

STAFF REPORT

SAUSALITO PLANNING COMMISSION

Project Solomon Elevator Addition / 130 Prospect Avenue
Design Review Permit
DR 13-184

Meeting Date December 4, 2013

Staff Rafael Miranda, Contract Planner

This Staff Report supplements the December 4, 2013 Staff Report

DISCUSSION

The December 4, 2013, staff report explained that the only element of the application that required Design Review approval by the Planning Commission was the installation of the elevator shaft since it will increase the roof height of the residence. Although the applicant's proposal includes plans to expand a deck, rebuild a portion of an existing retaining wall and construct a trash enclosure, these elements alone do not trigger any thresholds in the Zoning Ordinance that would require Planning Commission review. Upon further consideration of the issue, staff suggests the Commission should consider these elements in its review of the project.

The installation of the elevator with its associates landings and expansion of the deck contribute a minimal amount to the floor area, building coverage and impervious surface calculations. The project summary table shown in the original staff report for this project included these contributions.

Section 10.54.050.E of the Zoning Ordinance requires Heightened Design Review of residential projects that require a discretionary design review and exceed 80% of the permitted Floor Area Ratio (FAR) and/or building coverage limitations. None of the proposed improvements cause the property to exceed 80% of the permitted F.A.R. or building coverage limitations, therefore the project is not subject to Heightened Design Review.

The Zoning Ordinance does not contain standards or requirements for trash enclosures. Fences are allowed to be constructed without a permit if they are six feet or less in height and if they do not have the potential to impair a view from other properties. The trash enclosure will have a maximum height of four feet and does not have the potential to impair a view from other properties. The reconfigured deck also does not have the potential to impair a view from other properties.

The Zoning Ordinance requires design review for the construction of terraced or multiple retaining walls. The proposal is to rebuild a portion of an existing retaining wall with a maximum height of three feet.

As conditioned in the draft resolution, staff suggests the project is consistent with the principles of the Zoning Ordinance and that the required Design Review findings can be made to support the approval of the project as listed in **Exhibit A**.

PUBLIC NOTICE AND CORRESPONDENCE

- November 22, 2013 – A public hearing notice was posted on the project site and mailed to all property owners and residents within 300 feet of the project site, as well as interested parties.
- Correspondence received as of the writing of this staff report is provided in **Exhibits J and K**.

RECOMMENDATION

Staff recommends the Planning Commission approve the attached draft resolution (**Exhibit A**) which:

- Approves of a **Design Review Permit** to increase a portion of the roof height by 2 feet 4 inches to allow installation of an elevator in the existing single family residence, expansion of an existing deck, construction of a trash enclosure and reconstruction of a portion of an existing retaining wall.

Alternatively, the Planning Commission may:

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

EXHIBITS

- A. Revised Resolution [First two pages only]