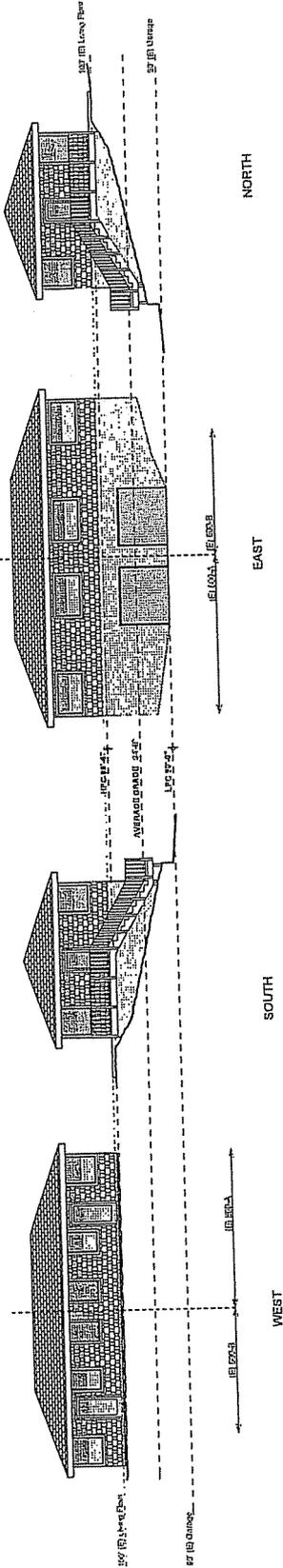


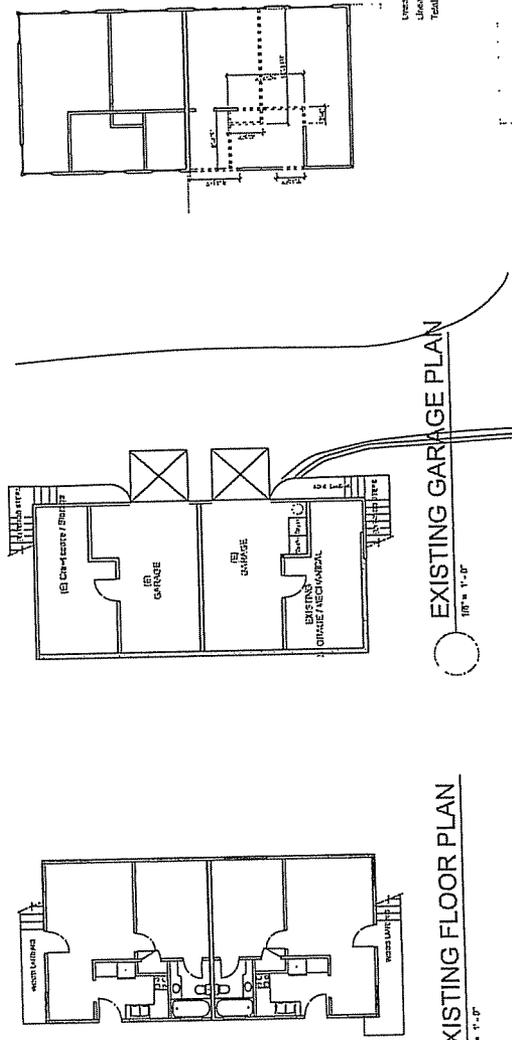
**REMDEL & ADDITON**  
 600 A LOCUST  
 SAUSALITO, 94965  
 A.P.N. 064-211-27

**D O N A L D O L S E N**  
 A S S O C I A T E S A R C H I T E C T S  
 600 BIRCHWAY, Sausalito, CA 94965 TEL: 415-223-9297 FAX: 415-273-4887 WWW: www.donaldolsen.com

**A0.1**  
 APR 21, 2009



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



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

**RECEIVED**

**APR 27 2009**

CITY OF SAUSALITO  
 COMMUNITY DEVELOPMENT DEPT

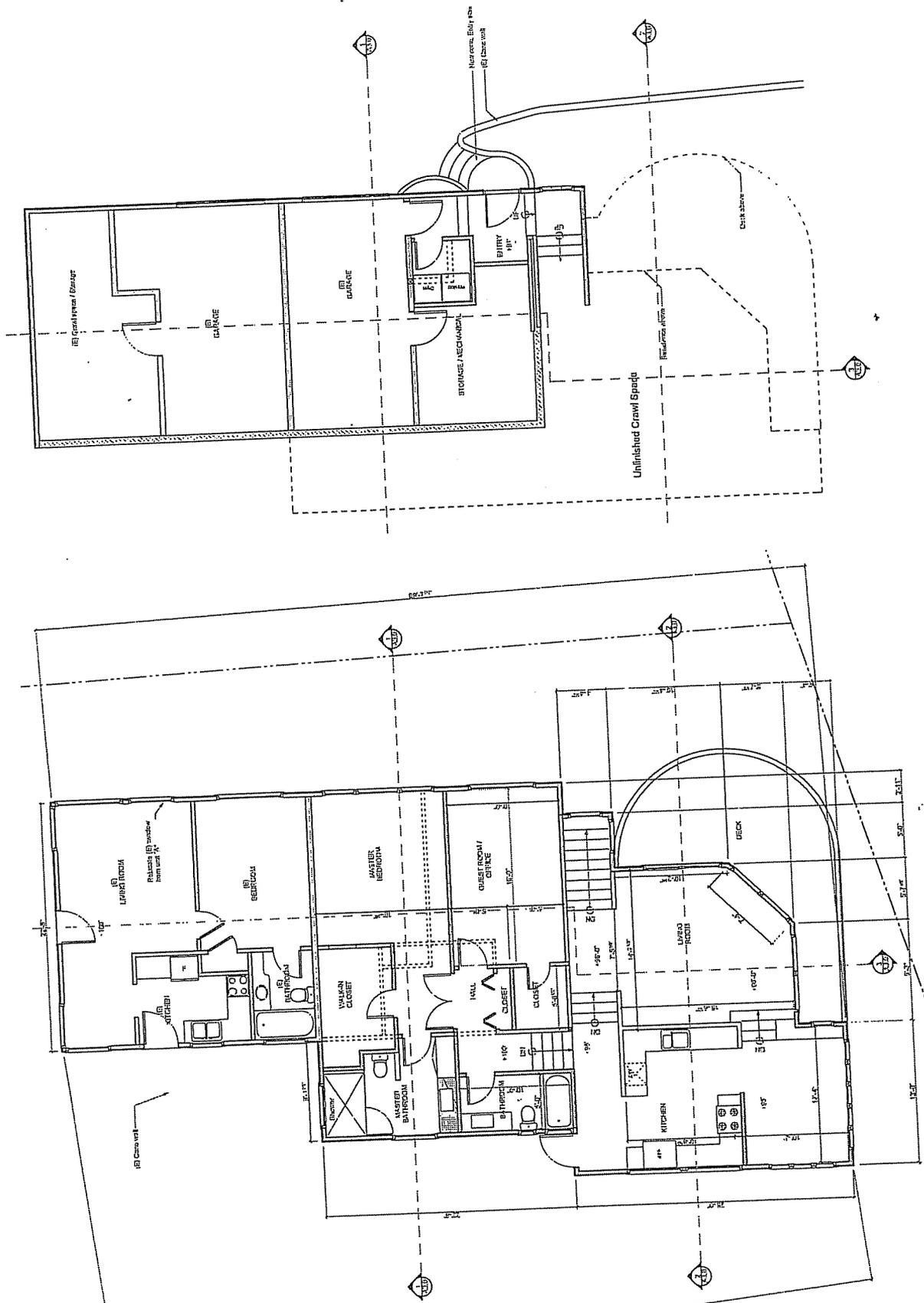


DONALD OLSEN ASSOCIATES ARCHITECTS  
 500 FIDGEMAN, SUITE 100, SAN FRANCISCO, CA 94116  
 TEL: 415.773.2277 FAX: 415.773.2278  
 WWW.DONALDOLSEN.COM

**REMODEL & ADDITON**  
 600 ALOCUST  
 SAUSALITO, 94965  
 A.P.N. 064-211-27

NO.	REVISIONS

**A1.0**  
 APRIL 14, 2009



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



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

APR 27 2009

CITY OF SAUSALITO  
 COMMUNITY DEVELOPMENT



**REMODEL & ADDITION**  
**600 A LOCUST**  
**SAUSALITO, 94965**  
 A.P.N. 064-211-27

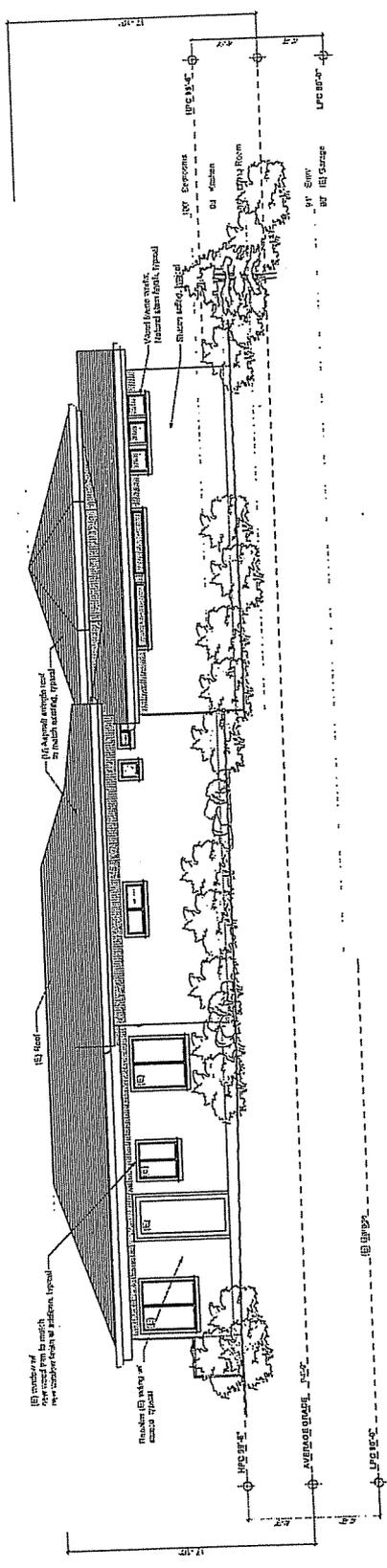
DONALD OLSEN ASSOCIATES ARCHITECTS  
 225 BAYVIEW, BEAVERLY, CA 94925 TEL: 415-772-2297 FAX: 415-772-4871 EMAIL: DON@DONOLSEN.COM

**A2.1**  
 APR 27, 2009

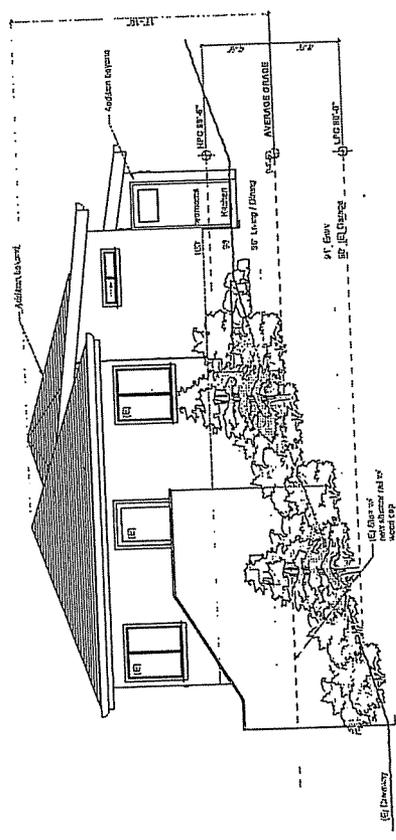
**RECEIVED**

**APR 27 2009**

CITY OF SAUSALITO  
 COMMUNITY DEVELOPMENT DEPT



**WEST ELEVATION**  
 SCALE: 1/4" = 1'-0"

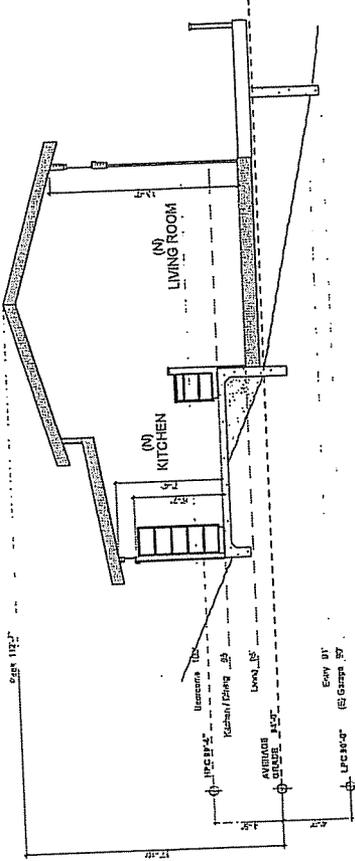
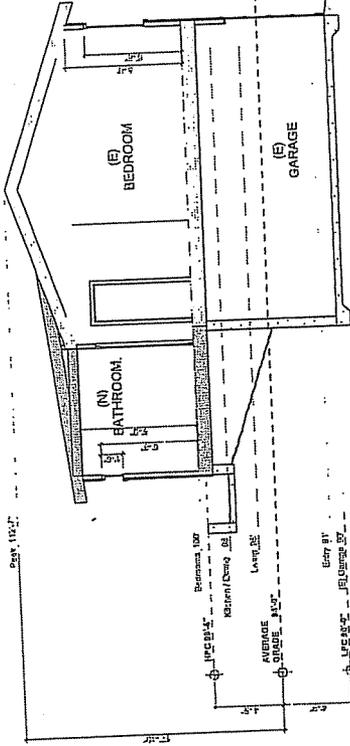


**NORTH ELEVATION**  
 SCALE: 1/4" = 1'-0"

RECEIVED

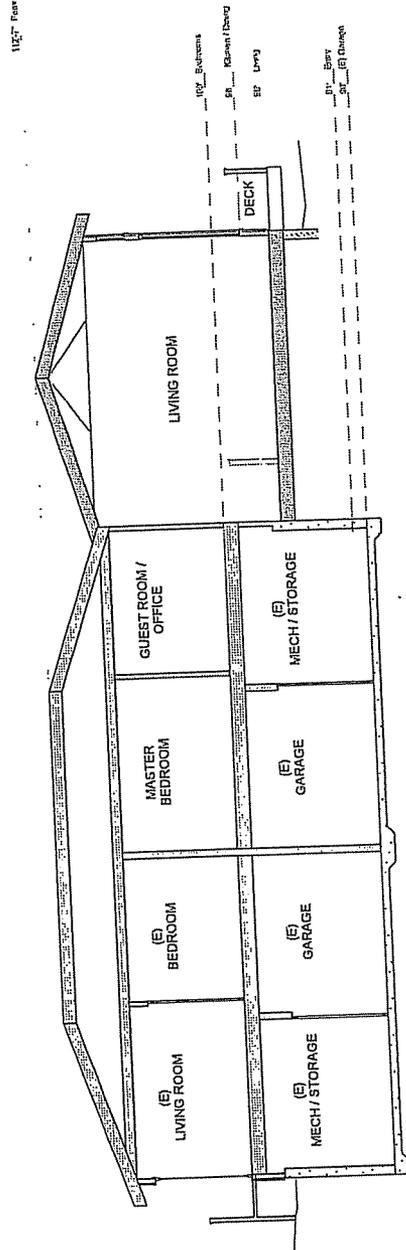
APR 27 2009

CITY OF SAUSALITO  
 COMMUNITY DEVELOPMENT DEPT.



Section 1  
SCALE: 1/8" = 1'-0"

Section 2  
SCALE: 1/8" = 1'-0"



Section 3  
SCALE: 1/8" = 1'-0"

EXCERPT FROM JULY 23, 2009 PLANNING  
COMMISSION MEETING

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

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

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  
11 **Presentation by Project Architect John McCoy**

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

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

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  
2 Mr. McCoy said he understands. A lot of these items have been discussed with  
3 the client; there are a lot of decisions that are outstanding. It's really hard to move  
4 to the next step until you get planning approval. The items he's listed as far as  
5 the general building and materials, the use of the flash and concrete are very  
6 common building practices today and they wanted to mention them to  
7 demonstrate the intent to develop, if not a completely green design and build, to  
8 the extent it is possible with this project.  
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** [ph?] lives with her husband John at 615 Locust, which is  
37 across the street from the proposed remodel and up the hill from Alicia and  
38 Casey. Her home is a 1906 shingled cottage; it's board and batten inside with  
39 original fir floors. It's part of a line of historic cottages on that side of the street.  
40 She is very interested in maintaining the character and charm of the street and its  
41 buildings. There's been a beautiful renovation of the house on the corner. Her  
42 main 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  
46 **Staff Report by Associate City Planner Brent Schroeder**

*DRAFT/UNAPPROVED*  
*Planning Commission Minutes*  
*July 23, 2008*  
*Page 25*

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**SAUSALITO PLANNING COMMISSION**  
**Wednesday, June 3, 2009**  
**Draft Minutes**

**Call to Order**

Chair Keller called the meeting to order at 6:30 p.m. in the Council Chamber of City Hall, 420 Litho Street, Sausalito.

Present: Chair Bill Keller, Commissioner Stafford Keegin,  
Commissioner Eric Stout, Commissioner Joan Cox

Absent: Vice Chair Bair, Attorney Mary Wagner

Staff: Community Development Director Jeremy Graves  
Associate Planner Lilly Schinsing, Contract Planner Brian Stanke

1. **DR 08-002, Approval of a Design Review Permit, Arrkaboff, 600A Locust Street, APN 064-211-27.** Construct a 904 square foot addition to one of the duplex units. 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 to 37% and the building coverage to 32%. The new addition extends the existing duplex unit toward Locust Street and includes a new deck. The Planning Commission previously considered the project on July 23, 2008.

Associate Planner Lilly Schinsing presented the Staff Report.

Commission questions of Staff:

- On the site plan the corner of the house is right on the curb with a 15' setback shown. Is that a permitted amount of setback under these circumstances? I am concerned a large delivery truck could hit that eave. *Staff responded there is an 8' easement that runs on both sides of the property. The story pole represents the extent of an eave, so the building edge will be about 2' in. The story pole appears to be in the right position in relationship to the curb, which is outside the easement area.*
- Is it true that the road actually runs through part of the property line? *Staff responded that is correct. The setback is taken from the property lines and there is a 5' setback, but since there is an 8' easement for a driveway there are no structures allowed in that easement.*
- Is it permissible to go right up to the edge of that easement, and where is that addressed in the ordinance? *Staff responded that is correct, the setbacks are measured from property lines. The Zoning Ordinance is silent on easements regarding the setbacks, so Staff's understanding is that the setbacks are taken from the property lines. Even if the setback was taken from the edge of the easement the building would still be outside of the setback.*

Presentation was made by the Applicant.

Commission questions and comments to the Applicant:

- 1 • Where the post is now, that's where the edge of the eave is, and you're saying  
2 a gutter is going to be out another 4-5" closer to the curb? *Applicant responded*  
3 *yes.*
- 4 • Do you have any concern about delivery trucks nicking the corner of that roof?  
5 *Applicant responded he did not have that concern, because it doesn't protrude*  
6 *beyond the curb or over the curb, the trucks wouldn't be riding right along the*  
7 *curb and they wouldn't be leaning past the curb.*
- 8 • On UPS trucks the side mirrors stick out about a foot on each side and they're  
9 about 6-8' up. *Applicant responded that is true, but when he thinks about*  
10 *regular curbs downtown where there is a lot of traffic, a lot of times there are*  
11 *sidewalks with pedestrians and street signs and lampposts and those are at the*  
12 *curb.*
- 13 • That road is pretty narrow though and there is not room for a truck and a car to  
14 go side-by-side. I'm sensitive to the potential for a structure high above the  
15 ground and a particularly low roof profile colliding with one another. *Applicant*  
16 *responded these are valid concerns and one solution would be they could*  
17 *reduce the overhang.*
- 18 • What is the pitch of the roof? *Applicant responded it is three and twelve.*
- 19 • Could you come up with a smaller overhand and/or a lower profile gutter?  
20 *Applicant responded they could do that.*
- 21 • Is the color of the stucco pewter? *Applicant responded yes and there should be*  
22 *a physical sample available.*

23  
24  
25 Commission question to Staff:

- 26 • Does the homeowner have the right where that easement line is to actually  
27 build the curb out to there? *Staff responded that is correct.*

28  
29 The public testimony period was opened.

30  
31 John Boldiss (phonetic), 610-612 Locust, indicated the following:

- 32 • Has lived uphill from the subject property 35 years.
- 33 • Has no problem with the project except for the house being so close to the curb.
- 34 • The drawing doesn't show the steepness of the grade. Someone sitting in a car  
35 cannot see around that corner, creating a blind spot. He has almost been hit  
36 there several times.
- 37 • It makes no sense to him that this is a 6,000 square foot lot. The proportion of it  
38 is being doubled, yet they need that one corner. Doesn't see how pulling that  
39 part back a few feet will reduce the owner's view, as has been claimed.
- 40 • Believes a truck will hit the house within a few years of it being built.
- 41 • Safety should win out over aesthetics or maximizing the envelope.

42  
43  
44 The public testimony period was closed.

45  
46 **Chair Keller moved and Commissioner Keegin seconded a motion to approve a**  
47 **Design Review Permit for a 760 square foot addition to an existing duplex located**  
48 **at 600 Locust Street with the following conditions added:**

- 49 • Grade the corner back.
- 50 • Revise the landscape and plant low-growing groundcover on the corner.

1       • Pull back the eave one foot.

2 **The motion passed 4-0.**

3

4

5 **Adjournment**

6 The meeting was adjourned at 9:18 p.m.

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Submitted by  
Jeremy Graves, AICP  
Community Development Director

Approved by  
Bill Keller  
Chair

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**CITY OF SAUSALITO  
NOTICE OF PLANNING COMMISSION PUBLIC HEARING  
FOR A DESIGN REVIEW PERMIT  
WITH HEIGHTENED DESIGN REVIEW**

DR 08-002

600A Locust

R-2-2.5 (Residential Two Family)

**PROJECT:** The applicant, Don Olsen, on behalf of property owner, Vanya Arrkaboff, requests Planning Commission approval of a Design Review Permit to construct a 904 square foot addition to one of the duplex units located at 600 Locust Street. 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 to 37% and the building coverage to 42%. The new addition extends the existing duplex unit toward Locust Street and includes a new deck. The project is subject to Heightened Review for exceeding 80% of the permitted building coverage limitations.

**MEETING DAY/TIME:** Wednesday, June 3, 2009, 6:30 P.M.

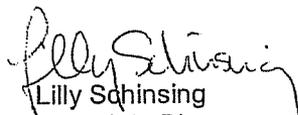
**LOCATION:** City Council Chambers, Sausalito City Hall, 420 Litho Street, Sausalito, CA 94965

**WHAT WILL HAPPEN:** You can comment on the project. The Planning Commission will consider all public testimony and decide whether to approve, deny, modify or continue the project. The Planning Commission may also decide whether further information and/or studies are required.

**IF YOU CANNOT ATTEND:** You can send a letter to Lilly Schinsing, Associate Planner, City of Sausalito, City Hall, 420 Litho Street, Sausalito, CA 94965. You can also hand deliver a letter to the Community Development Department prior to the public hearing. **Letters must be received by noon on Thursday, May 28<sup>th</sup> to be included in the Planning Commission packet.** *Materials which are submitted after the distribution of the agenda packet are available for public review at the Community Development Department during normal business hours, at the Planning Commission meeting, and at the City's website: [www.ci.sausalito.ca.us](http://www.ci.sausalito.ca.us) (subject to staff's ability to post the documents prior to the meeting).*

**FOR MORE INFORMATION:** You can contact Lilly Schinsing at the Community Development Department at (415) 289-4134 ([LSchinsing@ci.sausalito.ca.us](mailto:LSchinsing@ci.sausalito.ca.us)). You can also come to the Community Development Department office located in City Hall, 420 Litho Street to review the application materials. **The office is open from 7:30AM to 5:00PM Monday through Thursday and from 7:30 to noon every Friday.**

**SIGNED**

  
Lilly Schinsing  
Associate Planner

At the above time and place, all letters received will be noted and all interested parties will be heard. If you challenge in court the Planning Commission application, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing (Government Code Section 65009(b)(1&2)).

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

*last prepared 05-20-09* | *City Hall 05-20-09*  
*made of 05-20-09* | *posted 05-20-09*

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183

**ATTACHMENT 9  
(# PAGES)**

GOODSON CHRISTINE M  
PO BOX 3070  
SAUSALITO, CA 94965

SHIREK ALAN F &  
PO BOX 597  
SAUSALITO, CA 94965

MCDUGAL WILLIAM M TR  
PDS SERVICES INC  
ARLINGTON, TX 76094

KETCHUM SMITH ADRON III  
344 BEACH RD  
BELVEDERE, CA 94920

NELSON ELIZABETH C TR  
1014 CRAGMONT AVE  
BERKELEY, CA 94708

SCHAFFER WILHELM &  
124 LA MESA DR  
BURLINGAME, CA 94010

KEIZER JAN D  
172 PRINCE ROYAL DR  
CORTE MADERA, CA 94925

BEIFUSS ROBERT B  
PO BOX 396  
FAIRFAX, CA 94930

CAZNEAU LLC  
26045 MOODY RD  
LOS ALTOS, CA 94022

MONTEGANI THOMAS R  
1830 E YOSEMITE AVE - 161B  
MANTECA, CA 95336

SCHOU ERIC J 1/2  
11 KING ST  
MILL VALLEY, CA 94941

BERNSTEIN IRVING &  
320 CARRERA DR  
MILL VALLEY, CA 94941

VAN DYKE KATHRYN A TR &  
425 LA VERNE AVE  
MILL VALLEY, CA 94941

SALKHI ARASH /TR/  
9 ALPINE RD  
NOVATO, CA 94945

BAKER PETER C &  
PO BOX 1654  
ROSS, CA 94957

KETCHUM SMITH A III  
10 CALIFORNIA ST  
SAN FRANCISCO, CA 94111

RUSSO LAWRENCE A  
3077 17TH ST  
SAN FRANCISCO, CA 94110

DOLAN ROBERT J TR  
423 CORBETT AVE  
SAN FRANCISCO, CA 94114

KETCHUM SMITH  
49 DRUM ST  
SAN FRANCISCO, CA 94111

MARCHETTI RICHARD J TR  
45 BELLEVUE AVE  
SAN RAFAEL, CA 94901

HEDGES DAVID M /TR/ &  
PO BOX 6306  
SAN RAFAEL, CA 94903

BECK PAUL R  
1160 BEASLEY WAY  
SONOMA, CA 95476

U S BANK NA  
180 E FIFTH ST  
ST PAUL, MN 55154

OMLIN KENNY /TR/  
760 WESLEY AVE  
VACAVILLE, CA 95688

OMLIN KENNY /TR/  
760 WESLEY AVE  
VACAVILLE, CA 95688

LEASKOU BETTY A /TR/  
25150 BROOKTRAILS DR  
WILLITS, CA 95490

PROUTY TIMOTHY R &  
112 CAZNEAU AVE  
SAUSALITO, CA 94965

FARNHAM BENJAMIN L TR ETAL  
123 GIRARD AVE  
SAUSALITO, CA 94965

SIMOWITZ CAROL /TR/  
16 CAZNEAU AVE  
SAUSALITO, CA 94965

HACKNEY BRIAN J  
18 FILBERT AVE  
SAUSALITO, CA 94965

JACKSON ALICE /TR/  
211 BONITA ST  
SAUSALITO, CA 94965

GOLDSCHMIDT JO ANN  
24 FILBERT ST  
SAUSALITO, CA 94965

ROBINSON JAMES W &  
25 FILBERT AVE  
SAUSALITO, CA 94965

WEINSTEIN MARLENA /TR/  
305 BONITA ST  
SAUSALITO, CA 94965

HASSON KIRKE M  
318 BONITA ST  
SAUSALITO, CA 94965

DATES EMMETT H &  
33 FILBERT AVE  
SAUSALITO, CA 94965

NG DONALD T M &  
34 FILBERT AVE  
SAUSALITO, CA 94965

DALTON SUSAN TR  
35 FILBERT AVE  
SAUSALITO, CA 94965

GARCIA RAMON &  
424 LOCUST ST  
SAUSALITO, CA 94965

JOHN M STIGGELBOUT LIVING TRUST  
480 GATE FIVE RD - 210  
SAUSALITO, CA 94965

FRANK SUSAN D  
500 TURNEY ST  
SAUSALITO, CA 94965

SMILEY WILLIAM H TR L/E ETAL  
504 TURNEY ST  
SAUSALITO, CA 94965

RUSU ALLYSON  
515 LITHO ST  
SAUSALITO, CA 94965

AKRABOFF VANYA  
600 A LOCUST ST  
SAUSALITO, CA 94965

FLEISHMAN PHILLIP B & TR  
607 SAUSALITO BLVD  
SAUSALITO, CA 94965

LEACH CASEY C /TR/&  
613 LOCUST RD  
SAUSALITO, CA 94965

HANSON DAVID H  
614 LOCUST RD  
SAUSALITO, CA 94965

RICKS MARY L /TR/  
616 LOCUST ST  
SAUSALITO, CA 94965

CHILDS DOUGLAS S /TR/ &  
617 A LOCUST RD  
SAUSALITO, CA 94965

CLARK ROBIN D /TR/ &  
619 LOCUST ST  
SAUSALITO, CA 94965

LAVINE MATTHEW J /TR/ &  
620 LOCUST RD  
SAUSALITO, CA 94965

KRENZ JENIFER  
622 LOCUST RD  
SAUSALITO, CA 94965

BADGER MARGARET R /TR/  
625 LOCUST RD  
SAUSALITO, CA 94965

WIBROE KNUD TR &  
626 LOCUST RD  
SAUSALITO, CA 94965

CHAPIN JENNIFER  
66 GIRARD AVE  
SAUSALITO, CA 94965

KRAMER ROBERT F &  
79 GIRARD AVE  
SAUSALITO, CA 94965

KRAMER ROBERT F &  
79 GIRARD AVE  
SAUSALITO, CA 94965

HEISSE JOHN R II &  
8 WOLFBACK RIDGE  
SAUSALITO, CA 94965

SCHULTZ AMELIA  
93 GIRARD AVE  
SAUSALITO, CA 94965

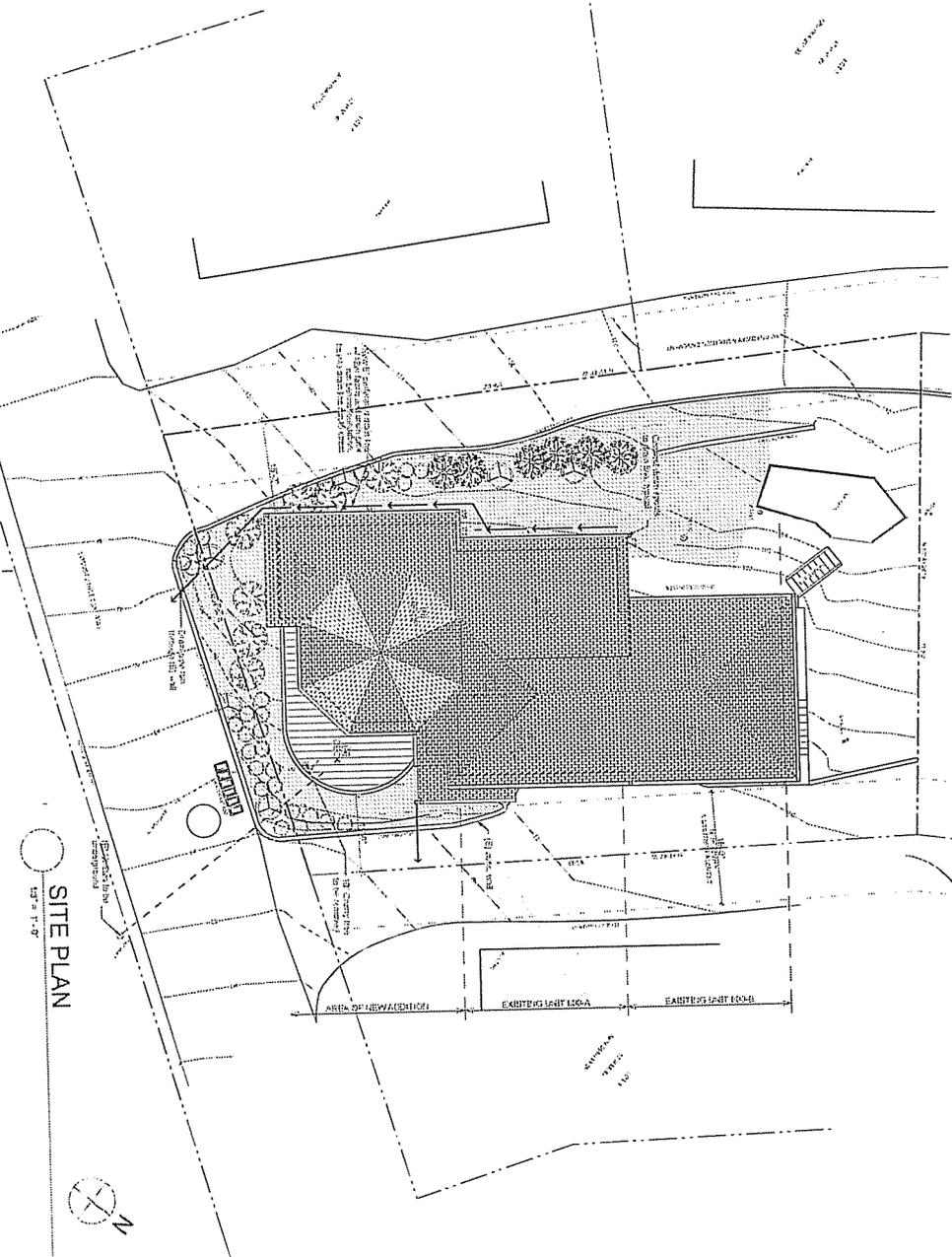
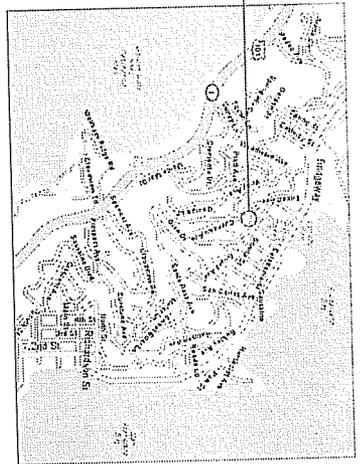
DU PAR ELIZABETH A  
PO BOX 1074  
SAUSALITO, CA 94966

BOLDES JOHN  
PO BOX 1532  
SAUSALITO, CA 0

HARIRI FARNOOSH /TR/  
PO BOX 177  
SAUSALITO, CA 94965

# APPROVED PLANS (APPROVED JUNE 3, 2004)

SITE



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

**OWNER**  
SUNSHINE REALTY  
5000 SUNSHINE BLVD  
SAN JOSE, CA 95128

**CONSULTANTS**  
SUNSHINE REALTY  
5000 SUNSHINE BLVD  
SAN JOSE, CA 95128  
TEL: 408.253.8888  
FAX: 408.253.8888  
WWW.SUNSHINEREALTY.COM

**PROJECT INFORMATION**  
PROJECT NAME: REMODEL & ADDITON  
PROJECT ADDRESS: 600 A LOCUST, SAN JOSE, CA 95128

**AP.N.** 064-211-27  
**ZONING** R222L  
**CONSTRUCTION TYPE** 2A  
**PARCEL SIZE** 6538 sq. ft. (20' x 326' (area approved))  
**DWELLING UNITS** 4 units

**SETBACKS**  
FRONT: 10' 0"  
SIDE: 10' 0"  
REAR: 10' 0"

**HEIGHT** 11'-4 1/2"  
**HIPPOCRUS SURFACE**  
START: 1142.91 ft  
FINISH: 1137.00 ft  
TOTAL: 5.91 ft = 5'-10 3/4"

**LOT COVERAGE**  
EXISTING: 13.0%  
APPROVED: 1.00%  
TOTAL: 14.00%

**FLOOR AREA**  
EXISTING: 10,000 sq. ft.  
TOTAL: 11,500 sq. ft.

**SHEET INDEX**  
A01: Site Plan  
A02: Grading Plan  
A03: Foundation & Existing Blockwork  
A04: Floor Plan  
A05: Elevation  
A06: Section  
A07: Details

**PLANTING LEGEND**

- AMLANONE AMBOULA (SASAKTOON)** - 50cm x 50cm
- MANOHIA AQUIFOLIUM (LONG LEAF MANOHIA)** - 8" x 8" gallon
- NIGELLA PLANTAGINIFOLIA (FRAGRANT PLANTAIN LILY)** - Twelve 5 gallon
- ACAIIDA BALEEVNA (PINEAPPLE)** - 8" x 12" gallon
- TIGER LILY (LILYUM COLUMBARIUM)** - Ten gallon
- CEANOTHUS (WILD DAZY)** - Ground cover, 8" x 12" OCCV

ATTACHMENT 10  
(2 PAGES)

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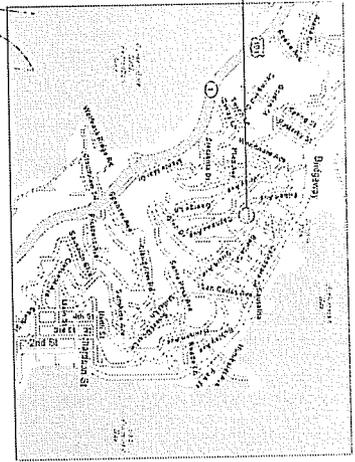
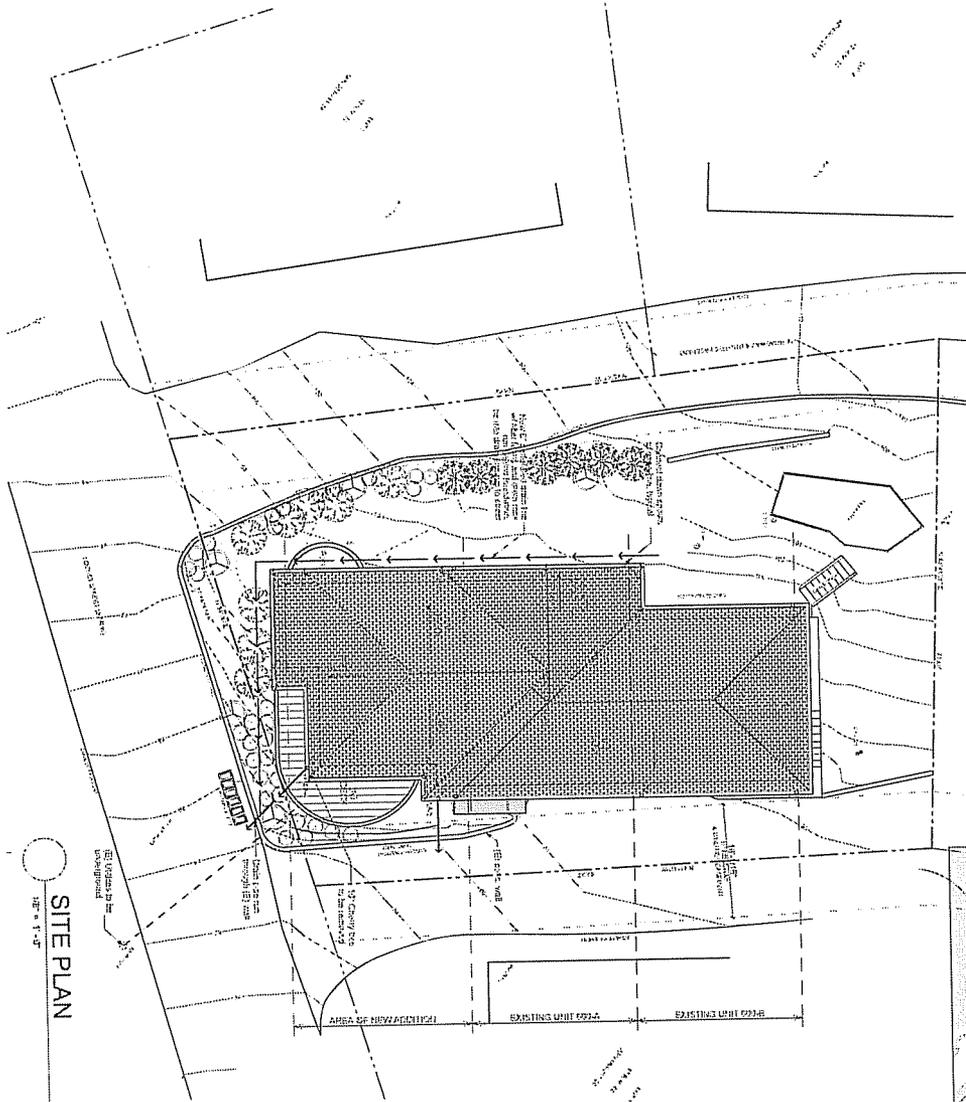
D O L S  
S A R C H I T

**REMODEL & ADDITON**  
600 A LOCUST  
SAUSALITO, 94965  
A.P.N. 064-211-27

**A0**  
April 21, 2004



**SUPERSEDED PLANS**  
 (SUBMITTED FOR JULY 23 2006  
 PLANNING COMMISSION  
 MEETING)



**SITE PLAN**  
 SHEET 1 OF 2

**STORY POLE SCHEDULE**

STORY	POLE	HEIGHT
1	1st	10'-0"
2	2nd	10'-0"
3	3rd	10'-0"
4	4th	10'-0"
5	5th	10'-0"
6	6th	10'-0"
7	7th	10'-0"
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99	99th	10'-0"
100	100th	10'-0"

**PLANTING LEGEND**

	ANTHURUS ALBERTI (SASKATCHEWAN)
	MORNING AGAVE (LONG LEAF MORNING)
	MORNING AGAVE (FRAGRANT PLANTAIN LILY)
	ACER CINNABLA (HARD MAPLE)
	TIGER LILY (LILY COLUMBINE)

**SHEET INDEX**

NO.	DESCRIPTION	DATE
1	Site Plan	10/10/05
2	Site Plan	10/10/05
3	Site Plan	10/10/05
4	Site Plan	10/10/05
5	Site Plan	10/10/05
6	Site Plan	10/10/05
7	Site Plan	10/10/05
8	Site Plan	10/10/05
9	Site Plan	10/10/05
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71	Site Plan	10/10/05
72	Site Plan	10/10/05
73	Site Plan	10/10/05
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87	Site Plan	10/10/05
88	Site Plan	10/10/05
89	Site Plan	10/10/05
90	Site Plan	10/10/05
91	Site Plan	10/10/05
92	Site Plan	10/10/05
93	Site Plan	10/10/05
94	Site Plan	10/10/05
95	Site Plan	10/10/05
96	Site Plan	10/10/05
97	Site Plan	10/10/05
98	Site Plan	10/10/05
99	Site Plan	10/10/05
100	Site Plan	10/10/05

**PROJECT INFORMATION**

OWNER	1000 S. 100th St., Suite 100, Anchorage, AK 99515
CONSULTANTS	1000 S. 100th St., Suite 100, Anchorage, AK 99515
PROJECT INFORMATION	1000 S. 100th St., Suite 100, Anchorage, AK 99515
A.P.N.	064-211-27
ZONING	R-2.5
CONSTRUCTION TYPE	SI
PARCEL SIZE	0.2500 AC. (10,890 SQ. FT.)
DWELLING UNITS	10
SETBACKS	FRONT: 10'-0" SIDE: 5'-0" REAR: 10'-0"
HEIGHT	30'-0"
INTERIORS	1000 S. 100th St., Suite 100, Anchorage, AK 99515
SETBACKS	FRONT: 10'-0" SIDE: 5'-0" REAR: 10'-0"
FLOOR AREA	1000 S. 100th St., Suite 100, Anchorage, AK 99515

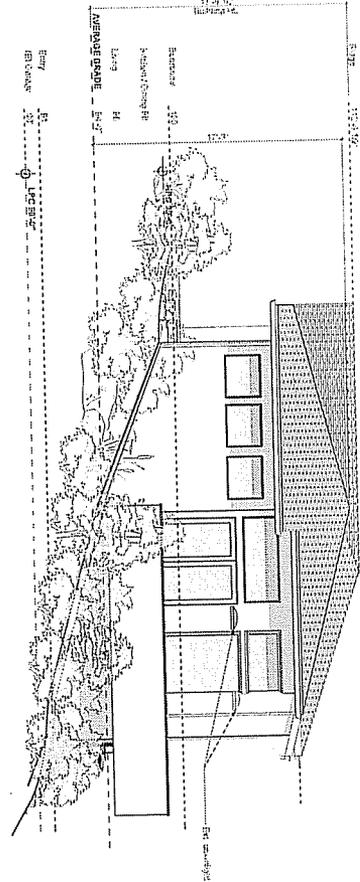
**ATTACHMENT II**  
**(2 PAGES)**

**5A 189**  
 ARCHITECT

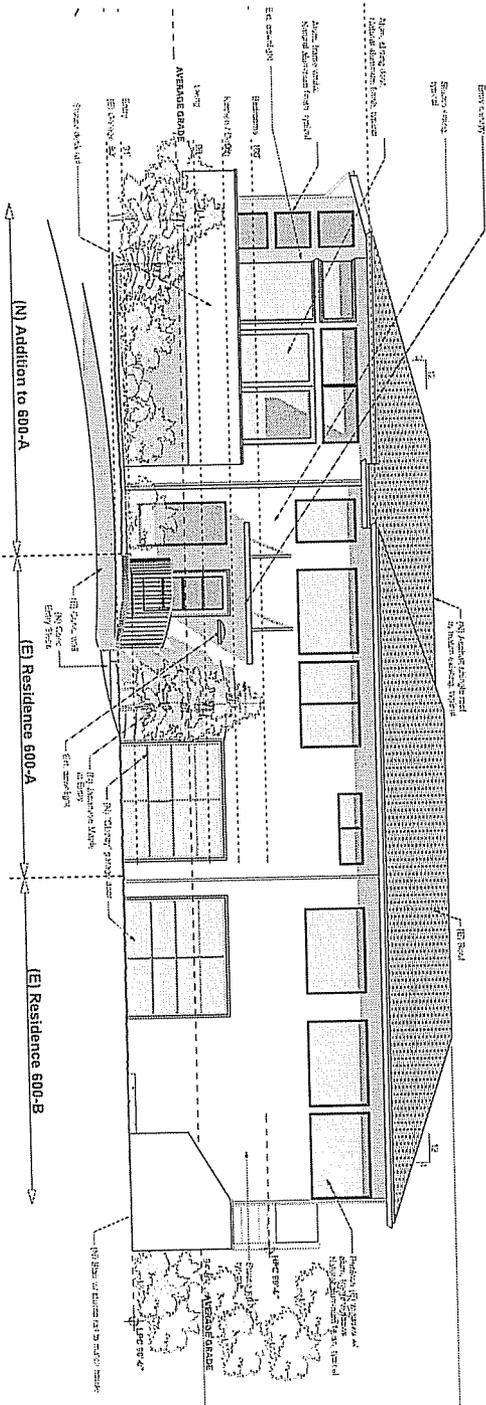
**A0**  
 1000 S. 100th St., Suite 100, Anchorage, AK 99515

**REMODEL & ADDITON**  
 600 A LOCUST  
 SAUSALITO, 94965  
 A.P.N. 064-211-27

**SUPERSEDED PLANS  
(SUBMITTED FOR SWM 23, 2005)  
PLANNING  
COMMISSION  
MEETING**



South Elevation



East Elevation

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

NEIGHBORS APPROVALS  
& COMMENTS,

S E N  
RECEIVED  
JUL 14 2009  
CITY OF SAUSALITO  
COMMUNITY DEVELOPMENT

July 7, 2009

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

IN TALKING TO NEIGHBORS,  
I'VE FOUND THAT ROBERT  
WAS DISHONEST AND  
MISLEADING TO CREATE  
A CASE AGAINST ME AND  
MISINFORMED THEM + ME TO  
HIS BENEFIT.

Re: 600-A Locust Street, Sausal  
APN: 064-211-27

Dear Council members:

We, as neighbors of Vanya Akraboff, have reviewed the plans dated April 21, 2009 which received unanimous approval from the Planning Commission on June 03, 2009. These plans show the approved design 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.

①



Name

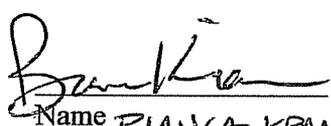
619 LOCUST RD  
Address

7/8/09  
Date

Additional comments:

ROBIN CLARK

②



Name BIANCA KRAMER

7<sup>th</sup> GILMAN  
Address

7/9/09  
Date

Additional comments:

After speaking & reviewing Vanya's plan, our impression is favorable. Our agreement was that she would cover the facade of her deck that faces our home with enough foliage to make the deck less visible from our home.

Name

Address

Date

Additional comments:

ATTACHMENT 12  
(3 PAGES)

Continued -

5A  
191

JUL 14 2009  
CITY OF SAUSALITO  
COMMUNITY DEVELOPMENT

3) ALAN SHIREK 602 LOCUST ST, SAUSALITO 7/9/09  
Name Address Date

Additional comments:  
We really like these plans. This home will greatly improve our street.

7) Kathy Shuck 603 Locust St, Sausalito 7/9/09  
Name Address Date

Additional comments:  
\_\_\_\_\_  
\_\_\_\_\_

4) Joey Childs 617 Locust 7-11-09  
Name Address Date

Additional comments:  
\_\_\_\_\_  
\_\_\_\_\_

5) Arcia Leach 613 Locust 7-11-09  
Name Address Date

Additional comments:  
We welcome the remodel of Vanya's home as long as it stays true to the storyboards.

6) Jennifer McHugh 1002A Locust St 7.11.09  
Name Address Date

Additional comments:  
\_\_\_\_\_  
\_\_\_\_\_

Continued →

8) Brian Collins 89 Girard Ave 7/12  
Name Address Date

Additional comments:  
Cooker great!

9) Katherine Doyle 6003 Locust St. 7/12  
Name Address Date  
KATHERINE DOYLE

Additional comments:

10) Elizabeth A. Dufan 107 Girard Avenue aka 501 Linden Street 7/13/09  
Name Address Date

Additional comments:  
looks good!

11) JOHN BOLDUS AT 610 LOCUST HAS SIGNED AN ATTACHED APPROVAL FORM WITH A CONDITION OF MOVING DINING ROOM WALL. WE HAVE A CONTRACTUAL AGREEMENT.  
(SEE ENCLOSED)

12) JACKIE HEDGES AT 608 LOCUST HAS APPROVED VERBALLY, WITH THE ABOVE CONTRACT IN PLACE, AND WILL WRITE YOU A NOTE. 7/13/09  
Name Address Date

RECEIVED

JUL -7 2009

VANYA AKRABOFF

CITY OF SAUSALITO  
COMMUNITY DEVELOPMENT DEPT

600 A Locust Road, Sausalito, California 94965

COPY

Dear Robert,

In response to your recent letter:

John McCoy has been communicating with you regarding your appeal to my approved remodel. He has offered, as a compromise, planting a tree on your property; neither the retaining wall nor gate you've requested impact privacy from my proposed addition.

Over the past 2 years, I have invited community outreach in the form of letters and open houses several times to discuss the plans for both the original design and the current design. In addition, I and my architects have held meetings with neighbors on numerous occasions, you included. Also, Lilly Schinsing and John and I held two community meeting opportunities at the site before the recent hearing. The City mailed invitations to all surrounding homeowners, including you. Some neighbors have worked with me in a timely manner on the design, which we then amended to suit them. Others, unfortunately, waited until the original hearing itself to complain, which resulted in a complete redesign, a substantial cost to me, and a year lost. You have never shown up or responded to any of the arranged community outreach, and you did not attend the recent hearing in which I was granted unanimous approval.

Interestingly, the current plans have set the addition much farther back away from your property than the original plans, yet you are appealing this plan.

In the late evening of June 3 you appeared unannounced at my door, and I invited you in to my home to express your complaint, though the hour was late, I had a guest, and you were clearly very agitated and aggressive. I then met with you and John McCoy at the property, and listened to your complaint again. I have received several very long phone messages, a letter in the mail, a letter taped to my door, all with the very same complaint and request that you've already stated several times. I feel I've been harassed and threatened. I want to have good relationships with my neighbors, and feel I have been very patient and accommodating.

I trust that John McCoy, with his professional experience and reasonable demeanor, will handle this properly. I trust the Planning Commission to make their decision based on what they deem best.

Sincerely

Vanya Akrahoff

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195

ATTACHMENT B3  
(1 PAGE)

July 13, 2009

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JUL 14 2009

CITY OF SAUSALITO  
COMMUNITY DEVELOPMENT

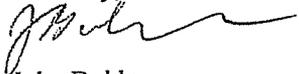
City Council of Sausalito and  
Lili Shinsing  
Sausalito Planning Commission  
City Of Sausalito  
420 Litho Street  
Sausalito, California 94965

Dear Council Members:

Re: 600 A Locust Street, Sausalito, Ca 94965 (proposed addition)  
APN: 064-211-27

I, John Boldes, owner of 610-612 Locust, Sausalito, California, am a neighbor of Vanya Akraboff, owner of 600 Locust, Sausalito. After further discussions with me, on July 12, 2009, Vanya Akraboff has agreed in writing (see attached declaration) to further amend her architectural plans for an addition approved on June 3, 2009 by the Sausalito planning commission. She has agreed to move the west dining room wall in an additional one foot (to the east) and to move the corresponding roof line in, an additional foot, for a total of two feet, to the east. These changes, in addition to the grading and landscaping approved, should address my concerns about the creation of a blind spot at the intersection of Locust Street and the private drive for 610-612 Locust. Additionally, it would create a smaller footprint of the building.

Sincerely,



John Boldes

610 Locust  
Sausalito, California 94965  
(415) 322-1652

cc Vanya Akraboff

5A  
197

ATTACHMENT 14  
(1 PAGE)

RECEIVED

JUL 14 2009

CITY OF PASADENA  
COMMUNITY DEVELOPMENT

July 12, 2009

I, Vanya Akraboff at 600 Locust Road, will amend the plans which were approved on June 3<sup>RD</sup> with the following changes:

- ① Move the back (west) wall of the dining room in (east) 1 foot.
- ② Move the roofline above that wall in (back, ~~west~~ east) 2 feet from the original plan.

Vanya Akraboff

5A  
199

ATTACHMENT 15  
(1 PAGE)

TO SHOW THAT THERE IS LESS OF A PRIVACY  
ISSUE WITH THE ADDITION:

---

THESE PHOTOS SHOW THE VIEW EAST  
FROM :

# 1 - MY CURRENT LIVING ROOM WINDOW, EAST,  
LOOKING DOWN.

# 2 - MY PROPOSED LIVING ROOM WINDOW, EAST.

THIS WINDOW IS FARTHER AWAY,  
BOTH SOUTH AND WEST, FROM THE  
CORNER OF THE TENANTS ACROSS  
THE DRIVEWAY, THAN MY CURRENT  
WINDOW. IT WILL BE MORE PRIVATE  
FOR THEM. THIS PHOTO IS SLIGHTLY  
ANGLED TOWARD THE BUILDING BELOW,  
TO BETTER VIEW THEIR CORNER.

# 1



RECEIVED

JUL 7 2009

CITY OF SAUSALITO  
COMMUNITY DEVELOPMENT

06/28/2009

5A  
202



06/28/2009

JUL 7 2009

CITY OF SAUSALITO  
COMMUNITY DEVELOPMENT

5A  
203

ATTACHMENT 17  
(1 PAGE)