

RESOLUTION NO. XX

**RESOLUTION OF THE SAUSALITO CITY COUNCIL DENYING AN
APPEAL OF THE PLANNING COMMISSION'S APPROVAL OF A
DESIGN REVIEW PERMIT FOR CONSTRUCTION OF A RESIDENTIAL ADDITION
AND REMODEL AT 600A LOCUST STREET
(DR 08-002)**

WHEREAS, on January 30, 2008, applicant John McCoy of Don Olsen and Associates Architects, on behalf of property owner Vanya Akraboff, filed an application for a design review permit to construct a 904 square foot addition to the residential unit at 600A Locust Street (APN 064-211-27);

WHEREAS, on July 23, 2008 and June 3, 2009, the Planning Commission conducted duly-noticed public hearings, considered the information contained in the respective staff reports, and considered testimony by all interested persons regarding the proposed project; and

WHEREAS, on June 3, 2009, the Planning Commission adopted Resolution 2009-26 which approved Design Review Permit DR 08-002 to construct a 904 square foot addition to the unit at 600A Locust Street; and

WHEREAS, on June 15, 2009, Robert Beifuss filed a timely appeal of the Planning Commission's approval of DR 08-002; and

WHEREAS, on July 21, 2009, the City Council conducted a duly-noticed public hearing on the appeal, considered oral and written testimony, and considered information in the staff report; and

WHEREAS, the City Council confirms that the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301(I)(1) and 15303(a); and of the State CEQA Guidelines.

NOW, THEREFORE, THE CITY COUNCIL HEREBY FINDS AND RESOLVES AS FOLLOWS:

SECTION 1. The City Council hereby denies the appeal and upholds the decision of the Planning Commission.

SECTION 2. The City Council hereby affirms the findings and conditions of approval listed in the attached Planning Commission Resolution No. 2009-26 with the following added as additional general conditions:

Condition X. The plans shall be amended to incorporate the following revisions:

- 1. The southwest dining room shall be reduced by one foot-ten inches;*
- 2. The southern corner of the dining room wall shall be located five feet six inches from the inside edge of the curb;*
- 3. The southwestern eaves of the addition shall be reduced to a maximum of six inches;*
- 4. Wooden shingles shall be included on the upper story of the entirety of the residence to match the existing shingles; the lower portion of the residence shall be treated with stucco.*

The amended plans shall be subject to the review and approval of the Community Development Director.

Condition X. All new landscaping on site shall be maintained to a height which is not greater than the height of the eaves.

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

AYES: Councilmember:
NOES: Councilmember:
ABSENT: Councilmember:
ABSTAIN: Councilmember:

Jonathan Leone, Mayor
 City of Sausalito

ATTEST:

Debbie Pagliaro
 City Clerk

Attachment: Planning Commission Resolution No. 2009-26

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