STAFF REPORT

SAUSALITO PLANNING COMMISSION & HISTORIC LANDMARKS BOARD

Project	**Way Finding Signs /Various Locations** **Design Review Permit / Sign Permit** **DR-SP 13-197**
Meeting Date	May 28, 2014
Staff	William Card, Contract Planner

This staff report supplements the Planning Commission/Historic Landmark Board staff report dated February 26, 2014.

BACKGROUND

On November 13, 2013, the Planning Commission and Historic Landmarks Board held a joint public hearing to consider the Way Finding Sign project. At the conclusion of the hearing, direction was given to the co-applicants (the Chamber of Commerce and City's Department of Public Works (DPW)) to provide additional information. A video of the November 13, 2013 meeting is available at:
http://sausalito.granicus.com/MediaPlayer.php?view_id=2&clip_id=104
The November13,2013 staff report is available at:
http://sausalito.granicus.com/MetaViewer.php?view_id=2&clip_id=104&meta_id=13769

On February 26, 2014, the Planning Commission and Historic Landmarks Board held a joint public hearing and considered the additional information provided by the Chamber and DPW on the Way Finding Sign project. At the conclusion of the hearing, direction was given to the Chamber and DPW to decrease the size of the signs by approximately 20% and provide an alternative design for the frame. A video of the February 26, 2014 meeting is available at:
http://sausalito.granicus.com/MediaPlayer.php?view_id=2&clip_id=128
The February 26, 2014 staff report is available at:
http://sausalito.granicus.com/MetaViewer.php?view_id=2&clip_id=128&meta_id=15856

The Chamber of Commerce and Department of public works have updated proposals, which reflect the recommendations from the Joint Planning Commission/HLB meeting. The revised plans reflect a 20% reduction in size and an alternative design for the frame.

PROJECT DESCRIPTION

The project consists of the installation of six Way Finding guide signs to be located at the following locations:

- ✓ Bridgeway/Princess Street
- ✓ Ferry Landing adjacent to Parking Lot No. 1
- ✓ Bridgeway/Bay Street at the Ice House
- ✓ Bridgeway/Napa Street at Dunphy Park
- ✓ Bridgeway/Johnson Street
- ✓ Bridgeway/Ensign Street/San Carlos/ Caledonia Street

Prior to actual installation of the signs, the Director of Public Works will oversee the specific construction specification and criteria at the aforementioned locations. The construction criteria will include, but not be limited to existing utilities, mandatory clearances for travel by disabled persons, public and private views, and vehicular site distancing. Existing directional signage would be

removed, as determined by the Director of Public Works, within the vicinity of the Way Finding signs in order to create a clean and uniform appearance, and to prevent redundancy of signage along streetscapes.

Revised Sign Proposals
The Way Finding Sign reviewed in February 2014 had a sign face of 13.40 square feet with an overall sign height as measured from the ground to the top of the sign to 7.5 feet. The width of the sign was 2.0 feet. (See **Exhibit B)** The applicant has since submitted two options for consideration (See **Exhibit C)**

- ***Option 1*** is a reduced version of the Way Finding sign reviewed by the Planning Commission and HLB in February 2014. The revised Way Finding sign face is now 10 square feet with an overall height of 5.91 feet as measured from the ground.

- ***Option 2*** is the same size as noted in Option 1 and includes a half circle at the top of the sign with a two-sided medallion of the Municipal seal on one side and the elephant symbol of the City's Chamber of Commerce on the reverse side. This additional structural element for the medallion will increase the height of the Option 2 Way Finding sign by 5.2 inches, thus increasing the overall height to 6.34 feet.

Way Finding Sign Proposal Comparison

Sign Proposal	Height	Width	Square Feet
Original	7.50 Feet	2 Feet	13.40 Sq. Ft.
Option 1	5.91 Feet	2 Feet	10.00 Sq .Ft.
Option 2	6.34 Feet	2 Feet	10.40 Sq. Ft.

HISTORIC LANDMARKS BOARD STUDY SESSION
On April 30, 2014, the HLB conducted a study session to review the revised sign proposal. At the HLB study session, the project applicant presented two options to discuss with the HLB. After discussion, the HLB preferred Option 2.

RECOMMENDATION
Staff recommends the Planning Commission and Historic Landmarks Board approve the attached draft resolution approving the **Design Review Permit** and **Sign Permit** to allow for the installation of six Way Finding signs to be located within the public right-of-way (DR/SP 13-197) with use of the Option 2 design.

Alternatively, the Planning Commission and the Historic Landmarks Board may:
- Approve the Design Review Permit and Sign Permit with modifications;
- Continue the hearing for additional information and/or project revisions; or
- Deny the Design Review Permit and Sign Permit and direct Staff to return with a Resolution of Denial.

EXHIBITS *Lettering of the exhibits continues the sequence from the February 26, 2014 staff report*

A. Draft Resolution
J. Location Map
K. Original Way Finding Sign Proposal, date-stamped February 13, 2014
L. Way Finding Sign Proposals (Option 1, Option 2), date-stamped April 22, 2014
M. Planning Commission Minutes of February 26, 2014 meeting
N. Historic Landmarks Board Minutes of April 30, 2014

I:\CDD\PROJECTS - NON-ADDRESS\CDD\2013\13-197 Downtown Directional Sign Program\PCHLBsr 5-28-14.doc

blank

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

APPROVAL OF A DESIGN REVIEW PERMIT AND SIGN PERMIT FOR THE INSTALLATION OF SIX WAY FINDING SIGNS LOCATED AT VARIOUS LOCATIONS WITHIN THE PUBLIC RIGHT-OF-WAY DR/SP 13-197

WHEREAS, an application has been filed by co-applicants, the Department of Public Works and the Chamber of Commerce, requesting Planning Commission and Historic Landmarks Board approval of a Design Review Permit and Sign Permit for the installation of six Way Finding signs located at the following locations within the City's public rights-of-way; and

- Bridgeway/Princess Street
- Ferry Landing
- Bridgeway/Bay Street
- Bridgeway/Ensign Street/San Carlos Avenue/ Caledonia Street
- Bridgeway/Johnson Street
- Bridgeway/Napa Street

WHEREAS, pursuant to Section 10.46.060 of the Zoning Ordinance, both the Planning Commission and the Historic Landmarks Board must favorably make the Design Review Permit findings listed in Section 10.54.050.D of the Zoning Ordinance and the Sign Permit findings listed in Section 10.42.090.E of the Zoning Ordinance in order to approve the signs located at the Ferry Landing and at the corner of Bridgeway and Princess Street within the Downtown Historic Overlay Zoning District; and

WHEREAS, the Planning Commission must favorably make the Design Review Permit findings listed in Section 10.54.050.D of the Zoning Ordinance and the Sign Permit findings listed in Section 10.42.090.E of the Zoning Ordinance in order to approve the signs to be located outside of the Downtown Historic Overlay Zoning District; and

WHEREAS, the Planning Commission and the Historic Landmarks Board conducted a duly-noticed joint public hearings on November 13, 2013, February 26, 2014, and May 28, 2014 at which time all interested persons were given an opportunity to be heard; and

WHEREAS, the Planning Commission and the Historic Landmarks Board have reviewed and considered the information contained in the Staff Reports dated November 13, 2013, ,February 26, 2014 and May 28, 2014 as well as any and all oral and written testimony on the proposed project; and

WHEREAS, the Planning Commission and the Historic Landmarks Board have reviewed and considered the Way Finding Sign Proposal, Option 2 prepared by the co-applicants date-stamped April 22, 2014; and

WHEREAS, the Planning Commission and the Historic Landmarks Board find that the proposed project, as conditioned herein, is consistent with the General Plan and complies with the requirements of the Zoning Ordinance as described in the staff reports; and

WHEREAS, approval of the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303, New Construction, which provides an exemption for the construction and location of a limited number of new small facilities or structures.

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 15303, New Construction of small facilitates or structures.

2. A Design Review and Sign Permit for the installation of six Way Finding signs to be located at:
   - Bridgeway/Princess Street
   - Ferry Landing
   - Bridgeway/Bay Street
   - Bridgeway/Ensign Street/San Carlos Avenue/ Caledonia Street
   - Bridgeway/Johnson Street
   - Bridgeway/Napa Street

   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 meeting of the Planning Commission and a regular meeting of the Historic Landmarks Board on the 28th day of May, 2014, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Jeremy Graves, AICP
Secretary to the Planning Commission

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
John McCoy
Secretary to the Historic Landmarks Board

Attachments
1. Findings
2. Conditions of Approval
3. Way Finding Sign Proposal, Option 2 date-stamped April 22, 2014

I:\CDD\PROJECTS - NON-ADDRESS\CDD\2013\13-197 Wayfinding Signs\PC-HLB resolution 5-28-14.docx

CITY OF SAUSALITO PLANNING COMMISSION AND HISTORIC LANDMARKS BOARD RESOLUTION
May 28, 2014
DR/SP 13-197

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, any applicable design guidelines, and this chapter.

   The project is consistent with General Plan policies, including those related to maintaining the historic character of the downtown, as well as the Historic Design Guidelines as discussed in the Staff Reports dated November 13, 2013, February 26, 2014, and May 28, 2014.

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 complement the Downtown Historic Overlay Zoning District by removing existing redundant and outdated directional signs and replacing the signs with a concentrated and uniform sign at six locations.

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

   The project is designed to be in keeping with the general scale of the neighborhoods in which the signs are to be located in as supported by the Way Finding Sign Proposal date-stamped April 22, 2014.

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

   As provided in the Supplemental Sign Information date-stamped April 22, 2104, the Director of Public Works identified the specific sign locations in order to minimize obstructions of public and private views.

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

   The project will not result any new visual impacts as the project will remove a significant

amount of redundant or outdated directional signs dispersed throughout the project site and replace the signs with six uniform sign frames with a concentrated Way Finding signage. As discussed in the Staff Reports dated November 13, 2013, February 26, 2014, and May 28, 2014 the signs will be located in a manner to neither interfere with pedestrian and vehicular circulation, nor obstruct public and private views.

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.

   The project does not include landscaping, therefore this finding is not applicable.

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

   The project will not adversely affect the design and location of the existing buildings within the project 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 project does not include any new exterior lighting or mechanical equipment, therefore minimizing visual, noise, and air quality impacts to adjacent properties and the general public.

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.

   The project consists of the installation of signs along pedestrian commercial corridors. Accordingly, the project will not negatively impact existing levels of privacy to the individual location and for 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.

    As provided in the Supplemental Sign Information date-stamped February 13, 2014, the Director of Public Works identified the specific sign locations in order to facilitate an appropriate level of traffic safety and ease of movement.

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 property has no protected trees or natural features on site.

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 ZONING 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 will complement the Downtown Historic Overlay Zoning District by removing existing redundant and outdated directional signs and replacing the signs with a concentrated and uniform sign at six locations.

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

   The project was reviewed using the Historical Design Guidelines and is found to be consistent with the Downtown Historic Overlay Zoning District as discussed in the Staff Report dated November 13, 2013.

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

   As discussed in the November 13, 2013 Staff Report, the project will not impact the Downtown Historic Overlay Zoning District.

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

   The Historic Building code has not been requested nor applied.

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 project does not necessitate to use of the Secretary of the Interior Standards for the Treatment of Historic Properties as the project will not impact any buildings located within the Downtown Historic Overlay Zoning District.

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

   The project will only result in minor modifications to the aesthetics of the streetscape through the removal of existing redundant and outdated directional signs and replacing the signs with a concentrated and uniform sign at six locations.

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 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 impact any character defining features associated with any buildings located within the Downtown Historic Overlay Zoning District.

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

     The project does not result in the demolition, destruction, alteration, misuse or neglect of any character defining features associated with the Downtown Historic Overlay Zoning District.

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

     The project is of high quality and subdued and will maintain and enhance the aesthetics of the Downtown Historic Overlay Zoning District.

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

     As discussed in the Staff Report dated November 13, 2012, the project is found to comply with the regulations and standards outlined in the Zoning Ordinance.

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

     The project was reviewed and approved by the Historic Landmarks Board and the Planning Commission at joint meetings on November 13, 2013, February 26, 2014, and May 28, 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;

     As discussed previously, the project will not impact any character defining features associated with buildings located within the Downtown Historic Overlay Zoning District.

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

  The project will not impact any character defining features associated with buildings located within the Downtown Historic Overlay Zoning District.

- To provide appropriate settings and environments for historic structures.

  As discussed in the Staff Reports dated November 13, 2013, February 26, 2014, and May 28, 2014 the project will not detract from the historic setting of the Downtown Historic Overlay Zoning District.

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.
   As discussed in the Staff Report dated November 13, 2013, February 26, 2014 and May 28, 2014 and , the project complies with the requirements of Chapter 10.42.070 of the Zoning Ordinance.

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

   As discussed in the Staff Report dated November 13, 2013 and February 26, 2014, the project is consistent with the applicable sign standards in the Zoning Ordinance.

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

   The project is designed to not adversely impact public health, safety, or general welfare through its high quality design and location. Specifically, the signs are designed at a pedestrian scale and not vehicles, thus not creating a distraction to drivers. Additionally, sign locations have been hand selected by the Director of Public Works as optimal locations to facilitate public health, safety, and the general welfare of the community.

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

   The project will be designed with high quality materials and long lasting materials and will be compatible with the project site.

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

   The project sign locations have been hand selected by the Director of Public Works to ensure the signs will be harmonious with the character of the neighborhood in which the signs will be located.

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

The project will be complementary to the aesthetic of the streetscape and found to be no larger than necessary to accommodate the uniform Way Finding signs.

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

   The project 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 project signs are designed to be compatible and harmonious with the aesthetic of the project site and the Downtown Historic Overlay District as a whole as discussed in the Staff Report dated November 13, 2013 and February 26, 2014.

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 project is designed to be in keeping with the general scale of the neighborhoods in which the signs are to be located as supported by the Way Finding Sign Proposal, Option 2,date-stamped April 22, 2014.

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 project is intended to direct pedestrians to City amenities, City services, and businesses throughout the Downtown Historic Overlay Zoning District and Caledonia Street, therefore meeting the intent of this finding.

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 project will be compatible with the general design aesthetic of the project site and the Downtown Historic Overlay District as a whole based on the purpose and intent of the signage, in addition to the scale, materials, color, and design of the signage.

PLANNING COMMISSION and HISTORIC LANDMARKS BOARD RESOLUTION
May 28, 2014
DR/SP 13-197

ATTACHMENT 2: CONDITIONS OF APPROVAL

These conditions of approval apply to the Way Finding Sign Proposal prepared by Oonagh Kavanagh date-stamped November 5, 2013 and the Supplemental Sign Information prepared by Oonagh Kavanagh and Kim Huff, date-stamped February 13, 2014 and the plans labeled Option 2 date-stamped April 22, 2014.

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. Upon building permit submittal, the applicant shall provide electronic copies and paper copies of the approved colors and materials board(s), including but not limited to all manufacturers' information related to materials, specifications, and cut sheets for all exterior lighting fixtures.

4. 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.

5. 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.

6. 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.

7. 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.

8. 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.

9. 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.

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.

10. 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.

11. 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.

12. 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.

13. 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.

14. 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.

15. 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.

16. 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.

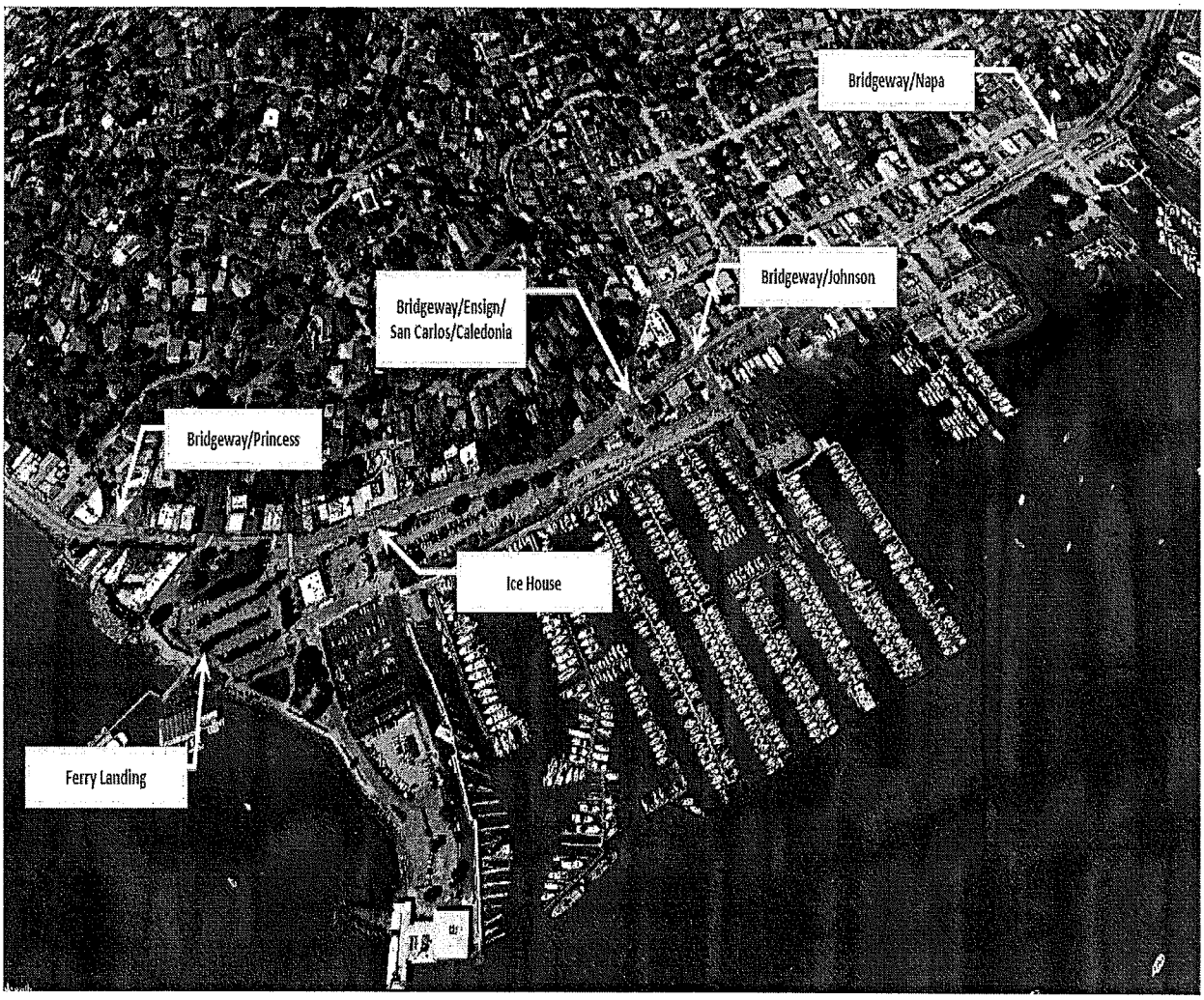
17. Permits required by other agencies having jurisdiction within the construction area must be obtained in accordance with the respective agency's regulations.
Marin Municipal Water District – (415-945-1455), including landscaping and irrigation regulations;
Southern Marin Fire Protection District -- (415-388-8182); and

18. 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.

I:\CDD\PROJECTS - NON-ADDRESS\CDD\2013\13-197 Wayfinding Signs\PC-HLB resolution 5-28-14.docx

PLANNING COMMISSION and HISTORIC LANDMARKS BOARD RESOLUTION
May 28, 2014
DR/SP 13-197

ATTACHMENT 3: PROJECT PLANS



SIGN LOCATIONS MAP

EXHIBIT J

blank

Tenant Placard

3mm Dibond (Aluminum faced panel matte black)

5.5″

17.5″

Placard Backing

3/16″ Steel Plate (Plasma or Waterjet Cut)

6″

20″

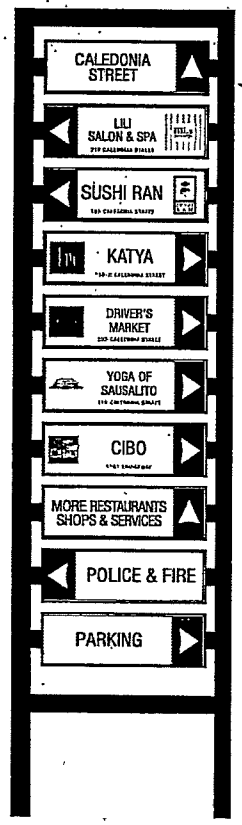
1″x 2″ Ear

120″

20″

24″

30″



Placard artwork:
High Performance Digital Print
w/ Laminate Overlay

RECEIVED
FEB 13 2014
CITY OF SAUSALITO
COMMUNITY DEVELOPMENT

Visual representation of way-finding sign w/ tenant information.

(logo and tag-line, directional arrow in applicable locations)

EXHIBIT K

blank

Proposed option 1

APR 2 2 2014

- Overall reduction of 20% (original 21.67 Sq. Ft. vs. 13.86 Sq. Ft. - *including 30" post underground and pavement*)
- Directional arrows all aligned on left hand side
- Symbols and logos all aligned on right hand side

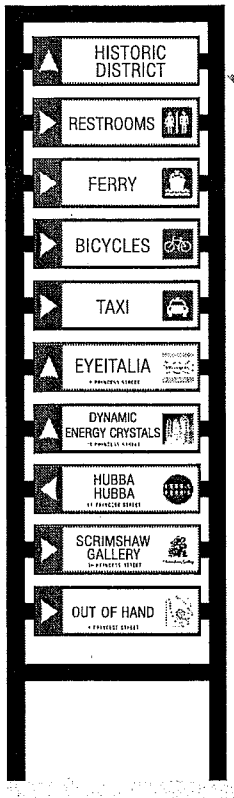
Tenant Placard

3mm Dibond (Aluminum faced panel matte)

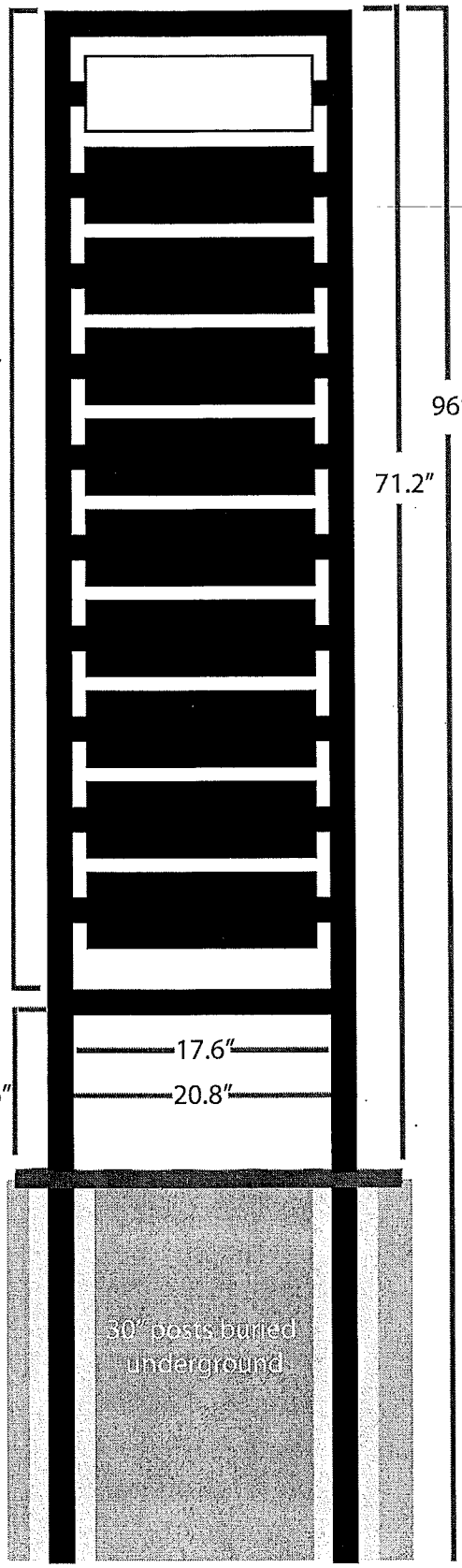
Placard Backing

3/16" Steel Plate (Plasma or Waterjet Cut)

.98" x 1.66" Ear



Placard artwork:
High Performance Digital Print
w/ Laminate Overlay



Visual representation of way-finding sign w/ tenant information.

EXHIBIT L - OPTION 1

New Proposed option 2

- Overall reduction of 20% (original 21.67 Sq. Ft. vs. 14.62 Sq. Ft. - *including less than 1 Sq. Ft. for the added arch and 30" post underground and pavement*)
- Directional arrows all aligned on left hand side
- Symbols and logos all aligned on right hand side
- Added Sausalito symbol and arch
- Differentiated district placard

APR 2 2 2014

Tenant Placard

3mm Dibond (Aluminum faced panel matte)

4.4"

15.6"

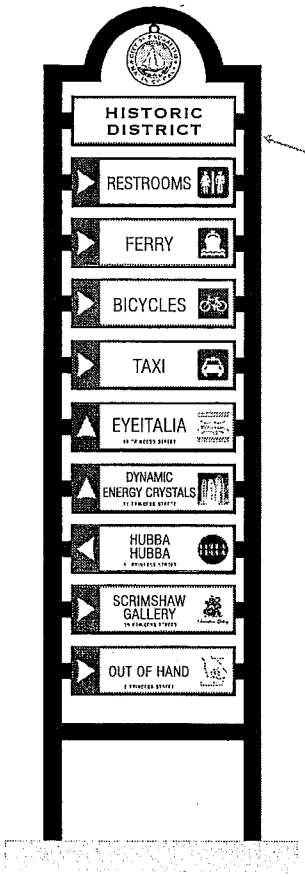
Placard Backing

3/16" Steel Plate (Plasma or Waterjet Cut)

4.8"

17.6"

.98" x 1.66" Ear



Placard artwork:
High Performance Digital Print
w/ Laminate Overlay

<Medallion front (5")

<Medallion back (5")

Visual representation of way-finding sign w/ tenant information.

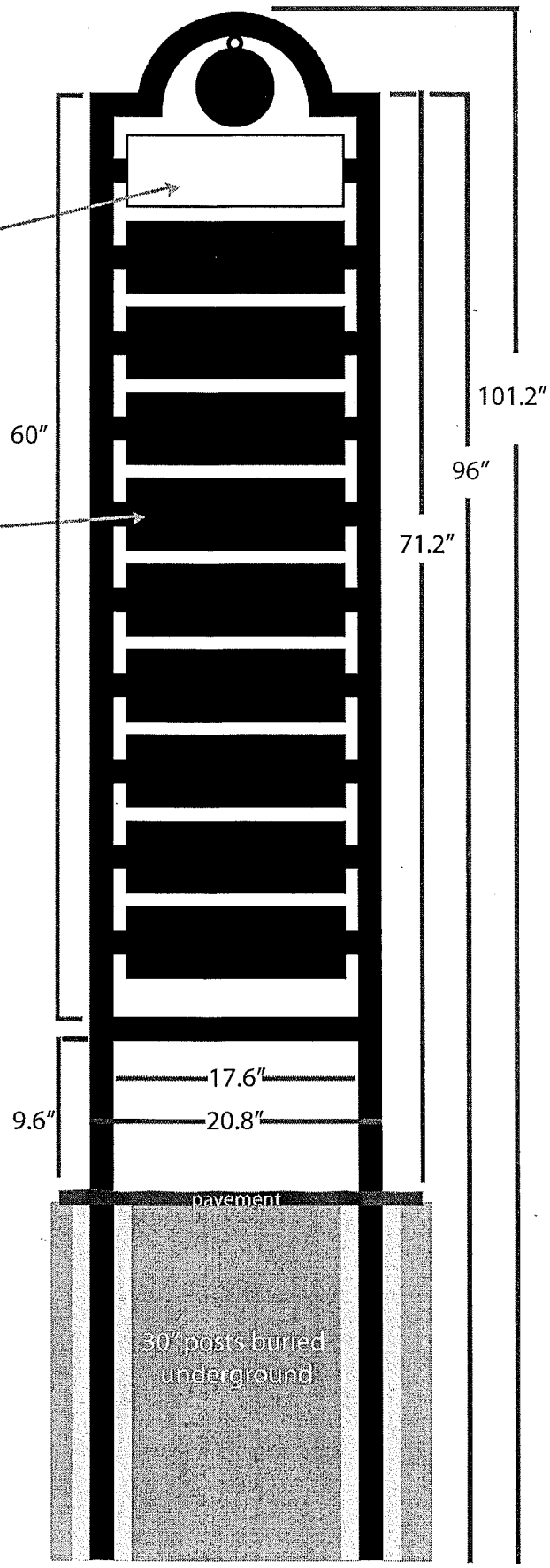


EXHIBIT L - OPTION 2

New Proposed option 2 (blow up) is our preferred choice.

APR 2 2 2014

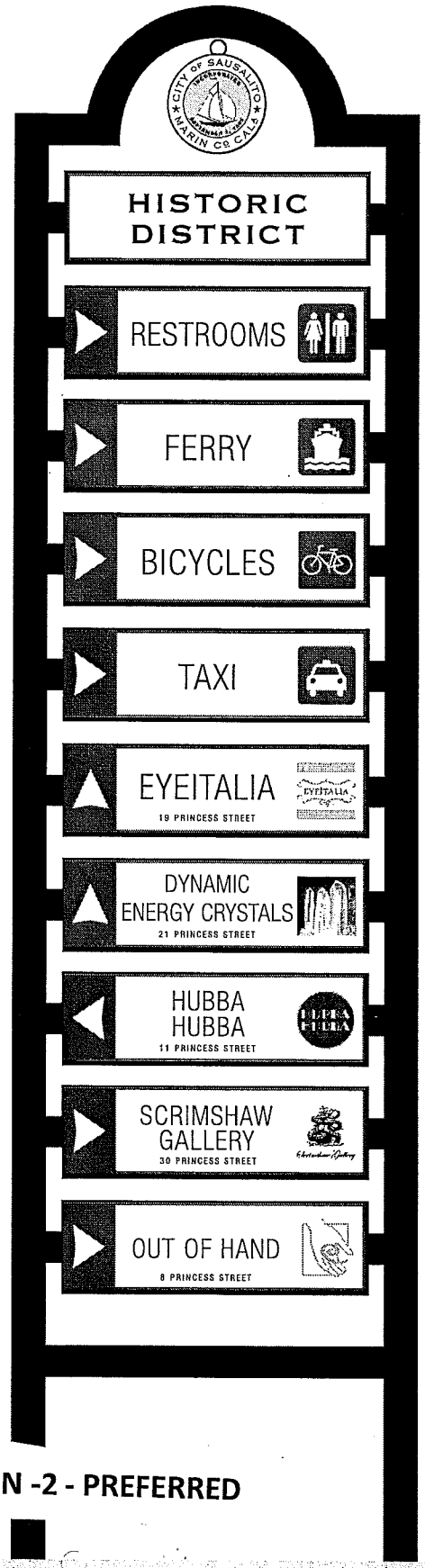


EXHIBIT - L - OPTION -2 - PREFERRED

<Medallion front

<Medallion back

blank

SAUSALITO PLANNING COMMISSION
Wednesday, February 26, 2014
Approved Summary Minutes[1]

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 Susan Cleveland-Knowles, Commissioner Stafford Keegin, Commissioner Vicki Nichols.

Staff: Community Development Director Jeremy Graves
Associate Planner Heidi Scoble, Contract Planner Steve Padovan, Contract Planner Rafael Miranda, City Attorney Mary Wagner

Approval of Agenda

Commissioner Cleveland-Knowles moved and Vice-Chair Werner seconded a motion to approve the agenda. The motion passed 5-0.

Public Comments
None.

Approval of Minutes
February 12, 2014

Commissioner Cleveland-Knowles moved and Commissioner Nichols seconded a motion to approve the action minutes. The motion passed 5-0.

Historic Landmarks Board Chair Pierce called the meeting to order at 6:32 p.m.

Present: Chair Morgan Pierce, Board Member Bernard Feeney, Board Member Natascha Fraser

Absent: Secretary John McCoy, Board Member Carolyn Kiernat

Public Hearings

Declarations of Planning Commissioner Public Contacts
None.

1. **DR/SP 13-197, Design Review Permit, Sign Permit, City of Sausalito.** Design Review Permit and Sign Permit for the installation of six Wayfinding signs located within the public right-of-way at the following locations:
   - Bridgeway/Princess Street
   - Ferry Landing

[1] A video [illegible] meeting is available at: http://www.ci.sausalito.ca.us/.

EXHIBIT M

- Bridgeway/Johnson Street
- Bridgeway/Ensign St./San Carlos Avenue/Caledonia Street
- Ice House – Bridgeway/Bay Street
- Dunphy Park – Bridgeway/Napa Street

The public hearing was opened.

Associate Planner Scoble provided a PowerPoint presentation on the project.

Planning Commission and HLB questions for staff followed.

The public testimony period was opened.

The applicants, Jonathan Goldman, City of Sausalito Public Works Director, and Oonagh Kavanaugh, City or Sausalito Chamber of Commerce Chief Executive Officer, made a PowerPoint presentation.

Planning Commission and HLB questions to Ms. Kavanaugh and Mr. Goldman followed.

Public Comments:

Proponents:
Kim Huff
Christopher Holbrook
Female (unintelligible name)
Adam Krivatsy
Yoshi Tome
Farid Najibi (phonetic)
Adam Driver
Michaela Jump
Peggy Day
Brian Shayer (phonetic)
Bob Freeman
Aness Pogni
Katya Wittenstein
Daniel Howes
Lorna Newlin
Jeff Scharosch

Opponents:
None.

The public testimony period was closed.

Planning Commission and HLB comments followed.

Planning Commission and HLB questions to staff followed.

Planning Commission and HLB comments followed.

HLB Chair Pierce moved and Board Member Fraser seconded a motion to continue the public hearing regarding the Wayfinding Sign Program to a date uncertain at which time the applicant will present a refined sign design along with locations.

HLB questions to the Planning Commission and staff followed.

HLB comments followed.

The motion passed 3-0.

Commissioner Keegin moved and Vice-Chair Werner seconded a motion to continue the public hearing regarding the Wayfinding Sign Program to a date uncertain at which time the applicant will present refined sign design along with locations.

Planning Commission comments followed.

The motion passed 3-2 (No – Nichols and Cleveland-Knowles)

The public hearing was closed.

Chair Cox moved and Commissioner Keegin seconded a motion to continue the public hearings for 509 Johnson Street (Item 4) and 206 Third Street (Item 5) to the meeting of March 12, 2014.

The motion passed 5-0.

2. **CDD 13-117, Bridgeway Parklet, City of Sausalito, 621-633 Bridgeway.** Conversion of approximately 105 linear feet of public parking spaces within the public right-of-way on the west side of Bridgeway into a parklet with 18 dining tables fronting the existing restaurants and delicatessen at 621, 625, 629 and 633 Bridgeway (APNs 065-132-01, 02 and 03).

The public hearing was opened.

Contract Planner Padovan provided a PowerPoint presentation on the project.

Planning Commission and HLB questions for staff followed.

The public testimony period was opened.

The applicant, Mike Monsef, made a presentation.

Planning Commission and HLB questions for Mr. Monsef followed.

blank

HISTORIC LANDMARKS BOARD MINUTES

CITY OF SAUSALITO

COMMUNITY DEVELOPMENT DEPARTMENT / 420 LITHO STREET / SAUSALITO, CA 94965 / (415) 289-4128

MEETING DATE: **Wednesday, April 30, 2014**
MEETING TIME: **5:30PM**
LOCATION: **City Hall Conference Room, 420 Litho Street, Sausalito**

CALL TO ORDER
The HLB meeting convened at 5:38 PM. Board Members Pierce, Feeney, McCoy and Fraser were present. Board member Kiernat arrived after roll call at 5:45 PM. Contract Planner Card, Contract Planner Ben Noble (PlaceWorks) were also present. Members of the public included Michael Rex, Architect, and Alex Kashef, project applicant for the Valhalla development application.

PUBLIC COMMENTS ON ITEMS NOT ON THIS AGENDA- *No public comments received*

APPROVAL OF AGENDA- *Approved, Vote: 5-0*

1. **NEW BUSINESS-**
   a. **Description- Valhalla** – *Contract Planner Ben Noble (PlaceWorks) made a presentation to the HLB relating to the Valhalla Project regarding the environmental (CEQA) process and entitlement review process for the project. The HLB also received information provided by the project applicant and the architect relating to historical aspects of the Valhalla project With the historic information provided by the applicant and the findings made by the HLB at their meeting of April 16, 2014 meeting the HLB focused on the aspects of the which related to the preservation of building features that reflect the remaining historical features of the structure. The discussion was postponed until after the Joint HLB/PC at 6:30 PM.*

   The HLB adjourned to the joint Planning Commission meeting at 6:30 PM (See Planning Commission meeting minutes for April 30, 2014).

   The HLB reconvened at 8:32 and the HLB conducted the study session of Item B under new business.
   b. **Description - WAY FINDING SIGN PROGRAM (DR-SP 13-197)**
   Department of Public Works / Chamber of Commerce/ (Co-Applicants) Staff: Card
   City of Sausalito (Owner)
   DESCRIPTION: Study session regarding Design Review Permit and Sign Permit for the installation of six Way Finding signs located within the public right-of-way at six locations in the downtown area. The project proponents, the Sausalito Chamber of Commerce (Oonagh Kavanagh) along with Jonathon Goldman, Director of Public Works were present. *The HLB reviewed the Way Finding Sign Program and offered comments and recommendations regarding two proposed designs. After a brief discussion, the HLB came to a consensus that Option 2 was the preferred sign for the program and recommended the plan be forwarded to the Planning Commission for review. The discussion concluded at 9:11PM*

   1The HLB then continued the discussion regarding Item a under New Business, the Valhalla project. The HLB provided recommendations relating to the design of the building and suggestions for minor changes to the project to provide consistency with the historical aspects of the project site. At the conclusion of the discussion, the HLB determined the Valhalla project complies with the standards for rehabilitation with recommended minor changes to the project and directed staff to prepare a memorandum with HLB findings of significance along recommendations to comply with the Standards for rehabilitation.

EXHIBIT N

c. Revision of the November and December 2014 HLB Meeting Calendar
Contract Planner Card presented the revised calendar for the November and December Meetings of 2014 to the HLB. The revised calendar dates were accepted by consensus of the HLB.

2. APPROVAL OF MINUTES- *The HLB minutes of April 9, 2014 were continued to the May 14, 2014 HLB meeting.*

3. COMMUNICATIONS
a. *Staff Communication: None*
b. *HLB Communications: None*

7. ADJOURNMENT: 10:01 PM

Meeting Minutes Approved:

Secretary Date 5-23-14

I:\CDD\Boards & Committees\HLB\Minutes\2014\4-30-14 HLB Final minutes-.doc