

STAFF REPORT

SAUSALITO PLANNING COMMISSION

PROJECT: Akraboff/600A Locust Street
Design Review Permit
DR 08-002

MEETING DATE: June 3, 2009

PROPERTY OWNER: Vanya Akraboff

APPLICANT: John McCoy, Don Olsen and Associates Architects

STAFF: Lilly Schinsing, Associate Planner 

This staff report revises and supplements the staff report dated July 23, 2008.

REQUEST

Approval of a Design Review Permit to construct a 904 square foot addition to one of the duplex units located at 600 Locust Street (APN 064-211-27). The proposed addition consists of 904 square feet of new floor area and 1,100 square feet of new building coverage, increasing the floor area from 0.19 to 0.37 and the building coverage from 15% to 32%. The new addition extends the existing duplex unit toward Locust Street and includes a new circular deck. This project was continue from the July 23, 2008 Planning Commission hearing.

REGULATORY FRAMEWORK

General Plan: Medium High Density Residential (up to 17.4 du/acre)

Zoning: R-2-2.5 (Residential Two-Family)

Required Approvals: Design Review Findings (10.54.050)

EXISTING SETTING

Subject Parcel:

The subject parcel is located off of Locust Street, near the intersection of Girard Avenue. A two-story residential duplex is located on the 6,589 gross square foot parcel. The lower level of the structure contains two single-space garages and the upper level contains the habitable space for each unit. Two eight-foot easements run over the entirety of the northeast and southwest sides of the property, allowing access from Locust Street to the units at 85/87, 89/91 and 93/95 Girard Avenue, 501, 509 and 515 Litho Street and 602, 604, 606, 608 and 612 Locust Street. The easements account for 1,554 square feet of the total site area and therefore the net parcel area is 5,035 square feet.

Neighborhood:

The parcel is located in the New Town area and is part of a cluster of two-family residences located off of Locust Street. The surrounding homes consist of single-family and two-family structures.

ENVIRONMENTAL REVIEW

The subject application is Categorically Exempt from the California Environmental Quality Act (CEQA), in accordance with Section 15301(I)(1) and 15303(a) of the CEQA Guidelines. The project involves the partial demolition of, and addition to, an existing residential structure.

HISTORIC LANDMARKS BOARD REVIEW

Since the existing structure at 600 Locust Street was originally constructed in 1948, the Historic Landmarks Board (HLB) conducted a 50-year historical review to determine the structure and site's historical significance. Based on their site visit, review of property history records on file with the Community Development Department, and review of the proposed plans, the HLB determined the structure is not historically significant under the criteria of the California Environmental Quality Act (see **Exhibit H** for the HLB memorandum). As the structure was determined to not be historically significant, the project revisions did not require further review by the HLB.

PROJECT HISTORY AND BACKGROUND

The Planning Commission first considered a design for the proposed project at a public hearing on July 23, 2008. At the time the proposed design included a 760 addition which included a circular shaped deck wrapping around the south and east sides of the structure, a new entry canopy at the front entry on the east elevation and a dormer on the west elevation. The materials proposed at the time consisted of pewter colored stucco with a matte texture with the new roof matching the existing roof shingles. Aluminum framed doors and windows were also proposed.

At the July 23, 2208 hearing several neighbors testified. The comments of the neighbors are summarized below (see **Exhibit H** for the minutes).

1. Concerned that the stucco exterior walls do not fit into the neighborhood;
2. Concerned with primary view obstruction from 613 and 615 Locust Street.

Four Commissioners were present for the hearing on July 23, 2008 (Stout, Bair, Cox and Kellman). The Commission continued its consideration of the project so the applicant could redesign the project. The following is a summary of the Commission's chief concerns and comments (see **Exhibit H** for the minutes):

1. The project should address consistency with Sausalito's General Plan with regard to protecting the character of residential neighborhoods and preserving the historical character of Sausalito (Cox and Bair);
2. The project should better address drainage concerns. The onsite landscaping should be incorporated into the drainage plan (Stout);
3. The project should recapture some of the existing vegetation to soften the design of the building.

After discussion, the Planning Commission continued the [public hearing to a date uncertain with instruction to the applicant and property owner to consider the Commission's direction and work with the neighborhood to reduce the view impacts.

PROJECT DESCRIPTION

Structures and Land Use

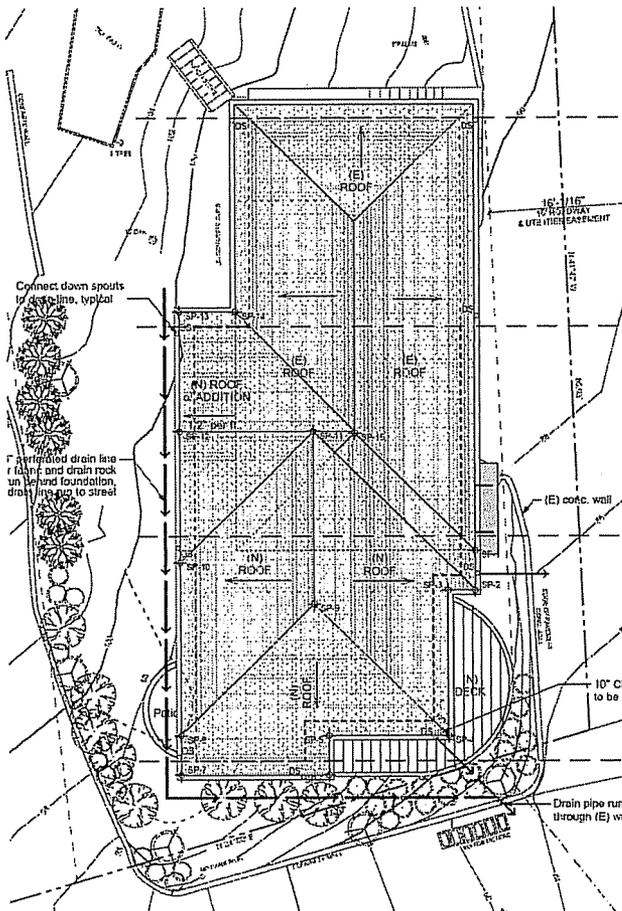
The proposed addition will continue the existing density and land use of the subject parcel as a residential two-family home. The addition will expand one of the residential duplex units by extending the structure to the east towards the front and side property lines, creating an additional 904 square feet of floor area, 1,090 square feet of building coverage, and 1,437 square feet of impervious surfaces. The addition would increase the structure size to 1,870 square feet of floor

area (37% of the net site area) and 2,110 square feet of building coverage (32% of the total site area). The existing height of the structure will be maintained and the roof of the new addition will match the height of the existing roofline.

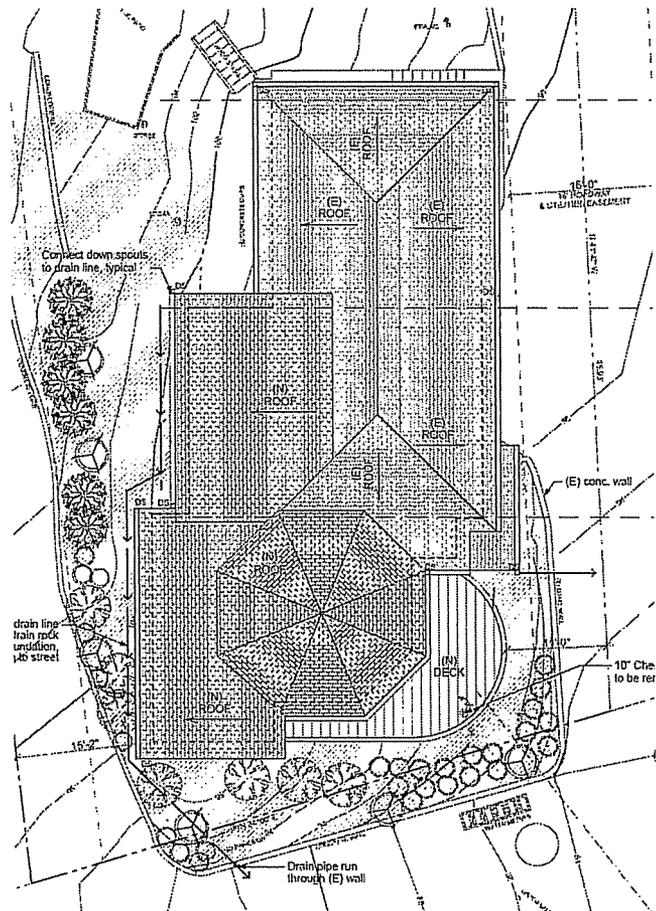
Design and Materials

The addition has been redesigned to protect views from 613 Locust (as discussed below in the Analysis section). A major change is the shape of the roof over the living room as the new design features an octagonal roof (see the figures below). As a portion of the previously proposed addition was removed from the eastern corner of the residence, additional square footage has been added to the southwestern side of the home. The previously proposed circular deck remains in the design.

With regard to the exterior finishes, the previously proposed aluminum-framed windows and doors have been replaced with wood-framed windows and doors. The architect has provided a letter summarizing the design changes (**Exhibit I**). Colors and material boards (**Exhibit J**) have been submitted for the Commission's review and will be available at the meeting. A color computer generated model of the proposed south and east elevations can be found in **Exhibit K**.



July 2008 Site Plan



June 2009 Site Plan

Landscaping

A landscaping plan is proposed with tree and shrub plantings along the southwestern and southeastern property edges where the addition is proposed. The landscaping consist of five new maple trees, Long Leaf Mahonia, Lillies, Saskatoon flowers and wild lilac ground cover (see **Exhibit L** for the landscaping materials). A cherry tree is proposed to be removed and all other existing trees are proposed to remain. The City Engineer reviewed the drainage plans and has conditioned approval of the project on requiring that to the maximum extent feasible drainage from paved surfaces be routed through grassy swales, buffer strips or sand filters prior to discharge into the storm drainage system. In addition, the City Engineer has added a condition that requires a stormwater control plan to be submitted that conforms to Marin County Guidelines (see **Exhibit A** for the draft resolution with attached conditions of approval).

ANALYSIS

General Plan Consistency

To approve the proposed project the Planning Commission must determine that the project is consistent with all applicable General Plan policies. Staff has identified the following policies and programs of the Community Design and Historical Preservation Element as most relevant to the proposed project:

Objective CD-1.0: Scale and Architectural Diversity. Strive to retain the village like quality of Sausalito by respecting the City's existing scale and promoting diverse architecture that is in harmony with neighboring structures.

Staff Comment: The proposed project will expand the scale of the existing structure, but in a nature that is compatible with the surrounding neighborhood. The proposed development is significantly less than the floor area and building coverage that is permitted for the site, and will maintain the existing height of the structure. The architectural design will also enhance the neighborhood by providing diversity by varying the exterior materials, while still maintaining harmony with neighboring structures. Even though the material will change from shingles to stucco, the form and massing of the house is representative of other homes in the neighborhood.

Policy CD-1.2: Architectural Innovation. Encourage projects which promote architectural quality and innovative solution rather than conformity to standard designs.

Staff Comment: The revised proposal takes the primary views from 613 Locust Street into careful consideration. The project surveyor was tasked with ascertaining the view lines from the residence at 613 Locust. A view line from the living room window at 613 Locust to the existing roof eave of 600A Locust was established and the addition was redesigned to fit behind the line. The project has been designed with a unique octagonal roof, which provides visual interest.

Policy CD-1.3: Neighborhood Compatibility. Provide that all new residential structures, all residential structures that are to be removed and replaced, and those structures that are to be significantly remodeled, are designed to complement their setting and the other buildings in the neighborhood.

Staff Comment: Staff has documented the other residences in the immediate vicinity of the subject site (see **Exhibit M**). The majority of the homes surrounding the subject site are duplex and single-family homes with similar exterior treatments. Exterior materials in the neighborhood consist of wooden shingles, painted siding or a combination of shingles and stucco. The existing duplex residence at 600 Locust contains shingles on the upper half of the structure and stucco on the lower half (see the photograph below). The project proposal is to remove the existing shingles and stucco the entire structure. The stucco will be softened with the addition of wood-framed windows and doors which will add a natural element to the smooth stucco. Staff concludes that the stucco/wood combination will add architectural variety to the area and complement the neighborhood without replicating the shingled homes directly across Locust Street.



600 Locust Features a Stucco and Shingle Exterior

Objective CD-2.0: Integrate Structures with the Natural Environment and Protect Natural Features. Assure that all new or significantly remodeled structures to be designed to respect existing land forms and natural site features and to maintain the balance between open space and buildings.

Staff Comment: The proposal requires minimal grading and will enhance the site with additional landscaping including new maple trees. The existing site features will be maintained and the addition projects out to the streets rather than towards adjacent structures, allowing adequate open space between the structure and adjacent residences.

Zoning

The Project Summary Table below compares the development standards of the R-2-2.5 Zoning District to the existing conditions, the current proposed design and the proposed design in July 2008. The table shows that the project is in substantial compliance with the development standards of the R-2-2.5 Zoning District.

Project Summary Table

	Existing	Ordinance	July 2008	June 2009	Compliance
Parcel Area (square feet)	Total: 6,589 Net ¹ : 5,035	5,000	No Change		Yes
Land Use:	Two-Family (Duplex)	Two-Family (Duplex)	No Change		Yes
Dwelling Units:	2 dwelling units	1 dwelling unit/ 2,500 sq ft of lot area (2 max)	No Change		Yes
Setbacks (feet):					
Right Side/Northeast:	11'	5'	11'	11'	Yes
Left Side/Southwest:	20'	5'	20'	15'-2"	Yes
Rear/Northeast:	17'	15'	17'	15'-3"	Yes
Front/Southeast:	24'	0'	0'	0'	Yes
Height (feet):	17'-9 1/2"	32'	No Change		Yes
Building Coverage (square feet):	1,010 (15%)	3,295 (50% max)	2,075 (31%)	2,110 (32%)	Yes
Floor Area (square feet):	966 (0.19 FAR)	3,273 max (0.65 FAR max)	1,726 (0.34 FAR)	1,870 (0.37 FAR)	Yes
Impervious Surface (square feet):	1,142 (17%)	4,942 max (75%)	2,579 (51%)	No Change	Yes
Parking:	2 Spaces	4 spaces	No Change		No, legal non-conforming ²

Notes:

¹ Net parcel area does not include area for driveway easements per Zoning Ordinance Section 10.88.040.

² Pursuant to Zoning Ordinance Section 10.404.11.A6.c and Table 10.62-1, additional off-street parking does not need to be provided for remodels of legal non-conforming structure that are not considered substantial per the definition provided in Zoning Ordinance Section 10.88.040. The applicant has provided wall demolition calculations (see Sheet A0.1 of the project plans) to ensure that the demolition is not a substantial demolition.

Design Review Permit

In order to approve or conditionally approve the Design Review Permit, the Planning Commission must determine whether the proposed project is in conformance with the findings listed in Sections 10.54.050.D of the Zoning Ordinance. Staff has identified several of the requisite findings below and provided comment for the Commission's consideration.

Neighborhood Compatibility. To approve a Design Review Permit, the Planning Commission must determine that a project is architecturally compatible with its neighborhood and adjacent properties. The following Design Review Permit findings relate specifically to neighborhood compatibility:

Design Review Finding 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.

Staff Comment: At the previous Planning Commission meeting the Commission and the neighborhood was concerned with the proposed stucco treatment. Since the meeting the architect has returned with a revised design that includes wood-framed windows and doors. Staff concludes that with its octagonal roof, smooth stucco exterior, wood-framed windows and doors, the proposed design introduces a distinctive architectural design and complements the surrounding neighborhood which includes a great diversity of architectural styles and consists of duplex and single-family homes of varying ages and sizes.

However, if the Commission decides that neighborhood compatibility findings *cannot be made* Staff recommends a condition of approval that would require a portion of the residence to be shingled. Staff has prepared such a condition of approval below, for the Commission's consideration.

Prior to issuance of a building permit, the plans shall be amended to include wooden shingles to match the existing shingles on the upper story of the entirety of the residence. The amended plans shall be subject to the review and approval of the Community Development Director.

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

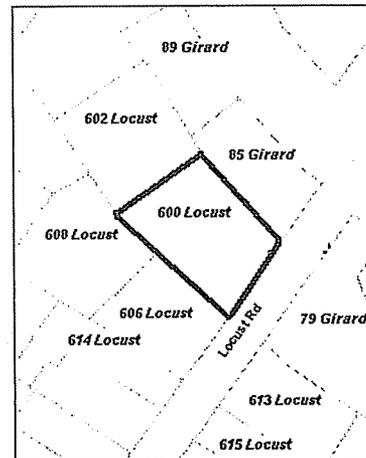
Staff Comment: The General Plan designation and Zoning District for the property identify the site for medium to high residential development. The project features a total Floor Area Ratio of 0.37 or 1,870 square feet. A review of adjacent properties in terms of existing/approved residential square footage has been provided in the table below. The table shows that the proposed addition brings the total floor area on the site to the upper range of existing/approved floor area square footage in the immediate vicinity. However, the proposed floor area will be within the range of existing residences and therefore will be compatible with the neighborhood in terms of the proposed bulk.

Square Footages of Adjacent Residences

Address	Square Footage of Residence	Number of Units
602 Locust	1,012*	2
606 Locust	1,150	2
608 Locust	1,150*	2
610 Locust	No information	2
613 Locust	1,648	1
614 Locust	1,294	1
615 Locust	1,710*	1
79 Girard	3,745	1
85 Girard	No information	2
89 Girard	1,012	1

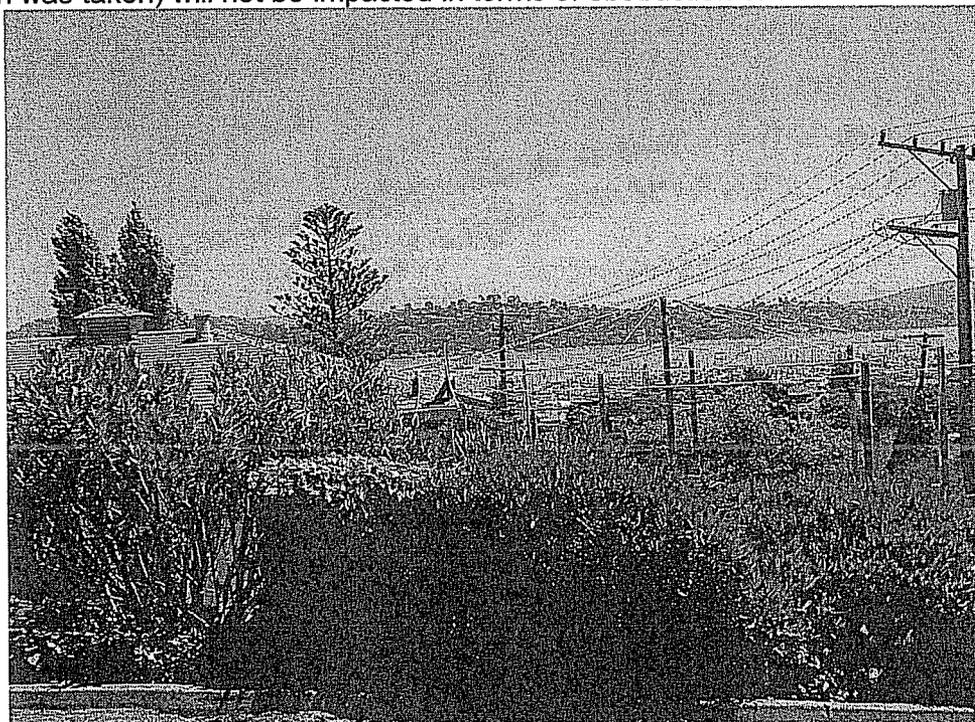
Notes:

* From the County tax assessment records



Vicinity Map (adjacent properties)

The photograph below shows the proposed massing and rooflines of the addition. The photograph was taken from the private driveway uphill from the project site. Due to the topography in the area, the neighbor at 606 Locust (immediately uphill from where the photograph was taken) will not be impacted in terms of obstruction of views.



Photograph looking north showing the story poles at 600 Locust

Views. To approve the proposed project, the Planning Commission must conclude that the project has been designed to minimize public and private view impacts. The following Design Review Permit findings relate specifically to view protection:

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

Staff Comment: Zoning Ordinance Chapter 10.88 defines views as “any view of the Sausalito Waterfront, San Francisco Bay, Mt. Tam, Strawberry Point, Tiburon, Belvedere, Angel Island, East Bay, and/or the City of San Francisco or any view greater than 300 feet distance and/or including significant aesthetic, cultural, natural, or historical features.” Primary views are defined as “any view distance from primary viewing areas of a dwelling such as the living room, dining room, kitchen, master bedroom, and deck or patio spaces serving such living areas. A secondary view shall be any view from bathrooms, accessory bedrooms, passageways and utility areas.”

The shape of the living room is an element that has most dramatically changed since the July 2008 Commission hearing. At the previous Commission hearing it was mentioned that views from the residence at 613 Locust were going to be impacted by the new addition. Since the hearing the project surveyor was tasked with establishing ascertaining the view lines from the residence across the street at 613 Locust. A view line from the living room window at 613 Locust to the existing roof eave of 600A Locust was established and the addition was redesigned to fit outside of the view line. Therefore, the project redesign ensures that the existing views from 613 Locust remain intact.

Privacy. To approve the proposed project, the Planning Commission must conclude that the project has been designed to provide a reasonable level of privacy to the site and adjacent properties. The following Design Review Permit findings relate specifically to privacy:

Design Review Finding 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.

Staff Comment: The General Plan and Zoning Ordinance provide for a medium to high density neighborhood in the New Town neighborhood. The existing home provides a reasonable level of privacy to the site and adjacent properties and this privacy will only be enhanced by the proposed landscaping arrangements in addition to the proposed configuration of windows and decks.

Staff concludes the requisite findings can be made to approve the Design Review Permit, as described in the draft resolution of approval.

Heightened [Design] Review

It has been determined that the building coverage percentage presented to the Planning Commission in 2008 was calculated incorrectly. The Zoning Ordinance states that coverage is measured as the percentage of the **total site area occupied by buildings and structures** (see Section 10.40.050.B). The July 2008 proposal calculated the building coverage using the *net* parcel area. However, net parcel area is used in the floor area calculation, not the building coverage calculation. The error yielded a building coverage of about 41% where the coverage was actually

31%. The miscalculation lead staff to require Heightened [Design] Review for the project as it was thought that the proposal exceeded 80% of the maximum allowed building coverage. However, as the current proposed building coverage is 2,110 square feet, or 32% of the total site area, Heightened [Design] Review *is not required* for the project.

Drainage and Grading

The addition will connect into the existing drainage system which runs a drain line to Locust Street. The project proposes minimal grading, approximately 17 cubic yards of cut and fill. The City Engineer reviewed the proposed grading and drainage with recommended the addition of several conditions of approval, which have been included in the attached draft resolution (see **Exhibit A**).

PUBLIC NOTICE AND COMMENT

Neighborhood Outreach: The applicant and staff met with the property owners of 613 Locust Street on March 25, 2009 to discuss the project. Story poles representing the most eastern extent of the addition were placed prior to the meeting. The view from the residence of 613 Locust was considered in relationship to the proposed addition at the subject site and it appeared that the redesign lessened the impact on primary views from 613 Locust.

Staff organized two neighborhood meetings on May 13 and May 14, 2009 at the subject site. A letter inviting neighbors to view the revised plans and attend the meetings was mailed to all property owners within 300 feet of the subject site in advance of the meetings. The project architect and property owner were in attendance at the meetings. After reviewing the plans and viewing the story poles, the property owners of 89 Girard and 509/511 Litho stated that they were in support of the project.

Staff contacted the property owner of 513 Locust Street on May 21, 2009. The property owner was informed that the story poles had been put up and were certified and was invited to comment on the project. As of May 26 no comment was received.

Staff attempted to contact the property owner of 515 Locust Street on May 21, 2009. The property owner was informed that the story poles had been put up and were certified and was invited to comment on the project. As of May 26 the phone message was not returned.

Notice: At least 10 days prior to the hearing date, notice of this proposal was posted and was mailed to all residents and property owners within 300 feet of the subject parcel.

Correspondence/Comment:

Two form letters were received from the property owners of 509/511 Litho and 89 Girard (see **Exhibit N**).

Concerns were raised by the property owner of 610 Locust about the sightline for vehicles exiting the private drive onto Locust Street (see **Exhibit N**). The property owner was concerned about the addition creating a blind spot at the intersection. The City Engineer was made aware of these concerns and he has stated that he is not concerned with sightline issues.

Another issue raised by the property owner of 610 Locust is the proximity of the proposed addition to the existing curb in terms of traffic safety issues (see **Exhibit N** for the letter). Staff has reviewed the project plans and visited the site. The proposed addition is within the setback and meets all development standards as outlined in the Zoning Consistency section above.

RECOMMENDATION

Staff recommends the Planning Commission approve the attached draft resolution (**Exhibit A**) which approves a Design Review Permit (DR 08-002) for a remodel and addition at 600A Locust Street.

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 with a Resolution of Denial.

EXHIBITS

The lettering of exhibits continues from the July 23, 2009 Staff Report

- A. Draft Resolution (Revised)
- G. Staff Report (July 23, 2009)
- H. Draft minutes from July 23, 2008 Planning Commission meeting
- I. Letter from John McCoy, dated May 4, 2009
- J. Color Board
- K. Computer Models of Proposed Addition
- L. Landscaping Materials
- M. Neighborhood Architecture Photographs
- N. Correspondence

I:\PROJECTS - ADDRESS\G-L\Locust 600\600 locust pcsr 6-3-09.doc

BLANK

**S SALITO PLANNING COMMISSIC
RESOLUTION NO. 2009-XX**

**APPROVAL OF A DESIGN REVIEW PERMIT FOR A
REMODEL AND ADDITION AT 600A LOCUST STREET
(DR 08-002)**

WHEREAS, an application has been filed by applicant, John McCoy of Don Olsen and Associates Architects, on behalf of property owner Vanya Akrahoff requesting Planning Commission approval of a Design Review Permit to construct a 904 square foot addition to the duplex at 600A Locust Street (APN 064-211-27):

WHEREAS, the Planning Commission conducted a duly noticed public meeting on July 23, 2008 and June 3, 2009 at which time all interested persons were given an opportunity to be heard; and

WHEREAS, the Planning Commission finds that the proposed project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301(I)(1) and 15303(a); and

WHEREAS, the Planning Commission has reviewed and considered the project plans titled "Remodel & Addition 600A Locust" date-stamped received on April 27, 2009; and

WHEREAS, the Planning Commission has received and considered oral and written testimony on the subject application; and

WHEREAS, the Planning Commission has reviewed and considered the information contained in the staff reports dated July 23, 2008 and June 3, 2009 for the proposed project; and

WHEREAS, the Planning Commission finds that, as conditioned herein, the proposed project complies with the requirements of the General Plan and Zoning Ordinance as described in the staff reports dated July 23, 2008 and June 3, 2009.

NOW, THEREFORE, THE PLANNING COMMISSION HEREBY RESOLVES AS FOLLOWS:

The Design Review Permit for the construction of a 904 square foot addition to the duplex at 600A Locust Street is approved based upon the attached findings (Attachment 1), subject to the attached conditions of approval (Attachment 2), and as shown in the project plans titled "Remodel & Addition 600A Locust" date-stamped received on April 27, 2009 (Attachment 3).

RESOLUTION PASSED AND ADOPTED, at the regular meeting of the Sausalito Planning Commission on the ___ day of _____, 200___, by the following vote:

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

Jeremy Graves, AICP
Secretary to the Planning Commission

ATTACHMENTS

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

PLANNING COMMISSION RESOLUTION

June 3, 2009

DR 08-002

600A Locust Street

**ATTACHMENT 1:
FINDINGS FOR APPROVAL OF A DESIGN REVIEW PERMIT**

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 proposed project is consistent with all applicable policies, standards, and regulations of the General Plan and Zoning Ordinance.

- 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 architectural design will enhance the neighborhood by providing architectural diversity with a new style of architecture and changing the material from shingles to stucco, yet will still remain harmonious with neighboring structures. The form and massing of the structure will maintain the prevailing design character of the neighborhood through the low roof and a small-scale expansion that does not maximize potential site development to its fullest extent.

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

The proposed project will expand the scale of the existing structure, but in a nature that is compatible with the surrounding neighborhood. The proposed development is significantly smaller in floor area and building coverage than what is permitted for the site, and will maintain the existing height of the structure. The proposed floor area will be within the range of existing residences in the immediate vicinity and therefore will be compatible with the neighborhood in terms of the proposed bulk.

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

The proposed addition will not adversely impact public views from Locust Street as it will maintain the existing building height and will improve the façade with new windows, a deck, and other architectural features. The impact to private views of the neighboring property uphill to the west of the site has been minimized by establishing a view line from the living room window at 613 Locust to the existing roof eave of 600A Locust. The project has been designed with particular care to protect the existing views from 613 Locust.

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

The subject parcel is not located along a ridgeline.

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

The proposed landscaping will enhance the site and improve the existing landscaping on site with new trees, flowers, and other decorative plantings. The plantings along the western edge will buffer the new addition and provide visual relief, as well as create a more attractive aesthetic for neighboring properties.

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

The addition is located in the front yard and thus does not impact the spacing, light, and air of neighboring properties. The site is bordered by driveways on the north and south and a public street on the east, which will ensure the provision of adequate light and air for adjacent properties.

- 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.

There is no new mechanical equipment or chimneys proposed. The proposed project is subject to the standard condition that all exterior lighting be shaded and downward facing, which will ensure lighting is appropriately placed to reduce impacts to neighbors.

- 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.

The few new windows proposed along the west elevation where the new addition is proposed are small in size and take into consideration the privacy of the adjoining property. The new deck is appropriately placed in an area shielded from neighboring properties. In addition, the new landscaping proposed will provide additional privacy and visual buffering for the neighborhood.

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

There are no changes proposed to the parking or circulation of the site and so there will be no impacts to traffic safety and movement.

- 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 proposes minimal cut and fill that does not rise to the level of a grading permit. The natural terrain will be maintained, and new landscaping will be added to enhance the natural features of 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 Review Findings).

Heightened Review is not required for this project.

PLANNING COMMISSION RESOLUTION

June 3, 2009

DR 08-002

600A Locust Street

ATTACHMENT 3: CONDITIONS OF APPROVAL

These conditions apply to the project plans prepared by Don Olsen Associates Architects and titled "Remodel & Addition 600A Locust" date-stamped received on April 27, 2009.

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. All exterior lighting shall be shielded and downward facing.
4. 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 Department as a modification to this approval.
5. 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.
6. 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.
7. The project shall adhere to all recommendations in the Report Geotechnical Investigation, prepared by Robert Settgest, Geoengineering, Inc., dated January 21, 2008.
8. A construction staging plan and construction schedule shall be submitted for review and approval of the City Engineer or designee.
9. The construction geotechnical report shall be reviewed and approved by City Engineering staff.
10. A stormwater control plan shall be prepared that conforms to "Guidance for Applicants: Stormwater Quality Manual for Development Projects in Marin County."

11. Efficient irrigation, appropriate landscape design, and proper maintenance shall be implemented to reduce excess irrigation runoff, promote surface filtration, and minimize use of fertilizers, herbicides, and pesticides.
12. To the maximum extent feasible, drainage from paved surfaces shall be routed through grassy swales, buffer strips or sand filter prior to discharge into the storm drainage system.
13. A Water Pollution Prevention Plan shall be developed and implemented that addresses construction related site management practices including litter control, motor vehicle washing and maintenance, storage of hazardous materials.
14. Storm water shall be discharged by gravity flow to an approved (city owned and maintained) storm drain system.

Prior to Issuance of a Building Permit

15. Prior to issuance of a building permit, a video inspection of the sewer lateral to the septic tank shall be prepared, copies of the video inspection and copies of approved septic plans and inspections be submitted to and verified by the City Sewer Systems Coordinator, prior to issuance of building permits. The inspection shall extend from an access location in or immediately adjacent to the house to the sewer main in the public right-of-way. Defects found shall be corrected as soon as possible after discovery.

Advisory Notes

Advisory notes are provided to inform the applicant of Sausalito Municipal Code requirements, and requirements imposed by other agencies. These requirements include, but are not limited to, the items listed below.

1. This approval will expire in five (5) years from the date of adoption of this resolution if the property owner has not exercised the entitlements hereby granted.
2. All applicable City fees as established by City Council resolutions and ordinances shall be paid.
3. Construction Impact Fees shall be paid in accordance with the Construction Impact Fee Ordinance. The fee is due prior to issuance of Building Permit.
4. Encroachment permit, grading permit, third party review fees (cost plus 10%) fees shall be paid.
5. An encroachment permit shall be obtained from the Public Works Department prior to using the public right of way for non-public purposes (e.g., material storage, sidewalk construction or demolition) including any and all construction and demolition activities.
6. Grading/drainage permit(s) shall be obtained from the Public Works Department for any earthwork in excess of 50 cubic yards.
7. Grading on hillside land with of geologic formation known to slide will be limited to between

April 15 and October 15 without written approval of the City Engineer.

8. 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.
9. Pursuant to Municipal Code Section 18.08.020, overhead electrical and communication service laterals shall be placed underground when the main electrical service equipment is relocated or replaced.
10. 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 7:00 p.m.

Saturdays – Between 9:00 a.m. and 5:00 p.m.

Sundays – Prohibited

Holidays recognized by the City – Between 9:00 a.m. and 7:00 p.m.

Homeowners currently residing on the property and other legal residents may operate the equipment themselves on Sundays between 9:00 a.m. and 7:00 p.m.

11. Permits required by other agencies having jurisdiction within construction area shall be obtained in accordance with their respective agency's regulations.

PLANNING COMMISSION RESOLUTION
June 3, 2009
DR 08-002
600A Locust Street

ATTACHMENT 3: PROJECT PLANS

OWNER
 Vanya Adams
 600 A Locust
 Sausalito, CA 94965

CONSULTANTS
 ARCHITECT:
 Donald Chin, AIA & Associates
 334 Broadway, Sausalito, CA 94965
 Tel: 415.331.8888
 Fax: 415.331.8889
 PLS: 415.331.8888

PROJECT INFORMATION
 DESCRIPTION: Remodel and addition to the existing 600 Locust.

A.P.N. 064-211-27
 ZONING R-2.5
 CONSTRUCTION EX
 TYPE SA
 PARCEL SIZE 5633 sq. ft. (incl. front easement)
 DWELLING UNITS 4/2/1

SETBACKS
 rear 15'-0"
 left 11'-0"
 right 15'-0"

HEIGHT 17'-0"
IMPERVIOUS SURFACE
 Existing 1,100 sq. ft.
 Addition 2,570 sq. ft. @ 91.25 %
TOTAL

LOT COVERAGE
 Existing 1,070 sq. ft.
 Addition 1,800 sq. ft.
TOTAL 2,870 sq. ft. @ 47 %

FLOOR AREA
 Existing 999 sq. ft.
 Addition 394 sq. ft.
TOTAL 1,393 sq. ft. @ 37 %

SHEET INDEX

- 00.6 Site Plan Project Information, Street Layout, Utility Map
- 1 Survey
- 00.1 Existing Plans & Existing Structures
- 00.2 Grading Plan
- 00.3 Floor Plan
- 00.4 Elevation
- 00.5 Section
- 00.6 Details

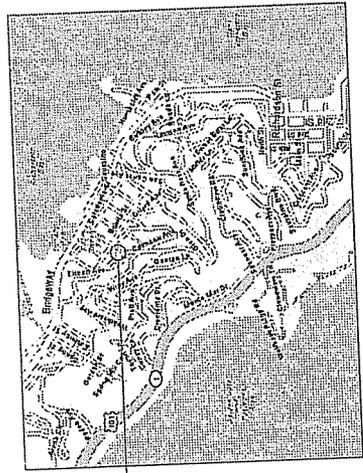
PLANTING LEGEND

- AMELANCHIE ALABASTRA (SEMI-DWARF) - Eight 6 gallon
- MAHONIA AQUIFOLIUM (LONG LEAF MAGNOLIA) - six 5 gallon
- JUSTA PLANTAGINIA (FRAGRANT PLANTAIN LILY) - Twelve 5 gallon
- AKOBA BALLEWIA (PURPUREA) - six 15 gallon
- TIGER LILY (LILY OF THE VALLEY) - Ten gallon
- CAESARIUS (WILD LILAC) - Ground cover, 100 sq. ft. @ 12" O.C.W.

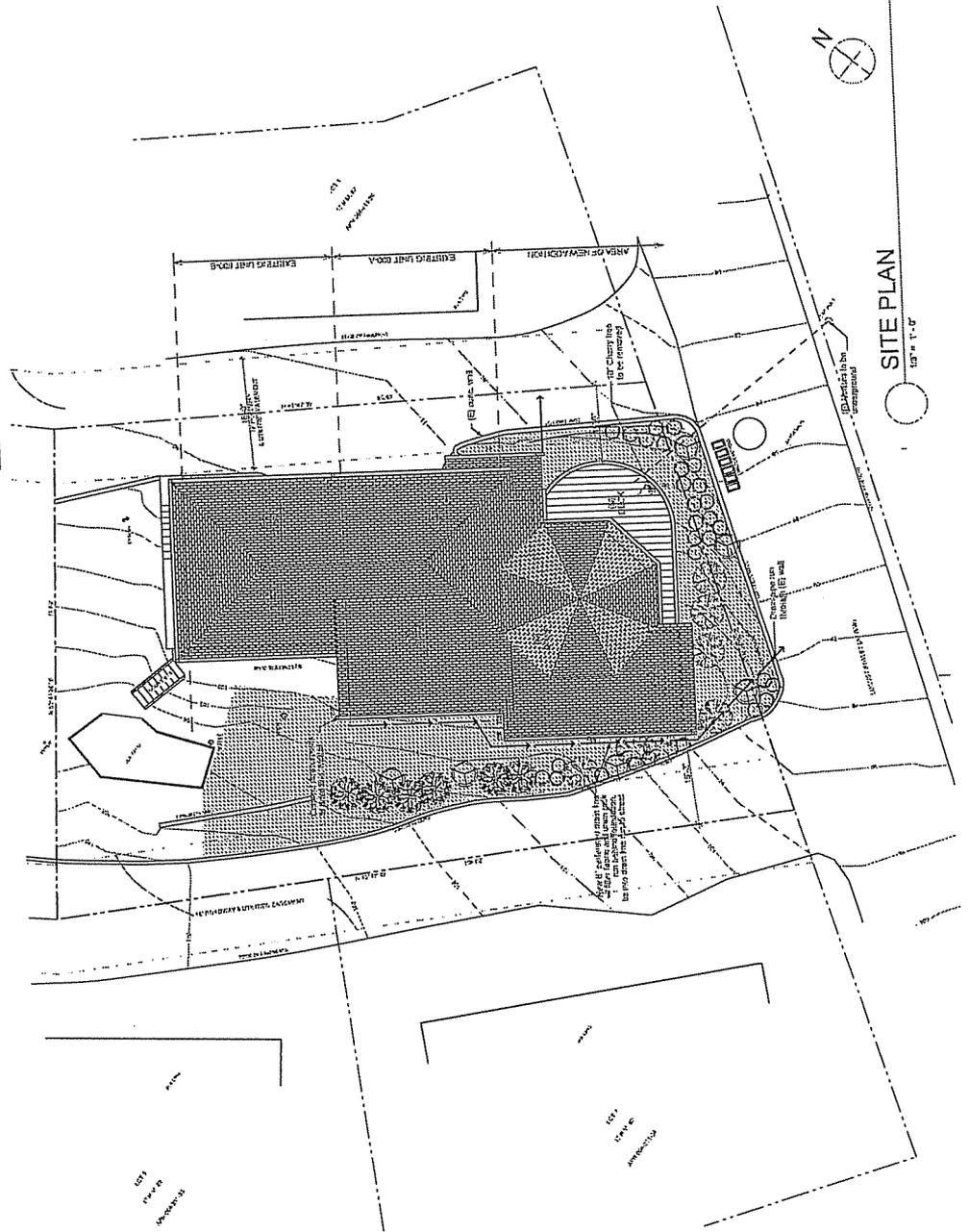
RECEIVED

APR 27 2009

CITY OF SAUSALITO
 COMMUNITY DEVELOPMENT DEPT

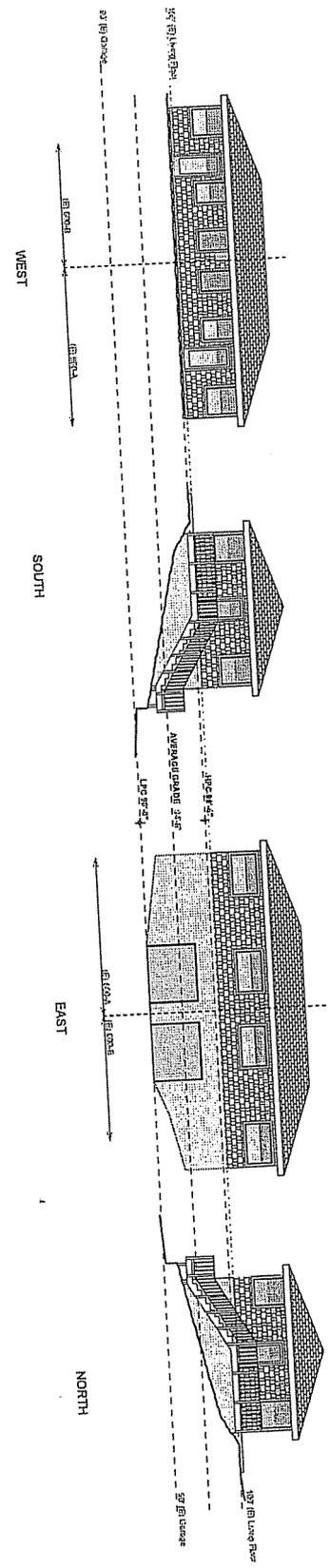


SITE

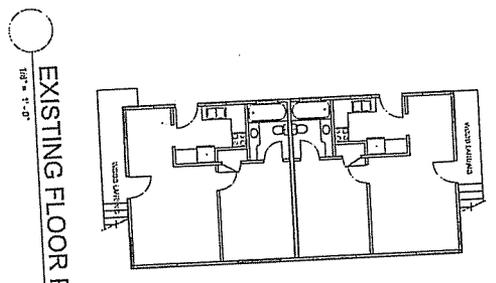


SITE PLAN
 1/8" = 1'-0"

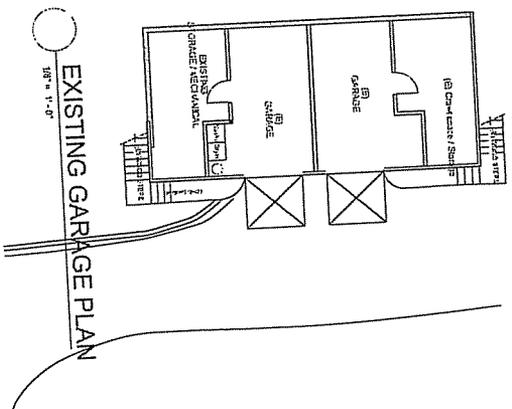




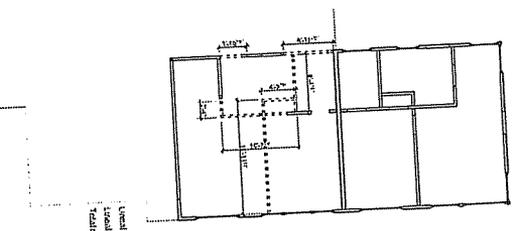
EXISTING ELEVATIONS
1/8" = 1'-0"



EXISTING FLOOR PLAN
1/8" = 1'-0"



EXISTING GARAGE PLAN
1/8" = 1'-0"



WALL DEMOLITION CALCS
1/8" = 1'-0"

1. Local Permitted Elevation: +2.5'-0"
2. Local Permitted Elevation: +4.5'-0"
3. Elevation of each structure: +2.0'

RECEIVED

APR 27 2009

CITY OF SAUSALITO
COMMUNITY DEVELOPMENT DEPT

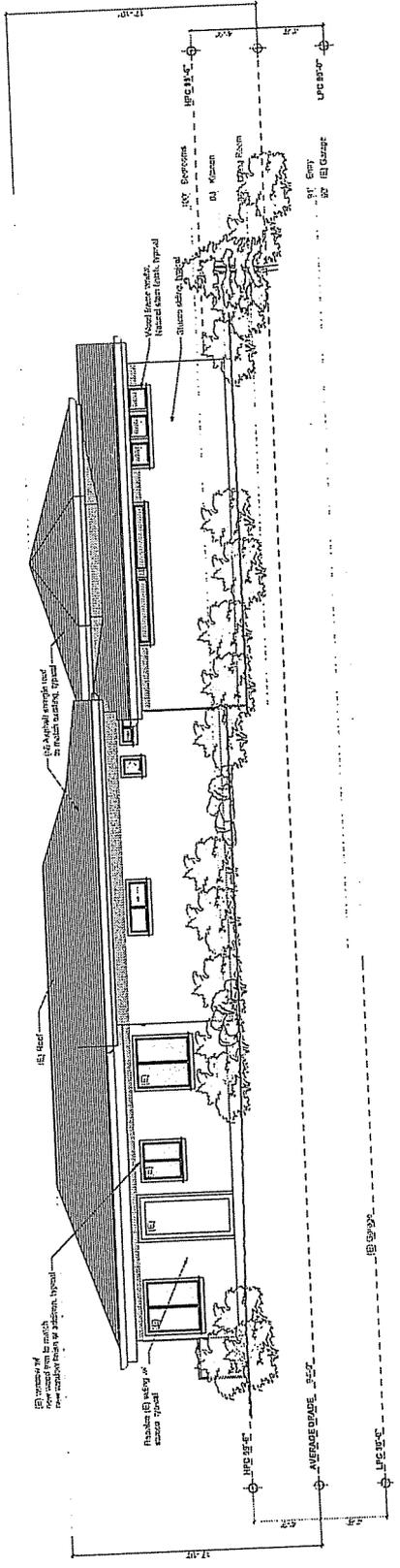
NO.	
REVISIONS	

A2.1
 April 21, 2009

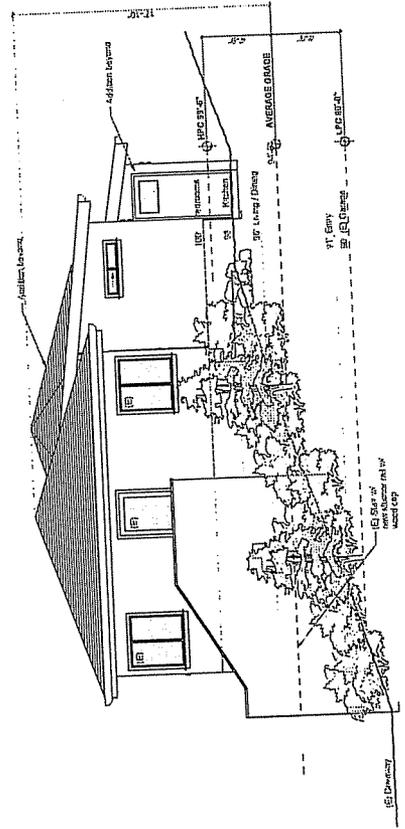
RECEIVED

APR 27 2009

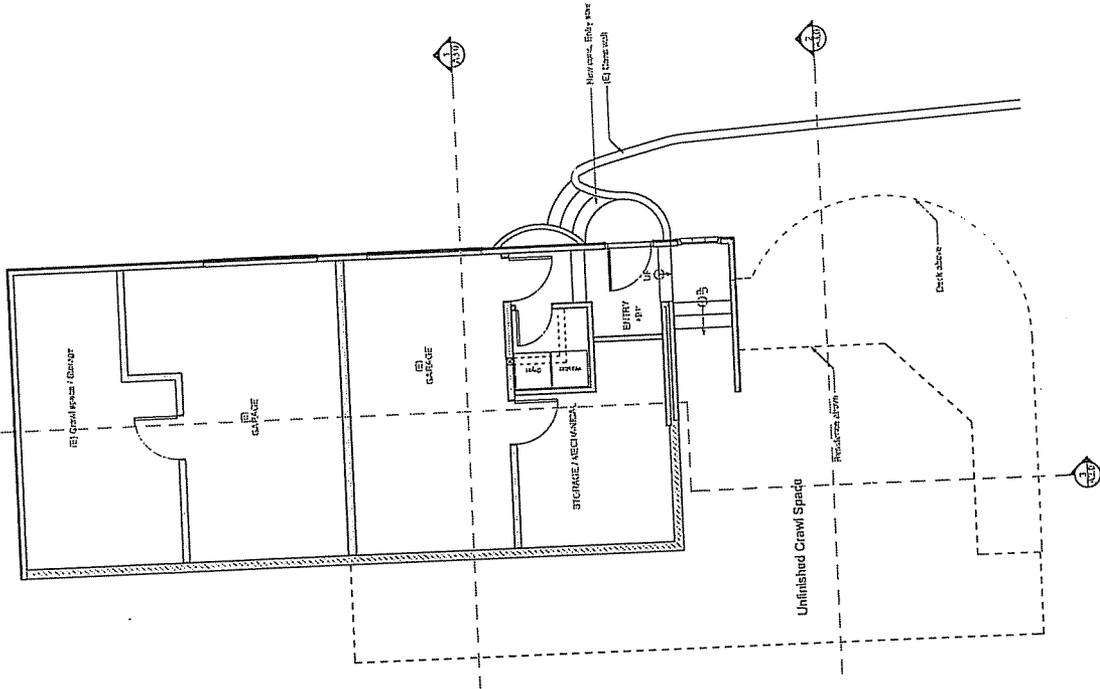
CITY OF SAUSALITO
 COMMUNITY DEVELOPMENT DEPT



WEST ELEVATION



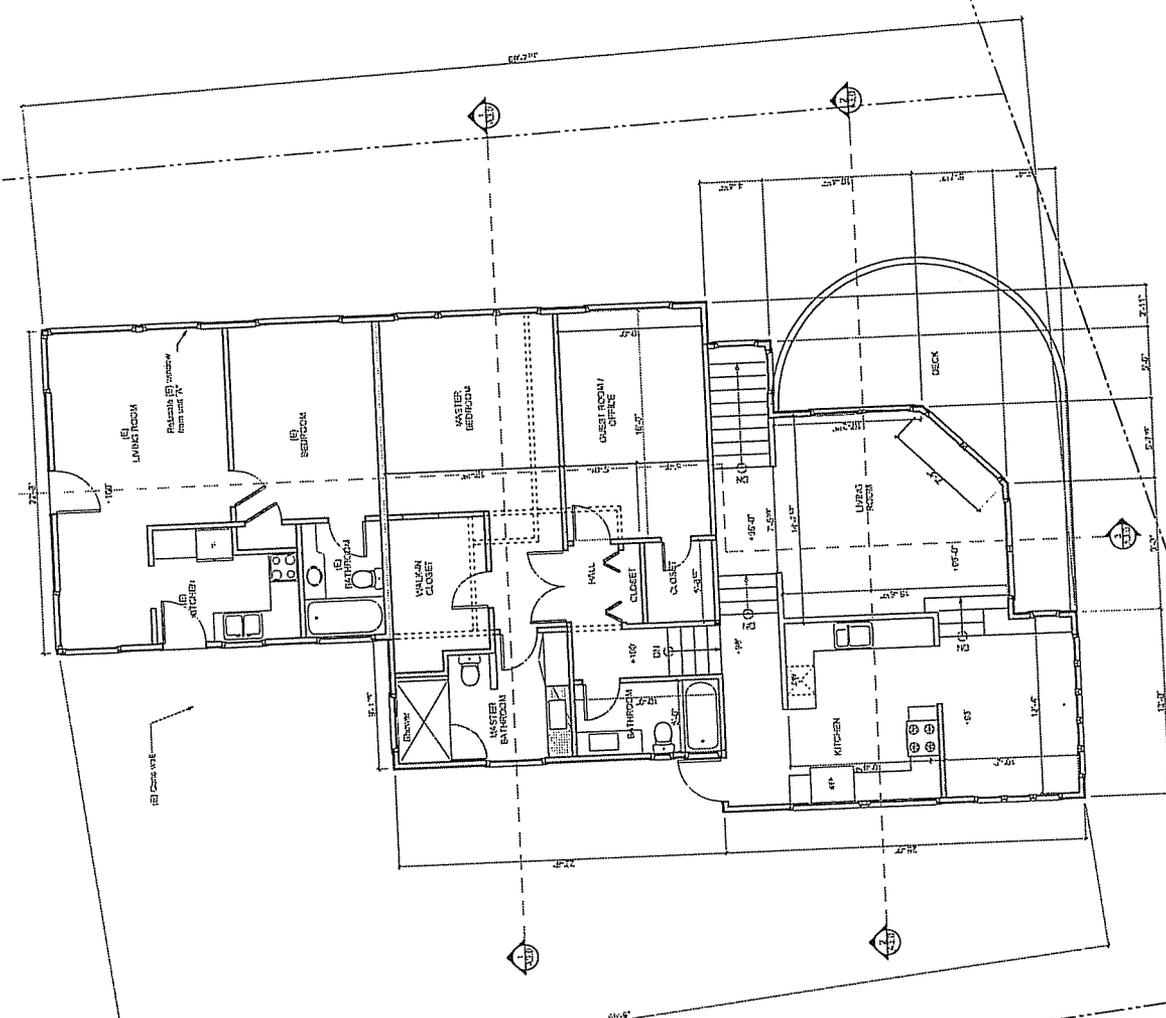
NORTH ELEVATION



GARAGE FLOOR PLAN
 1/4" = 1'-0"

APR 27 2009

CITY OF SAUSALITO
 COMMUNITY DEVELOPMENT DEPT.



FLOOR PLAN
 1/4" = 1'-0"

BLANK

STAFF REPORT

Agenda Item Number 3

SAUSALITO PLANNING COMMISSION HEARING

PROJECT: 600 Locust Street (APN 064-211-27)
Application No. DR 08-002

MEETING DATE: July 23, 2008

STAFF: Sierra Russell, Associate Planner *JR SR*

APPLICANT: John McCoy, Donald Olsen Associates Architects

PROPERTY OWNER: Vanya Akraboff

REQUEST

The applicant, John McCoy, on behalf of property owner Vanya Akraboff requests Planning Commission approval of a Design Review Permit to construct a 760 square foot addition to one of the duplex units located at 600 Locust Street. The proposed addition consists of 760 square feet of new floor area and 1,065 square feet of new building coverage, increasing the floor area to 34.25% and the building coverage to 51.25%. The project is subject to Heightened Review for exceeding 80% of the permitted building coverage limitations.

REGULATORY FRAMEWORK

Zoning: R-2-2.5 (Residential Two Family)

General Plan: Medium High Density Residential (up to 17.4 du/acre)

Special Regulations: Design Review Findings (Section 10.54.050.D)
Heightened Review Findings (Section 10.54.050.E)

CEQA: Exempt in accordance with CEQA Guidelines Section 15301(l)(1) for demolition of a portion of the existing residential structure and Section 15303(a) for construction of a portion of a residential structure.

Required Permits: Design Review Permit

EXISTING SETTING

Subject Parcel: The subject parcel is located on Locust Street, near the intersection of Girard Avenue. Currently a two-story residential duplex is located on the 6,589 gross square foot parcel. The lower level of the structure contains two single-space parking garages and the upper level contains the habitable space for each unit.

Neighborhood: The parcel is located in the New Town area and is part of a cluster of two-family residences located off of Locust Street. The surrounding homes consist of single-family and two-family structures.

5A
85

EXHIBIT 119
(36 PAGES)

HISTORIC LANDMARKS BOARD REVIEW

Since the existing structure at 600 Locust Street was originally constructed in 1948, the Historic Landmarks Board (HLB) conducted a 50-year historical review to determine the structure and site's historical significance. Based on their site visit, review of property history records on file with the Community Development Department, and review of the proposed plans, the HLB determined the structure is not historically significant under the criteria of the California Environmental Quality Act (see **Exhibit C** for HLB memorandum).

PROJECT DESCRIPTION

Structures and Land Use

The proposed addition will continue the existing density and land use of the subject parcel as a residential two-family home. The addition will expand one of the residential duplex units by extending the structure to the north towards the front property line, creating an additional 760 square feet of floor area, 1,065 square feet of building coverage, and 1,137 square feet of impervious surfaces. The addition would increase the structure size to 1,726 square feet of floor area and 2,075 square feet of building coverage, or 34.25% and 41.25% of the parcel area respectively. The existing height of the structure will be maintained and the roof of the new addition will be 6 inches lower than the existing roof ridgeline.

Design and Materials

The proposed design includes a new circular shaped deck that will wrap around the north and east sides of the structure. A new entry canopy is proposed at the front entry on the east elevation. A dormer is proposed on the west elevation as part of the new addition. The materials proposed consist of pewter colored stucco with a matte texture. The new roof will match the existing roof shingles and the door and window frames will be aluminum.

Landscaping

A landscape plan is proposed with tree and shrub plantings along the southern and western property edges where the addition is proposed. The landscaping consists of five new maple trees, Long Leaf Mahonia, Lilies, Saskatoon flowers, and wild lilac ground cover. A cherry tree is proposed to be removed and all other existing trees are proposed to remain.

ANALYSIS

The following table summarizes the proposed project and its compliance with the Zoning Ordinance. The project is consistent with all applicable zoning development standards for the R-2-2.5 Zoning District.

PROJECT SUMMARY TABLE

	Existing	Required	Proposed	Compliance
Net Parcel Area¹:	5,035 sq. ft.	5,000 sq. ft.	No change	Yes
Land Use:	Two-family Residential	Two-family Residential	No change	Yes
Dwelling Units/Density:	2 Dwelling Units	2 du/parcel	No change	Yes
Off-street Parking:	2 spaces	2 spaces	4 Spaces	Legal Non-conforming²
Setbacks North (right) side:	11'	5'	No change	Yes
South (left) side:	20'	5'	No change	Yes
Rear:	17'	15'	No change	Yes
Front:	24'	0'	0'	Yes
Building Height	18' 3"	32'	No Change	Yes
Floor Area:	966 sq. ft. (19.1%)	65% max. (3,272sq. ft)	1,726 sq. ft. (34.2%)	Yes
Building Coverage:	1,010 sq. ft. (19.7%)	50% max. (2,517 sq. ft)	2,075 sq. ft. (41.2%)	Yes
Impervious Surface:	1,142 sq. ft. (22.7%)	75% max. (3,776 sq. ft.)	2,579 sq. ft. (51.2%)	Yes

Notes:

1. Net parcel area does not include area for driveway easements per Zoning Ordinance Section 10.88.040.
2. Per Zoning Ordinance Section 10.40.110.A.6.c, additional off-street parking does not need to be provided for legal non-conforming structures for remodels that are not considered substantial per the definition provided in Zoning Ordinance Section 10.88.040.

Drainage and Grading

The addition will connect into the existing drainage system which runs a drain line to Locust Street. The project proposes minimal grading, approximately 24 cubic yards of cut and fill, with 13 cubic yards of off-haul. The City Engineer reviewed the proposed grading and drainage with recommended the addition of several conditions of approval, which have been included in the attached draft resolution (see **Exhibit A**).

Design Review and Heightened Review Findings

In order to approve or conditionally approve the Design Review Permit, the Planning Commission must determine whether the proposed project is in conformance with the findings listed in Sections 10.54.050.D-E of the *Zoning Ordinance*. Staff concludes the findings for recommending approval of the Design Review Permit, Heightened Review, and Encroachment Agreement can be made, as listed in detail in the attached resolution.

GENERAL PLAN CONSISTENCY

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

Objective CD-1.0: Scale and Architectural Diversity. Strive to retain the village like quality of Sausalito by respecting the City's existing scale and promoting diverse architecture that is in harmony with neighboring structures.

The proposed project will expand the scale of the existing structure, but in a nature that is compatible with the surrounding neighborhood. The proposed development is significantly less than the floor area and building coverage that is permitted for the site, and will maintain the existing height of the structure. The architectural design will also enhance the neighborhood by providing diversity with a new style of architecture and material, while still maintaining harmony with neighboring structures. While the material will change from shingles to stucco, the form and massing of the house is representative of other homes in the neighborhood.

Objective CD-2.0: Integrate Structures with the Natural Environment and Protect Natural Features. Assure that all new or significantly remodeled structures be designed to respect existing land forms and natural site features and to maintain the balance between open space and buildings.

The proposal requires minimal grading and will enhance the site with additional landscaping include new maple trees. The existing site features will be maintained, and the addition projects to the street rather than towards adjacent structures, allowing adequate open space between the structure and adjacent residences.

STORY POLES AND VIEW/LIGHT/AIR IMPACTS

Story poles were installed on the site and the applicant met with the neighboring uphill property owners. Following this meeting, the applicant revised the plans to lower the proposed roof ridgeline from 18 inches above the existing ridgeline to 6 inches below the existing ridgeline. The story poles were subsequently lower at least 10 days prior to the Planning Commission hearing to reflect this modification. A story pole plan is also provided on Sheet A0 of the project plans.

The story poles indicate that the proposed project will result in some view obstructions of the foreground vegetation and residences visible from the primary view of the residence located uphill. A photomontage of the proposed structure illustrates the view from the uphill neighbor's primary view. The proposed structure has been designed to reduce view obstructions and does not create obstructions of the horizon line and water. Public views are not obstructed as the proposed structure maintains the same height as the existing structure with the addition of the projection toward the street. Staff concludes the project has been designed to minimize view and light impacts to the extent practicable, and that the project can be supported as proposed.

PUBLIC NOTICE AND FEEDBACK

Neighborhood Outreach: The applicant conducted neighborhood outreach with seven neighboring property owners, six of which supported the project and one of which stated support of the project if design issues and massing were improved.

DR 08-002
600 Locust Street

In addition, staff met with the applicant, project site owner, and the owner of the uphill 606 Locust Street property to discuss concerns with the proposed design. The discussion included the use of shingled siding, monotonous massing along the west elevation, view obstructions due to the raised height of the roof, and lack of proposed landscaping. The applicant subsequently revised the plans to include a new dormer roof on the west elevation, provide depth on the west elevation by pulling in one portion of the wall, decrease the height of the new addition from 18 inches above the existing roof ridgeline to 6 inches below, and the addition of new landscaping along the proposed addition.

Notice: At least 10 days prior to the hearing date, notice of this proposal was posted and was mailed to all residents and property owners within 300 feet of the subject parcel.

Public feedback: One letter opposed to the initial design of the project has been received and is included in **Exhibit D**.

RECOMMENDATION

Staff concludes that the proposed application for a Design Review Permit meets the requirements of the Sausalito Municipal Code and is consistent with the goals and objectives of the General Plan. Staff believes that all required Design Review Permit and Heightened Review findings can be made and recommends that the Planning Commission adopt the attached draft resolution of approval. Alternatively, the Planning Commission may:

1. Approve the application with modifications;
2. Continue the public hearing to obtain additional information and/or project revisions; or
3. Deny the application and direct staff to return with a resolution for denial.

EXHIBITS

- A. Draft Resolution approving Design Review Permit DR 08-002 with findings, conditions of approval, and project plans
- B. Vicinity Map
- C. Memorandum from the Historic Landmarks Board, dated June 16, 2008
- D. Public comment letter
- E. Existing and Proposed Views of Project Site
- F. Planting Materials (Available at Community Development Department)

CDD\Project-Address\600 Locust\PCSR 07-0-23-08

BLANK

RESOLUTION NO. 2008-XX

**A RESOLUTION OF THE SAUSALITO PLANNING COMMISSION
APPROVING DESIGN REVIEW PERMIT DR 08-002 FOR A 760 SQUARE FOOT ADDITION TO
AN EXISTING DUPLEX LOCATED AT 600 LOCUST STREET**

WHEREAS, an application has been filed by applicant, John McCoy, on behalf of property owner Vanya Akaboff requesting Planning Commission approval of a Design Review Permit for a 760 square foot addition to an existing duplex located at 600 Locust Street (APN 064-211-27); and

WHEREAS, the Historic Landmarks Board has reviewed the application during a duly-noticed public meeting on June 18, 2008 and has found no historical significance for the existing structure; and

WHEREAS, the Planning Commission conducted a duly-noticed public meeting on July 23, 2008, at which time all interested persons were given an opportunity to be heard; and

WHEREAS, the Planning Commission has reviewed and considered the project plans titled "600-A Locust Remodel and Addition" date stamped received by the City of Sausalito on July 14, 2008; and

WHEREAS, the Planning Commission has received and considered oral and written testimony on the subject application and obtained evidence from site visits; and

WHEREAS, the Planning Commission has reviewed and considered the information contained in the July 23, 2008 staff report for the proposed project; and

WHEREAS, the Planning Commission finds that the proposed project will not have a significant effect on the environment and is categorically exempt in conformance with CEQA Sections 15301(l)(1) and 15303(a); and

WHEREAS, the Planning Commission finds that, as conditioned herein, the proposed project complies with the requirements of the *Zoning Ordinance*, including the required findings for approval of a Design Review Permit and Heightened Review; and

WHEREAS, the Planning Commission finds that, as conditioned herein, the proposed project complies with the General Plan as described in the staff report.

NOW, THEREFORE, THE PLANNING COMMISSION HEREBY RESOLVES AS FOLLOWS:

The Design Review Permit for Application DR 08-002 is approved based upon the findings in Attachment A, subject to the conditions of approval in Attachment B, and as shown in the plans titled "600-A Locust Remodel and Addition" and date stamped received July 14, 2008 in Attachment C.

EXHIBIT A
(19 PAGES)

RESOLUTION PASSED AND ADOPTED, at the regular meeting of the Sausalito Planning Commission on the 23rd day of July 2008, by the following vote:

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

JEREMY GRAVES
SECRETARY TO THE PLANNING COMMISSION

Attachments:

- A. Findings**
- B. Conditions of Approval**
- C. Project Plans**

CDD\Project-Address\600 Locust\PC Reso 07-02-08

5A
92

PLANNING COMMISSION RESOLUTION
JULY 23, 2008
DR 08-002
600 LOCUST STREET

ATTACHMENT A: FINDINGS

I. DESIGN REVIEW PERMIT FINDINGS

Pursuant to Zoning Ordinance Section 10.54 (Design Review Procedures), the permit requested may be approved based on the following findings:

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

The proposed project, as conditioned, is consistent with all applicable policies, standards and regulations of the General Plan and Zoning Ordinance, particularly those related to architectural diversity and integrating structures into the natural environment.

- 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 architectural design will enhance the neighborhood by providing architectural diversity with a new style of architecture and changing the material from shingles to stucco, yet will still remain harmonious with neighboring structures. The form and massing of the structure will maintain the prevailing design character of the neighborhood through the lowered roof and a small-scale expansion that does not maximize potential site development to its fullest extent.

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

The proposed project will expand the scale of the existing structure, but in a nature that is compatible with the surrounding neighborhood. The proposed development is significantly smaller in floor area and building coverage than what is permitted for the site, and will maintain the existing height of the structure.

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

The proposed addition will not adversely impact public views from Locust Street as it will maintain the existing building height and will improve the façade with new windows, a balcony, and other architectural features. The private views of the neighboring property uphill to the west of the site will be impacted, but the project has been designed to minimize these view obstructions to the extent feasible. In particular, the new addition will have a lower roof height than the existing structure, and the horizon and water views from the 606 Locust Street structure will not be obstructed with the new addition.

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

The subject parcel is not located along a ridgeline. Thus, the proposed project will not result in a prominent building profile above a ridgeline.

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

The proposed landscaping will enhance the site and improve the existing landscaping on site with new trees, flowers, and other decorative plantings. The plantings along the western edge will buffer the new addition and provide visual relief, as well as create a more attractive aesthetic for neighboring properties.

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

The addition is located in the front yard and thus does not impact the spacing, light, and air of neighboring properties. The site is bordered by driveways on the north and south and a public street on the east, which will ensure the provision of adequate light and air for adjacent properties.

- 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.

There is no new mechanical equipment or chimneys proposed. The proposed project is subject to the standard condition that all exterior lighting be shaded and downward facing, which will ensure lighting is appropriately placed to reduce impacts to neighbors.

- 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.

The few new windows proposed along the west elevation where the new addition is proposed are small in size and take into consideration the privacy of the adjoining property. The new deck is appropriately placed in an area shielded from neighboring properties. In addition, the new landscaping proposed will provide additional privacy and visual buffering for the neighborhood.

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

There are no changes proposed to the parking or circulation of the site and so there will be no impacts to traffic safety and movement.

- 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 proposes minimal cut and fill that does not rise to the level of a grading permit. The natural terrain will be maintained, and new landscaping will be added to enhance the natural features of 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 Review Findings).

The project is subject to heightened review for exceeding 80% of the maximum permitted building coverage. The project is consistent with the Heightened Review findings, as listed below.

II. HEIGHTENED REVIEW FINDINGS

Pursuant to Zoning Ordinance Section 10.54.050(E) (Heightened Review), the permit requested can be approved based on the following findings:

- A) Proposed development of the site maximizes preservation of protected trees.

The single tree to be removed as a result of the project, a 10-inch diameter cherry tree, is not a "protected tree" under the City's Tree and View Preservation Ordinance.

- B) The site is configured with adequate width and depth to provide yard spaces and setbacks, proportional to the size of the structure.

The project maintains similar spacing for the side yard setbacks, with more depth than the required five foot minimum. The front yard setback will be reduced to zero, but is adjacent to the street and thus does not impact adjacent structures. Thus, with the proposed project, the site will be adequately configured to meet Zoning Ordinance requirements for setbacks.

- C) The site will be developed in a manner that minimizes the obstruction of views from surrounding properties and public vantage points, with particular care taken to protect primary views.

There are no impacts to public views, other than to change the configuration of the street-facing façade visible to the public and project it closer to the street. Impacts to primary views have been reduced as much as possible, with no view obstructions of the horizon line or water, and minimal view obstructions of vegetation and residences in the foreground.

- D) The proposed development of the site presents no potential hazard to public safety in terms of vehicle traffic, pedestrian circulation, slope and tree stability, run-off, and public utilities.

The development does not alter vehicle traffic, pedestrian circulation, or trees. Overhead utilities will be undergrounded and storm water will be managed pursuant to the Engineering conditions of approval included in Attachment B.

- E) The slope and topography of the site allows for limited excavation and minimal alteration to the site topography outside the footprint of structures.

There will be minimal alteration to the site, with approximately 24 cubic yards of cut and fill, and the grading is adjacent to the existing footprint of the structure to provide for a new patio.

- F) The site will provide adequate guest parking either on-site or within the immediate street frontage.

The proposed project does not change parking nor add guest parking. The project does not require additional parking pursuant to Zoning Ordinance Section 10.40.110.A.6.c and 10.62.050.B, which specifies that additional off-street parking is not required for legal non-conforming structures if the project does not involve substantial demolition. The project will alter and demolish less than 51% of the lineal footage of existing walls, and is thus not considered a substantial demolition under Zoning Ordinance definitions.

- G) The proposed plan provides adequate landscaping to maximize privacy and minimize the appearance of bulk.

A landscaping plan proposes new landscaping along the perimeter of the residence to maximize privacy and reduce the appearance of bulk, which includes new trees, flowers, and shrubs.

PLANNING COMMISSION RESOLUTION
JULY 23, 2008
APPLICATION DR 08-002
600 LOCUST STREET

ATTACHMENT C: CONDITIONS OF APPROVAL

1. Approval of this Application is limited to the project plans titled "600-A Locust Remodel and Addition" date stamped July 14, 2008.
2. This approval will expire in five (5) years from the date of adoption of this resolution if the property owner has not exercised the entitlements hereby granted.
3. Construction materials, equipment, vehicles, and debris boxes 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.
4. Pursuant to Ordinance 1143, the operation of construction, demolition, excavation, alteration, or repair devices within all residential areas or within a 500 foot radius of residential zones shall be limited to the following hours:
 - a. Weekdays – Between 8 a.m. and 7 p.m.
 - b. Saturdays – Between 9 a.m. and 5 p.m.
 - c. Holidays – Between 9 a.m. and 7 p.m.Such operation is prohibited on Sundays except by a homeowner residing on the property. Such work shall be limited to 9 a.m. to 7 p.m.
5. 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 pursuant to Sausalito Municipal Code (SMC) Chapter 11.17. 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 SMC Section 11.17.060.B.
6. As a condition of this approval, 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 Department as a modification to this approval.
7. 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.

8. In accordance with Ordinance No. 1160, the applicant shall pay any and all City costs arising out of or concerning the proposed project, including without limitation, permit fees, attorneys' fees, engineering fees, license fees and taxes, whether incurred prior to or subsequent to the date of this approval. Applicant acknowledges and agrees that City's costs shall be reimbursed prior to this approval becoming valid.
9. 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.
10. An approval granted by the Planning Commission does not constitute a building permit or authorization to begin any construction. An appropriate permit issued by the Building Division must be obtained prior to constructing, enlarging, moving, converting, or demolishing any building or structure within the City.
11. The Community Development Department is authorized to administratively approve minor modifications to the approved plans. Major design modifications to the approved project will require further review and approval by the Planning Commission.
12. All exterior lighting shall be downward facing and of low wattage.
13. The applicant shall comply with all conditions requested by the City Engineer in the memorandum dated May 23, 2008 and incorporated herein.

Prior to issuance of a Building Permit:

14. A construction traffic control, parking, and staging plan and construction schedule shall be submitted for review and approval by the City Engineer or designee. The traffic control plan shall address controlling traffic during construction. The transportation of workers to and from the site shall be discussed in the report. Construction workers shall be prohibited from using on-street parking in the vicinity of the project. The staging plan shall show where dumpsters, equipment, and construction material are to be stored during construction and any areas within the street right-of-way to be used for off-loading material and equipment. An encroachment permit is required for any such storage in the City right-of-way.

Grading Conditions:

15. Recommendations cited in the final City approved geologic and geotechnical report and peer review shall be implemented in the project design and construction. The Developer shall mitigate all issues revealed in the report and by any City or third party peer review as approved by the authorized Public Works staff.
16. Soils Reports shall include an evaluation of geological hazard (landslides, liquefaction, ground faulting), stability of the proposed development site including surrounding properties. The report shall include recommendation to correct identified hazards and to mitigate impacts of the development.

17. The Developer shall submit site improvement plans, grading plans, and public improvement plans, utility plans and landscape plans for review and approval by the Public Works Department prior to issuance of a grading permit. Grading, Drainage and utility plans shall be prepared by a Registered Civil Engineer. The plans shall include, but not be limited to: drainage, frontage improvements, utilities, and earthwork.
18. The Developer's Civil Engineer shall submit an erosion control plan, including cost estimate, for review and approval by the Public Works Department.
19. The Developer's contractor shall provide adequate dust control measures during grading.
20. The Developer's contractor shall implement erosion control measures as per the erosion control plan and incorporating guidelines and measures from the most current ABAG manual for erosion and sediment control if grading work is not completed by October 15.
21. The Developer's Soils Engineer shall inspect and certify the grading in conformance with the grading plan and geotechnical investigation report.
22. The Developer's Civil Engineer/or Land Surveyor shall certify the actual foundation corner elevation for the lot.
23. Grading on hillside land with of geologic formation known to slide will be limited to between April 15 and October 15.

Drainage Conditions:

24. Prior to approval of final project design, the Developer shall prepare a detailed drainage study. The Study will determine runoff quantities of existing and proposed development. Study shall develop a plan to discharge runoff at historic rates.
25. Storm water shall be discharged by gravity flow to an approved (city owned and maintained) storm drain system.
26. Storm drains carrying public runoff shall be routed only in roadway right-of-way unless otherwise approved by the Director of Public Works and affected downstream property owner(s).
27. Runoff determined by Rational Method, 10 year 6 hour and 100 year 6 hour.

Utility Conditions:

28. Developer shall provide proof of service agreements to the Public Works Department prior to approval of improvement plans. The Developer shall submit evidence of approval of new utility facility plans by the respective utility agencies.
29. All utilities shall be undergrounded.
30. Developer shall show proof of access and utility easements granted to 602 and 604 Locust prior to issuance of any permit.

31. Developer shall perform a video inspection of the sewer lateral prior to issuance of building permits. The inspection needs to extend from an access location in or immediately adjacent to the house to the sewer main in the public right-of-way. Defects found shall be corrected as soon as possible after discovery and prior to issuance of Certificate of Occupancy.

Stormwater Pollution Prevention Conditions:

32. Developer shall implement efficient irrigation, appropriate landscape design, and proper maintenance to reduce excess irrigation runoff, promote surface filtration, and minimize use of fertilizers, herbicides, and pesticides. The "Stormwater Quality Manual for Development Projects in Marin County" shall be used in the preparation of final site design elements.
33. To the maximum extent feasible, drainage from paved surfaces shall be routed through grassy swales, buffer strips or sand filter prior to discharge into the storm drainage system.
34. All permitted project storm drain inlets shall be imprinted with the "No Dumping, Drains Into the Bay" using thermoplastic or permanently embossed into the facility.
35. Developer shall develop and implement a Water Pollution Prevention Plan that addresses construction related and post-construction related site management practices including litter control, motor vehicle washing and maintenance, storage of hazardous materials.

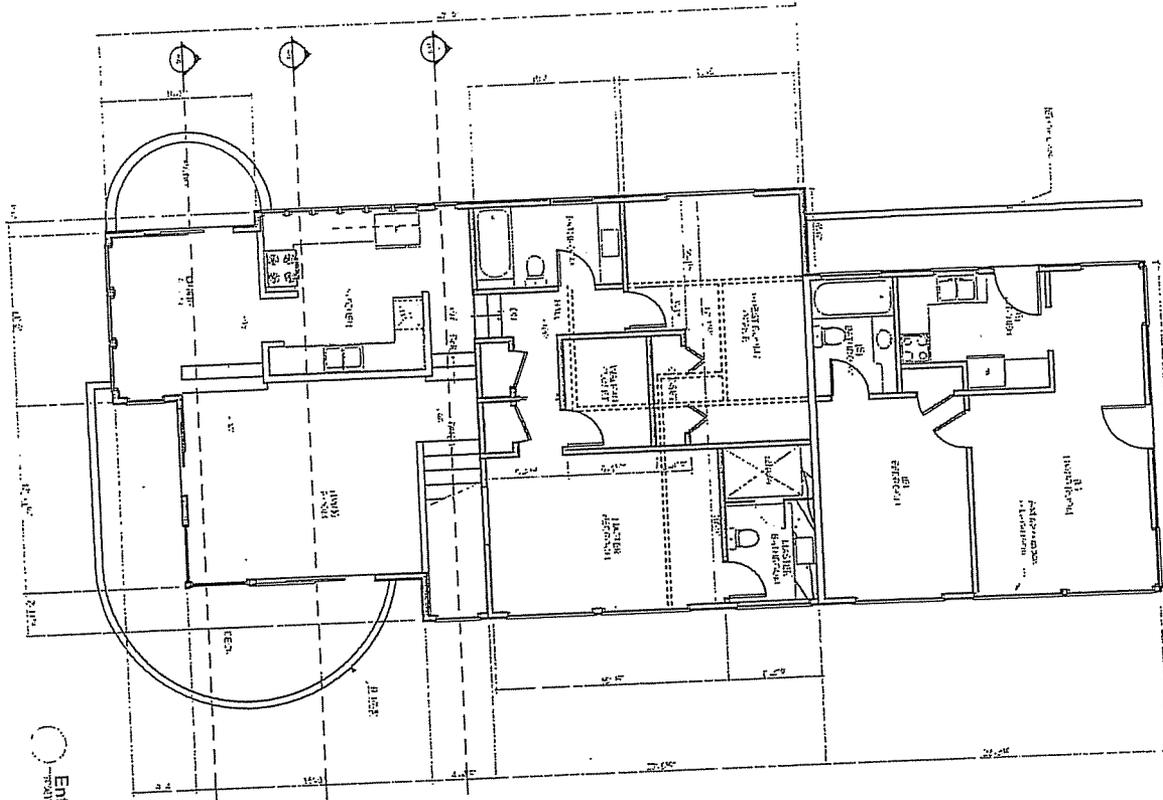
General Engineering Conditions:

36. Third party peer reviews may be required as determined by the Director of Public Works/City Engineer. Such review shall be performed at the Developer's expense and may include the review of the final soils report, grading, hydrology, lot closure calculations, improvement plans, erosion control plans and post construction pollution prevention plans, field inspections of permitted work. Developer shall submit a deposit to the City prior to third party review.
37. The Developer shall install on and off-site traffic mitigation improvements as recommended and accepted by the Director of Public Works.
38. The Director of Public Works may waive or defer improvements construction (specific rationale for such determinations should be documented).

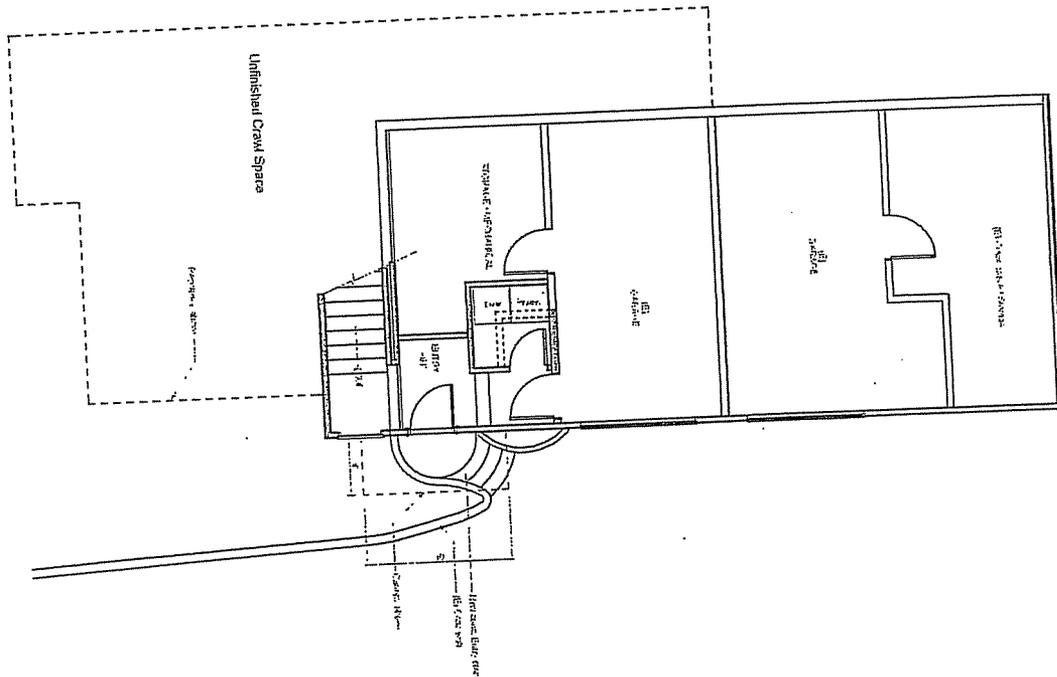
PLANNING COMMISSION RESOLUTION
JULY 23, 2008
APPLICATION DR 08-002
600 LOCUST STREET

ATTACHMENT C: PLANS AND ELEVATIONS

Floor Plan



Entry Level Plan



--- Non-structural
 --- Structural
 --- Existing
 --- Proposed
 --- Elevation
 --- Foundation
 --- Foundation
 --- Foundation

BLANK