

D O N A L D O L S E N
A R C H I T E C T & A S S O C I A T E S

May 04, 2009

RECEIVED

Lilly Schinsing, Associate Planner
City of Sausalito
420 Litho St.
Sausalito, CA 94965

MAY 14 2009

CITY OF SAUSALITO
COMMUNITY DEVELOPMENT DEPT

Re: 600 A Locust

This project is being heard by the Planning Commission for a second time. At the first hearing we asked for a continuance when neighbors voiced their concerns of how our proposed project may impact their views. Below is a description of changes we have made to the project since the first hearing.

The most obvious change to the project is the shape of the living room. We have configured the addition to be within a view line that was established by having our Surveyor locate the neighboring homes on Locust and establishing a line from their view window to the existing roof eave of 600A Locust. By revising the layout to stay behind the view line we were able to leave the existing views intact while still creating the addition our client desires.

Another major change to proposal is the use of wood frame windows in place of the previously proposed natural aluminum windows. This change is a direct response to the Commission's questioning of our choice of materials. It was mentioned that our use of stucco and aluminum may appear overly modern for the neighborhood. By using wood frame windows with a rich natural finish and adding natural wood elements to the deck and Entry we feel that we've been able to create the somewhat contemporary home that our client desires while maintaining a softer palate of materials to blend with the existing neighborhood.

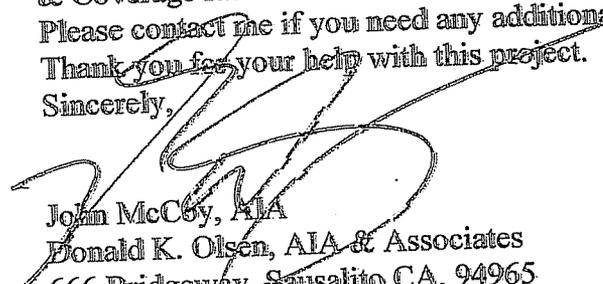
Those are the two major changes. Also, we have relocated the addition on the site so that we are able to achieve approximately the square footage without creating interference with any surrounding views. The addition is still within all required setbacks and the new roof peak is at the same elevation as the existing roof peak. While zoning codes would allow for a taller roof peak we wanted to be certain that none of the uphill neighbor's view would be impacted. By keeping the additions height equal to the existing we can maintain the same views from the uphill homes.

There are some other minor changes to the project but they will be much more minor. The FAR & Coverage ratios are essentially unchanged, and still within their zoning requirements.

Please contact me if you need any additional information.

Thank you for your help with this project.

Sincerely,



John McCoy, AIA
Donald K. Olsen, AIA & Associates
666 Bridgeway, Sausalito CA, 94965
415.332.0297 (office) 415.332.8869 (fax)
www.dkoarchitects.com
don@dkoarchitects.com

EXHIBIT I
(1 PAGE)

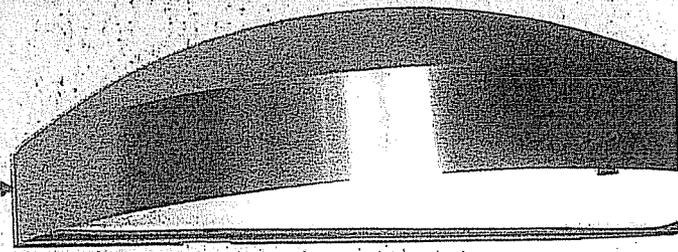
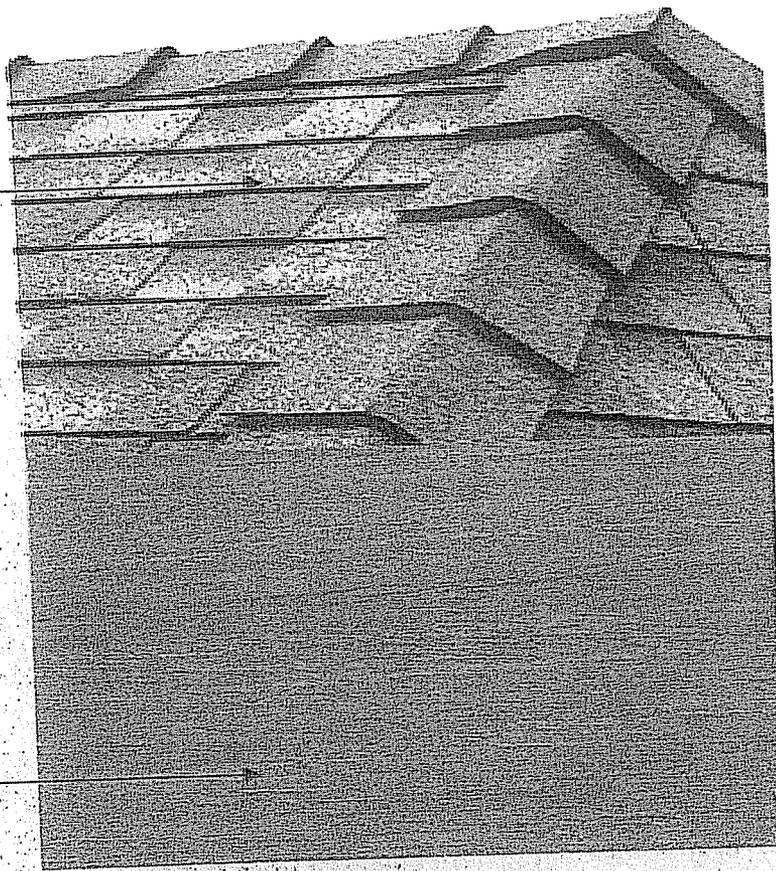
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New Class "A" asphalt shingles.
Color to match the existing roof.

Eco stucco w/
Minera Finish,
matte texture
Color: Revere Pewter

Wood frame doors
and windows w/
natural finish

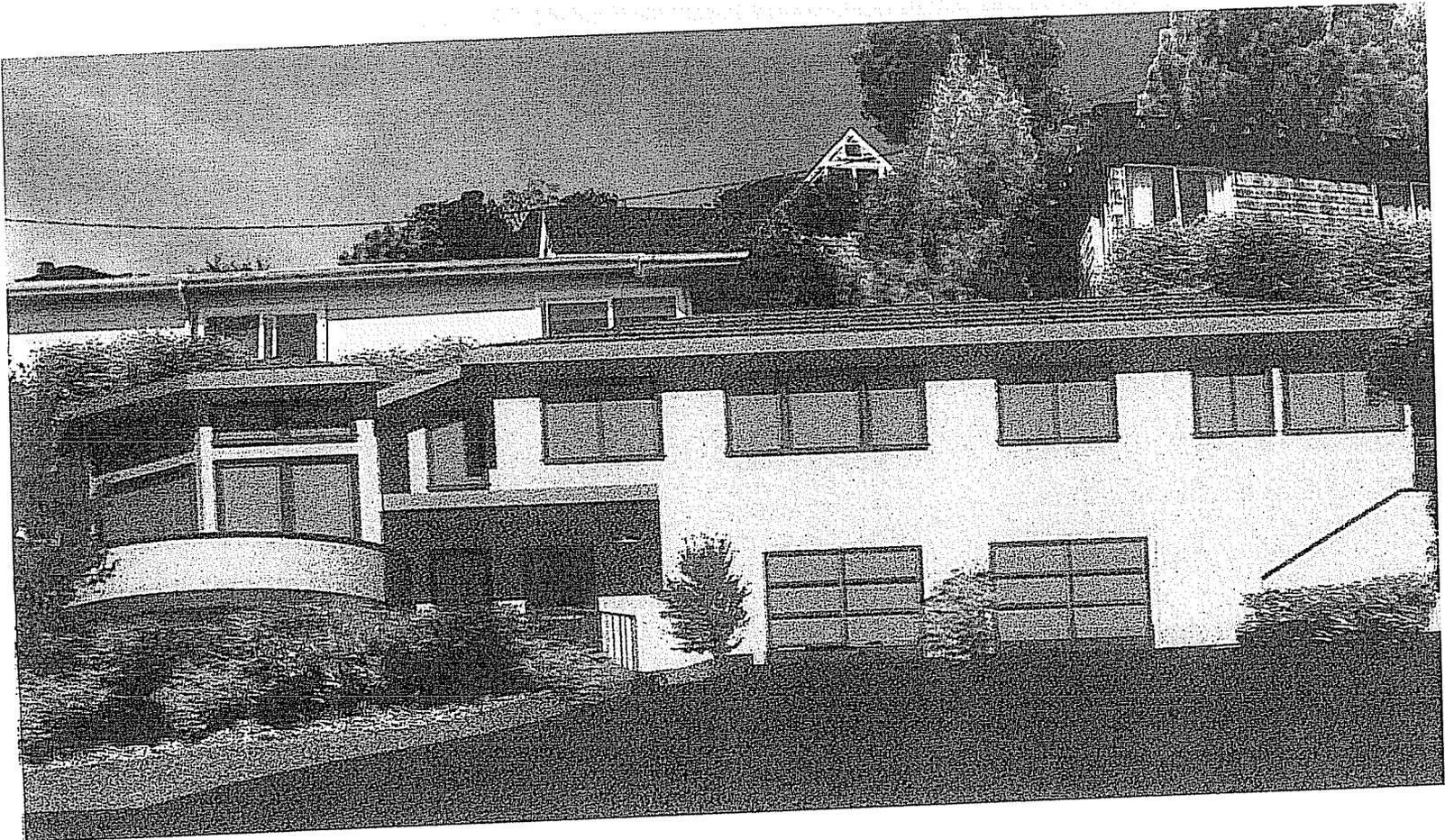
Shaper downlight



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EXHIBIT J
(1 PAGE)

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East Elevation

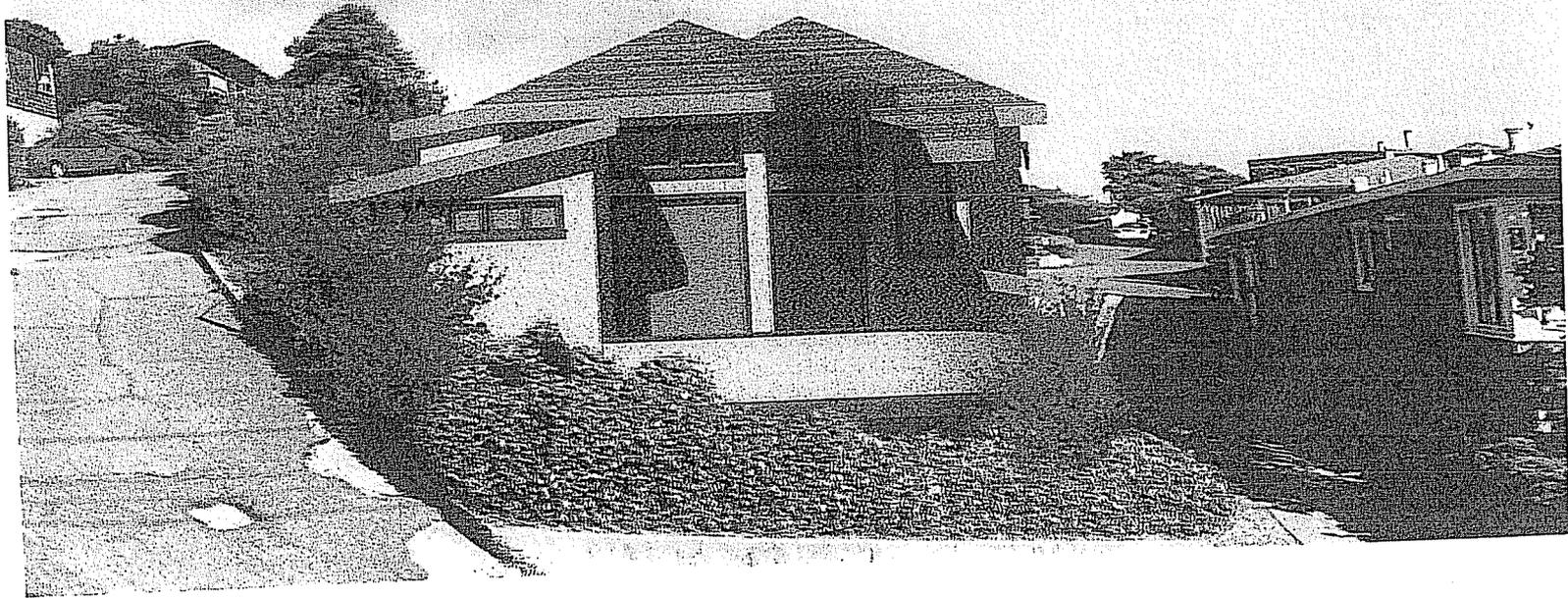
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MAY 1 2008

5A
137

666 Bridgeway, Sausalito, CA 94965
web: www.dkoarchitects.com tel: 415/332-0297 fax: 415/332-8869 email: john@dkoarchitects.com
A California Corporation

EXHIBIT K
(2 PAGES)



South Elevation

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MAY 19 2000

BY THE ARCHITECT
FOR THE CLIENT'S RECORD ONLY

PLANTING MATERIAL
600-A Locust

RECEIVED

CITY OF ANN ARBOR
COMMUNITY DEVELOPMENT DEPT

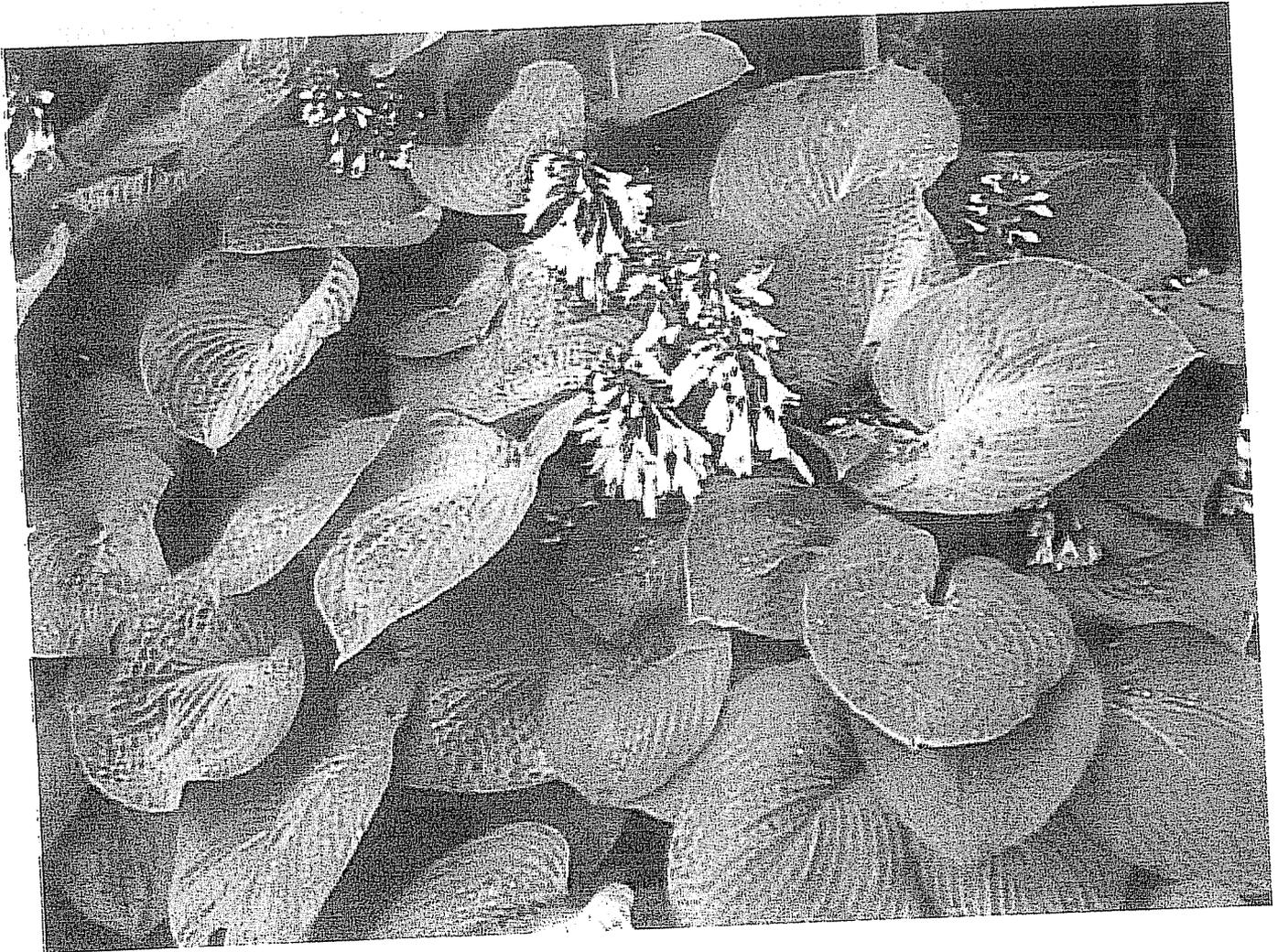


Purpurea
(acacia baileyana)

EXHIBIT L
(5 PAGES)

ITEM NO. 1 PAGE 83

PLANTING MATERIAL
600-A Locust



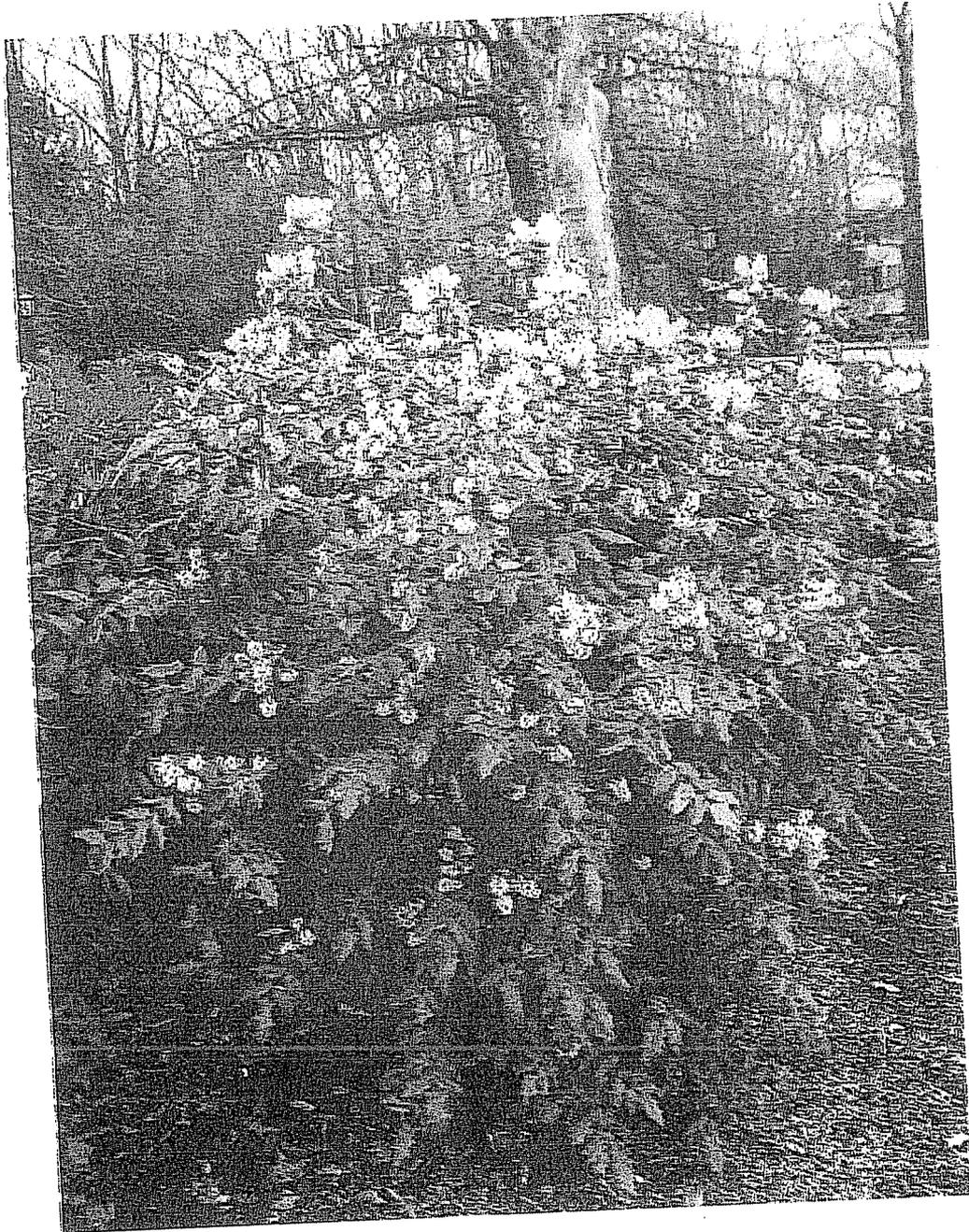
**Fragrant Plantain Lily
(hosta plantaginea)**

PLANTING MATERIAL
600-A Locust



Tiger Lily
(*lilium columbianum*)

PLANTING MATERIAL
600-A Locust



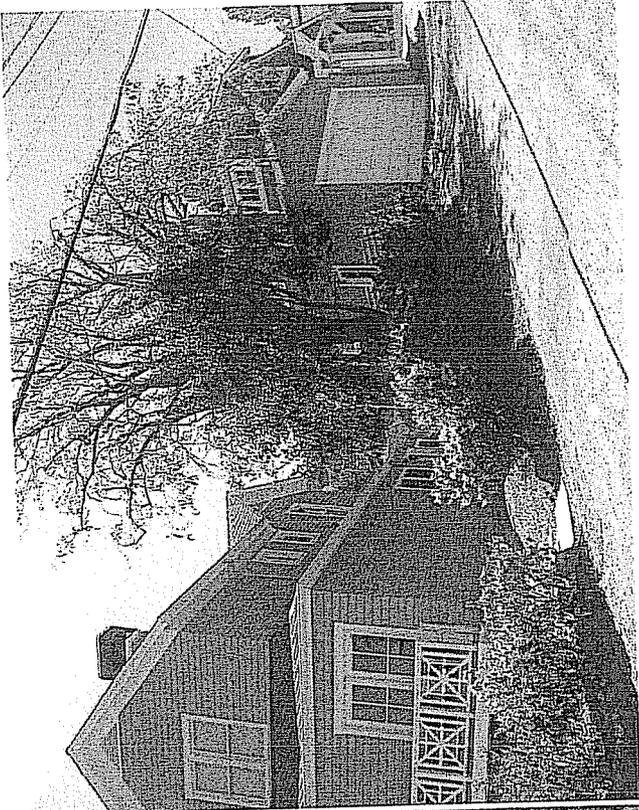
Long Leaf Mahonia
(mahonia aquifolium)

PLANTING MATERIAL
600-A Locust

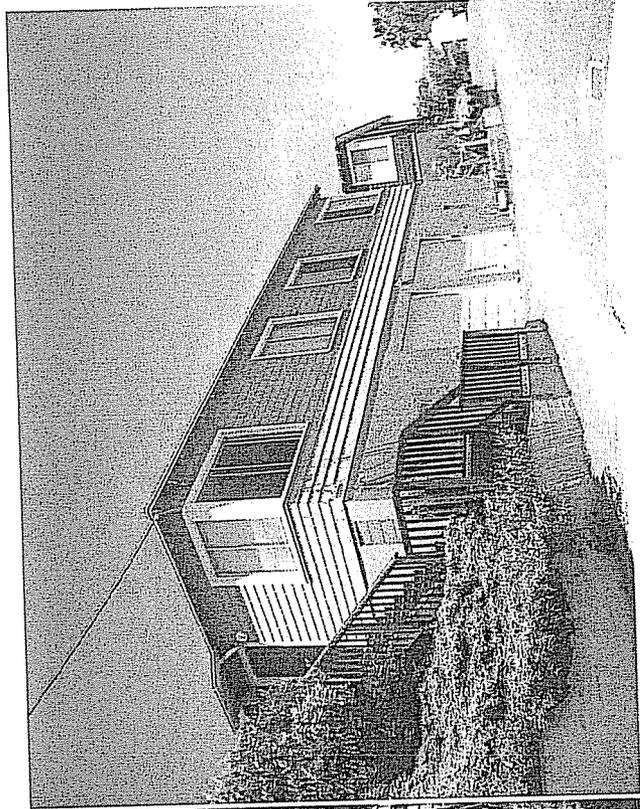


Wild Lilac
(ceanothus)

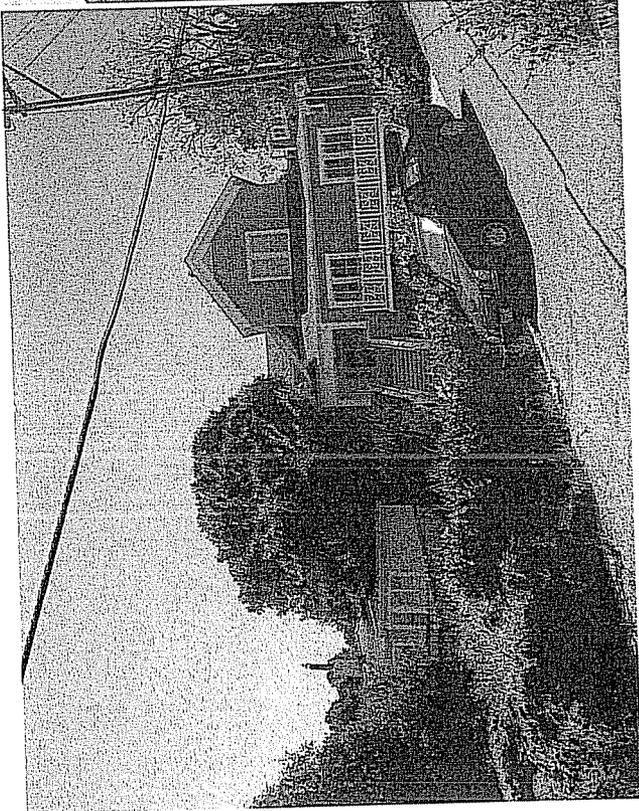
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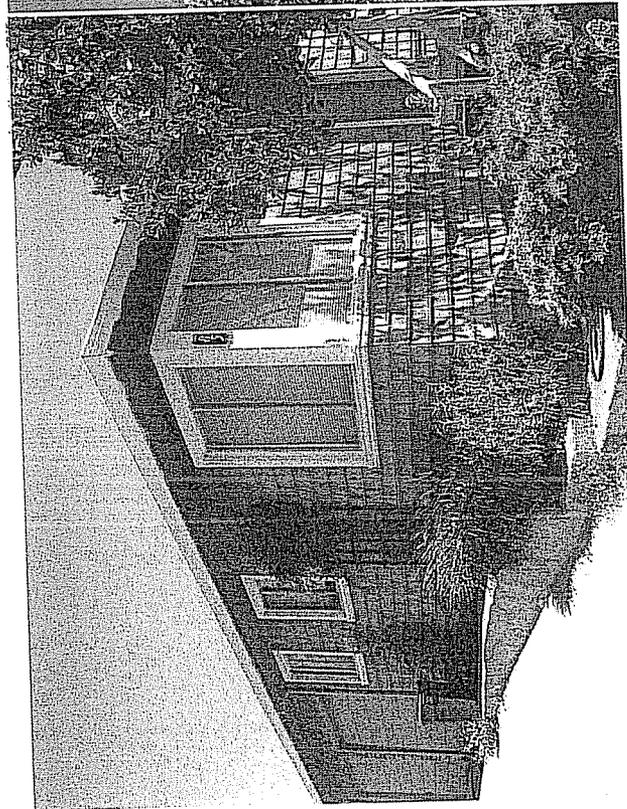
85 GIRARD AND 613 LOCKST



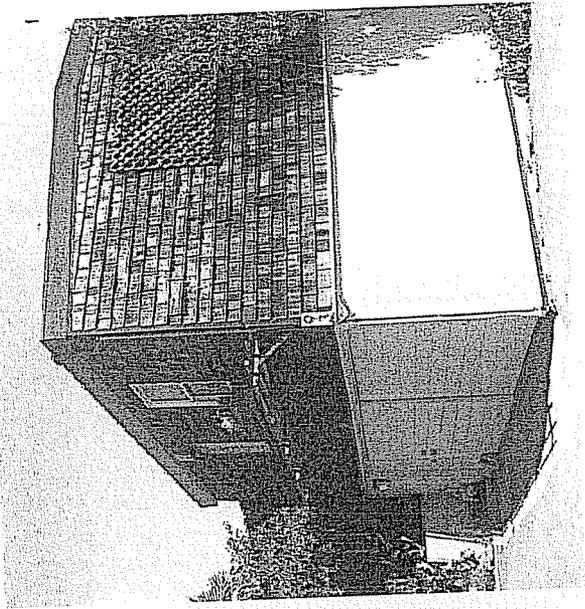
602 LOCKST



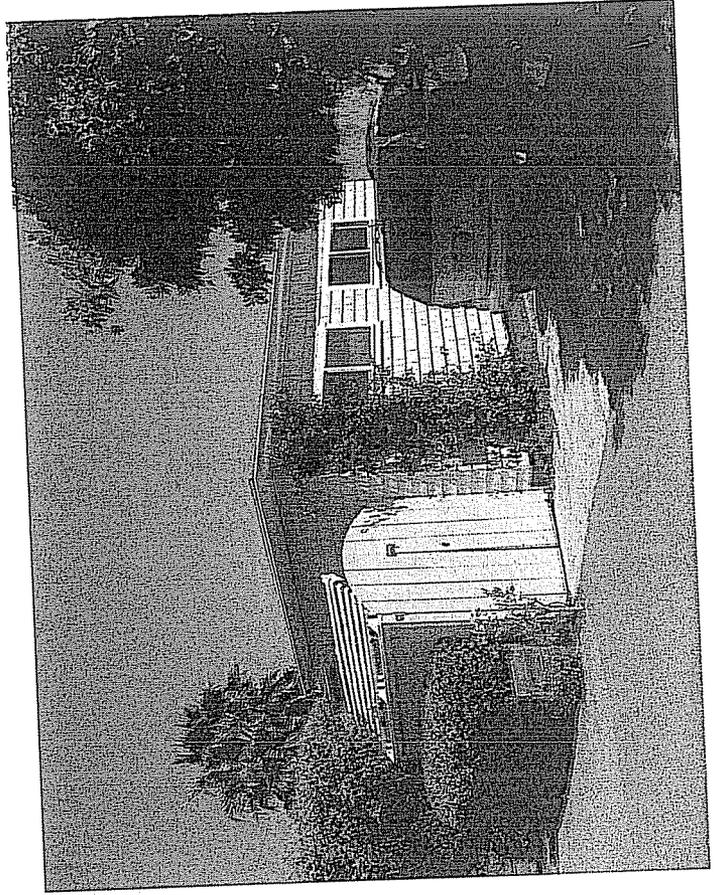
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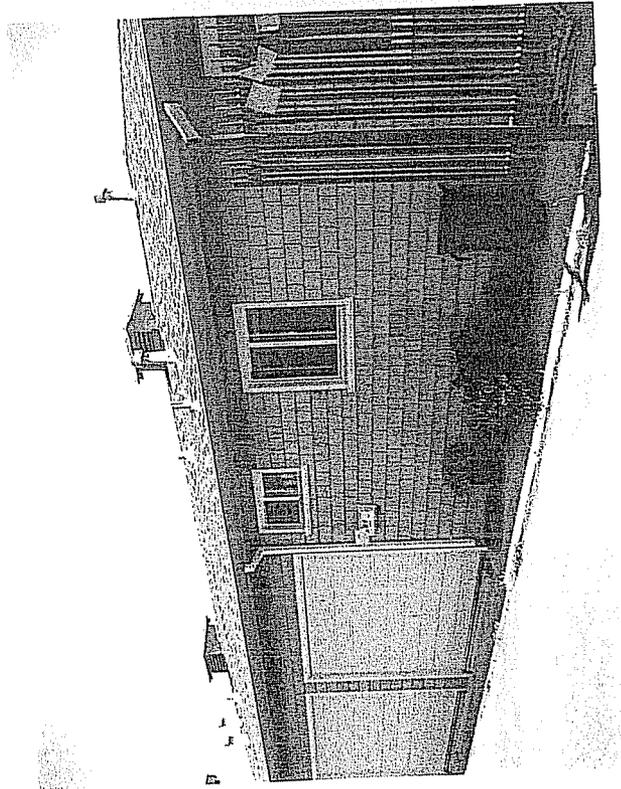
85 GIRARD



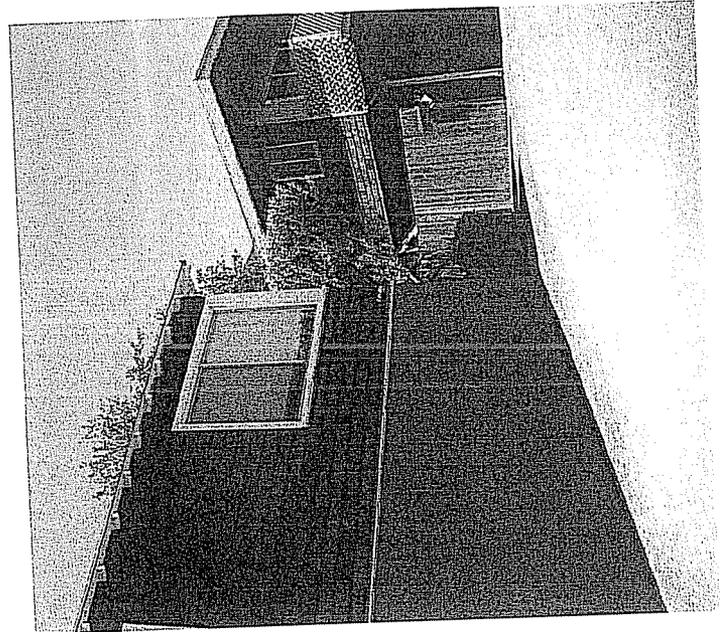
93 GIRARD



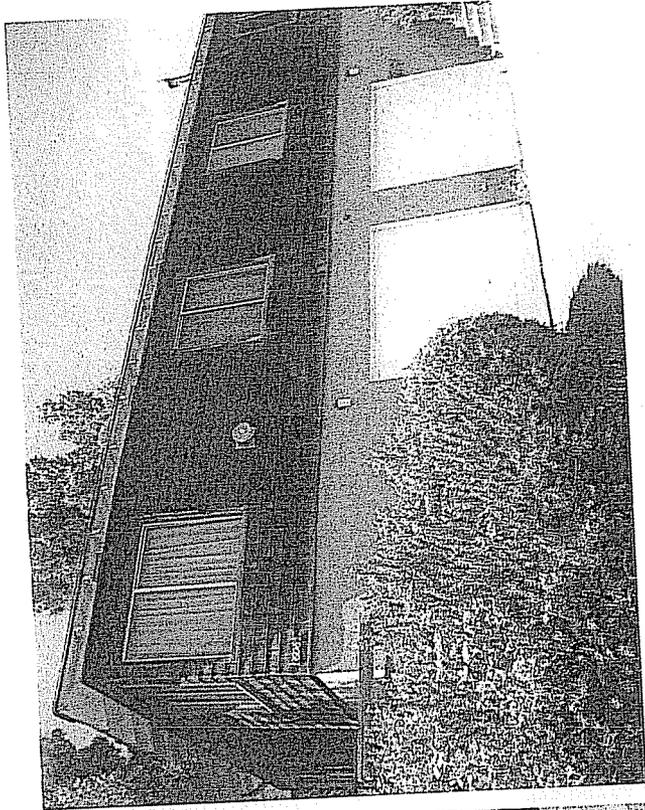
93 GIRARD



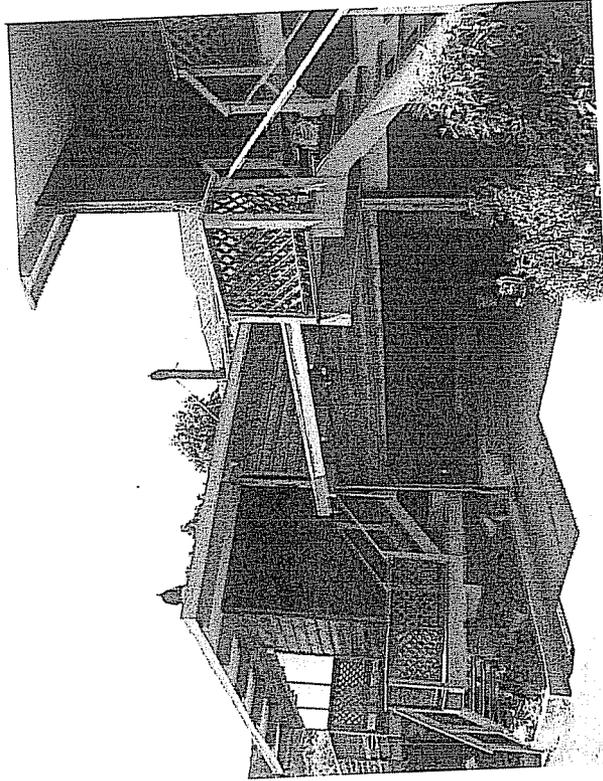
89 GIRARD



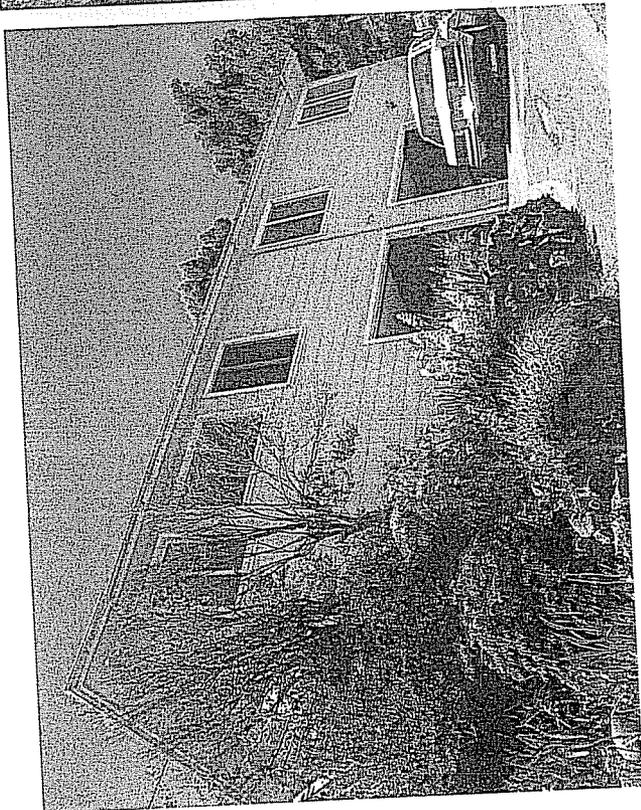
609 LOCKST



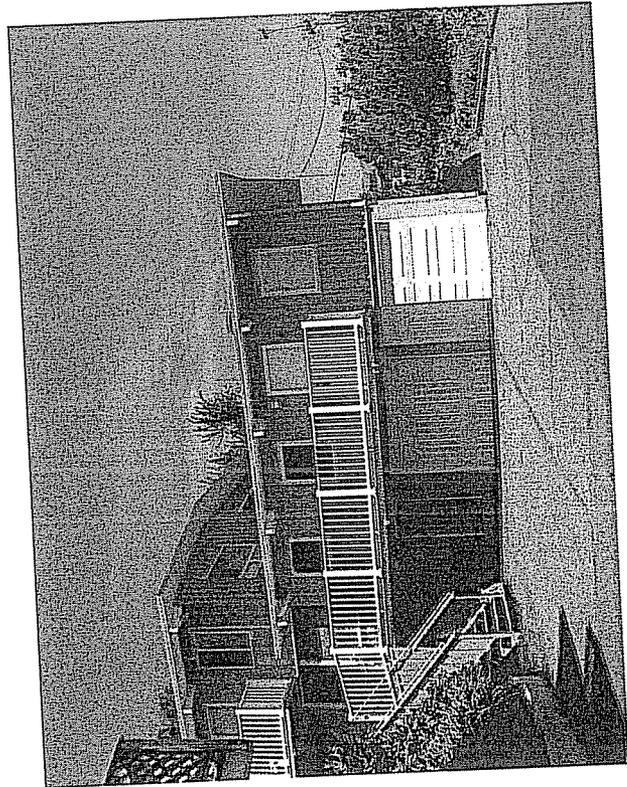
608 LOCKST



612 LOCKST



606 LOCKST



515 LITHO

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D O N A L D & A S S O C I A T E S
A R C H I T E C T & A S S O C I A T E S

5/14/09

FILED
MAY 18 2009
CITY OF SAUSALITO
COMMUNITY DEVELOPMENT DEPT

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

Re: 600-A Locust Street, Sausalito CA, 94965
APN: 064-211-27

Dear Commissioners:
We, as neighbors of Vanya Akraboff, have reviewed the plans dated ^{APRIL 21, 2009} ~~January 26, 2008~~ to construct an addition to her home at 600-A Locust Street. We have no objections to the design or location of the proposed addition. By signing this letter we are showing our support for approval of this project.

Sincerely,

Noshin Sarkis
Name

509, 511 Litho St
Address

5.14.09
Date

Additional comments:

EXHIBIT N
(3 PAGES)

O R C H I T E C T & A S S O C I A T E S

5-13-2009
~~5-13-2008~~

RECEIVED
MAY 14 2009
CITY OF SAUSALITO
COMMUNITY DEVELOPMENT DEPT

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

Re: 600-A Locust Street, Sausalito CA, 94965
APN: 064-211-27

Dear Commissioners:
We, as neighbors of Vanya Akrahoff, have reviewed the plans dated ~~January 26, 2008~~ ^{APRIL 27, 2009} to construct an addition to her home at 600-A Locust Street. We have no objections to the design or location of the proposed addition. By signing this letter we are showing our support for approval of this project.

Sincerely,

J. STIGGELBOUT
Name

[Signature]
Address

5-13-2009
Date

Additional comments:

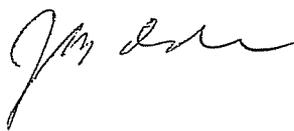
NO ISSUES WITH PROPOSED PLANS 5-13-09

J

LILI SCHINSING
PLANNER, CITY OF SAUSALITO

MY NAME IS JOHN BOLDEN. I AM THE OWNER OF PROPERTY AT 610-612 LOCUST, SAUSALITO. I AM CONCERNED ABOUT THE STUMP POLES AT 600 LOCUST. SPECIFICALLY, ONE POLE, APPARENTLY PART OF THE PROPOSED KITCHEN APPEARS TO ENCRoACH INTO THE 16 FOOT ROWWAY AND UTILITY EASEMENT DESCRIBED IN THE COVENANTS AND RESTRICTIONS. ALSO, THE PROPOSED BUILDING WALL WILL CREATE A BLIND SPOT DOWNHILL FROM THE PRIVATE DRIVE ONTO THE PUBLIC STREET, LOCUST. THE POLE SITS 22" FROM THE EXISTING CURB, POSSIBLY CREATING A SAFETY ISSUE.

JOHN BOLDEN
610-LOCUST
SAUSALITO, CA
415-332-1652



5/26/09

RECEIVED

MAY 26 2009

CITY OF SAUSALITO
COMMUNITY DEVELOPMENT

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**SAUSALITO PLANNING COMMISSION
RESOLUTION NO. 2009-26**

**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); and

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

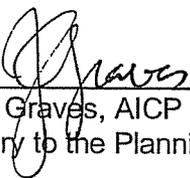
WHEREAS, the Planning Commission finds that, as conditioned herein, the proposed project complies with the requirements of the General Plan and Zoning Ordinance as described in the staff reports dated July 23, 2008 and June 3, 2009.

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 3rd day of June, 2009, by the following vote:

| | | |
|----------|---------------|----------------------------|
| AYES: | Commissioner: | Stout, Cox, Keegin, Keller |
| NOES: | Commissioner: | |
| ABSENT: | Commissioner: | Bair |
| ABSTAIN: | Commissioner: | |



Jeremy Graves, AICP
Secretary to the Planning Commission

ATTACHMENTS

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

5A
153

**ATTACHMENT 6
(15 PAGES)**

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. The eave on the southwestern side of the addition shall be reduced by one foot (1').
4. The landscaping plan shall be amended to provide low groundcover vegetation along the south and east portions of the parcel. The amended landscape plans shall be subject to the review and approval of the Community Development Director.
5. The southern corner of the parcel shall be cleared of vegetation and graded to improve the visibility at the intersection of Locust Street and the private driveway.
6. All exterior lighting shall be shielded and downward facing.
7. 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.
8. 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.
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. The project shall adhere to all recommendations in the Report Geotechnical Investigation, prepared by Robert Settgast, Geoengineering, Inc., dated January 21, 2008.

11. A construction staging plan and construction schedule shall be submitted for review and approval of the City Engineer or designee.
12. The construction geotechnical report shall be reviewed and approved by City Engineering staff.
13. A stormwater control plan shall be prepared that conforms to "Guidance for Applicants: Stormwater Quality Manual for Development Projects in Marin County."
14. 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.
15. 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.
16. 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.
17. 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

18. 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

