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MEMORANDUM

TO: Sausalito Planning Commission
FROM: Sausalito Historic Landmarks Board
RE: 600 Locust Street
DATE: June 16, 2008

Proposal

A 760 square foot addition to one of the duplex units located at 600 Locust Street, increasing the increasing the floor area to 34.25% and the building coverage to 51.25%.

Methodology

Pursuant to City Council direction, it is the responsibility of the Sausalito Historic Landmarks Board to examine any remodel or demolition application in the City if the application involves a structure of fifty or more years of age. The Board assigns two members to review each project and to consider the gathered information and produce this report. Our report is not intended to replace or augment any technical reports pertaining to this project: any comments regarding structural integrity, engineering, etc., are purely observational.

Architectural and Historical Research

Based on our investigation through the files of the City Planning Department on the address above, this building was built on late 50s. There has been very little application for improvement of this property. Some of the improvements were requested by Peter Akraboff. Later on, the ownership was changed to Elizabeth Richards and then Peg Copple.

There is no recognition of Peter Akraboff anywhere in past telephone books (from 1948 – 1958) or mention of that name in the historical records on file with the Sausalito Historical Society.

Findings

1. Is the structure associated with events that have made a significant contribution to the broad patterns of the history or cultural heritage of Sausalito, California, or the United States?

The board finds no significance under this criterion.

2. Is this structure associated with the life or lives of one or more people important to our past?

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EXHIBIT C
(2 PAGES)

ITEM NO. 1 PAGE 57

The board finds no significance under this criterion.

3. Does the structure embody the distinctive characteristics of a type, period, region, or method of construction, or represent the work of an important creative individual, or possess high artistic values?

The board finds no significance under this criterion.

4. Has the structure yielded, or may be likely to yield, information important in prehistory or history?

The boards finds no significance under this criterion.

Recommendations

Researched and Submitted by:

Thomas Theodores and Mike Monsef

The Sausalito Historic Landmarks Board, at their publicly noticed meeting of June 16, 2008, acknowledged this memorandum:

AYES: Theodores, Monsef, Nichols
NOES:
ABSTAIN:
ABSENT:

John Stiggelbout
480 Gate 5 Road Suite 210
Sausalito, CA 94965

March 24, 2008

RECEIVED

APR 4 2008

CITY OF SAUSALITO

Vanya Akraboff
600 A Locust Road
Sausalito, CA 94965

FILE COPY

Dear Vanya,

Thank you for emailing the PDF files. I've had a chance to review them and consider your project.

In general, I do not object to the increase in living area. I like what you are proposing and appreciate the work and consideration which went into the plans, clearly, you conveyed a concept to Don Olsen who did a good job implementing that vision. I also like the modern, clean look of what you propose.

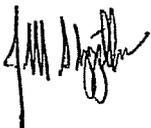
I do however have a couple of objections to the plans:

- First, the scale of the new addition is so large that it impacts the character of the neighborhood. The height and bulk visually dwarf both the other end (the unchanged portion) of your duplex and it may overwhelm the adjacent buildings.
- Second, your proposed addition is not integrated with the existing structure (either in design or materials), making the unchanged portion look dowdy.

Your architect can certainly advise you better, but the additional living space you seek could be achieved by excavation underneath, putting the second bedroom/office & bath next to the utility room, thereby decreasing the size of your proposed addition. Extending the existing roofline (using an open beam ceiling) would give you the expansive feeling you want in the living room & kitchen, while both lowering the visual size of the addition and better integrating it with the existing structure.

Thank you for giving me a chance to consider your plans before submitting them to the planning department for their review. I look forward to reviewing the plans after consideration by the planning department.

Sincerely
John Stiggelbout



Cc: City of Sausalito Planning Department.
Attn: Ms. Sierra Russell, Planner

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EXHIBIT D

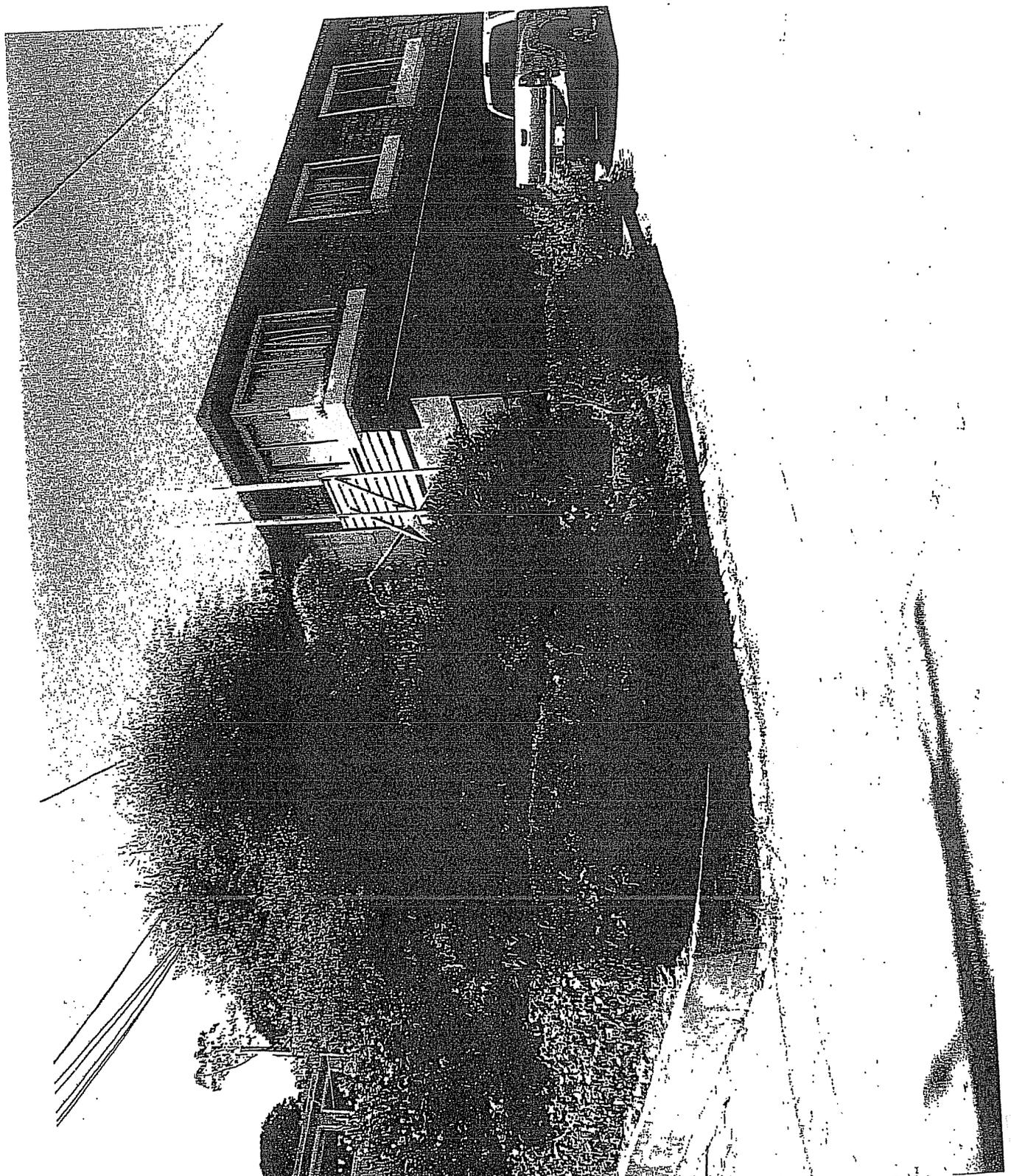
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DONALD OLSO ASSOCIATES ARCHITECT
666 Broadway, Sausalito, CA 94965 Tel: 415/322-0287 Fax: 415/322-0889 Email: don@donaldolsos.com

REMODEL & ADDITION
600-A LOCUST
SAUSALITO, CA 94956
APN: 064-2-1-27

04.02.2008



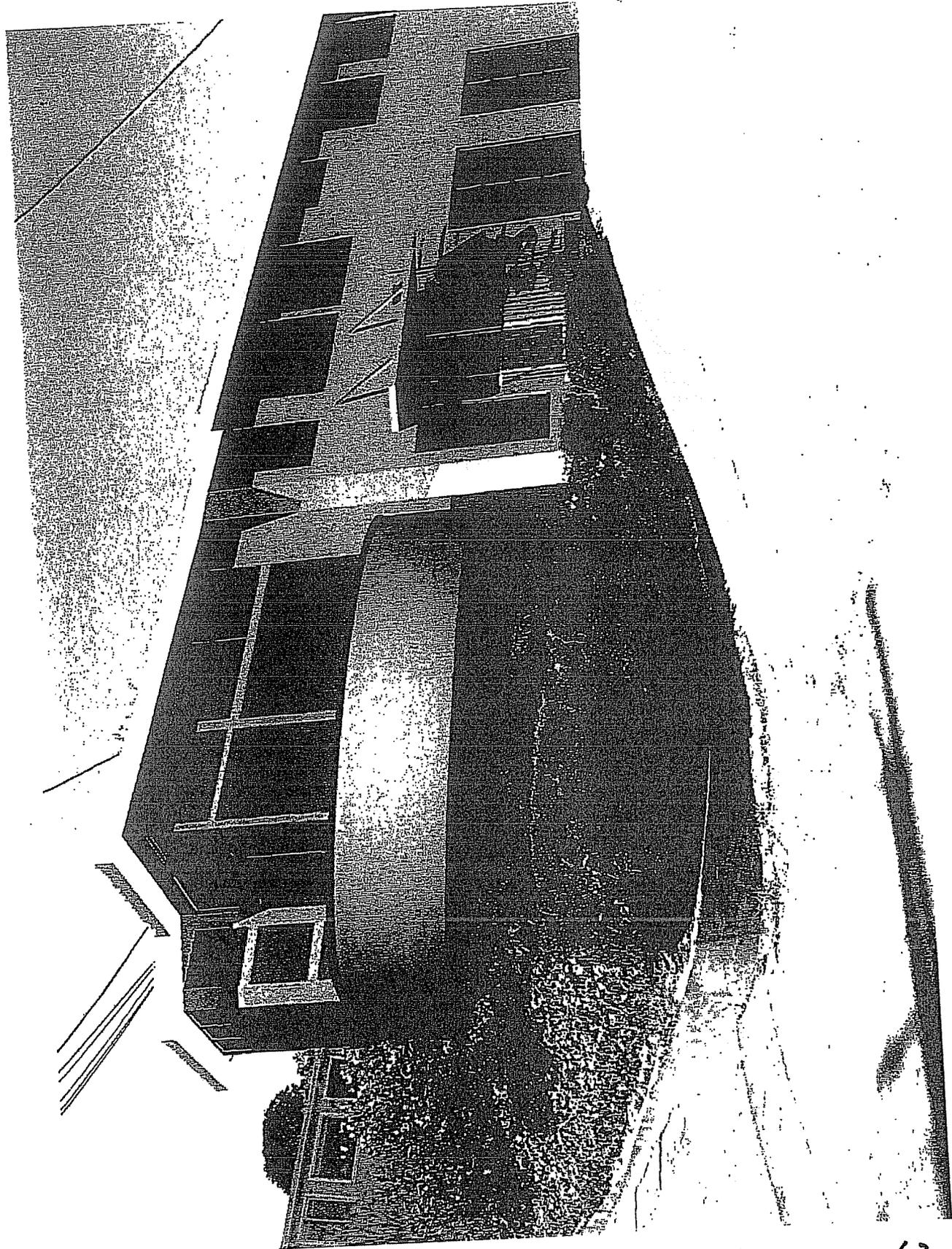
Existing Locust Street View

EXHIBIT E
(COPIES)

DONALD OLSER ASSOCIATES ARCHITECTS
608 Blvd., San Jose, CA 94095 Tel: 415/232-0297 Fax: 415/232-8868 email: don@donolser.com

REMODEL & ADDITION
600-A LOCUST
SAUSALITO CA 94956
APN: 064-21-1-27

04.02.2008

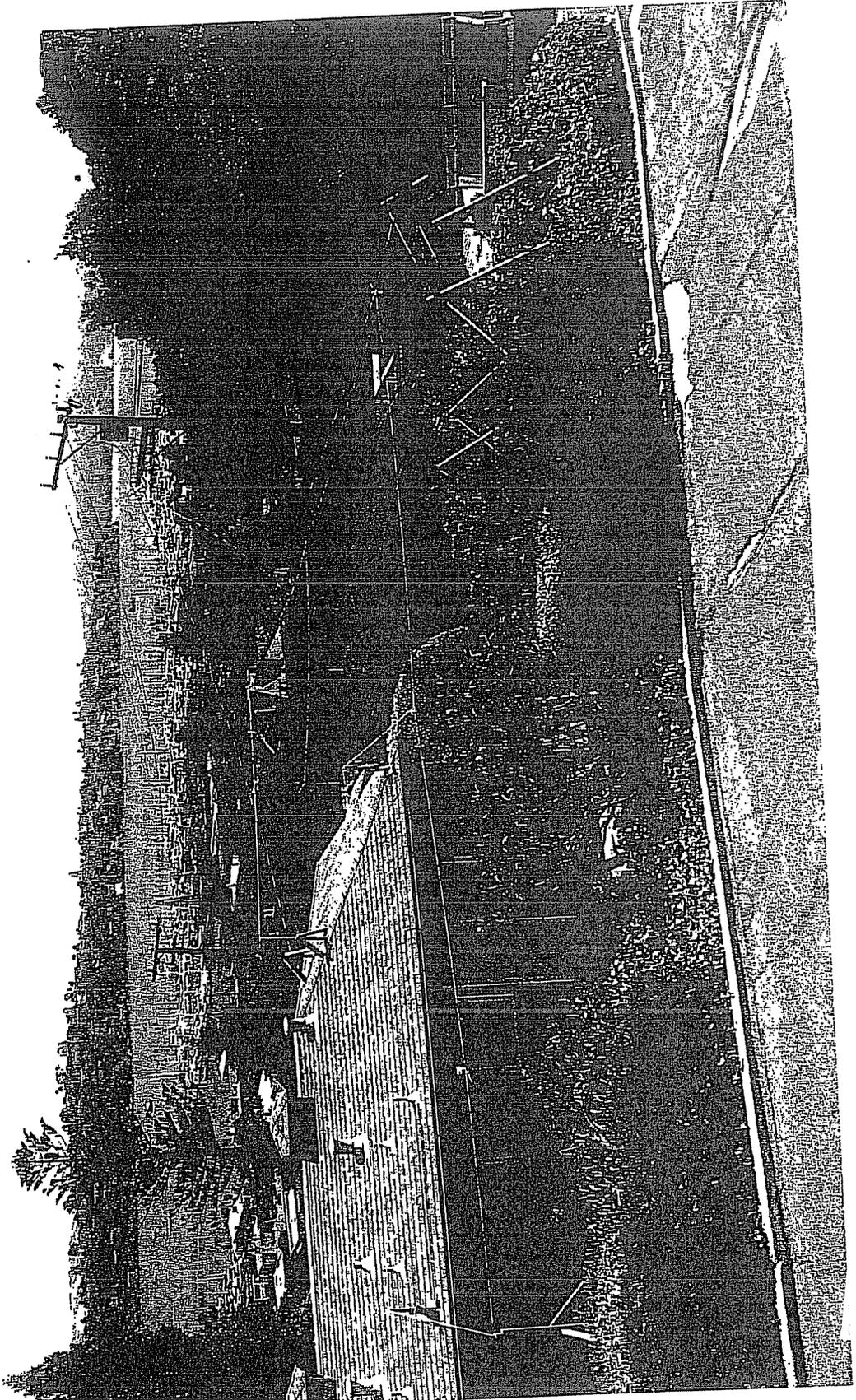


Locust Street View

DONALD OLSER ASSOCIATES ARCHITECT
608 Bridgeway, Sausalito, CA 94965 tel: 415/332-0297 fax: 415/332-0297 email: don@donolser.com

REMODEL & ADDITION
600-A LOCUST
SAUSALITO, CA 94956
APN: 064-277-27

04.02.2008

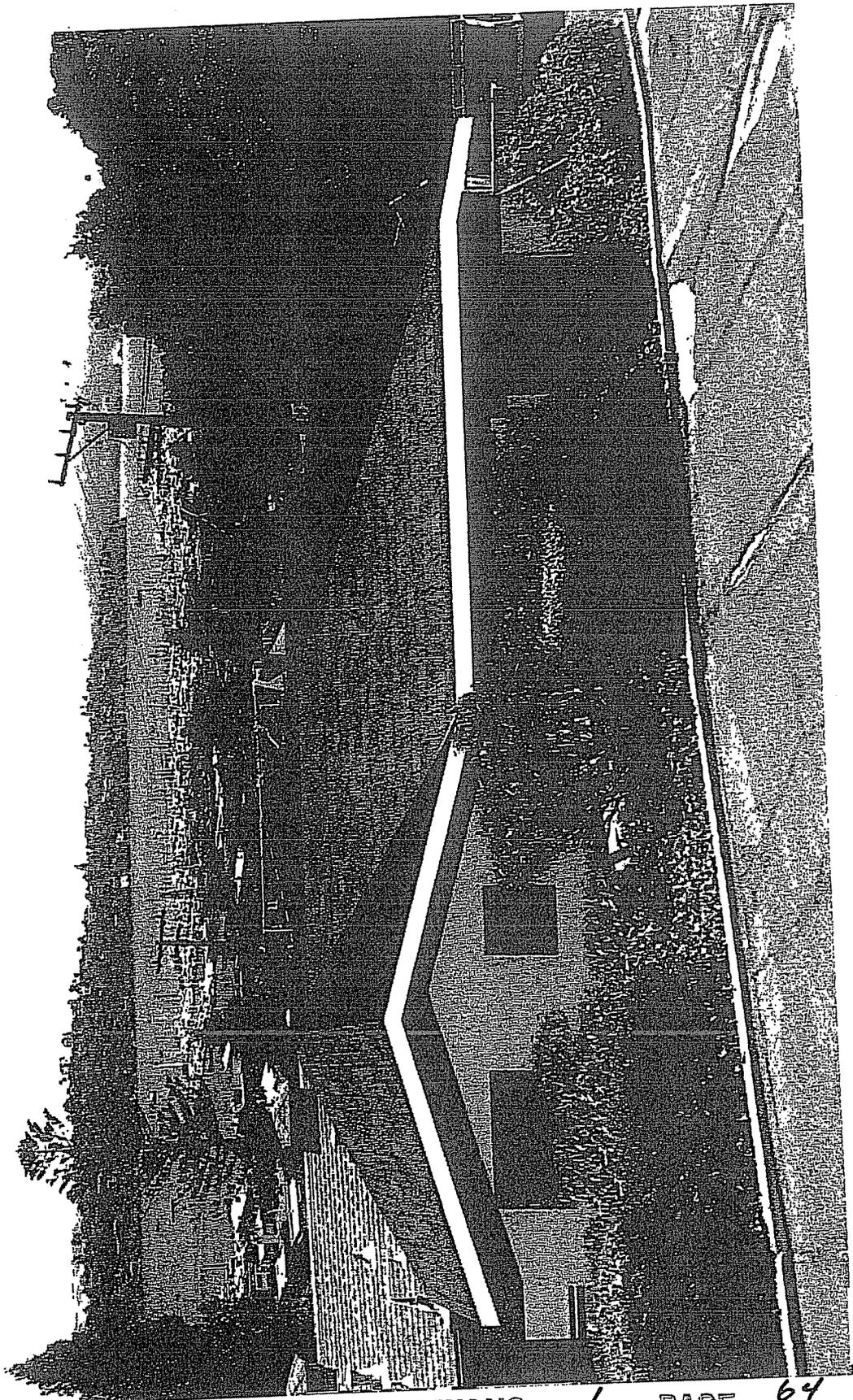


Existing Copple Veiw

04.02.2008

REMODEL & ADDITION
600-A LOCUST
SAUSALITO, CA 94956
APN: 064-211-27

DONALD OLSEN ARCHITECTS
988 Bridgeway, Sausalito, CA 94965
tel: 415/332-0297 fax: 415/332-0689 email: don@donaldolse.com

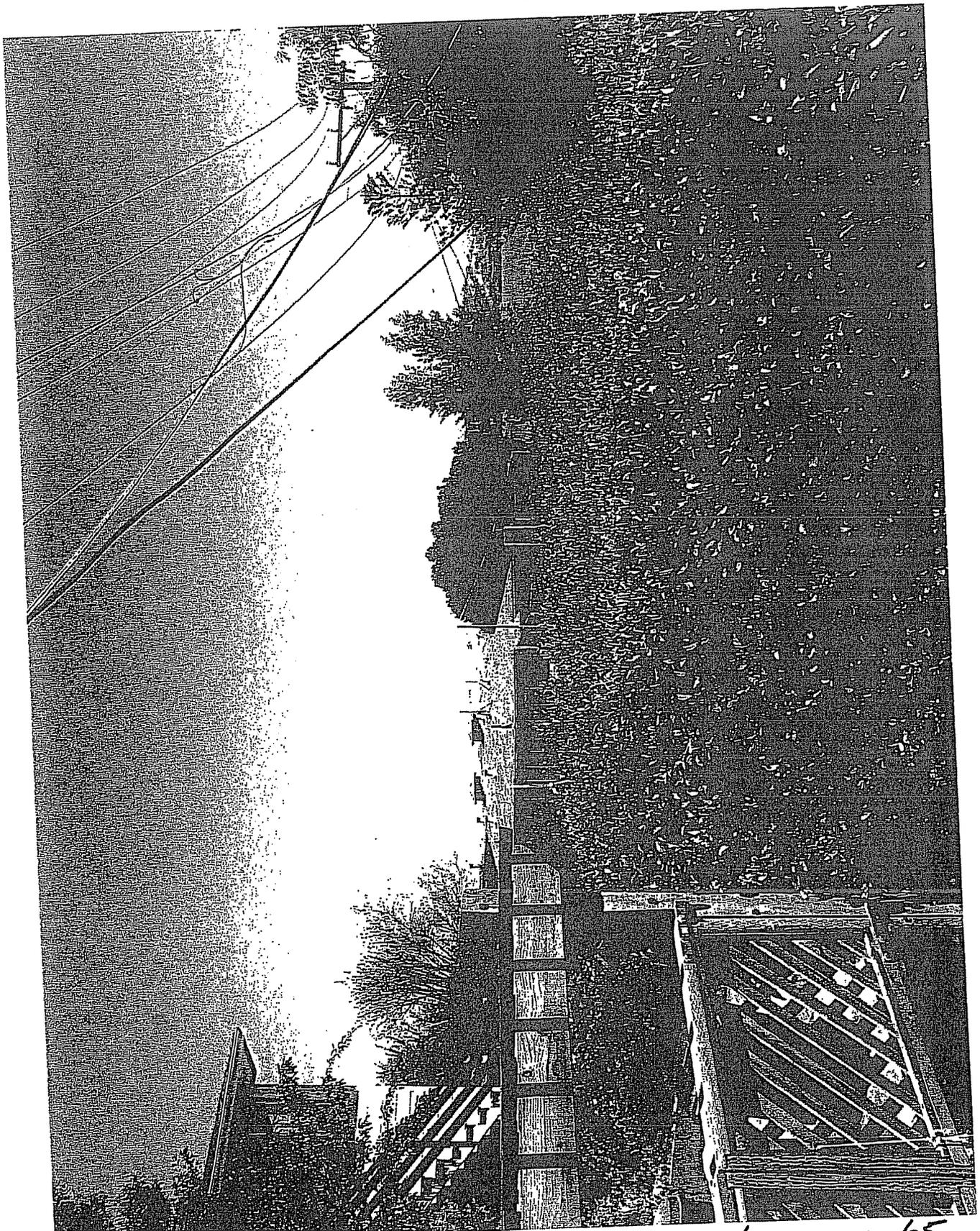


Copple Ve...

DONALD OLSER ASSOCIATES ARCHITECT
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REMODEL & ADDITION
600-A LOCUST
SAUSALITO, CA 94956
APN: 064-011-27

04.02.2008

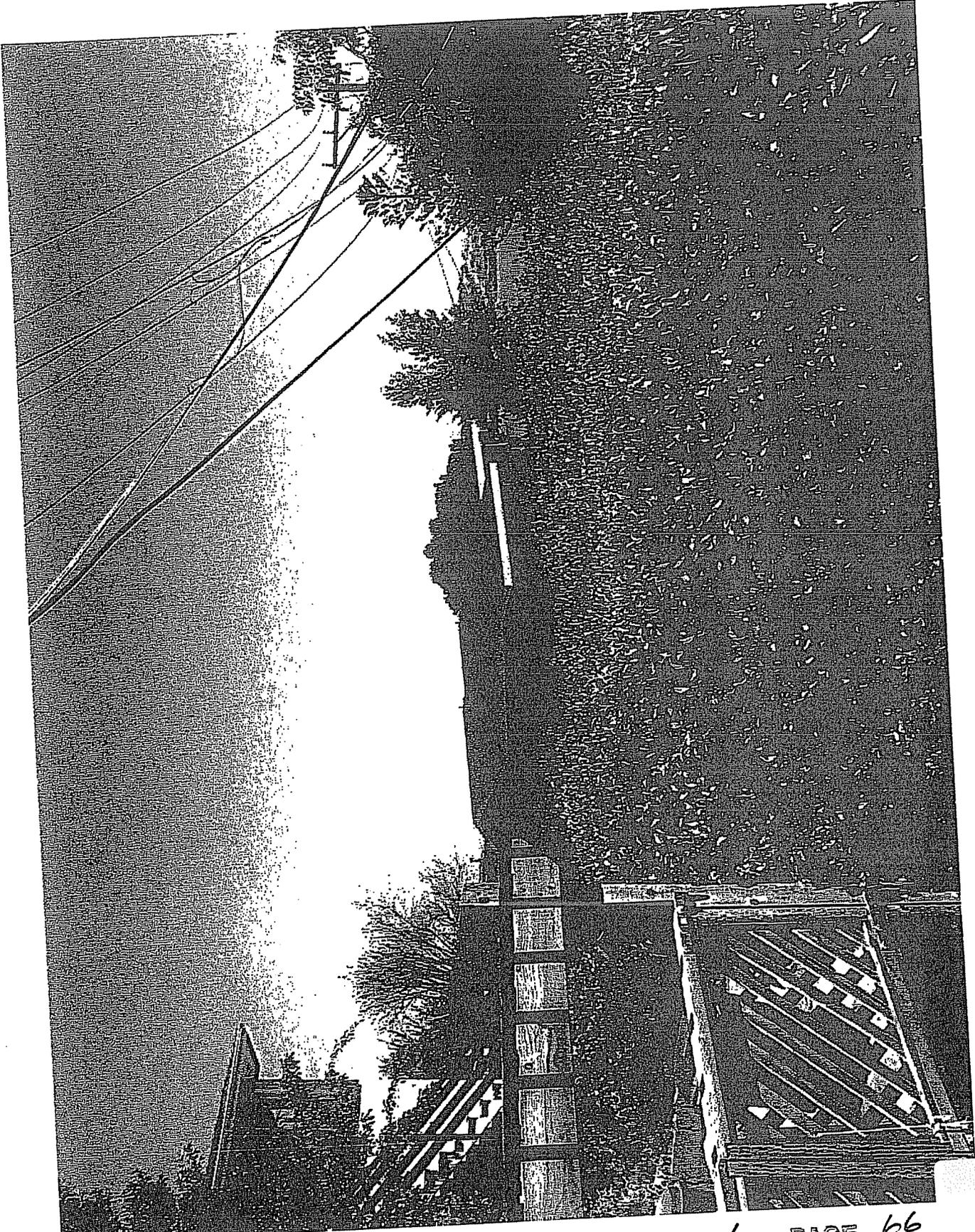


Existing Veiw from 615 Locust

04.02.2008

REMODEL & ADDITION
600-A LOCUST
SAUSALITO, \ 94956
APN: 064-211-27

600 Bridge... Sausalito, CA 94965 tel 415/333-0297 fax: 415/333-8889 email: don@donaldassociates.com
DONALD ASSOCIATES ARCHITECTS



View from 615 Locust

1 would have concerns about this project. She also wants to sum up something that
2 they've been getting at all these meetings, which is how can this project move
3 forward when the city is trying to do something more holistic. She doesn't know if
4 it's accurate or not, but it's been suggested that this applicant hasn't been involved
5 the way other stakeholders have been involved in the visioning process; that
6 seems to be a big mistake in a lot of ways. They have talked about from a
7 planning perspective revisiting the Marinship Specific Plan and maybe this is a
8 very timely opportunity to do so in the context of this project as well. But she can't
9 imagine that the city is processing an application like this and yet the city still has
10 this open-ended idea of what is going to be happen in the Marinship. That
11 contradiction disturbs her and she'd like to see it better addressed.

12
13 Mr. Graves said from a staff perspective, staff shares the vision of the Council as
14 described by Mr. Leone, that until a moratorium has been established on
15 accepting applications under the state permit streamlining act, cities are required
16 to accept applications for projects and that's what staff is doing. Staff has had
17 conversations with the applicant's representative suggesting approaching the
18 Waterfront and Marinship steering committee and possibly making a presentation
19 there. The applicant has expressed interest in doing that and they are in the
20 process of contacting the chair of that committee to schedule a presentation. In the
21 meantime, staff does have responsibilities to continue processing projects. The
22 public comment period is closing on this project and so staff will be going back and
23 taking to heart the comments of the Commission, the resources to be looked at
24 more and certainly the interest expressed in requiring the preparation of a full EIR
25 on this. Staff will be returning in September with a report incorporating the
26 comments heard during the public comment period.

27
28 Chair Kellman said staff's has its direction; the public comment period is closed.

29
30 **3. 600 LOCUST STREET (DR 08-002)**
31 **John McCoy, Donald Olsen Associates Architects (Applicant)**
32 **Vanya Akrahoff (Owner)**

33
34 **The applicant, John McCoy, on behalf of property owner Vanya Akrahoff**
35 **requests Planning Commission approval of a Design Review Permit to**
36 **construct a 760 square foot addition to one of the duplex units located at 600**
37 **Locust Street. The proposed addition consists of 760 square feet of new**
38 **floor area and 1,065 square feet of new building coverage, increasing the**
39 **floor area to 34.25% and the building coverage to 51.25%. The project is**
40 **subject to Heightened Review for exceeding 80% of the permitted building**
41 **coverage limitations.**

42
43 Chair Kellman noted that the Commission has read the staff report. Commissioner
44 Bair noted that the staff report is available 72 hours before the meeting for the
45 public to review as well as available at the meeting. Chair Kellman explained that
46 the Commission is leaning towards not requiring staff to give full oral reports when

1 the report is the same as the written one or when the project issues have been
2 outlined and neighborhood outreach has shown there to be no controversial
3 issues. She and Commissioner Bair noted that full public comment will always be
4 taken but with the backlog of items waiting to get on the Commission's agenda,
5 they hope by curtailing the lengthy staff reports they can move the items further
6 faster.

7
8 Chair Kellman said generally speaking a brief staff report outlining the issues and
9 providing any new information may be the best way to go.

10 **Staff Report by Community Development Director Graves**

11
12 Mr. Graves reported that since the staff report was prepared, staff has received
13 two comment letters plus some clarification information from the applicant. Copies
14 of those communications have been made available to the Commission and are
15 on the dais.
16

17
18 Otherwise staff has no new information. Briefly, this project involves approval of a
19 design review permit for a 760 square foot addition to a duplex unit located at
20 600 Locust Street. The addition consists of 760 square feet of new floor area and
21 1,065 square feet of new building coverage. The Historic Landmarks Board
22 looked at the structure, as it was constructed in 1948 or more than 50 years ago,
23 and determined that the structure was not historically significant under the criteria
24 of CEQA. The proposed addition will not change the existing land use or density
25 of the parcel since it will continue to be a duplex home. The addition will expand
26 one of the units by extending the structure to the north toward the front property
27 line. The plans for the project are included on the three sheets displayed in the
28 meeting room. The existing height of the structure will be maintained and the roof
29 will actually be six inches lower than the existing roof ridge line of the structure.
30 The proposed design includes a new circular deck that will wrap around the north
31 and east sides of the structure. A dormer is proposed on the west elevation as
32 part of the addition. The new roof will match the existing roof shingles and the
33 door and window frames will be aluminum. The analysis in the staff report
34 summarizes the proposed project and its compliance with the zoning ordinance
35 in the R-2.5 zoning district. Story poles were installed on the site and the
36 applicant met with the uphill property owners. Following the meeting, the
37 applicant revised the plans to lower the height of the roof ridge line from 18
38 inches above the existing ridge line to 6 inches below the existing ridge line.
39 Story poles indicate that the proposed project will result in some view
40 obstructions of the foreground vegetation and residences visible from the primary
41 view of the residences located uphill. The proposed structure has been designed
42 to reduce view obstructions and does not create new obstructions on the horizon
43 line and water. Public views are not obstructed as the proposed structure
44 maintains its same height as the existing structure with the addition of the
45 projection toward the street. Since the project exceeds 80 percent of the
46 permitted building coverage standards, the project is subject to heightened

1 review requirements. Staff concludes that the findings for approval of the design
2 review permit, including heightened review, can be made as listed in detail in the
3 draft resolution of approval. Staff concludes that the proposed application for
4 design review permit meets the requirements of the zoning ordinance and is
5 consistent with the goals and objectives of the General Plan as described in the
6 staff report. Staff further concludes that all design review permit and heightened
7 review permit findings can be made and recommends the Commission adopt the
8 attached draft resolution of approval. As mentioned, additional comment letters
9 received since the preparation of the staff report are on the dais.

10 **Presentation by Project Architect John McCoy**

11
12 Mr. McCoy works with Don Olsen and Associates in Sausalito. Staff's
13 presentation was thorough; the only thing he would note is the deck wraps
14 around the south and east side, not the north and east side. He is available to
15 answer any questions from the Commission.
16

17 Chair Kellman asked why, given neighborhood compatibility, the architect's team
18 decided on stucco as the material.
19

20
21 Mr. McCoy said they used stucco to achieve a specific architectural feel to a
22 residence that they were intending to design. He doesn't feel stucco is out of
23 place with the neighborhood. It's not another exact replica of all the other houses
24 on the street, but they feel using the color and the soft matte finish on the stucco
25 and keeping with the hip roofs keeps the house in the same basic feel of the
26 community. Even though the material is different, the color palette is very similar.
27 The roof structure is very similar. The overall architectural essence is similar; it's
28 not a maverick building; it's not standing out although it is a different material.
29 The material was chosen to express a particular architectural feeling at the
30 request of the property owner and client.

31
32 Chair Kellman asked Mr. McCoy to outline the green measures that will be
33 employed. Is this out of the "Build It Green" checklist? Is there a certification at
34 the end?
35

36 Mr. McCoy said these are out of the Build it Green remodeling checklist. They
37 have not applied for certification as of yet. They can do that and have done that
38 in the past. A lot of these decisions are still yet to be made, but this is something
39 that his firm routinely does on its projects. If there is anything specific the
40 Commission is concerned about, he can address that.

41
42 Chair Kellman noted it would probably help the project to have a more definitive
43 statement of use of the green building guidelines and an absolute determination
44 that the architect will seek certification as opposed to submitting an outline of
45 potential methods. It looks nice, but then those plans are always the first to go
46 when costs are an issue.

1 Mr. McCoy said he understands. A lot of these items have been discussed with
2 the client; there are a lot of decisions that are outstanding. It's really hard to move
3 to the next step until you get planning approval. The items he's listed as far as
4 the general building and materials, the use of the flash and concrete are very
5 common building practices today and they wanted to mention them to
6 demonstrate the intent to develop, if not a completely green design and build, to
7 the extent it is possible with this project.
8

9
10 Chair Kellman asked if he is familiar with the project on Cazneau at Filbert, which
11 is a green building project. One of the assessments the Commission made in
12 looking at that project, because there was concern it didn't fit into the community,
13 was regarding the type of craftsmanship proposed and that was articulated
14 through the use of green materials plus a stated commitment and incorporation
15 of those green building materials. The Commission can't really give that same
16 weight and assessment for this project, because they are designated as just
17 "potential" green uses, so if the applicant was able to say "this is how we're doing
18 it," it really speaks to the craftsmanship and the type of project and also speaks
19 to neighborhood compatibility, particularly when you come in with a project that
20 on its face may not fit in with that lane on Locust. Is there a landscape plan?
21 There's some landscape called out on the drawings.

22
23 Mr. McCoy said the landscape plan is included on the site plan. He added the
24 owner is present and can answer any questions the Commission may have.
25

26 Public Comment

27
28 Peg Copple owns 606 Locust Street. She emailed her comments to staff
29 yesterday; if the Commission received those comments, she won't spend her
30 time on those points. (The Commission indicated it did receive Ms. Copple's
31 comments.) She owns the property right behind this project and she really
32 appreciates the work that Vanya and Don and John have done to respond to her
33 comments; they have done a lot: they've lowered the roof line, and she's not
34 worried about the views, but she was worried about this stucco wall facing her
35 and they've done a lot to that effect. The main comment that she has is on the
36 stucco. She doesn't think it fits in the neighborhood at all. There isn't any other
37 stucco in the neighborhood at all. She just read the staff report and she believes
38 there are a lot of errors in the staff report. This neighborhood is above Girard and
39 dead ends before it gets to Cazneau. There are 11 duplexes in this subdivision.
40 They were all built in the 1950s as rental units on one parcel. Somebody
41 convinced the developer to lay a plat map over the top, so he did. And she as a
42 real estate agent started selling these for the developer in 1991 to 1994 or 1993,
43 and they became individually owned properties. A little bit of work has been done
44 on them but mostly people have kept them in the shingled, small cottage look.
45 Across the road and up the road, five or six major projects have gone on in the
46 last several years; all of those projects have kept the same community feel of the

1 shingled look cottages, the New England type, small aesthetic. She doesn't really
2 feel that the stucco, even though it's a beautiful design and very well thought out,
3 fits the neighborhood. There's a row of three duplexes and then a row of four
4 duplexes, then a row of four duplexes. And Vanya's 600 is in the second row, it's
5 on Locust Road, it's the very southernmost parcel. The staff report says the
6 applicant is building to the north; she's not changing to the north. The buildings
7 are 1,000 square feet total, 500 to 550 feet per unit, so they are very small. The
8 applicant is adding all of the square footage on to one side of the unit and that's
9 bringing it out to Locust Road. The story poles don't look like what the plans look
10 like. It looks like the structure is moving all the way back to her driveway and all
11 the way out to the street, taking up the whole southernmost lot. She's not saying
12 the applicant shouldn't be building this; she is saying if the applicant is going to
13 build it out, she hopes it will fit into the neighborhood and not stick out like a
14 cement garage or battleship. It's a beautiful design, it just doesn't fit into the
15 neighborhood.

16
17 Chair Kellman asked Ms. Copple to go over the errors in the staff report she
18 mentioned.

19
20 Ms. Copple said in the project summary table, under "setbacks," they're not
21 moving that property line at all. The south, left side, is said to have an existing
22 20-foot setback, which is correct, but the staff report says there's "no change."
23 That's incorrect. That is being completely changed. They are moving to the
24 setback. At the rear, which would be in relation to Ms. Copple's property, it says
25 17 feet existing, that would be out to the easement. There are eight-foot
26 easements there. So, 17 feet existing probably includes that 8 feet of easement
27 and the required 15-foot rear setback. They don't have a 15-foot rear setback.

28
29 Chair Kellman said they'll ask staff to respond to the questions on setbacks. Is
30 Ms. Copple basing her objections on the location of the story poles and seeing a
31 change?

32
33 Ms. Copple said definitely, a complete change.

34
35 Chair Kellman said the Commission will ask staff to address that.

36
37 Ms. Copple said she has been discussing the landscape plan with the applicant,
38 and they've agreed that 20-foot deciduous trees growing into the view won't
39 work. She'd like the Commission to consider letting the neighborhood work
40 through the landscaping plan with the applicant.

41
42 Chair Kellman said she's not sure what Ms. Copple means; it has to be approved
43 by the city at some point. But the Commission can direct it be approved at the
44 staff level rather than have it come back to the Planning Commission.

45

1 **Alicia Leach** [ph?] lives at 613 Locust Street. She and her husband, Casey
2 Leach, moved to Sausalito from San Francisco about three years ago and
3 purchased the property at 613 Locust Street. It's a small cottage and they are
4 currently renovating the home. She is a working mother of two children. This is
5 their first home. They have children going to Sausalito Nursery School. So they
6 plan to be around for a while. The house they live in has peek-a-boo views of the
7 Richardson Bay area, and it's something they bought the house with and they're
8 going to keep even though they're doing renovations, it's not going to take away
9 the view. But they've just realized that the proposed project application takes
10 away 100 percent of the views that they have. She has photographs she can
11 submit now or send to the Commission with a letter. She just wants it to be clear
12 that her property values will be lessened by this construction.

13
14 Chair Kellman asked how Ms. Leach heard about the project?

15
16 Ms. Leach said the applicant, Vanya, sent out an invitation for the neighbors to
17 come over and see the plans. But because they have two babies, she wasn't
18 able to go, but her husband went and said the plans look great but it looked like
19 it's going to block their view, so, "let's see what the story poles say." And then
20 they saw the story poles. They aren't living there right now, they're doing their
21 own remodel and they are living at a condo across from Mollie Stone's during the
22 remodel.

23
24 Chair Kellman asked staff, referring to page 4 of the staff report, there's a
25 paragraph under story poles and view, light, air impacts, that says, "public views
26 are not obstructed as the proposed structure maintains the same height of the
27 existing structure with the addition of the projection toward the street." When she
28 first read that, she thought this is great, it's staying the same height, but did the
29 view analysis take into account the additional projection? What she's hearing
30 from the neighbors is the height really isn't the issue, it is the push-out.

31
32 Ms. Graves said he has not personally been to the site. The analysis was done
33 by former city planner Ms. Russell. Perhaps the applicant's representative can
34 speak to that issue.

35
36 **Karen Shuls Grace** lives with her husband John at 615 Locust, which is across
37 the street from the proposed remodel and up the hill from Alicia and Casey. Her
38 home is a 1906 shingled cottage; it's board and batten inside with original fir
39 floors. It's part of a line of historic cottages on that side of the street. She is very
40 interested in maintaining the character and charm of the street and its buildings.
41 There's been a beautiful renovation of the house on the corner. Her main
42 concern is about the views. This project would impact her water views
43 significantly, pretty much eradicating the water view from the front of her house.
44 Her house sits relatively low, so her view will not be over this ridgeline of the new
45 roof. The new mass projecting out to the south obliterates the water view from
46 her kitchen, front deck, and front antechamber. She was dismayed to see the

1 staff report conclude that there was no impact on anybody's water views. That's
2 clearly inaccurate. She spoke to Ms. Russell about it and invited her to come out
3 and see for herself. They had their house appraised recently and she was told by
4 the appraiser how much of the value of homes in the community are keyed to
5 views. They don't have big views. Six years ago her house was raised with a new
6 foundation and the application was to raise it several feet but that was denied
7 because it would block the views of the house directly above her, so it could only
8 be raised 18 inches. If they had been able to raise it a whole lot, they'd be able to
9 see over this proposed construction, but that's not what happened. So she's
10 hoping that the same consideration that protected her uphill neighbors will protect
11 her views in turn. It's nothing personal against her wonderful neighbor Vayna, but
12 they definitely don't feel this project is in the best interest of her property values.

13
14 Chair Kellman asked Ms. Grace if there's one of those wonderful little Sausalito
15 staircases in the area? It's one of those little secret stairs and then it goes down
16 to Bonita. It's a real special area.

17
18 Ms. Grace said that's right. It's zoned R-2 but it's sort of the dividing line between
19 a lot of single family homes and this kind of development that Ms. Copple
20 referred to with the multi-unit, high density build out. It's in a kind of special zone
21 with these historic single family homes. So it's important to protect the
22 neighborhood character, given all of that.

23
24 **Robert Byfus** owns 85 and 87 Girard, which is directly below Vanya. Everyone
25 understands the expense of moving an exterior wall of a house out only one foot;
26 but maybe five feet, maybe that justifies the expense. If you know you can go 15
27 or 20, you would say why not? Let's do it. Because the expense isn't going to be
28 that much greater other than more materials and more labor. And he thinks that's
29 what's happening here. He thinks to get the most bang out of their buck, the
30 applicants are going the full extent of what they can do. He also thinks the use of
31 stucco is a bad idea. The cost effectiveness of the extension is what is driving the
32 design. In the end, if this thing ends up sticking out, it's going to be a very bad
33 decision and have a bad effect on the neighborhood. Also, the coverage on his
34 home is almost at its maximum, so he will never be able to expand in order to
35 meet the change in the applicant's property. He's against the proposal the way it
36 is. It looks great on paper but in the context of the neighborhood it's going to
37 really change things quite a bit.

38
39 **Don Olsen** noted that his architectural team is surprised to hear that there is a
40 view blockage issue and if that is the case, they would ask for a continuance in
41 order to address the neighbor's concerns and come back with a cleaner project.

42
43 **Further Comments by Project Architect John McCoy**

44
45 Chair Kellman noted the improvements will be limited to the addition; what will
46 happen to the existing structure?

1
2 Mr. McCoy said the only new improvements to the existing structure would be on
3 the north end of the building, the window at the corner would be new. The
4 original proposal was to stucco the addition and leave it as is, the bottom stucco
5 and top shingle. After the initial community outreach and response to staff, the
6 City Planner at the time, Ms. Russell, strongly advised making the entire building
7 stucco, which he thought was based on input from the neighborhood.

8
9 Chair Kellman asked if Ms. Russell advised making the entire building stucco or
10 making the entire building uniform?

11
12 Mr. McCoy said Ms. Russell said, "If you're going to make it stucco, make the
13 entire things stucco."

14
15 Chair Kellman asked how large is each unit currently?

16
17 Mr. McCoy said each unit currently has 483 square feet of floor area.

18
19 **Public Comment closed.**

20
21 **Commission Discussion**

22
23 Chair Kellman said there has been a request to continue the project, which she
24 thinks is a really good idea. She would like to provide some direction to the
25 applicant now if possible.

26
27 Commissioner Cox said she'd like to see the plan address consistency with
28 Sausalito's General Plan concerning two aspects: One is to protect the present
29 character of residential neighborhoods, and the other is to preserve the historical
30 character of Sausalito. She would like some input about how the proposed
31 construction comports with those objectives of Sausalito's General Plan. And she
32 thinks that would address some of the neighbors' concerns regarding the
33 architecture.

34
35 Commissioner Bair said he had the same thought. It is a fair point that that whole
36 street is held up more in terms of the original structures and the shingling and
37 how it looks from Girard and Pine over. You really have a different kind of feel to
38 that part of Sausalito than you do even if you are further up on Cazneau where
39 you start getting some of the stucco buildings. He does think the two things
40 mentioned by Commissioner Cox in terms of comporting with the General Plan
41 are important. The applicant has heard what the people in the neighborhood
42 think complies with that. When the applicant addresses the view concerns maybe
43 they can revisit what the exterior is going to look like.

44
45 Commissioner Stout agreed with the Commissioners' comments. One technical
46 thing is if you are going to add more impervious surface to the building lot, he

1 doesn't like the idea of tunneling all the water into a pipe off the property and into
2 a sewer line. The drainage should be dealt with on site with the landscape that's
3 there.

4
5 Chair Kellman noted that normally when there are view issues it is because the
6 project is outsized for the area. This is a really small property and she
7 appreciates that. So maybe this is something that can be mitigated towards
8 neighborhood compatibility through the use of materials. She doesn't get the
9 sense that that's the right look to that area. This is a really unique street, not only
10 because the grade is out of control, but it does have access to those really
11 special staircases that are throughout Sausalito. She likes that the architects are
12 thinking green, and this is an opportunity to really integrate those green principles
13 into the property and come to the Commission and say, "this is definitely what
14 we're doing," and make this something of a showcase. The same thought applies
15 to the landscape plan where there's a drainage issue, calling out more fully some
16 of the foliage, because they are getting rid of some pretty dense vegetation there
17 that's going to change the feel of that aspect of the street. That's something the
18 applicant will be revisiting with the neighbors as well. She'd like to see something
19 that recaptures the feeling of that existing vegetation that will also lend itself well
20 to the design of the building.

21
22 The Commission discussed a date for the next hearing. Mr. Olsen said the
23 applicant would request a date uncertain.

24
25 Chair Kellman thanked the applicant for the outreach to the neighbors; it was
26 clear the neighbors respected the way the applicant has handled the project in
27 terms of outreach.

28
29 **Chair Kellman moved, seconded by Commissioner Bair, to continue the**
30 **application to a date uncertain.**

31
32 **ROLL CALL**

33 **AYES:** Commissioners Stout, Cox, Bair; Chair Kellman
34 **NOES:** None.

35
36 **4. 147 EDWARDS AVENUE (DR 08-003)**
37 **John Shinn (Applicant/Owner)**

38
39 **The applicant and property owner Jonathon Shinn requests Planning**
40 **Commission approval of a Design Review Permit in order to construct a new**
41 **single-family home on a 3,614-square foot vacant lot. The residence will**
42 **have a height of 27'8". The project would result in 1,450 square feet of**
43 **building coverage and 2,327 feet of floor area and is subject to Heightened**
44 **Review.**

45 **Staff Report by Associate City Planner Brent Schroeder**
46

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