5G	See Plan	4	3
GROUNDCOVER						
ARC REY	Arctostaphylos uva-ursi 'Point Reyes'	Point Reyes Manzanita	1G	42 in		20
CEA DIA	Ceanothus gris. 'Diamond Heights'	Variegated Carmel Creeper	1G	See Plan	29	35

Reference: The New Sunset Western Garden Book, by Kathleen Norris Brenzel
** Juncus patens species tolerates heat and drought.
* Polystichum munitum gets by with reduced moisture once established, water usage considered as regular.

PLANTING NOTES

1. ALL PLANTING AREAS SHALL BE FREE OF ALL DELETERIOUS MATERIALS AND WEEDS PRIOR TO PLANTING. USE NO CHEMICALS.

2. ALL PLANT LOCATIONS SHALL BE CONFIRMED IN THE FIELD BY THE LANDSCAPE ARCHITECT. COORDINATE THE LOCATIONS OF ALL PLANTING WITH EXISTING AND PROPOSED SITE FEATURES, I.E., UNDERGROUND UTILITIES, DRAINAGE STRUCTURES, LIGHT FIXTURES, ETC. ANY CONFLICTS TO BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.

3. ALL PLANT QUANTITIES AND SIZES OF PLANT AREAS TO BE CONFIRMED IN FIELD BY CONTRACTOR.

4. PLANTS SHALL BE SUFFICIENTLY ROOTED TO THE EDGE OF THE CONTAINER AND TO AN EXTENT SUFFICIENT TO HOLD THE ROOTBALL INTACT WHEN REMOVED FROM THE CONTAINER.

5. PLANTS SHALL BE FREE FROM ALL PESTS AND DISEASES. NO PLANTS SHALL BE ACCEPTABLE THAT SHOW SIGNS OF CIRCLING OR GIRDLING OF ROOTS, OR ANY OTHER ROOT-BOUND CONDITION. PLANTS SHALL BE UNDAMAGED AND HAVE PROPER BRANCH STRUCTURE.

6. ALL NEW LAWN AREAS AND PLANTING BEDS TO RECEIVE A MINIMUM OF 8 INCHES OF NONMECHANICALLY COMPACTED TOPSOIL. RIP SUBSOIL TO 8 INCH DEPTH PRIOR TO PLACING TOPSOIL. PLACE TOPSOIL IN 3 INCH MAXIMUM LIFTS AND ROTOTILL INTO UNDERLYING MATERIAL TO ELIMINATE INTERFACE.

7. ALL PLANTING AREAS TO BE TILLED SO THAT THE SOIL IS LOOSE AND NOT COMPACTED. TO PREPARE PLANTING BEDS, CULTIVATE INTO TOP 8 INCHES OF SOIL, 6 CUBIC YARDS OF NITROLIZED REDWOOD SAWDUST PER 1000 SQUARE FEET, 10 LBS HIGH QUALITY COMPOST PER CUBIC YARD, AND SPREAD 'PRE-PLANT PLUS 7-5-7' FERTILIZER AT THE RATE OF 20 POUNDS PER 1000 SQUARE FEET.

8. EXCAVATE PLANTING PITS AS FOLLOWS:
TREES: BALL WIDTH + 24 INCHES, SHRUBS AND VINES: BALL WIDTH + 12 INCHES, 6" GROUNDCOVER BEDS: AS REQUIRED

9. LOOSEN SUBGRADE IN PITS TO DEPTH OF BALL + 3 INCHES AT PERIMETER OF PIT. PREPARE PLANTING PIT BACKFILL MATERIAL BY USING 3 PARTS EXISTING SOIL (OR APPROVED TOPSOIL) TO 1 PART NITROLIZED FIR SHAVINGS OR NITROLIZED ¼ INCH MINUS FIR BARK. USE 'PRE-PLANT PLUS 7-5-7' FERTILIZER, BY CALIFORNIA ORGANIC FERTILIZERS, INC, AT THE RATE OF 10-15 POUNDS PER CUBIC YARD, THOROUGHLY MIXING THIS COMBINATION BEFORE BACKFILLING.

10. FOR PLANTING, PLACE 'SUPER N 1200', BY CALIFORNIA ORGANIC FERTILIZERS, INC, AT BOTTOM OF PLANTING HOLE. BEFORE PLACING PLANT IN HOLE BACKFILL WITH SOIL MIX ALLOWING 2 INCH BUFFER BETWEEN FERTILIZER AND PLANT ROOT BALL. DO NOT PLACE ROOT BALL DIRECTLY ON FERTILIZER. APPLY AT FOLLOWING RATE: 1 GALLON CAN, 1/2-1 CUP PER HOLE; 5 GALLON CAN, 1-2 CUPS PER HOLE; 15 GALLON CAN, 3-4 CUPS PER HOLE. SET PLANT PLUMP IN PLANTING PIT AND BRACE RIGIDLY IN POSITION, TAMPING BACKFILL MIX SOLIDLY AROUND THE BALL AND ROOTS, UNTIL PITS ARE APPROXIMATELY ⅔ FULL. WATER THOROUGHLY, SATURATING ROOTBALL. ADD REMAINING BACKFILL MIX TO TOP OF HOLE, ELIMINATING ALL AIR POCKETS.

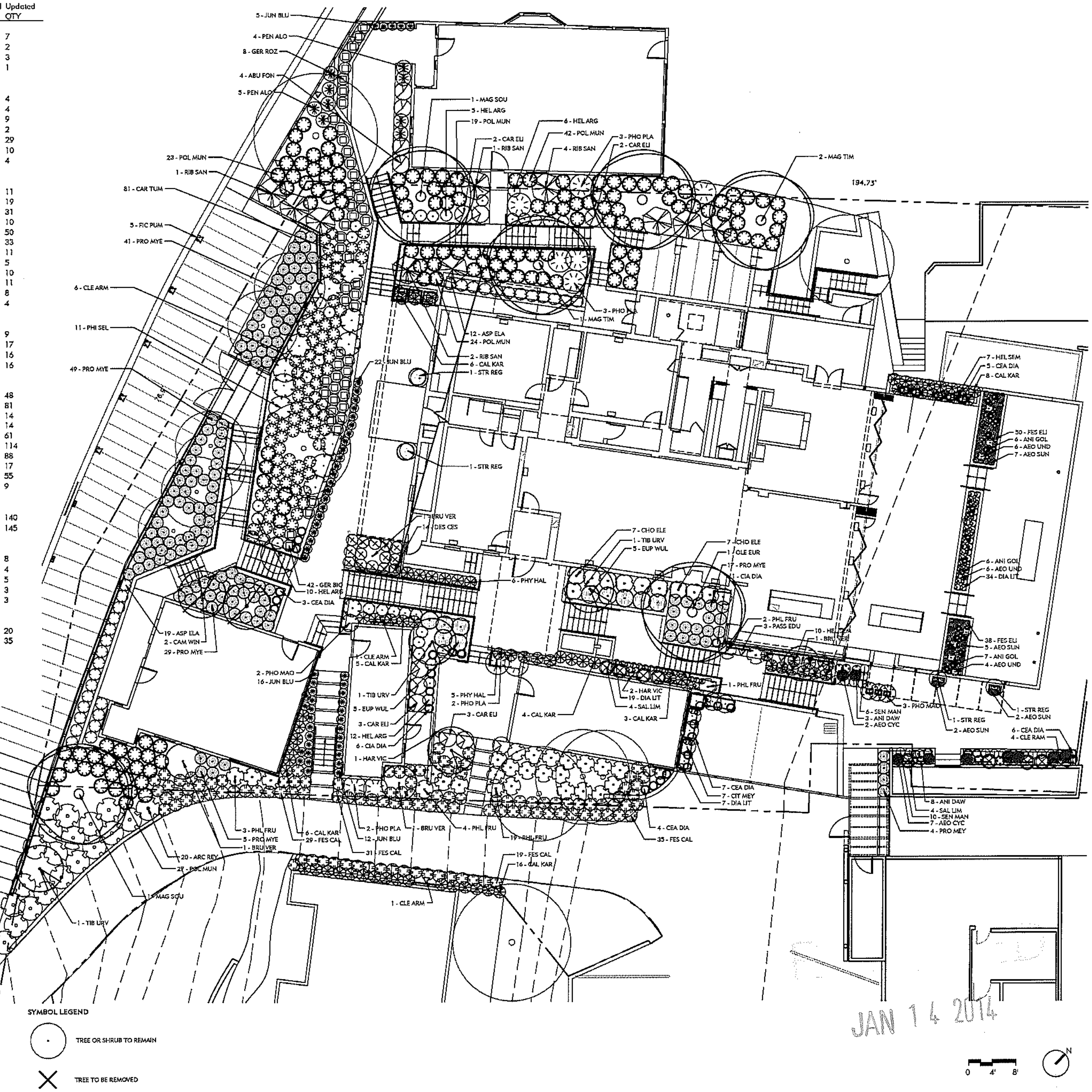
11. ALL PLANTS SENSITIVE TO WATER BORNE FUNGI SHALL BE PLACED 3 INCHES ABOVE FINISHED GRADE. ALL OTHER PLANTS SHALL BE PLANTED 1 INCH ABOVE FINISHED GRADE. MOUND UP SOIL TO KEEP ROOTS FROM DRYING OUT.

12. FORM WATERING BASINS AT ALL TREES AND SHRUBS AND WATER ALL NEW PLANTINGS DEEPLY AND THOROUGHLY.

13. ALL TREES TO BE GUYED AND STAKED AS REQUIRED.

14. AFTER PLANTING, APPLY 'SUPER N 1200', BY CALIFORNIA ORGANIC FERTILIZERS, INC., AT THE RATE OF 10 POUNDS PER 1000 FEET TO ALL PLANTING AREAS. LIGHTLY RAKE IN FERTILIZER TO INCORPORATE INTO SOIL.

15. ALL PLANTING AREAS WITH GROUNDCOVER AND SHRUBS SHALL RECEIVE A MINIMUM 3 INCH LAYER OF RE-GROUND BARK MULCH OR GRAVEL EXCEPT IN TURF AREAS, CREEPING OR ROOTING GROUNDCOVER AND DIRECT SEEDING APPLICATIONS. KEEP 3 INCHES AWAY FROM STEM OR TRUNK. A MULCH SAMPLES SHALL BE SUBMITTED TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO MULCH DELIVERY TO SITE.



JAN 14 2014

DRAWINGS NOT FOR CONSTRUCTION

SHADES OF GREEN LANDSCAPE ARCHITECTURE
1206 BRIDGEWAY SAUSALITO, CA

PROJECT:
CASA MADRONA RENOVATION
801 BRIDGEWAY BOULEVARD
SAUSALITO, CALIFORNIA
APN # 065-063-46

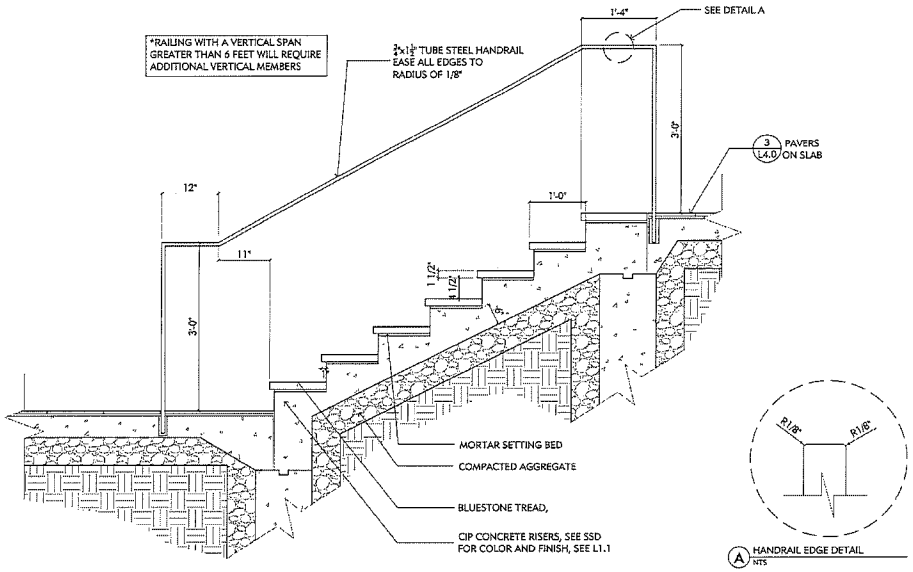
REVISIONS:

NO.	DATE	DESCRIPTION
1	06/03/2013	REVISED PER CITY COMMENTS
2	01/06/2014	DESIGN REVIEW REVISIONS

DRAWING TITLE: PLANTING PLAN

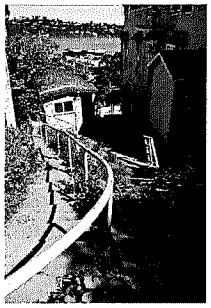
PROJECT NO: 238
SCALE: AS NOTED
DRAWN BY: AS
REVIEWED BY: IH
ISSUE DATE: MAY 13, 2013

DRAWING NO: **L3.0**



1 STAIR WITH HANDRAIL TYP.
1"=1'-0"

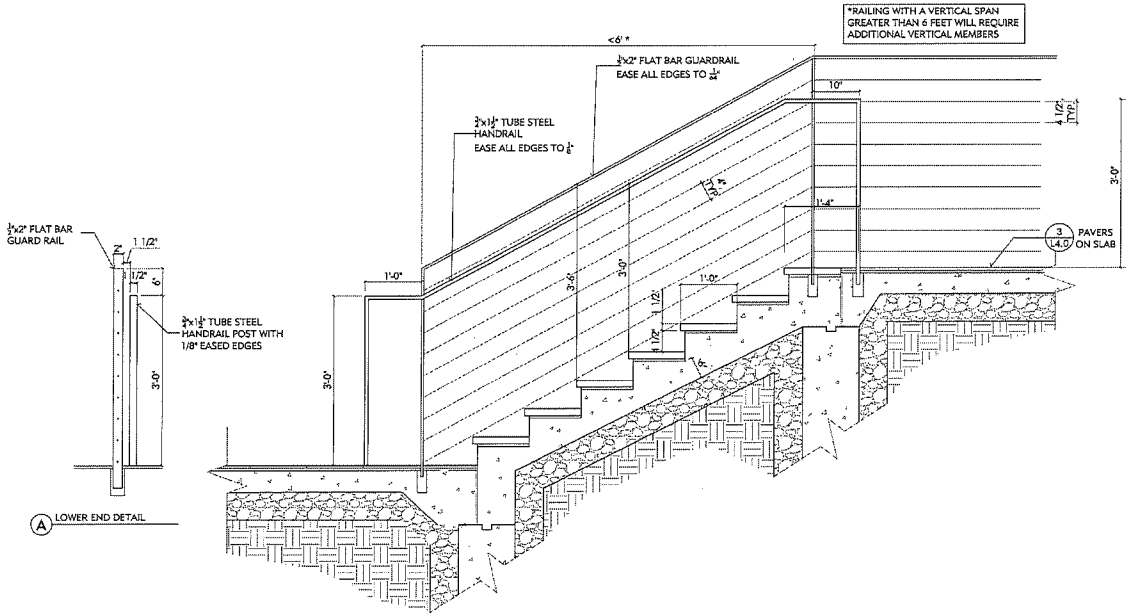
A HANDRAIL EDGE DETAIL
NTS



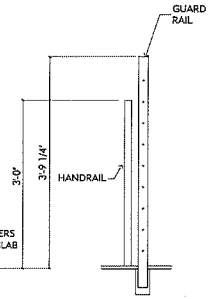
ROUND TUBE STEEL RAILING

WOOD RAILING WITH SQUARE TUBE STEEL GRIP

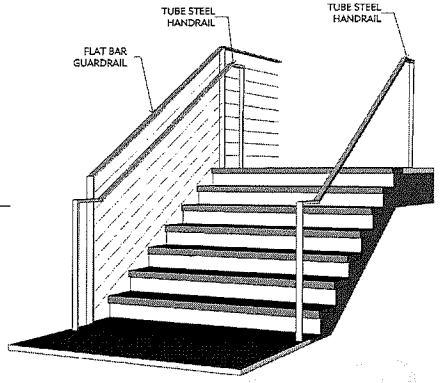
3 EXISTING RAILINGS
NTS



A LOWER END DETAIL



B UPPER END DETAIL



C PERSPECTIVE VIEW
NSC

1 STAIR WITH GUARDRAIL TYP.
1"=1'-0"

JAN 14 2014

SHADES OF GREEN LANDSCAPE ARCHITECTURE
1206 BRIDGEWAY SAUSALITO, CA
P 415 332 3485 info@shadesofgreenla.com

PROJECT:
CASA MADRONA RENOVATION
801 BRIDGEWAY BOULEVARD
SAUSALITO, CALIFORNIA
APN # 065-063-46

REVISIONS:

NO	DATE	DESCRIPTION
	8/16/2013	DESIGN REVIEW
1	9/12/2013	DESIGN REVIEW REVISIONS
2	1/10/2014	DESIGN REVIEW REVISIONS

DRAWING TITLE: SITE DETAILS

PROJECT NO: 195

SCALE: AS NOTED

DRAWN BY: AS

REVIEWED BY: NK

ISSUE DATE: JUNE 19, 2012

DRAWING NO: L4.1

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SAFDIE RABINES ARCHITECTS 925 Fort Stockton Drive, San Diego, California 92103-1817
p. 619.297.6153 f. 619.299.6072 www.safdierabines.com

RECEIVED
JAN 14 2014

January 6, 2014

Planning Director
City of Sausalito
420 Litho Street
Sausalito, CA 94965

DR 10-377 Casa Madrona Hotel at 801 Bridgeway

RE: Demolition of Outbuilding (Cottage 800), Proposal to Not Rebuild the Cottage

Jeremy,

Based on the feedback received from the Historic Landmarks Board and Planning Commission at the Joint Hearing of July 24, 2013, it was our understanding that the after-the-fact demolition permit for the demolition of the outbuilding may be supported, but that the proposed reconstruction of the cottage and necessary non-conformity permit (for encroachment into required setback) would not be supported. We have explored the option of moving the cottage footprint so that it is behind the required yard setback, but have come to the conclusion that there is not enough room between the setback and the existing Casa Madrona mansion to locate the cottage such that it is in conformance with the setback. We therefore would like to withdraw the previously submitted proposal to reconstruct the non-conforming cottage and now propose to not rebuild the outbuilding.

Our current request is for the after-the-fact approval of the demolition permit, and the approval of the proposed landscape and hardscape improvements in place of the old cottage footprint, which include the planting of large magnolia trees and understory planting, replacement of the dilapidated concrete walkway and stairs, and relocation of the air conditioning condenser pads which were located on the north side of the cottage in the approved plans.

The intention with this revision has been to replace what was an unsightly and unkempt storage building with new lush landscaping and trees, and to pull back the air conditioning condensers away from the property line and locate them adjacent to the Casa Madrona mansion.

Thank you for your consideration of this request. Please let me know if you have any questions or require further clarification.

Scott M. Maas, Architect, LEED AP
Associate Principal

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Exhibit D
(1 page)

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January 6, 2014

JAN 14 2014

Planning Director
City of Sausalito
420 Litho Street
Sausalito, CA 94965

DR 10-377 Casa Madrona Hotel at 801 Bridgeway

RE: Height Measurement of Joined Buildings (Casa Madrona and Villa Madrona)

Jeremy,

As discussed, in response to the comment from the Planning Commission regarding the attachment of the two buildings, the Casa Madrona and Villa Madrona, and impact to measurement of height, please find the attached exhibits. The Existing South Building Elevation shows the pre-renovation condition, where the two buildings were not attached, and separated by approximately 3'. In this existing condition you will see that due to the grade change across the site, a portion of the third floor of the 3-story Casa Madrona is over the 32' from average grade height limit. As this historic structure was built prior to these height regulations, I assume this is considered legally non-conforming, and grandfathered in to remain as is.

The Proposed South Building Elevation shows the current (proposed) condition where the two buildings have been joined together, and the terrace from the ground floor of the Casa Madrona extends on top of the roof of the Villa Madrona. When these two buildings become attached, the calculation of the average grade changes such that the height limit for the Casa Madrona (which is uphill) becomes lower, and the height limit for the Villa Madrona (which is downhill) becomes higher. The height does not change on the Casa Madrona, so presumably since this is legally non-conforming and already grandfathered in as over height, this is not an issue. The Villa Madrona, is not over the height limit of the joined or pre-joined structures.

Please note that the overall building heights have not changed from the existing conditions, and any new construction occurring here at the connection is well under the height limit. This discussion pertains only to how the measurement of these existing heights has changed now that the buildings are connected.

I hope that this clarifies the issue. Please let me know if you need anything else.

Scott M. Maas, Architect, LEED AP
Associate Principal

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Exhibit E
(3 pages)

JAN 14 2014

1 EXISTING
SOUTH BUILDING ELEVATION
SCALE: 3/32"=1'-0"

SAFDIE RABINES
ARCHITECTS

925 Fort Stockton Drive, San Diego, California 92103
(619) 297-6153 Fax: (619) 299-6072 www.safdierabines.com

CASA MADRONA HOTEL
BUILDING HEIGHT EXHIBIT

DATE	8/2/2013	PAGE
SCALE	AS NOTED	1
PROJECT NO.	1121	

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2 PROPOSED SOUTH BUILDING ELEVATION
SCALE" 3/32"=1'-0"

S A F D I E R A B I N E S
A R C H I T E C T S

925 Fort Stockton Drive, San Diego, California 92103
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CASA MADRONA HOTEL
BUILDING HEIGHT EXHIBIT

DATE	8/2/2013	PAGE
SCALE	AS NOTED	2
PROJECT NO.	1121	

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HERITAGE
ARCHITECTURE & PLANNING

RECEIVED
JAN 14 2014

July 10, 2013

Mr. Scott Maas
Safdie Rabines Architects
925 Fort Stockton Drive
San Diego, California 92103

RE: William G. Barrett House — Project # 11031
Out Building Demolition

Dear Scott,

It is our understanding that the out building located on the north side of the William G. Barrett House has been demolished and removed from the site. Heritage Architecture & Planning has reviewed the National Register of Historic Places Inventory – Nomination Form for the William G. Barrett House, commonly know as the Casa Madrona. The Nomination Form was written in 1975 and certified in 1980. A copy of the Nomination Form has been included as part of this letter. Heritage Architecture & Planning also reviewed the Sanborn Maps for the out buildings noted in the Nomination Form. These four out buildings were not a part of our initial review or research as part of the Casa Madrona project from 2012.

Based on the review of the National Register documents, Heritage Architecture & Planning has determined the following:

> The four Out Buildings were reviewed as part of the Nomination Form. Refer to Item 7, sheets 3 and 4. The report states:
>
> "Of the four outbuildings situated on the property, **three are believed to be historically significant. They are situated on the south side of the main building,** are fully detached, and are built in a row beginning with the uphill structure which faces west toward Buckley Avenue and ending with the downhill structure facing east toward Broadway." [Emphasis added]
>
> According to the Nomination Form, the fourth out building was not "believed to be historically significant" by the authors at the time of the nomination. A physical description of the "fourth structure" is included in the form on page 4. The description of the building is as follows:

Exhibit F
(3 pages)

625 BROADWAY, SUITE 800, SAN DIEGO, CA 92101 TEL: 619.239.7888 EMAIL: HERITAGE@HERITAGEARCHITECTURE.COM FAX: 619.234.6380

> "The fourth structure is the smallest of the four outbuildings and is situated on the northeast corner of the property. It is a split-level wood framed, wood sided structure situated on concrete piers. It has a very low pitched gable roof with projecting eaves. A wooden staircase leads up to the main entrance on the south side of the structure. Two single-sash windows are positioned on either side of the door. A second entrance is at the rear of the building, facing west. A rectangular single-sash hinged window is positioned near this entrance. A pair of slide windows are on the face of the structure. On the lower level, below the staircase, is a third door which leads to a storage area."
>
> A photograph of the fourth out building is included as part of the form, photograph 12 of 12.

Based on the review of the Sanborn Maps, Heritage Architecture & Planning has determined the following:

> The 1909 Sanborn Map shows the Casa Madrona along with a small outbuilding along the north property line. This appears to be the location of the fourth outbuilding noted in the National Register documents.
>
> The 1919 Sanborn Map shows the Casa Madrona, the outbuilding along the north property line, and two other buildings at the southwest corner of the property. These two added buildings appear to be outbuildings 1 and 2 as noted in the National Register documents.
>
> The 1945 Sanborn Map indicates numerous other buildings that surround the Casa Madrona, including the four outbuildings noted in the National Register documents as well as two structures noted just below the northeast corner of the Casa Madrona.

Heritage Architecture & Planning does not have any additional information that would change the conclusions of the authors of the Nomination Form. It is unknown if the authors consulted the Sanborn Maps and were able to determine that the fourth outbuilding was the oldest of the four outbuildings. The authors only describe the current condition of the fourth outbuilding and do not provide information about changes that may

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July 10, 2013
Mr. Scott Maas
William G. Barrett House
Page 3

have been made to the building over time. The Nominations form's author did not state why they felt the fourth outbuilding was less significant than the others. And Heritage has no way to determine how the fourth outbuilding compared to the above description at the time of demolition.

Based on this incomplete information about the fourth outbuilding, it is still not known if the building's demolition impacted any historic fabric. However, since the building is to be rebuilt, the reconstruction will follow The Secretary of the Interior's Standards for Reconstruction. The reconstructed building shall strive to accurately depict the appearance of the historic property in materials, design, spatial relationships, color, and texture. The new structure shall replicate the footprint of the building, match the size and detail of the siding, re-create the height and roof slope, and the overall look of the building using the photographic evidence available. The building will also be clearly identified as a contemporary re-creation of the building.

Heritage Architecture & Planning has reviewed the reconstruction design drawings as provided by Safdie Rabines Architects. The drawings represent an accurate reconstruction as based on the photographs provided on the design sheet. Some minor changes are depicted, such as the minor change in the roof pitch for practical purposes, but the overall design shown on the drawings replicates the fourth outbuilding per The Secretary of the Interior's Standards.

If there are any further questions or comments, I am available to discuss them as needed. Thank you.

Sincerely,

Brian S. Rickling

Brian S. Rickling, AIA
Vice President
C21625

S:\HAP Projects\2011\1031 Casa Madrona Hotel Sausalito\Data\Report\Demo Bldg letter REV1 7-10-2013.doc

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SAUSALITO PLANNING COMMISSION
Wednesday, July 24, 2013
Approved Summary Minutes
EXCERPT

Call to Order

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

Present: Chair Joan Cox, Vice-Chair Bill Werner, Commissioner Richard Graef
Absent: Commissioner Stan Bair, Commissioner Stafford Keegin
Staff: Community Development Director Jeremy Graves
Associate Planner Lilly Schinsing, Contract Planner Steve Padovan,
City Attorney Mary Wagner

Approval of Agenda

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

Public Comments On Items Not on the Agenda
None.

Approval of Minutes
June 26, 2013

Vice-Chair Werner moved and Commissioner Graef seconded a motion to approve the minutes, as presented. The motion passed 3-0.

Chair Cox indicated that because there were only three members of the Planning Commission present any matter heard would require a unanimous vote in order for action to be taken.

Historic Landmarks Board Chair Pierce called the meeting to order at 6:33 p.m.

Present: Chair Morgan Pierce, Secretary Vicki Nichols,
Committee Member John McCoy.
Absent: Committee Member Carolyn Kiernat.

Public Hearings

Declarations of Planning Commissioner Public Contacts

Chair Cox disclosed that she had contacts with several members of the public regarding the Casa Madrona project (Item 2).

Exhibit G
(7 pages)

2. **DR/NC 10-377, Amendment of previously approved Design Review Permit, Nonconformity Permit, CMSC Ventures, LLC, 801 Bridgeway.** Amendment of a previously approved Design Review Permit (DR 10-377) for the property at 801 Bridgeway (APN 065-063-46) to allow structurally mandated design alterations related to the non-historic Villa Madrona building, installation of new landscape and hardscape improvements adjacent to the historic William Barrett House, and allow the after-the-fact demolition, reconstruction, and replication of an accessory outbuilding. The applicant is also seeking approval of the Nonconformity Permit to allow the reconstruction and replication of a voluntarily demolished building located within the north side yard setback.

The public hearing was opened.

Community Development Director Graves presented the Staff Report.

Commission question to staff:

- One of the staff recommendations is to allow the "after-the-fact demolition, reconstruction and replication of an accessory outbuilding." What is after-the-fact about this, that it has already been demolished? *Staff responded correct.*

The public testimony period was opened.

Presentation was made by Ryan Shoen and Taal Safdie of Safdie Rabines Architects, the applicant.

Commission questions to Mr. Shoen and Ms. Safdie:

- In the work you did on the Barrett House and the Villa Madrona, were those two structures connected in some manner? *Mr. Shoen responded they are always connected in some manner, although technically no, they are separate buildings but they abut each other.*
- Was the manner of abutment modified in the work that you did on the Villa Modrona and the Barrett House? In other words, do the buildings now adjoin in a different way than they adjoined before this project commenced? *Mr. Shoen responded the roof structure now comes flat across to both of them.*
- So now the roof structure joins where it did not previously join? *Mr. Shoen responded they pulled the entire building backward and the roof pushed back as well.*
- Did the building footprint change from the approved plans? *Ms. Safdie responded that is exactly what happened and the reason they are now before the Commission.*
- Have you already constructed this revised footprint? *Ms. Safdie responded yes.*
- From whom did you gain approval to construct a revised footprint? *Mr. Shoen responded they had building approval and had been working with the Building Division to continue construction.*

Staff comment:

- Representatives from Safdie Rabines came to the Community Development Department and requested approval of this. The Community Development Director authorized that subject to their contractor taking certain actions, including getting City approval for any proposed changes within 30 days. That was in writing. *Mr. Shoen responded initially they were working with the Community Development Director, but to be extra cautious they brought it back to the Planning Commission to ensure everyone understood the changes.*

Commission questions to Mr. Shoen and Ms. Safdie:

- It looks as if the leading edge of the terrace is exactly where it was in the original plans, is that correct? *Mr. Shoen responded yes.*
- And all that has happened is the front wall of the building has moved to the west a few feet to accommodate brace frames? *Mr. Shoen responded correct.*
- So these buildings are now joined by the roof? *Ms. Safdie responded they were joined and approved to be joined and had been joined in the past.*
- Were the roofs joined at the time this project initially came before the Commission? *Ms. Safdie responded that is correct.*
- If the HLB and/or Planning Commission do not approve the reconstruction of this outbuilding, what is your plan for housing the mechanical equipment? *Mr. Shoen responded they do not have a plan at this point. They will have to figure that out.*
- What was in the original building that was torn down? *Mr. Shoen responded a small bathroom and vacant space.*
- So the second floor that was in existence before you tore it down is roughly the same as what you are showing to be replaced on Drawing A-3, which has a bathroom at the west end plus a storeroom? *Mr. Shoen responded yes, exactly.*
- What was originally in the lower level? *Mr. Shoen responded it was storage.*
- Now you are proposing that lower level to be mechanical. What is the nature of the mechanical equipment? *Mr. Shoen responded it is the boilers for the main mansion for hot water.*
- Are there no boilers in the main mansion building now? *Mr. Shoen responded no, there are not. They were outside on the side.*
- Is the proposed bathroom on the second floor the only available bathroom for the employees? *Mr. Shoen responded yes, they do not have any other space for it.*
- What was the square footage of the area that housed the boiler equipment that was outside of that outbuilding? *Mr. Shoen responded approximately 3 feet by 8 feet, space for two large boilers.*

HLB questions to Mr. Shoen and Anna of Shades of Green Landscape Architecture:

- The HLB asked that the Sanborn Maps be consulted but it does not appear that was done. Can you comment on the research that was done rather than relying on the 1975 study? *Mr. Shoen responded the reference to the Sanborn Maps was in the updated letter from Heritage Architects. They found that the building was there in the 1909 map in the same location as shown, but the outbuildings on the south side of the building were not there. Although the National Register report said it was not significant, they said it is the oldest*

outbuilding there and recommend reconstruction per the Secretary of Interior (SOI) standards, which is what they are now following.

- Is the bamboo in the landscaping plan a non-invasive version or designed to be contained somehow? *Anna responded it is not invasive and they would make sure there are root barriers.*

Commission questions to Mr. Shoen:

- The corner property on which Cottage 702 and 704 sits is in the ownership of the hotel, correct? *Mr. Shoen responded correct, they are two adjoining properties in the same ownership. There are actually five properties on the site.*
- The property from the east property line of Cottage 704 to Bridgeway is the Lappert property, correct? *Mr. Shone responded correct.*

Commission question to staff:

- We have heard testimony that the roof over these properties is now contiguous. The Sausalito height requirements states, "To determine the height of a building the highest and lowest points of contact with the natural grade are identified and the average of these two elevations is the point from which the permitted maximum height is measured." If that calculation is performed we may have an issue with the building height. Now that the two buildings are connected they are treated as one building, and so the height requirement is now measured from the center. There is now an average, and so now having joined the two buildings has created a nonconformity, which probably requires a variance. *Staff responded they will look into whether an after-the-fact approval is necessary.*

Mark Kriss indicated the following:

- He is an uphill neighbor of 141 Bulkley.
- He supports the project and believes it will improve the neighborhood.
- Two of his concerns are not shown on the site plan or addressed:
  - The steep driveway that comes up to Bulkley has been treated as a dumping ground and is not addressed in the plan in terms of landscaping and the effect on the neighborhood.
  - There is a cottage that is part of the property that is directly south of Cottage 700 that has been exposed as a result of the construction. It is an unsightly 1960s building that should be shielded from the street with eye-level trees or shrubs that would fit in with Bulkley, which is a historic street.
- There has been a tradition of neighborhood people using the stairs on the site to go from Bulkley down to Bridgeway and he hopes that will be maintained in some way. He has seen a gate there now.

Mr. Shoen's comments:

- Regarding the additional cottage, they plan to make those landscape improvements under a separate permit during the next landscaping phase and will put shielding there.
- Regarding the gate, they have a significant amount of theft and liability on this property. They have found people sleeping in the mansion, thefts of toilet paper, use of their bathrooms and human waste in the hallways, so they would like to restrict people coming through the property with the use of a gate. The

El Monte stairs are next to the property and are a public access way that can be used by the neighbors.

The public testimony period was closed.

HLB questions to Mr. Shoen:

- The Heritage Architects letter of July 10th talks about rebuilding the demolished building and says some minor changes are depicted such as, "minor change in the roof pitch for practical purposes." Usually when a building is replicated the roof is not changed. What are the practical purposes referred to and what is the change in the roof pitch? *Mr. Shoen responded the existing roof pitch is very slight and does not meet the pitch required for using composition shingles. They increased the pitch to allow for proper drainage and allow the use of the composition shingles.*
- What were the original shingles made of? *Mr. Shoen responded they do not have that information, but the composition shingles are used elsewhere on the other cottages.*
- If the original roof pitch were maintained would it be possible to put a different water membrane under the composition shingles? *Mr. Shoen responded they could look at that and do a different type of membrane system on the roof.*

HLB comments:

- A different type of membrane system on the roof to maintain the original pitch would be preferred.
- If the goal is to take the building that was torn down back to its original, historical appearance, then the original low-slope roof should be used.
- The landscape design and layout is very nice, however it feels contemporary with the steel rails and cables.
- The solution maintains the integrity of the building along with the aesthetic and how it blends with the other structures on the property.
- The HLB is in favor of amending the previously-approved Design Review Permit. The modifications will be an improvement.
- It is sad that the landscaping, although well done, does not capture any of what were likely luxurious original gardens, although it can be seen how the elegant and contemporary landscaping could appeal to the hotel's clients.

Commission comments:

- This Commissioner is not inclined to vote in favor of the Nonconformity Permit. The use for boilers and an employee bathroom does not require construction of a 275 square foot building that infringes into the required setbacks.
- The landscaping is elegant and appropriate. Since there is no way to know what the past gardens may have looked like, the whole of the landscaping, the hardscape in particular as it ties the newer buildings with the Barrett House, as well as the railings, is elegant, extremely creative and a fine solution.
- The roof pitch of the little building is irrelevant and not an issue. Even the SOI says there needs to be something in these replications to show it is not exactly like it was in the first place.

- If the reason for rebuilding the demolished structure is to provide room for the boilers and a bathroom the applicant could build a 150 square foot one-story box that does not encroach on the setback and is not replicating anything, because this building was identified as non-contributing to the historic nature of this whole registration. There are contemporary buildings all around this property, so why not one little new box?
- The landscaping is a bit angular and hard, but it fits the site well and will likely be mitigated by the plantings.
- The notion of continuing public access through the property when the El Monte steps are so close is an unwarranted request. The owner of the hotel has a right to the security of that space.

Committee Member Nichols moved and Chair Pierce seconded a motion to approve a Design Review Permit for 801 Bridgeway. The HLB motion passed 3-0.

Commission questions to staff:

- Given the possible requirement of a variance for the height of the now contiguous building may the Commission approve the Design Review Permit without resolving the issue of whether a variance is required? *Staff responded this action does not affect that aspect of the building, which was addressed in the November 2011 application before the Planning Commission.*
- The plan the Planning Commission is being asked to approve at this meeting includes that portion of the building that may have been rendered nonconforming by making the buildings contiguous, so by approving the Design Review Permit is the Commission endorsing those plans? *Staff responded no, because it was already approved, but a clause could be added that this action at this meeting would not approve anything regarding that portion of the building, and then staff can look into whether it needs a variance.*

Vice-Chair Werner made a motion to approve a Design Review Permit for 801 Bridgeway allowing the after-the-fact demolition reconstruction and replication of the accessory building with the roof pitch to be as it was determined to be originally.

Amendment to the resolution:

- Those aspects of the resolution concerning the after-the-fact demolition, reconstruction and replication of an accessory outbuilding shall be removed.

Chair Cox moved to approve a Design Review Permit for the 801 Bridgeway subject to the amended resolution.

Commissioner Werner withdrew his motion and seconded Chair Cox's motion.

The motion passed 3-0.

The public testimony period was reopened.

Commission question to the applicant:

- You have heard feedback from the three sitting Planning Commissioners. The composition of the Commission will change by the next meeting. Your application seeks a Nonconformity Permit and the Commission will not take action to deny it at this meeting. You may now seek to continue your application to a date uncertain or withdraw it. *Mr. Shoen responded they would prefer to continue the application to allow time to work with the Historic Landmarks Board to ensure its concerns are met.*

The public testimony period was closed.

Chair Cox moved to continue the public hearing for a Nonconformity Permit for 801 Bridgeway to a date uncertain.

Vice-Chair Werner requested the motion be amended to continue the public hearing for the Design Review Permit component for Building 800 and to continue the public hearing for the Nonconformity Permit component for 801 Bridgeway to dates uncertain.

Chair Cox accepted the amendment to her motion.

Commissioner Graef seconded the motion.

The motion passed 3-0.

The public hearing was closed.

HLB Chair Pierce moved and Committee Member McCoy seconded a motion to adjourn the HLB meeting. The motion passed 3-0.

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Page 1

RE: CASA MADRONA 1/14/14

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JAN 14 2014

TO: HEIDI Scoble, Ass. Planner, RE: P.C. Meeting 1/22/14

ATT: CITY MANAGER: Neighbors received NO Notice; NOR has any NOTICE been posted on the street RE: Casa Madrona Remodel, Also a Vice President of the Construction Co. came to my house & showed me that they were tearing down ANY illegal bldgs & would build only to code. In lieu of what has happened, was there conspiracy between some one at City hall & the builder? The City could be liable for damage done to Value of my property! At the same time I became very ill AND AM ONLY recovering now.

ATT CITY COUNCIL. The Planning Comission has issued variances and have created a MONUMENT to Ugliness which streches from Bridgeway to the front of OLD Casa Madrona. They have violated the 30ft. open space required bet. Comercial & Res. They have joined the const. to the old Casa, creating one long bldg. approx. 200 ft. long with a jumble of architectural designs, ALL UGLY. They have permitted commercial construction on a Residential lot !!! including additions on the N.W. & S. sides of old Casa Madrona - very UGLY sight on Bulkley Ave. Re: New bldgs on Bridgeway. So ugly! Bring back charming cottages!!

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CITY OF SAUSALITO

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Sgd: Velma Tamble
Not Building

Exhibit H (2 pages)

Ctt CITY COUNCIL continued

I suggest that the next time you choose someone for ~~a~~ Planning commission, you insist that they know zoning code. It's quite simple. For instance – height limit etc. This planning comm. also violated height limit. I do not believe that has ever been allowed. It would ruin our beautiful little City. Thank you.

Velma Gamble